

RESOLUTION NO. 4367

A RESOLUTION ADOPTING REVISED FEES FOR DEVELOPMENT CODE PROVISIONS AND REPEALING RESOLUTION NO. 3450.

WHEREAS, fees were last revised in December, 1994 by Resolution No. 3450; and

WHEREAS, the City Council reviewed the existing Development Code fees and determined that revisions were necessary; and

WHEREAS, fees should recover the costs incurred in processing the application with adjustments made in proportion to the size of the project and the public benefit;

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that the Development Code Fees described in Exhibit "A" (attached) are hereby adopted; and

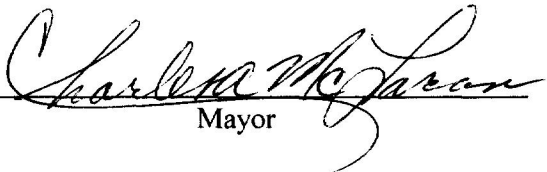
BE IT FURTHER RESOLVED that fees hereafter be adjusted on July 1 of each year based on the CPI-W national index; and

BE IT FURTHER RESOLVED that these fees become effective for applications received after January 1, 2001; and

BE IT FURTHER RESOLVED that the fees and charges shown on Exhibit "A" are not subject to the limits of Section 11b, Article XI, of the Oregon Constitution; and

BE IT FURTHER RESOLVED that Resolution No. 3450 is hereby repealed.

DATED THIS 6TH DAY OF DECEMBER, 2000.



Mayor

ATTEST:



City Recorder

ALBANY DEVELOPMENT CODE - PLANNING FEES

Type of Application	Staff Hours	Estimated 2001 Avg. Staff Cost	Existing Fees (adopted 12/94)*	Proposed Fees (a)(f) Effective 1/01/2001
Adjustment (Type I)	2	\$50	\$50	\$50
Appeal				
Appeal to City Council (Type III)	19	\$610	50% of application fee	\$600
Appeal to PC only (Type I-L)	25	\$725	Not Applicable	\$200 (c)
Appeal to Hearings Officer - Expedited Land Div.	25	\$725	\$300 dep./max \$500	\$300 dep./max \$500 (g)
Comprehensive Plan Amendment (Type IV)				
Map Amendment - Without Concurrent Zoning Map Amend.	78	\$2,520	\$1,350	\$2,500
Map Amendment - Concurrent with Zoning Map Amend.	107	\$3,450	\$2,700	\$3,500
Text Amendment	88	\$2,800	\$0	\$2,800
Conditional Use (Type III)				
New Construction	59	\$2,000	\$250 plus (b)	\$2,000 plus (e)
Existing Building	37	\$1,320	\$250	\$1,300 plus (e)
Additional fee if traffic report required	15	\$500	\$0	\$500 (d)
Development Code Text Amendment (Type IV)	88	\$2,800	\$2,700	\$2,800
Historic Review				
Exterior Alteration (Type I)	2	\$50	\$30	\$30
Exterior Alteration (Type I-L)	12	\$340	\$30	\$30
New Construction (Type I)	2	\$50	\$30	\$30
New Construction (Type I-L)	12	\$340	\$30	\$30
Demolition / Moving (Type III)	16	\$450	\$400	\$500
Interpretation of the Code				
Quasi-Judicial (Type II)	11	\$445	\$0	\$500
Legislative (Type IV)	31	\$1,090	\$0	\$2,000
Land Division				
<u>Partition (up to 3 parcels)</u>				
Tentative Plat - Standard Process (Type I-L)	51	\$1,550	\$400 Res-\$800 non-Res.	\$1,600
Tentative Plat - Expedited Process	51	\$1,550	\$700	\$1,600
Tentative Plat - Development in Floodplain (Type III)	75	\$2,240	\$400 Res-\$800 non-Res.	\$2,300
Final Plat (Type I)	12	\$350	\$70 Res-\$270 non-Res.	\$400
<u>Subdivision (4 or more lots)</u>				
Tentative Plat - Standard Process (Type I-L)	58	\$1,750	\$800 + \$20 per lot	\$1,800 + \$20 per lot
Tentative Plat - Expedited Process	58	\$1,750	\$1400 + \$20 per lot	\$1,800 + \$20 per lot
Tentative Plat - Development in Floodplain (Type III)	82	\$2,445	\$800 + \$20 per lot	\$2,500 + \$20 per lot
Additional fee if traffic report required	15	\$500	\$0	\$500 (d)
Final Plat (Type I)	16	\$480	\$150 + \$10 per lot	\$500
Manufactured Home Park (Type I-L)	62	\$1,870	\$900 + \$20 per space	\$1,800 + \$20 per space
Additional fee if in floodplain (Type III)	25	\$725	\$0	\$700
Additional fee if traffic report required	15	\$500	\$0	\$500 (d)
Nonconforming Situations (Type II)				
New Construction	20	\$565	\$250 plus (b)	\$600 plus (e)
No new construction	12	\$325	\$250	\$300
Planned Development-3 Step Process				
Preliminary (Type I)	32	\$1,110	\$900	\$1,100
Interim (Type III)	88	\$2,750	\$1,450	\$2,800
Final (Type I)	15	\$500	\$320	\$500
Additional fee if traffic report required	15	\$500	\$0	\$500 (d)
Property Line Adjustment (Type I)	8	\$210	\$50	\$200
Revised application in process - Renotification	5	\$135	\$0	\$100
Revised Decision				
Staff Decision (Type I or I-L)	10	\$300	\$0	\$300
PC or CC Decision (Type III or IV)	25	\$720	\$0	\$700
Site Plan Review				
Option A (new construction) (Type I-L)	62	\$1,870	\$250 plus (b)	\$1,900 plus (e)
Option B (modify existing development) (Type I-L)	45	\$1,330	\$250 plus (b)	\$1,300 plus (e)
Option C (change of use-existing development) (Type I)	6	\$150	\$0	\$0
Accessory Buildings requiring site plan review	10	\$300	\$250	\$300
Additional fee if traffic report required	15	\$500	\$0	\$500 (d)
Special Requests-Temporary Uses (Type I)				
Medical Hardship (housing)	3	\$80	\$25	\$100
Temp. On-site Residence	3	\$80	\$25	\$100
Temporary Uses (30 days)	3	\$80	\$25	\$100
Tree Felling - 5 or more				
Diseased or Dangerous (Type I)	5	\$130	Not Applicable	\$30
Concurrent with a development proposal (I-L)	12	\$325	\$0	\$300
Not concurrent with a development proposal (I-L)	28	\$800	\$0	\$800
Vacation (Type IV)				
Public Street or Alley	49	\$1,420	\$1,450	\$1,600
Public Easements	40	\$1,160	\$500	\$1,400
Variance (Type II)	21	\$600	\$290 Res-\$580 non-Res.	\$600
Willamette Greenway (Type II)	30	\$850	\$250	\$900
Zoning Map Amendment (Type IV)	78	\$2,520	\$1,350	\$2,500

Refund Policy:

In cases of withdrawal of an application, refund of fees may be applicable, less costs incurred, as determined by the Director. Generally refunds of 80% will be made for a withdrawn application if it is made in writing prior to the City sending out the Notice of Filing or Notice of Public Hearing and preparation of the staff report has not begun. If the notice has been sent but the staff report is not being prepared, then 50% of the application fee will be refunded. No refund will be provided for applications on which work on a staff report has begun. *Exception:* Refund policy of an appeal of an expedited land division shall follow ORS 197.375 regulations.

Notes:

- (a) Proposed fees include materials/postage \$7 to \$32, Newspaper Notices = \$80 to \$160, Recording \$75
 - (b) Plus 0.1% of construction value over \$150,000 with maximum fee of \$3,000.
 - (c) Projects that required a Neighborhood Meeting before application filed
 - (d) Traffic Reports may be required if the project generates more than 50 Peak Hour trips
 - (e) Plus 0.1% of construction value over \$150,000, with a maximum fee of \$5,000.
 - (f) No fee for land use applications initiated by City of Albany General Fund departments
 - (g) Per ORS 197.375
- * Except Expedited Land Division Fee established July 1996