

DEVELOPMENT CODE APPLICATION FEES – REFERENCE MATERIAL (Effective 5/1/2017)

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	<u>City & UGB:</u> \$811	\$40.55	N/A	Type I
Amendment of Development Code Text	City: \$8,267 UGB: \$12,472	\$413.35 \$623.60	\$593 \$593	Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$79.00 plus materials and postage.
Annexation: Annexation to the City of Springfield	<u>UGB Only:</u>			
Annexation Development Issues Meeting	\$582	N/A	} \$593	Required prior to submittal of annexation Type IV Type IV 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.
Pre-Submittal Meeting	\$581	N/A		
Single family dwellings on LDR property of less than 10,000 square feet.	\$1,094	\$54.70		
<1 acre	\$2,392	\$119.60		
1 acre > 5 acres	\$3,059	\$152.95		
5 acres > 10 acres	\$4,082	\$204.10		
10 acres > 25 acres	\$5,151	\$257.55		
25 acres > 50 acres	\$6,393	\$319.65		
50 acres > 100 acres	\$7,359	\$367.95		
100 acres or more	\$10,143	\$507.15		
Comprehensive Planning Fee per acre	<u>UGB Only:</u> \$2,098/acre	5%		
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%		
Appeals:				
Appeal of Expedited Land Division	<u>City & UGB:</u> \$351	N/A	N/A	Type III*
Appeal of Type II Director's Decision ORS227.175	<u>City & UGB:</u> \$250	N/A	N/A	Type III*
Appeal of Type III Decision to City Council	City: \$2,591 UGB: \$3,910	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 \$129 UGB \$313	N/A N/A	N/A N/A	
Major	City \$230 UGB \$313	N/A N/A	N/A N/A	
Conceptual Development Plan	City: \$15,267 UGB: \$23,030	\$763.35 \$1,151.50	\$421 \$421	Type III
Conceptual Development Plan Amendment	City: \$5,914 UGB: \$8,922	\$295.70 \$446.10	\$421 \$421	Type III
Department of Motor Vehicle Licensing:				
New	City: \$785 UGB: \$943	\$39.25 \$47.15	N/A N/A	Permit
Renewal	City: \$314 UGB: \$379	\$15.70 \$18.95	N/A N/A	Permit
Determination of Non-Conforming Use Status	City: \$119 UGB: \$179	\$5.95 \$8.95	N/A	Type I
Development Issues Meeting	<u>City & UGB:</u> \$582	N/A	N/A	N/A
Discretionary Use	City: \$4,274 UGB: \$6,446	\$213.70 \$322.30	\$421 \$421	Type III
Drinking Water Protection Overlay District (DWP) (SDC 3.3-200)	City & UGB: \$1,138	\$56.90	N/A	Type I

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
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	<u>City & UGB</u> : \$314	\$15.70	N/A	Permit
Floodplain Development Base Fee	City: \$1,234 UGB: \$1,862	\$61.70 \$93.10	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 \$525 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 \$223 per lot and partitions and site plans \$446 per acre in addition to the base fee. For development areas >5 acres a \$15,240 deposit is required.
Formal Interpretation:				
Formal Interpretation	City: \$1,975 UGB: \$2,567	\$98.75 \$128.35	\$174 \$174	Type II*
Formal Interpretation Involving Policy	City: \$5,294 UGB: \$7,986	\$264.70 \$399.30	\$593 \$593	Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$79 plus materials and postage.
Hillside Overlay District (HD)	<u>City & UGB</u> : \$1,022/acre	5%	\$174	Type II
Historic:				
Demolition of Historic Landmark	City: \$3,876 UGB: \$5,849	\$193.80 \$294.45	\$421 \$421	Type III
Establishment of Historic Landmark Inventory	<u>City & UGB</u> : \$2,145	\$107.25	\$421	Type III
Historic Commission Review Under Type I	City: \$66 UGB: \$174	\$3.30 \$8.70	N/A N/A	Type I
Historic Commission Review Under Type II	City: \$197 UGB: \$522	\$9.85 \$26.10	\$174 \$174	Type II
Hospital Support Overlay District (HS)	<u>City Only</u> : \$3,259 + \$653/acre	5%	\$174	Type II
Land Use Compatibility Statement/Letter	City: \$314 UGB: \$339	\$15.70 \$16.95	N/A N/A	Permit
Manufactured Dwelling Park	City: \$11,017 UGB: \$16,617	\$550.85 \$830.85	\$174 \$174	Type II
Manufactured Dwelling Park Space Line Adjustment	City: \$419 UGB: \$1,110	\$20.95 \$55.50	N/A N/A	Type I
Master Plan:				
Master Plan Approval- Preliminary TYPE II	City: \$15,267 + \$708/acre UGB: \$23,030 + \$708/acre	5% 5%	\$174 \$174	Type II
Master Plan Approval- Preliminary TYPE III	City: \$21,005 + \$708/acre UGB: \$31,621 + \$708/acre	5% 5%	\$421 \$421	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: \$2,938 UGB: \$4,404	\$146.90 \$220.20	N/A N/A	Type I
Type II	City: \$5,914 UGB: \$8,922	\$295.70 \$446.10	\$174 \$174	Type II
Type III	City: \$10,779 UGB: \$15,788	\$538.95 \$789.40	\$421 \$421	Type III

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
METRO PLAN AMENDMENT: (acre fee for diagram amendment)				
Type I	City: \$24,288 + \$708/acre UGB: \$36,637 + \$708/acre	5% 5%	\$593 \$593	Type IV
Type II	City: \$11,778 + \$708/acre UGB: \$15,107 + \$708/acre	5% 5%	\$593 \$593	Type IV
Minimum Development Standards Major	<u>City Only:</u> \$1,116	\$55.80	N/A	Type I
Minimum Development Standards Minor	<u>City Only:</u> \$811	\$40.55	N/A	Type I
Non-Conforming Use Expansion/Modification	City: \$4,274 UGB: \$6,446	\$213.70 \$322.30	\$174 \$174	Type II
PARTITIONS:				
Partition - Pre-Submittal Meeting (Tent) Pre-Submittal Meeting (Plat)	City: \$386 UGB: \$581	N/A N/A	N/A N/A	Required prior to submittal of Partition - Tentative Plan and Partition – Plat applications.
Partition - Tentative Plan	City: \$5,439 UGB: \$9,953	\$271.95 \$497.65	\$174 \$174	Type II*
Partition – Plat	<u>City and UGB:</u> \$2,989	\$149.45	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	<u>City and UGB:</u> \$3,967	N/A	N/A	N/A
Pre-Submittal Meeting	City: \$386 UGB: \$581	N/A N/A	N/A N/A	N/A N/A
Property Line Adjustment	City: \$696 UGB: \$1,049	\$34.80 \$52.45	N/A N/A	Type I
Property Line Adjustments - Serial	City: \$1,390 UGB: \$2,095	\$69.50 \$104.75	\$174 \$174	Type II
REPLAT:				
Pre-Submittal Meeting - Tentative Pre-Submittal Meeting - Plat	City: \$386 City: \$386	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: \$3,481	\$174.05	\$174	Type II
Minor Replat Plat	City: \$2,046	\$102.30	N/A	Type I
Major Replat Tentative Plan	City: \$5,656	\$282.80	\$174	Type II
Major Replat Plat	City: \$2,049	\$102.45	N/A	Type I
Refinement Plan Amendment (acre fee for diagram amendment)	City: \$11,778 + \$708/acre UGB: \$18,122 + \$708/acre	5% 5%	\$593 \$593	Type IV
SITE PLAN REVIEW:				
Pre-Submittal Meeting	City: \$386 UGB: \$581	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> \$4,713 \$4,713+ \$56/1000 sq ft.	\$235.65 5%	\$174 \$174	Type II
Site Plan Review Modification – Major	<u>City & UGB:</u> \$4,549	\$227.45	\$174	Type II
Site Plan Review Modification - Minor	City: \$1,385 UGB: \$2,091	\$69.25 \$104.55	N/A N/A	Type I
Final Site Plan Equivalent	<u>City & UGB:</u> \$4,199	\$209.95	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

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
Solar Access Guarantee	City: \$872 UGB: \$1,055	\$43.60 \$52.75	\$174 \$174	Type II
Street Name Change	<u>City Only:</u> \$5,294	\$264.10	N/A	N/A
SUBDIVISIONS:	<u>City Only:</u>			
Subdivision Pre-Submittal Meeting (Tent) Pre-Submittal Meeting (Plat)	\$386	N/A	N/A	Required prior to submittal of Subdivision – Tentative Plan and Subdivision – Plat Applications.
Subdivision – LDR – Tentative Plan				Type II
<2 acres	\$6,160 + \$265/lot	5%	\$174	
2 acres to 5 acres	\$8,720 + \$436/lot	5%	\$174	
5 acres to 10 acres	\$11,534 + \$693/lot	5%	\$174	
10 acres to 20 acres	\$12,168 + \$709/lot	5%	\$174	
Greater than 20 acres	\$12,802 + \$769/lot	5%	\$174	
Subdivision - LDR – Plat	\$852 + \$531/lot & UGB	5%	N/A	Type I
Subdivision – Non LDR - Tentative Plan	\$10,876 + \$653/acre &UGB	5%	\$174	Type II
Subdivision – Non LDR – Plat	\$4,359 + \$708/acre & UGB	5%	N/A	Type I
Temporary Use –				
Emergency Medical Hardship	<u>City & UGB:</u> \$309	\$15.45	\$174	Type II
Manufactured Dwelling – After a Disaster	<u>City & UGB:</u> \$415	\$20.75	N/A	Type I
Time Extension for Certain Improvements	City: \$359 UGB: \$1,166	N/A N/A	N/A N/A	N/A
Tree Felling Permit	<u>City & UGB:</u>			
Base Fee	\$1,100	\$55.00	\$174	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	\$1,100 + \$56/tree	5%	\$174	
>10 Trees	\$1,100 + \$558/acre	5%	\$174	
Filbert Orchards	Base Fee Only \$1,100	\$55.00	\$174	
Less than five (5) trees	No Charge/Application	N/A	N/A	
Corrective	\$1,100	5%	N/A	
Vacation				
Public Easements	City: \$1,385 UGB: \$2,091	\$69.25 \$104.55	\$174 \$174	Type II
ROW, Subdivision Plat and other public property	City: \$5,294 UGB: \$7,986	\$264.70 \$399.30	\$593 \$593	Type IV
Variance:				
Minor Variance (Up to 30%)	<u>City & UGB:</u> \$2,717	\$135.85	\$174	Type II
Major Variance	City: \$7,089 UGB: \$10,693	\$354.45 \$534.65	\$421 \$421	Type III
Willamette Greenway				
Greenway Setback Line already established	City: \$3,225 UGB: \$6,826	\$161.25 \$341.30	\$421 \$421	Type III
Greenway Setback established w/o development	City & UGB: \$3,225	\$161.25	\$421	Type III
Greenway Setback Line <u>not</u> already established	City: \$6,444 + 653/acre UGB: \$9,218 + 653/acre	5% 5%	\$421 \$421	Type III
Zoning Map Amendment	City: \$5,781 UGB: \$11,337	\$289.05 \$566.85	\$421 \$421	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: \$314 UGB: \$339	\$15.70 \$16.95	N/A N/A	

EXPEDITING 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.

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.

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