

Planning / Land Use Application Fees

Updated May 1, 2023

Type 1		<i>Staff Review</i>	-	<i>No Public Notice</i>
Design Review or Change of Use		\$		342.91
DMV Review Form		\$		43.67
Expansion, Change of Use, Remodel		\$		342.91
	<i>Within Lmtd. Industrial or Pacific View Business Park districts</i>			
Final Minor Partition Map		\$		260.50
Flood Plain Permit		\$		151.70
Landscape Plan Minor Modification		\$		43.68
Land Use Compatibility Statement		\$		89.05
Lot Line Adjustment		\$		176.42
Major Partition (platted infrastructure) Final Plat		\$		596.07
Other Review		\$		32.80
Parking Lot Construction or Resurfacing (calculated as a building permit)				
	<i>Application fee in addition to any other land use approvals</i>			
Planned Unit Development Required Application Conference		\$		173.24
Preliminary Investigation for Prime Wildlife Overlay		\$		265.45
Revised or Supplemental Plan (required as a Condition of Approval)	<i>Per Plan</i>	\$		265.45
Site Investigation Report - Phase 1		\$		244.15
Stormwater or Parking		\$		519.83
Subdivision Final Plat		\$		1,047.26
Written Code Analysis or Letter of Zoning Compliance		\$		205.31
Written Code Analysis or Letter of Zoning Compliance (research of past approvals required)				<i>*TBD - Staff Time</i>

Type 2		<i>Staff Review</i>	-	<i>Public Notice</i>
Administrative Design Review		\$		900.25
Landscape Plan Major Modification		\$		346.25
Simple Replat (e.g. to remove easement)		\$		1,690.10
Special Use Permit		\$		992.78
Subdivision Tentative Plan + P/Lot		\$		2,710.98
Tentative Minor Partition Plan (No platted infrastructure)		\$		1,843.71
Tentative Minor Partition Plan (platted infrastructure)		\$		2,710.98
Vegetation Clearing Permit		\$		779.88
Mural Permits		\$		574.43

Type 3		<i>Planning Commission</i>	-	<i>No Public Notice</i>
Major Partition Final Plat		\$		2,710.98
Subdivision Final Plat		\$		1,843.71

Type 3		<i>Planning Commission</i>	-	<i>Public Hearing</i>
Conditional Use Permit (CUP) without Design Review		\$		1,804.77
Conditional Use Permit (CUP) and Design Review - base fee		\$		2,600.16
	<i>Plus: amount/1,000 sq. ft. of floor area >10,000 sq. ft</i>	\$		50.00
Design Review		\$		2,427.04
	<i>Plus: amount/1,000 sq. ft. of floor area >10,000 sq. ft</i>	\$		50.00
Extension of Approval Period		\$		867.27

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Type 3	<i>Planning Commission</i>	-	<i>Public Hearing (continued)</i>
Final Development Plan for PUD <i>(Application fee in addition to Public Works fees for Public Improvement Plans)</i>		\$	4,334.71
Modification to Subdivision Regulations		Per Modification \$	519.38
Preliminary Planned Unit Development - base fee <i>Plus: amount/acre > 10 acres</i>		\$	6,502.86
		\$	260.50
Restoration of Nonconforming Building/Use		\$	1,804.77
Site Investigation Report - Phase 2 (in addition to CUP fee) <i>(required for reductions in setback to Munsel Creek, other drainages, and active dunes)</i>		\$	867.27
Tentative Minor Partition Plan		\$	2,600.16
Tentative Major Partition Plan		\$	3,467.43
Tentative Subdivision Plan - base fee		\$	3,467.43
<i>Additional per lot fee</i>		\$	87.39
Variance		\$	2,253.92
Waiver of Side Yard Setback		\$	1,804.77

Type 4	<i>Planning Comm. & City Council</i>		<i>Public Hearing</i>
Annexation & Zoning of Annexed Area			TBD
Plan Designation Map Amendment <i>Applicant also responsible for any County fees for co-adoption</i>			TBD
Zone Change		\$	4,334.71
Zone Change and Plan Designation Map Amendment < 5 acres		\$	5,201.98
Zone Change and Plan Designation Map Amendment >= 5 acres		\$	4,334.71
Mural Permits		\$	574.43
Citizen-Initiated Legislative Amendment <i>Applicant also responsible for any County fees for co-adoption</i>			TBD
Appeal of Staff Decision to Planning Commission		\$	264.49
Appeal of Planning Commission Decision to City Council <i>If appeal involves a Site Investigation Report - Phase 2, applicant is required to pay City's cost to obtain a professional review of Report</i>		\$	574.43
Initial Appeal (per ORS 227.175)		\$	250.00
Vacation of Right-of-Way (plus cost of land)		\$	5,201.98

Additional Review Fees	
Consultant Review (pass-through charge) <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>	Actual cost
Continuance requested by Applicant or Applicant submission of new information Requiring new staff report	1/3 original application fee
Requiring a revised staff report and renoticing	1/2 original application fee
Expedited Processing	

Actual consultant cost and/or
staff billing rate x1.25

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Additional Review Fees (continued)

Review of Performance Agreement and Financial Security		\$	173.45
Pre-Application Conference	Per Hour (hourly rate plus 20%)		See City-wide fees
<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>			
Review of Covenants and Easements (not shown on a plat)	Per Document	\$	87.39
Staff time for research or other assistance			See City-wide fees
Recording fees		\$	173.45
Traffic Impact Study, staff review			See City-wide fees