

RESOLUTION NO. 6710

A RESOLUTION SETTING FEES AND CHARGES FOR DEVELOPMENT CODE PROVISIONS AND REPEALING RESOLUTION NO. 6609 (A RESOLUTION SETTING FEES AND CHARGES FOR DEVELOPMENT CODE PROVISIONS AND REPEALING RESOLUTION NO 6516)

WHEREAS, it is appropriate that the City recover costs associated with processing land use applications, and

WHEREAS, in December 2000, the City Council passed Resolution No. 4367 establishing that Development Code fees are to be adjusted on July 1 of each year based on the April CPI-W national index; and

WHEREAS, fees related to Development Code provisions were last revised on June 14, 2017, and took effect on July 1, 2017, by Resolution No 6609; and

WHEREAS, the April CPI-W national index in 2017 was 238.432 and the April CPI-W national index in 2018 was 244 607, representing a 2.59% increase.


NOW, THEREFORE, BE IT RESOLVED that fees established for the Planning Division to administer the Development Code shall be as shown in the attached "Exhibit A"; and

BE IT FURTHER RESOLVED that the Planning Division's fees and charges shown in "Exhibit A" shall become effective on July 1, 2018, and shall be applied to all applications received after June 30, 2018; and

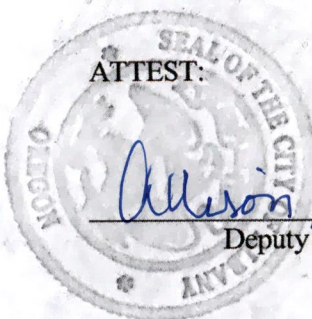
BE IT FURTHER RESOLVED that the fees and charges shown in "Exhibit A" are not subject to the limits of Section 11b, Article XI, of the Oregon Constitution; and

BE IT FURTHER RESOLVED that Resolution No. 6609 is hereby repealed as of the effective date of the revised fees


DATED AND EFFECTIVE THIS 13th DAY OF JUNE, 2018.



Mayor



ATTEST:



Deputy City Clerk

EXHIBIT A
PLANNING DIVISION FEES TO ADMINISTER THE ALBANY DEVELOPMENT CODE
 Effective July 1, 2018

| TYPE OF APPLICATION | FEES |
|---|---|
| Adjustment (Type I-L) | \$68- \$70 |
| Annexations – (set by separate resolution) | Varies |
| Appeals | |
| Appeal to City Council (Type III) | \$825- \$846 |
| Appeal to PC only (Type I-L that had a neighborhood meeting) | \$275- \$282 |
| Appeal to Hearings Officer or Referee – Expedited Land Division | \$300 dep./max \$500 (b) \$300 dep./max \$500 (b) |
| Comprehensive Plan Amendment (Type IV) | |
| Map Amendment – Without Concurrent Zoning Map Amendment | \$3,439- \$3,528 |
| Map Amendment – Concurrent with Zoning Map Amendment | \$4,816- \$4,941 |
| Text Amendment | \$3,852- \$3,952 |
| Conditional Uses | |
| New Construction (Type III) | \$2,754 plus (e) \$2,825 plus (c) |
| New Construction (Type II) | \$1,787 plus (c) \$1,833 plus (c) |
| Existing Building – Expand or Modify (Type III) | \$1,787- \$1,833 |
| Existing Building – Expand or Modify (Type II) | \$1,011- \$1,037 |
| Existing Parking Lot – Expand or Modify (Type II & III) | \$1,011- \$1,037 |
| Home Businesses requiring Conditional Use Approval | \$511- \$524 |
| Additional fee if Design Standards apply (Type II & III) | \$301- \$309 |
| Additional fee if Traffic Report required (Type II & III) | \$687- \$705 |
| Development Code Amendment (Type IV) | |
| Text Amendment | \$3,830- \$3,929 |
| Floodplain Development Permit | |
| New Construction (Type I) | (h) |
| Placing an RV over 180 days (Type I) | \$75- \$77 |
| Fencing and freestanding walls (Type I) | \$75- \$77 |
| Site Plan Improvement in the Floodplain (Type I) | \$75- \$77 |
| Development in the Floodway (Type I-L) | \$150 plus (f) \$154 plus (f) |
| Grading, Excavation, Fill, Paving, Mining, and Drilling (Type I-L) | \$226 plus (g) \$232 plus (g) |
| Continuous Storage Operation (Type I-L) | \$150 plus (f) \$154 plus (f) |
| Land Divisions of 19 Lots or Less (Type I-L) | \$226 plus (f) \$232 plus (g) |
| Alteration of a watercourse (Type II) | \$752 plus (g) \$771 plus (g) |
| Land Divisions of 20 or more lots, Cluster Developments, Planned Developments, and Manufactured Home Parks (Type III) | \$752 plus (f) \$771 plus (g) |
| Historic Review | |
| Exterior Alteration; Designation of Landmark (Type I & Type I-L) | \$42- \$43 |
| New Construction, Substitute Materials (Type I & Type I-L) | \$42- \$43 |
| Demolition/Moving (Type III) | \$687- \$705 |
| Interpretation of the Code | |
| Quasi-Judicial (Type II) | \$687- \$705 |
| Legislative (Type IV) | \$1,374- \$1,410 |
| Land Divisions | |
| Partition (2 or 3 parcels) | |
| Tentative Plat – (Type I-L, Expedited) | \$2,201- \$2,258 |
| Tentative Plat – (Type III) | \$3,165- \$3,247 |
| Final Plat – (Type I-L) [not applicable to replats] | \$556- \$570 |
| Subdivision (4 or more lots) | |
| Tentative Plat – (Type I-L, Expedited) | \$2,478 + \$50 per lot \$2,542 + \$50 per lot |
| Tentative Plat – (Type III) | \$3,439 + \$50 per lot \$3,528 + \$50 per lot |
| Additional fee if Traffic Report required | \$687- \$705 |
| Final Plat (Type I-L) [not applicable to replats] | \$603- \$711 |
| Land Use Status Letter (Type I) | |
| | \$58- \$60 |
| Manufactured Home Park (Type I-L) | |
| Additional fee if in Floodplain (Type III) | \$964- \$989 |
| Additional fee if Traffic Report required | \$687- \$705 |

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|---|-----------------------------------|
| Natural Resource Impact Review | |
| Natural Resource Impact review (Concurrent with another development application) | \$150-\$154 |
| Natural Resource Impact Review for Residential Development (Not concurrent with another development application) | \$75-\$77 |
| Natural Resource Impact review for other development (Not concurrent with another development application) | \$150-\$154 |
| Natural Resource boundary corrections and refinements | \$75-\$77 |
| Nonconforming Situations (Type II) | |
| New Construction | \$825-plus (e) \$846 plus (c) |
| No New Construction | \$413-\$424 |
| Planned Development – 2-Step Process | |
| Preliminary (Type III) | \$3,852-\$3,952 |
| Final (Type I) | \$687-\$705 |
| Additional fee if Traffic Report required | \$687-\$705 |
| Property Line Adjustment (Type I) | \$275-\$282 |
| Replat (Type I-L – Only for moving or removing existing subdivision or partition property lines)*** | \$275-\$282 |
| Request for Public Hearing of a Type II Application | \$255 (e) \$262 (e) |
| Residential Accessory Buildings (Type I-L and Type CUII) | \$413-\$424 |
| Revision to Application in Process | \$274-\$281 |
| Additional fee if re-notification required | \$136-\$140 |
| Revised Decision | |
| Staff Decision (Type I, II or I-L) | \$413-\$424 |
| PC or CC Decision (Type III or IV) | \$964-\$989 |
| Site Plan Review (d) | |
| New construction (Type I-L) | \$2,616-plus (e) \$2,684 plus (c) |
| Modify existing development or development with minimal impact (Type I-L) | \$1,787-\$1,833 |
| Change of use and/or minor development (Type I) (Type I-L) | \$136-\$140 |
| New parking areas or existing parking areas expansion (Type I-L) | \$1,011-\$1,037 |
| Special Requests –Temporary Uses (Type I) | |
| Tree Felling – 5 or more | |
| Concurrent with a development proposal (Type I-L) | \$413-\$424 |
| Not concurrent with a development proposal (Type I-L) | \$1,100-\$1,128 |
| Urban Growth Boundary Amendment | |
| Vacation (Type IV) | |
| Public Street or Alley | \$2,201-\$2,258 |
| Public Easements | \$1,926-\$1,976 |
| Variance (Type II) | |
| First, or individual variance to a code section (Type II) | \$825-\$846 |
| Each additional concurrent variance to a code section | \$551-\$565 |
| Willamette Greenway (Type II) | \$1,238-\$1,270 |
| Zoning Map Amendment (Type IV) | \$3,439-\$3,528 |
| Additional Fees | |
| Additional fee if Traffic Report required | \$687-\$705 |
| Additional fee if Design Standards apply | \$301-\$309 |
| Additional fee if Mitigation is required | \$150-\$154 |
| Additional fee if Hillside Development (Type III) | \$962-\$987 |
| 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 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. Exception. Refund policy of an appeal of an expedited land division shall follow ORS 197.375 regulations. | |
| Notes. | |
| *** No Final Plat review fee for "replats" to move or remove existing subdivision or partition property lines | |
| (a) No fee for land use applications initiated by City of Albany General Fund departments | |
| (b) Per ORS 197.375(6) | |
| (c) 0.15 percent of the development's construction value over \$150,000 (construction value excludes the cost of the land) | |
| (d) Unless determined otherwise by the CD Director, the fee to modify or revise an approved project shall be the same as a new application | |
| (e) Fee to be paid by the project applicant, not the person requesting the hearing, initial hearing fee set by ORS 227.175(10)(b), | |
| (f) Fee is in addition to the relevant land use application, plus pass-through cost for third-party review. | |
| (g) Plus pass-through cost for third-party review. | |
| (h) 5% of building permit fee is applied to building permit when the project is within a flood hazard zone. | |