

DEVELOPMENT CODE APPLICATION FEES – REFERENCE MATERIAL (Updated 12/22/11)

Any applications being processed before the Hearings Official (except an appeal) 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.

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
Accessory Dwelling Unit	City & UGB: \$726	\$36.30	N/A	Type I
Amendment of Development Code Text	City: \$7,405 UGB: \$11,171	\$370.25 \$558.55	\$543 \$543	Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$75.00 plus materials and postage.
Annexation:				
Annexation to the City of Springfield <1 acre 1 acre > 5 acres 5 acres > 10 acres 10 acres > 25 acres 25 acres > 50 acres 50 acres > 100 acres 100 acres or more	UGB Only: \$2,142 \$2,740 \$3,657 \$4,614 \$5,727 \$6,592 \$9,085	\$107.10 \$137 \$182.85 \$230.70 \$286.35 \$329.60 \$454.25	\$543	Type IV
Comprehensive Planning Fee per acre	UGB Only: \$1,959/acre	5%		Type IV
Concurrent Special District Boundary Adjustments and/or Withdrawals, including but not limited to: Park and Recreation Districts; Water Districts; Fire Districts; Library Districts, etc	UGB Only: 10% of applicable annexation fee regardless of the number of Districts.	5%		Type IV - Annexation Special District Boundary Adjustments/ Withdrawals fee is 10% of the paid annexation fee. (exclusive of postage). A 5% Technology Fee will apply.
Appeals:				
Appeal of Expedited Land Division	City & UGB: \$320	N/A		Type III*
Appeal of Type II Director's Decision ORS227.175	City & UGB: \$250	N/A		Type III*
Appeal of Type III Decision to City Council	City: \$2,322 UGB: \$3,502	N/A		Type IV *This fee is established by ORS. 227.175. Council acknowledges Neighborhood Associations shall not be charged a fee for an appeal.
Conceptual Development Plan	City: \$13,674 UGB: \$20,627	\$683.70 \$1,031.35	\$385 \$385	Type III
Conceptual Development Plan Amendment	City: \$5,297 UGB: \$7,991	\$264.85 \$399.55	\$385 \$385	Type III
Department of Motor Vehicle Licensing:				
New	City: \$704 UGB: \$844	\$35.20 \$42.20	N/A	Permit
Renewal	City: \$281 UGB: \$340	\$14.05 \$17.00	N/A	Permit
Determination of Non-Conforming Use Status	City: \$107 UGB: \$160	\$5.35 \$8	N/A	Type I
Development Issues Meeting	City & UGB: \$521	N/A	N/A	N/A
Discretionary Use	City: \$3,828 UGB: \$5,774	\$191.40 \$288.70	\$385 \$385	Type III
Drinking Water Protection Overlay District (DWP)	City & UGB: \$1020	\$51	N/A	Type I
Expedited Land Division	See Special Instructions	>>>>	>>>>	Type II - The fee for an 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 the 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.
Final Site Plan Inspection for Occupancy/LUC/Change of Use	City & UGB: \$281	\$14.05	N/A	Permit

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
Floodplain Development Base Fee	City: \$1,105 UGB: \$1,667	\$55.25 \$83.35	N/A N/A	Type I - A 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. 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.
Formal Interpretation:				
Formal Interpretation	City: \$1,769 UGB: \$2,299	\$88.45 \$114.95	\$160 \$160	Type II*
Formal Interpretation Involving Policy	City: \$4,742 UGB: \$7,154	\$237.10 \$357.70	\$543 \$543	Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$75 plus materials and postage.
Hillside Overlay District (HD)	<u>City & UGB:</u> \$915/acre	5%	\$160	Type II
Historic:				
Demolition of Historic Landmark	City: \$3,472 UGB: \$5,239	\$173.60 \$261.95	\$385 \$385	Type III
Establishment of Historic Landmark Inventory	<u>City & UGB:</u> \$1,922	\$96.10	\$385	Type III
Historic Commission Review Under Type I	City: \$60 UGB: \$157	\$3.00 \$7.85	N/A	Type I
Historic Commission Review Under Type II	City: \$176 UGB: \$467	\$8.80 \$23.35	\$160 \$160	Type II
Hospital Support Overlay District (HS)	<u>City Only:</u> \$2,919 + \$585/acre	5%	\$160	Type II
Land Use Compatibility Statement/Letter	City: \$281 UGB: \$304	\$14.05 \$15.20	N/A	Permit
Manufactured Dwelling Park	City: \$9,867 UGB: \$14,885	493.35 \$744.25	\$160 \$160	Type II
Manufactured Dwelling Park Space Line Adjustment	City: \$375 UGB: \$994	\$18.75 \$49.70	N/A	Type I
Master Plan:				
Master Plan Approval- Preliminary	City: \$13,674 + \$634/acre UGB: \$20,627 + \$634/acre	5% 5%	\$160 \$160	Type II
Master Plan Approval- Preliminary	City: \$18,814 + \$634/acre UGB: \$28,323 + \$634/acre	5% 5%	\$385 \$385	Type III
Final Master Plan Approval	See Special Instructions	> > > >	> > > >	Type III – Final Master Plan Approval fee is 10% of the paid master plan approval fee (exclusive of postage). A 5% Technology Fee will apply.
Master Plan Modification Type I	City: \$2,631 UGB: \$3,944	\$131.55 \$197.20	N/A	Type I
Type II	City: \$5,297 UGB: \$7,991	\$264.85 \$399.55	\$160 \$160	Type II
Type III	City: \$9,672 UGB: \$14,141	\$483.60 \$707.05	\$385 \$385	Type III

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
<u>METRO PLAN AMENDMENT:</u> (acre fee for diagram amendment)				
Type I	City: \$21,753 + \$634/acre UGB: \$32,815 + \$634/acre	5% 5%	\$543 \$543	Type IV
Type II	City: \$10,549 + \$634/acre UGB: \$13,531 + \$634/acre	5% 5%	\$543 \$543	Type IV
<u>Minimum Development Standards</u>	<u>City Only:</u> \$726	\$36.30	N/A	Type I
<u>Non-Conforming Use Expansion/Modification</u>	City: \$3,828 UGB: \$5,774	\$191.40 \$288.70	\$160 \$160	Type II
PARTITIONS:				
Partition - <u>Pre-Submittal Meeting (Tent)</u> Partition - <u>Pre-Submittal Meeting (Plat)</u>	City: \$346 UGB: \$520	N/A	N/A	Required prior to submittal of Partition - Tentative Plan and Partition – Plat applications.
<u>Partition - Tentative Plan</u>	City: \$4,871 UGB: \$8,915	\$243.55 \$445.75	\$160 \$160	Type II*
<u>Partition – Plat</u>	<u>City and UGB:</u> \$2,677	\$133.85	N/A	Type I* *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.
<u>Pre-Application Report</u>	<u>City and UGB:</u> \$3,553	N/A	N/A	N/A
<u>Pre-Submittal Meeting</u>	City: \$346 UGB: \$520	N/A	N/A	N/A
<u>Property Line Adjustment</u>	City: \$623 UGB: \$939	\$31.15 \$46.95	N/A	Type I
<u>Property Line Adjustments - Serial</u>	City: \$1,246 UGB: \$1,877	\$62.30 \$93.85	\$160 \$160	Type II
REPLAT:				
<u>Pre-Submittal Meeting - Tentative</u> <u>Pre-Submittal Meeting - Plat</u>	City: \$346 City: \$346	N/A N/A	N/A N/A	Required prior to submittal of Major Replat Tentative Plan and Major Replat Plat applications.
<u>Minor Replat Tentative Plan</u>	City: \$3,117	\$155.85	\$160	Type II
<u>Minor Replat Plat</u>	City: \$1,834	\$91.70	N/A	Type I
<u>Major Replat Tentative Plan</u>	City: \$5,066	\$253.30	\$160	Type II
<u>Major Replat Plat</u>	City: \$1,835	\$91.75	N/A	Type I
<u>Refinement Plan Amendment</u> (acre fee for diagram amendment)	City: \$10,549 + \$634/acre UGB: \$16,232 + \$634/acre	5% 5%	\$543 \$543	Type IV
SITE PLAN REVIEW:				
<u>Pre-Submittal Meeting</u>	City: \$346 UGB: \$520	N/A N/A	N/A N/A	Required prior to submittal of Site Plan Review and Site Plan Review Modification – Major applications.
<u>Site Plan Review</u> <10,000 Sq. ft. impervious surface 10,000 Sq. ft. or greater impervious surface (cont'd on next page)	<u>City and UGB:</u> \$4,222 \$4,222 + \$50/1000sq ft	\$211.10 5%	\$160 \$160	Type II

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	City or UGB Application Fee	Technical Fee	Postage	
Site Plan Review Modification – Major	City & UGB: \$4,074	\$203.70	\$160	Type II
Site Plan Review Modification - Minor	City: \$1,241 UGB: \$1,873	\$62.05 \$93.65	N/A	Type I
Final Site Plan Equivalent	City & UGB: \$3,761	\$188.05	N/A	Type I
Final Site Plan Review/Development Agreement	See Special Instructions	> > > >	> > > >	Type I - Final site plan and development agreement fee is 10% of the paid site plan fee (exclusive of postage). A 5% Technology Fee will apply.
Solar Access Guarantee	City: \$781 UGB: \$945	\$39.05 \$47.25	\$160 \$160	Type II
Street Name Change	City Only: \$4,742	\$237.10	N/A	N/A
SUBDIVISIONS:	City Only:			
Subdivision Pre-Submittal Meeting (Tent) Pre-Submittal Meeting (Plat)	\$346	N/A	N/A	Required prior to submittal of Subdivision – Tentative Plan and Subdivision – Plat Applications.
Subdivision – LDR – Tentative Plan <2 acres 2 acres to 5 acres 5 acres to 10 acres 10 acres to 20 acres Greater than 20 acres	\$5,518 + \$237/lot \$7,810 + \$390/lot \$10,332 + \$620/lot \$10,899 + \$632/lot \$11,467 + \$689/lot	5% 5% 5% 5% 5%	\$160 \$160 \$160 \$160 \$160	Type II
Subdivision - LDR – Plat	\$762 + \$476/lot	5%	N/A	Type I
Subdivision – Non LDR - Tentative Plan	\$9,742 + \$585/acre	5%	\$160	Type II
Subdivision – Non LDR – Plat	\$3,904 + \$634/acre	5%	N/A	Type I
Temporary Use –				
Emergency Medical Hardship	City & UGB: \$276	\$13.80	\$160	Type II
Manufactured Dwelling – After a Disaster	City & UGB: \$371	\$18.55	N/A	Type I
Time Extension for Certain Improvements	City: \$321 UGB: \$1,044	N/A N/A	N/A	N/A
Tree Felling Permit	City & UGB:			
Base Fee	\$985	\$49.25	\$160	Type II - 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.
6-10 Trees	\$985 + \$50/tree	5%	\$160	
>10 Trees	\$985 + \$500/acre	5%	\$160	
Filbert Orchards	Base Fee Only	\$49.25	\$160	
Less than five (5) trees	No Charge/Application	N/A	N/A	
Vacation				
Public Easements	City: \$1,241 UGB: \$1,873	\$62.05 \$93.65	\$160 \$160	Type II
ROW, Subdivision Plat and other public property	City: \$4,742 UGB: \$7,154	\$237.10 \$357.70	\$543 \$543	Type IV
Variance:				
Minor Variance (Up to 30%)	City & UGB: \$2,433	\$121.65	\$160	Type II
Major Variance	City: \$6,349 UGB: \$9,577	\$317.45 \$478.85	\$385 \$385	Type III

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
<u>Willamette Greenway</u>				
Greenway Setback Line already established	City: \$2,888 UGB: \$6,114	\$144.40 \$305.70	\$385 \$385	Type III
Greenway Setback Line <u>not</u> already established	City: \$5,772 + 585/acre UGB: \$8,256 + 585/acre	5% 5%	\$385 \$385	Type III
<u>Zoning Map Amendment</u>	City: \$5,178 UGB: \$10,154	\$258.90 \$507.70	\$385 \$385	Type III - 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.

This document is based upon the City Council adopted fee schedule. For a copy of the City Council ordinance please contact the Planning Division at (541)726-3753.