

DEVELOPMENT CODE APPLICATION FEES

Effective 7-01-2008

APPLICATION TYPE	CITY LIMITS	URBAN GROWTH BOUNDARY	TYPE
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DESIGN REVIEW CASE TYPES

Accessory Dwelling Unit	\$726	\$726	Type I
Demolition of Historic Landmark	\$3,472	\$5,239	Type III
Discretionary Use	\$3,828	\$5,774	Type III
DWP Overlay District Development	\$1,020	\$1,020	Type I
Establishment of Historic Landmark Inventory	\$1,922	\$1,922	Type III
Final Site Plan Review/Development Agreement (1)	See Footnote (1)	See Footnote (1)	Type I
Final Site Plan Equivalent	\$3,761	\$3,761	Type I
HD Hillside Development Overlay District	\$915/acre	\$915/acre	Type II
Historic Commission Review Under Type I	\$60	\$157	Type I
Historic Commission Review Under Type II	\$176	\$467	Type II
HS Hospital Support Overlay District	\$2,919+\$585/acre	N/A	Type II
Temporary Use - Emergency Medical Hardship (SDC 36.135)	\$276	\$276	Type II
Temporary Use - Manufactured Dwelling (SC 36.130)	\$371	\$371	Type I
Minimum Development Standards	\$726	N/A	Type I
Minor Variance (Up to 30%)	\$2,433	\$2,433	Type II
Determination of Non-Conforming Use Status	\$107	\$160	Type I
Non-Conforming Use – Expansion/Modification	\$3,828	\$5,774	Type II
Pre-Submittal Meeting	\$346	\$520	N/A
Site Plan Review	-	-	
a. <10,000 square feet of impervious surface	\$4,222	\$4,222	Type II
b. 10,000 - 100,000 square feet of impervious surface	\$4,222+\$272/1000 sq ft	\$4,222+\$272/1000 sq ft	Type II
c. >100,000 square feet of impervious surface	\$4,222+\$317/1000 sq ft	\$4,222+\$317/1000 sq ft	Type II
Site Plan Review Modification – Major	\$4,074	\$4,074	Type II
Site Plan Review Modification- Minor	\$1,241	\$1,873	Type I
Solar Access Guarantee	\$781	\$945	Type II
Tree Felling Permit Base Fee (2)	\$985	\$985	Type II
Department of Motor Vehicles Licensing - New	\$704	\$844	Permit
Department of Motor Vehicles Licensing - Renewal	\$281	\$340	Permit
Final Site Plan Inspection for Occupancy/LUC/Change of Use	\$281	\$281	Permit
Land Use Compatibility Statement/ Letter	\$281	\$304	Permit
Plan Review - Minor	\$119	\$286	Permit
Plan Review - Major	\$211	\$286	Permit

LONG RANGE PLANNING CASE TYPES

Amendment of Development Code Text (9)	\$7,405	\$11,171	Type IV
Annexation			Type IV
a. Annexation to the City of Springfield	N/A	Consisting of Less than 1 acre.....\$2,142 Consisting of 1 acre > 5 acres.....\$2,740 Consisting of 5 acre > 10 acres.....\$3,657 Consisting of 10 acres > 25 acres.....\$4,614 Consisting of 25 acres > 50 acres\$5,727 Consisting of 50 acres > 100 acres.....\$6,592 Consisting of 100 acres or more.....\$9,085	
b. Concurrent Special District Boundary Adjustments and/or withdrawals (1) Including but not limited to: Park and Recreation Districts; Water Districts; Fire Districts; Library Districts, etc.	N/A	10% of applicable Annexation Fee	Type IV
c. Annexation Comprehensive Planning Fee per acre	N/A	\$1,959	Type IV
Extraterritorial Public Wastewater or Water Line Extensions and Connections	N/A	\$1,071	Type IV

APPLICATION TYPE	CITY LIMITS	URBAN GROWTH BOUNDARY	TYPE
Conceptual Development Plan	\$13,674	\$20,627	Type III
Conceptual Development Plan Amendment	\$5,297	\$7,991	Type III
Master Plan Amendment Type I	\$2,631	\$3,944	Type I
Master Plan Amendment Type II	\$5,297	\$7,991	Type II
Master Plan Amendment Type III	\$9,672	\$14,141	Type III
Master Plan Approval	\$18,814+\$634/acre	\$28,323+634/acre	Type III
Final Master Plan Approval (1)	See Footnote (1)	See Footnote (1)	Type III
Metro Plan Amendment Type I (acre fee for diagram amendment)	\$21,753+\$634/acre	\$32,815+\$634/acre	Type IV
Metro Plan Amendment Type II (acre fee for diagram amendment)	\$10,549+\$634/acre	\$13,531+\$634/acre	Type IV
Refinement Plan Amendment (acre fee for diagram amendment)	\$10,549+\$634/acre	\$16,232+\$634/acre	Type IV
Vacation Public Easements	\$1,241	\$1,873	Type II
Vacation ROW, Subdivision Plat and other public property	\$4,742	\$7,154	Type IV
Street Name Change	\$4,742	N/A	N/A

SHORELINE CASE TYPES

Floodplain Development Base Fee (3) (4)	\$1,105	\$1,667	Type I
Willamette Greenway Overlay District Development:	-	-	
Greenway Setback Line already established	\$2,888	\$6,114	Type III
Greenway Setback Line not already established	\$5,772+\$585/acre	\$8,256+585/acre	Type III

SUBDIVISION CASE TYPES

LDR Subdivision Tentative Plan	-	-	
a. <2 acres	\$5,518+\$237/lot	N/A	Type II
b. 2 acres to 5 acres	\$7,810+\$390/lot	N/A	Type II
c. 5 acres to 10 acres	\$10,332 + \$620/lot	N/A	Type II
d. 10 acres to 20 acres	\$10,899+\$632/lot	N/A	Type II
e. Greater than 20 acres	\$11,467+\$689/lot	N/A	Type II
Manufactured Dwelling Park	\$9,867	\$14,885	Type II
Manufactured Dwelling Park-Space Line Adjustment	\$375	\$994	Type I
Non- LDR Subdivision Tentative Plan	\$9,742+\$585/acre	\$9,742+\$585/acre	Type II
Partition Plat (5)	\$2,677	\$2,677	Type I
Partition Replat Plat (5)	\$1,834	\$1,834	Type I
Partition Replat Tentative Plan (5)	\$3,117	\$8,229	Type II
Partition Tentative Plan (5)	\$4,871	\$8,915	Type II
Property Line Adjustment	\$623	\$939	Type I
Serial Property Line Adjustments	\$1,246	\$1,877	Type II
Non-LDR Subdivision Plat	\$3904+\$634/acre	\$3904+\$634/acre	Type I
Subdivision Plat LDR	\$762+\$476/lot	\$762+\$476/lot	Type I
Subdivision Replat Plat (5)	\$1,835	\$1,835	Type I
Subdivision Replat Tentative Plan (5)	\$5,066	\$6,130	Type II
Expedited Land Division (6)	-	-	Type II

ZONING CASE TYPES

Appeal of Type II Director's Decision (7) ORS. 227.175	\$250	\$250	Type III
Appeal of Expedited Land Division (7)	\$320	\$320	Type III
Appeal of Type III Decision to City Council	\$2,322	\$3,502	Type IV
Development Issues Meeting	\$521	\$521	N/A
Formal Interpretation (9)	\$1,769	\$2,299	Type II
Formal Interpretation involving Policy (9)	\$4,742	\$7,154	Type IV
Pre-Application Report	\$3,553	\$3,553	N/A
Major Variance	\$6,349	\$9,577	Type III
Zoning Map Amendment (8)	\$5,178	\$10,154	Type III

POINT OF SALE

Time Extension for Certain Improvements	\$321	\$1,044	N/A
Postage and Legal Notification Fees:			
Type II	\$160	\$160	N/A
Type III	\$385	\$385	N/A
Type IV	\$543	\$543	N/A

(1) Final site plan; master plan approval, Annexation Special District Boundary Adjustments/Withdrawals and development agreement fee is 10% of the paid site plan, annexations or master plan approval fee.

(2) Tree Felling Fees - Tree Felling - Less than five (5) trees no charge or application required; 6-10 trees, base fee (see fee schedule) + \$50 per tree; > 10 trees, Base Fee (see fee schedule) + \$500 per acre. Filbert Orchards pay base fee only.

Any Tree Felling processed after land use activity is conducted without required City approvals shall be charged an additional fee of \$200 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.

(3) An Floodplain permit processed after land use activity is conducted without required City approvals shall be charged an additional fee of \$500 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.

(4) Floodplain - Subdivision \$200 per lot and partitions and site plans \$400 per acre in addition to the base fee. For development areas >5 acres a \$13,650 deposit is required.

(5) 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.

(6) The fee for a 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 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.

(7) This fee is established by ORS. 227.175. Council acknowledge Neighborhood Associations shall not be charged a fee for an appeal.

(8) 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.

(9) Ballot Measure 56 mailing & postage = staff time at hourly rate of \$75 plus materials and postage

GENERAL NOTES

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 all Point of Sale fees (Time Extension and Postage/Notification Fees) as indicated on this schedule. Technology Fee will be applied when on the resolution the identified applications fees are imposed or collected.

Note for all local appeals: If an appellant prevails at the hearing or subsequent hearing. The filing fee for the initial fee shall be refunded. This applies to local appeals only. The appellant prevails if the hearings body sustains one or more of the applicants allegations and amends, remands or reverses the land use decision.

Hearing Official fee: Any applications except an appeal being processed before the Hearings Official shall pay an additional fee of \$5,000. 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.

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.

NSF Check Fee: A \$110 NSF (non-sufficient funds) fee will be charged on all returned checks.

Expedited Processing Fee: Any request to prioritize and expedite the review of a particular application submittal 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 \$11,000 or 3 times the application fee, whichever is greater; where the development area is greater than 10 acres an additional fee of \$550 per acre will be charged.

Fee Waiver: The Director may reduce or waive the fee for Temporary Use - Emergency Medical Hardship upon verification of low income status of the owner occupant.

Resolution #04-29; July 1, 2004; Fee Increase

Resolution #05-03; January 18, 2005; Fee Increase Effective January 19, 2005

Resolution #05-36; June 6, 2005; Fee Increase Effective July 1, 2005

Resolution #06-12; March 20, 2006, Effective April 20, 2006

Resolution #06-30; June 19, 2006, Effective August 1, 2006

Resolution #07-21; May 21, 2007, Effective July 1, 2007

Resolution #07-56; December 3, 2007, Effective December 3, 2007

Resolution #08-27; June 2, 2008, Effective July 1, 2008