

Planning / Land Use Application Fees

Updated July 1, 2025

Type 1			
	Staff Review	-	No Public Notice
Design Review or Change of Use		\$	363.00
DMV Review Form 1 hour @ clerical rate		\$	70.00
Expansion, Change of Use, Remodel		\$	
Within limited industrial & Pacific View Business Park zone districts		\$	363.00
Final Partition plat		\$	276.00
Flood Plain Permit		\$	270.00
Landscape plan minor modification		\$	70.00
Land-use compatibility statement		\$	94.00
Lot-line adjustment		\$	187.00
Major Partition (platted infrastructure) final plat		\$	631.00
Other Review - 1 hour @ clerical rate		\$	70.00
Parking lot construction or resurfacing (calculated as a building permit based on valuation determined by multiplying square footage by "per square foot" cost factor). Application fee in addition to any other land-use approvals.			
Preliminary investigation for prime wildlife overlay		\$	281.00
Revised or supplemental plan (required as a Condition of Approval)	Per Plan	\$	281.00
Site investigation report - Phase I		\$	259.00
Stormwater or parking		\$	550.00
Subdivision final plat		\$	1,109.00
Written code analysis or letter of zoning compliance		\$	217.00
Written code analysis or letter of zoning compliance (research of past approvals required) or land use compliance	>15 min	Staff Time	

Type 2			
	Staff Review	with	Public Notice
Administrative design review		\$	953.00
Landscape plan major modification		\$	367.00
Simple replat (e.g. to remove easement)		\$	1,790.00
Special- use permit		\$	1,051.00
Subdivision tentative plan + p/lot		\$	2,871.00
Tentative minor partition plan (No platted infrastructure)- to include expedited land divisions and middle housing land divisions, as defined in ORS 92.031		\$	1,952.00
Tentative major partition plan (platted infrastructure) – to include expedited land divisions and middle housing land divisions, as defined in ORS 92.031		\$	2,871.00
Vegetation clearing permit		\$	826.00

Type 3			
	Planning Commission	-	No Public Notice
Planning Commission – No Public Notice			
Partition final plat for PUD		\$	2,871.00
Subdivision final plat for PUD		\$	1,952.00

Type 3			
	Planning Commission	-	Public Hearing
Planning Commission Public Hearing			
Conditional-use permit (CUP) without design review		\$	1,911.00
Conditional- use permit (CUP) and design review – base fee		\$	2,754.00
Plus \$50/1,000 square foot of floor area >10,000 square feet		\$	
Design review		\$	2,570.00
Plus \$50/1,000 square foot of floor area >10,000 square feet		\$	
Extension of approval period		\$	918.00

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Type 3		<i>Planning Commission</i>	-	<i>Public Hearing (continued)</i>
Final development plan for PUD			\$	4,590.00
<i>(Application fee in addition to Public Works fees for Public Improvement Plans)</i>				
Modification to subdivision regulations		<i>Per each Modification</i>	\$	550.00
Preliminary planned unit development - base fee			\$	6,886.00
<i>Plus: amount/acre > 10 acres</i>			\$	276.00
Restoration of nonconforming building/use		Base fee	\$	1,911.00
Site investigation report - Phase II (in addition to CUP fee)			\$	918.00
<i>(required for reductions in setback to Munsel Creek, other drainages, and active dunes)</i>				
Tentative minor partition plan (no platted infrastructure) – to include expedited land divisions and middle housing land divisions, as defined in ORS 92.031			\$	2,754.00
Tentative major partition plan (platted infrastructure) – to include expedited land divisions and middle housing land divisions, as defined in ORS 92.031			\$	3,672.00
Tentative subdivision plan - to include expedited land divisions and middle housing land divisions, as defined in ORS 92.031			\$	3,672.00
<i>Additional per lot fee</i>			\$	93.00
Variance		<i>Per variance requested</i>	\$	2,387.00
Waiver of side yard setback		<i>Per occurrence</i>	\$	1,911.00

Type 4		<i>Planning Comm. & Council Public Hearings</i>
Annexation & Zoning of Annexed Area	25% or 60% of actual cost incurred for staff time, materials, publication notices, and other expenses billed monthly. To initiate the process and review of application, the applicant is required to pay a filing fee of \$1,750.00	

Plan designation map amendment
Applicant also responsible for any County fees for co-adoption

Zone change	\$	4,590.00
Zone change and plan designation map amendment < 5 acres	\$	5,509.00
Zone change and plan designation map amendment >= 5 acres	\$	4,590.00
Mural permit	\$	608.00

<i>Citizen-initiated legislative amendment</i>		
<i>Applicant also responsible for any County fees for co-adoption</i>		
Appeal of staff decision to Planning Commission (capped under ORS 227.175(10)(b) to \$250)	\$	250.00
<i>Appeal to Referee – in accordance with ORS 197.375 shall include Deposit and actual hourly costs for the assigned appeal referee plus actual hourly city staff administrative costs</i>		
Appeal of planning commission decision to City Council	\$	608.00
<i>If appeal involves a Site Investigation Report - Phase II, applicant is required to pay City's cost to obtain a professional review of report</i>		
Vacation of Right-of-Way (plus cost of land)	\$	5509.00

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Additional Review Fees

Consultant Review (pass-through charge)	Actual cost
<i>Applications or documents necessitating review from consultants (i.e. city engineer, city attorney, etc.) shall be charged the consultant cost to the City. The City will bill the applicant for charges incurred.</i>	
Continuance requested by applicant or applicant submission of new information	
Requiring revised staff report	1/3 original application fee
Requiring a revised staff report and re-notice	1/2 original application fee
Expedited Processing	Actual consultant cost and/or staff billing rate times 1.25

Additional Review Fees (continued)

Review of Performance Agreement and Financial Security, non-remonstrance Agreements, CCR's, maintenance agreements, and similar	\$	184.00
Pre-application and pre-construction Conference		Staff time
<i>If a related land use application is submitted within 3 months of conference, up to one hour of conference time will be deducted from land use application fee</i>		
Staff time for research or other assistance		Actual consultant cost and/or staff billing rate times 1.25
Recording fees	\$	184.00
Traffic impact study, staff review		Staff time
<i>Staff Billing Rates – Full Cost Recovery</i>		
Clerical	\$	70.00hr
Technician	\$	80.00 hr
Senior Technician	\$	100.00 hr
Supervisor /Manager	\$	135.00 hr
Department Head	\$	175.00 hr
City Manager	\$	215.00 hr