

DEVELOPMENT CODE APPLICATION FEES – REFERENCE MATERIAL (Effective 7/1/2018)

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
Accessory Dwelling Unit (SDC 5.5-100)	City: \$860 UGB: \$946	\$43.00 \$47.30	N/A	Type I
Amendment of Development Code Text (SDC 5.6-100)	City: \$8,763 UGB: \$13,220	\$438.15 \$661.00	\$629 \$629	Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$84.00 plus materials and postage.
Annexation: (SDC 5.7-100) Annexation to the City of Springfield	<u>UGB Only:</u>			
Annexation Development Issues Meeting	\$617	N/A		Required prior to submittal of annexation
Pre-Submittal Meeting	\$616	N/A		
Single family dwellings on LDR property of less than 10,000 square feet.	\$1,160	\$58.00	\$629	Type IV
<1 acre	\$2,536	\$126.80		
1 acre > 5 acres	\$3,243	\$162.15		
5 acres > 10 acres	\$4,327	\$216.35		
10 acres > 25 acres	\$5,460	\$273.00		
25 acres > 50 acres	\$6,777	\$338.85		
50 acres > 100 acres	\$7,801	\$390.05		
100 acres or more	\$10,752	\$537.60		Type IV
Comprehensive Planning Fee per acre	<u>UGB Only:</u> \$2,224/acre	5%		Type IV - Annexation Special District Boundary Adjustments/ Withdrawals fee is 10% of the paid annexation fee (exclusive of postage)
Concurrent Special District Boundary Adjustments and/or Withdrawals, including but not limited to: Park and Recreation Districts; Water Districts; Fire Districts; Library Districts, etc.	<u>UGB Only:</u> 10% of applicable annexation fee regardless of the number of Districts.	5%		A 5% Technology Fee will apply.
Appeals: (SDC 5.3-100)				
Appeal of Expedited Land Division	<u>City & UGB:</u> \$372	N/A	N/A	Type III*
Appeal of Type II Director's Decision ORS. 227.175	<u>City & UGB:</u> \$250	N/A	N/A	Type III*
Appeal of Type III Decision to City Council	City: \$2,746 UGB: \$4,145	N/A N/A	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.
Building Permit Planning Plan Review (SDC 2.1-115)				
Minor	City \$137 UGB \$332	N/A N/A	N/A N/A	
Major	City \$244 UGB \$332	N/A N/A	N/A N/A	
Conceptual Development Plan (SDC 3.4-315)	City: \$16,183 UGB: \$24,412	\$809.15 \$1,220.60	\$446 \$446	Type III
Conceptual Development Plan Amendment (SDC 3.4-315)	City: \$6,269 UGB: \$9,457	\$313.45 \$472.85	\$446 \$446	Type III
Department of Motor Vehicle Licensing: (Permit)				
New	City: \$832 UGB: \$1000	\$41.60 \$50.00	N/A N/A	Permit
Renewal	City: \$333 UGB: \$402	\$16.65 \$20.10	N/A N/A	Permit
Determination of Non-Conforming Use Status (SDC 5.8-100)	City: \$126 UGB: \$190	\$6.30 \$9.50	N/A	Type I
Development Issues Meeting (SDC 5.1-100(a))	<u>City & UGB:</u> \$617	N/A	N/A	N/A
Discretionary Use (SDC 5.9-100)	City: \$4,530 UGB: \$6,833	\$226.50 \$341.65	\$446 \$446	Type III
Drinking Water Protection Overlay District (DWP) (SDC 3.3-200)	City & UGB: \$1,206	\$60.30	N/A	Type I

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Expedited Land Division (SDC 5.1-145)	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 (Permit)	<u>City & UGB</u> : \$333	\$16.66	N/A	Permit
Floodplain Development Base Fee (SDC 3.3-400)* Plus: For all development areas >5 acres:	City: \$1,308 UGB: \$1,974 Subdivision: \$236/ per lot Partitions and Site Plans: \$473/per acre \$16,154 Deposit is Required	\$65.40 \$98.70 5% 5% 5%	N/A N/A 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 \$557 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. ** The >5 acre deposit shall be refunded upon completion, inspection and final approval of work under the flood plain permit and associated applications.
Formal Interpretation: (SDC 5.11-100) Formal Interpretation	City: \$2,094 UGB: \$2,721	\$104.70 \$136.05	\$184 \$184	Type II*
Formal Interpretation Involving Policy	City: \$5,612 UGB: \$8,465	\$280.60 \$423.25	\$629 \$629	Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$84.00 plus materials and postage.
Hillside Overlay District (HD) (SDC 3.3-500)	<u>City & UGB</u> : \$1,083/acre	5%	\$184	Type II
Historic: (SDC 3.3-900) Demolition of Historic Landmark	City: \$4,109 UGB: \$6,200	\$205.45 \$310.00	\$446 \$446	Type III
Establishment of Historic Landmark Inventory	<u>City & UGB</u> : \$2,274	\$113.70	\$446	Type III
Historic Commission Review Under Type I	City: \$70 UGB: \$184	\$3.50 \$9.20	N/A N/A	Type I
Historic Commission Review Under Type II	City: \$209 UGB: \$553	\$10.45 \$27.65	\$184 \$184	Type II
Hospital Support Overlay District (HS) (SDC 3.3-1100)	<u>City Only:</u> \$3,455 + \$692/acre	5%	\$184	Type II
Land Use Compatibility Statement/Letter (SDC 3.1-100)	City: \$333 UGB: \$359	\$16.65 \$17.95	N/A N/A	Permit
Manufactured Dwelling Park (SDC 3.2-235)	City: \$11,678 UGB: \$17,614	\$583.90 \$880.70	\$184 \$184	Type II
Manufactured Dwelling Park Space Line Adjustment (SDC 3.2-235)	City: \$444 UGB: \$1,177	\$22.20 \$58.85	N/A N/A	Type I
Master Plan: (SDC 5.13-100) Master Plan Approval- Preliminary TYPE II	City: \$16,183 + \$750/acre UGB: \$24,412 + \$750/acre	5% 5%	\$184 \$184	Type II
Master Plan Approval- Preliminary TYPE III	City: \$21,005 + \$750/acre UGB: \$33,518 + \$750/acre	5% 5%	\$446 \$446	Type III
Final Master Plan Approval	See Special Instructions	> > > >	> > >	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: \$3,114 UGB: \$4,668	\$155.70 \$233.40	N/A N/A	Type I
Type II	City: \$6,269 UGB: \$9,457	\$313.45 \$472.85	\$184 \$184	Type II
Type III	City: \$11,447 UGB: \$16,735	\$572.35 \$836.75	\$446 \$446	Type III

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	City or UGB Application Fee	Technical Fee	Postage	
METRO PLAN AMENDMENT: (SDC 5.14-100) (acre fee for diagram amendment)				
Type I	City: \$25,745 + \$750/acre UGB: \$38,835 + \$750/acre	5% 5%	\$629 \$629	Type IV
Type II	City: \$12,485 + \$750/acre UGB: \$16,013 + \$750/acre	5% 5%	\$629 \$629	Type IV
Minimum Development Standards Major	<u>City Only:</u> \$1,183	\$59.15	N/A	Type I
Minimum Development Standards Minor	<u>City Only:</u> \$860	\$43.00	N/A	Type I
Non-Conforming Use Expansion/Modification	City: \$4,530 UGB: \$6,833	\$226.50 \$341.65	\$184 \$184	Type II
PARTITIONS: (SDC 5.12-100)				
Partition - Pre-Submittal Meeting (Tent) Pre-Submittal Meeting (Plat)	City: \$409 UGB: \$616	N/A N/A	N/A N/A	Required prior to submittal of Partition - Tentative Plan and Partition – Plat applications.
Partition - Tentative Plan	City: \$5,765 UGB: \$10,550	\$288.25 \$527.50	\$184 \$184	Type II*
Partition – Plat	<u>City and UGB:</u> \$3,168	\$158.40	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.
Pre-Application Report (SDC 5.1-100)	<u>City and UGB:</u> \$4,205	N/A	N/A	N/A
Pre-Submittal Meeting (SDC 5.1-100)	City: \$409 UGB: \$616	N/A N/A	N/A N/A	N/A N/A
Property Line Adjustment (SDC 5.16-100)	City: \$738 UGB: \$1,112	\$36.90 \$55.60	N/A N/A	Type I
Property Line Adjustments - Serial	City: \$1,473 UGB: \$2,221	\$73.65 \$111.05	\$184 \$184	Type II
REPLAT: (SDC 5.12-100)				
Pre-Submittal Meeting - Tentative Pre-Submittal Meeting - Plat	City: \$409 City: \$409	N/A N/A	N/A N/A	Required prior to submittal of Major Replat Tentative Plan and Major Replat Plat applications.
Minor Replat Tentative Plan	City: \$3,690	\$184.50	\$184	Type II
Minor Replat Plat	City: \$2,169	\$108.45	N/A	Type I
Major Replat Tentative Plan	City: \$5,995	\$299.75	\$184	Type II
Major Replat Plat	City: \$2,172	\$108.60	N/A	Type I
Refinement Plan Amendment (SDC 5.6-100) (acre fee for diagram amendment)	City: \$12,485 + \$750/acre UGB: \$19,209 + \$750/acre	5% 5%	\$629 \$629	Type IV
SITE PLAN REVIEW: (SDC 5.17-100)				
Pre-Submittal Meeting	City: \$409 UGB: \$616	N/A N/A	N/A N/A	Required prior to submittal of Site Plan Review and Site Plan Review Modification – Major applications.
Site Plan Review <10,000 Sq. ft. impervious surface 10,000 Sq. ft. or greater impervious surface	<u>City and UGB:</u> \$4,996 \$4,966+ \$59/1000 sq. ft.	\$249.80 5%	\$184 \$184	Type II
Site Plan Review Modification – Major	<u>City & UGB:</u> \$4,822	\$241.10	\$184	Type II
Site Plan Review Modification - Minor	City: \$1,468 UGB: \$2,216	\$73.40 \$110.80	N/A N/A	Type I
Final Site Plan Equivalent	<u>City & UGB:</u> \$4,451	\$222.55	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 applied when imposed or collected.

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
Solar Access Guarantee (SDC 5.12-100)	City: \$924 UGB: \$1,118	\$46.20 \$55.90	\$184 \$184	Type II
Street Name Change	<u>City Only:</u> \$5,612	\$280.60	N/A	N/A
SUBDIVISIONS: (SDC 5.12-100)	<u>City Only:</u>			
Subdivision Pre-Submittal Meeting (Tent) Pre-Submittal Meeting (Plat)	\$409	N/A	N/A	Required prior to submittal of Subdivision – Tentative Plan and Subdivision – Plat Applications.
Subdivision – LDR – Tentative Plan				Type II
<2 acres	\$6,530 + \$281/lot	5%	\$184	
2 acres to 5 acres	\$9,243 + \$462/lot	5%	\$184	
5 acres to 10 acres	\$12,226 + \$735/lot	5%	\$184	
10 acres to 20 acres	\$12,898 + \$706/lot	5%	\$184	
Greater than 20 acres	\$13,570 + \$815/lot	5%	\$184	
Subdivision - LDR – Plat	\$903 + \$563/lot & UGB	5%	N/A	Type I
Subdivision – Non LDR - Tentative Plan	\$11,529 + \$692/acre &UGB	5%	\$184	Type II
Subdivision – Non LDR – Plat	\$4,621 + \$751/acre & UGB	5%	N/A	Type I
Temporary Use – (SDC 5.10-100)				
Emergency Medical Hardship	<u>City & UGB:</u> \$328	\$116.40	\$184	Type II
Manufactured Dwelling – After a Disaster	<u>City & UGB:</u> \$440	\$22.00	N/A	Type I
Time Extension for Certain Improvements	City: \$381 UGB: \$1,236	N/A N/A	N/A N/A	N/A
Tree Felling Permit (SDC 5.19-100)	<u>City & UGB:</u>			
Base Fee	\$1,166	\$58.30	\$184	Type II - Any Tree Felling processed after land use activity is conducted without required City approvals shall be charged an additional fee of \$212 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	\$1,166 + \$59/tree	5%	\$184	
>10 Trees	\$1,166 + \$591/acre	5%	\$184	
Filbert Orchards	Base Fee Only \$1,166	\$55.00	\$184	
Less than five (5) trees	No Charge/Application	N/A	N/A	
Corrective	\$1,100	5%	N/A	
Vacation (SDC 5.20-100)				
Public Easements	City: \$1,457 UGB: \$2,216	\$73.40 \$110.80	\$184 \$184	Type II
ROW, Subdivision Plat and other public property	City: \$5,612 UGB: \$8,465	\$280.60 \$423.25	\$629 \$629	Type IV
Variance: (SDC 5.21-100)				
Minor Variance (Up to 30%)	<u>City & UGB:</u> \$2,880	\$144.00	\$184	Type II
Major Variance	City: \$7,514 UGB: \$11,335	\$375.70 \$566.75	\$446 \$446	Type III
Willamette Greenway (SDC 3.3-300)				
Greenway Setback Line already established	City: \$3,419 UGB: \$7,236	\$170.95 \$361.80	\$446 \$446	Type III
Greenway Setback established w/o development	City & UGB: \$3,419	\$170.95	\$446	Type III
Greenway Setback Line <u>not</u> already established	City: \$6,831 + 692/acre UGB: \$9,771 + 692/acre	5% 5%	\$446 \$446	Type III
Zoning Map Amendment (SDC 5.22-100)	City: \$6,128 UGB: \$12,017	\$306.40 \$600.85	\$446 \$446	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.
Zoning Verification Letter	City: \$333 UGB: \$359	\$16.65 \$17.95	N/A N/A	

DEVELOPMENT CODE APPLICATION FEES:

(Resolution 10-54, Springfield Development Code 5.4-100)

Any application being processed before the Hearings Official (except an appeal) shall pay an additional deposit of \$5,300 for the cost of the Hearings Official. 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.

Note: 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.

EXPEDITING PROCESSING FEE:

Any request to prioritize and expedite the review of a particular application 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 \$11,660 or 3 times the application fee, whichever is greater; where the development area is greater than 10 acres an additional fee of \$583 per acre will be charged.

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.

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 certain required fees (ex: Postage/Notification Fees).

COPYING COSTS:

Copying Fee:	Staff charge out rate	½ hour minimum
	First (5) five copies up to 11" x 17"	No Charge
	All additional copies	\$.50 each
	Large print copies	\$4.00 each

All special ordered maps are charged from the GIS price sheet.