

DEVELOPMENT CODE APPLICATION FEES – REFERENCE MATERIAL (Effective 7/1/2021)

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
Accessory Dwelling Unit (SDC 5.5-100)	City: \$900 UGB: \$990	\$45.00 \$49.50	N/A	Type I
Accessory Dwelling Unit (SDC 5.5-100) (Resolution 2018-10)	City: \$900 UGB: \$990	\$45.00 \$49.50	\$193 \$193	Type II
Amendment of Development Code Text (SDC 5.6-100)	City: \$9,170 UGB: \$13,835	\$458.50 \$691.75	\$658 \$658	Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$88.00 plus materials and postage.
Annexation: (SDC 5.7-100) Annexation to the City of Springfield Annexation Development Issues Meeting Pre-Submittal Meeting Single family dwellings on LDR property of less than 10,000 square feet. <1 acre \$2,654 1 acre > 5 acres \$3,393 5 acres > 10 acres \$4,528 10 acres > 25 acres \$5,714 25 acres > 50 acres \$7,092 50 acres > 100 acres \$8,164 100 acres or more \$11,252 Comprehensive Planning Fee per acre 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> \$646 \$644 \$1,214 \$2,654 \$3,393 \$4,528 \$5,714 \$7,092 \$8,164 \$11,252 <u>UGB Only:</u> \$2,291/acre <u>UGB Only:</u> 10% of applicable annexation fee regardless of the number of Districts.	N/A N/A \$60.70 \$132.70 \$169.65 \$226.40 \$285.70 \$354.60 \$408.20 \$562.60 5% 5%	\$658	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.
Appeals: (SDC 5.3-100) Appeal of Expedited Land Division Appeal of Type II Director's Decision ORS. 227.175 Appeal of Type III Decision to City Council	<u>City & UGB:</u> \$389 <u>City & UGB:</u> \$250 City: \$2,873 UGB: \$4,337	N/A N/A N/A N/A	N/A N/A N/A	Type III* Type III* 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 Major City \$143 UGB \$347 City \$255 UGB \$347	N/A N/A N/A N/A	N/A N/A N/A N/A	
Conceptual Development Plan (SDC 3.4-315)	City: \$16,935 UGB: \$25,546	\$846.75 \$1,277.30	\$466 \$466	Type III
Conceptual Development Plan Amendment (SDC 3.4-315)	City: \$6,560 UGB: \$9,897	\$328 494.85	\$466 \$466	Type III
Department of Motor Vehicle Licensing: (Permit)	New Renewal City: \$871 UGB: \$1,046 City: \$348 UGB: \$421	\$43.55 \$52.30 \$17.40 \$21.05	N/A N/A N/A N/A	Permit Permit
Determination of Non-Conforming Use Status (SDC 5.8-100)	City: \$132 UGB: \$199	\$6.60 \$9.95	N/A	Type I
Development Issues Meeting (SDC 5.1-100(a)) Discretionary Use (SDC 5.9-100)	<u>City & UGB:</u> \$646 City: \$4,741 UGB: \$7,151	N/A \$237.05 \$357.55	N/A \$466 \$466	N/A Type III
Drinking Water Protection Overlay District (DWP) (SDC 3.3-200)	City & UGB: \$1,262	\$63.10	N/A	Type I

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	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 (Permit)	<u>City & UGB</u> : \$348	\$17.40	N/A	Permit
Floodplain Development Base Fee (SDC 3.3-400)* Plus: For all development areas >5 acres:	City: \$1,369 UGB: \$2,066 Subdivision: \$247/ per lot Partitions and Site Plans: \$495/per acre \$16,905 Deposit is Required	\$68.43 \$103.30 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 \$584 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 Formal Interpretation Involving Policy	City: \$2,192 UGB: \$2,848 City: \$5,872 UGB: \$8,859	\$109.60 \$142.40 \$293.60 \$442.95	\$193 \$193 \$658 \$658	Type II* Type IV *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$88.00 plus materials and postage.
Hillside Overlay District (HD) (SDC 3.3-500)	<u>City & UGB</u> : \$1,133./acre	5%	\$193	Type II
Historic: (SDC 3.3-900) Demolition of Historic Landmark Establishment of Historic Landmark Inventory Historic Commission Review Under Type I Historic Commission Review Under Type II	City: \$4,300 UGB: \$6,488 <u>City & UGB</u> : \$2,379 City: \$73 UGB: \$193 City: \$218 UGB: \$579	\$215 \$324.40 \$118.95 \$3.65 \$9.65 \$10.90 \$28.95	\$466 \$466 \$466 N/A N/A \$193 \$193	Type III Type III Type I Type II
Hospital Support Overlay District (HS) (SDC 3.3-1100)	<u>City Only</u> : \$3616 + \$724/acre	5%	\$193	Type II
Land Use Compatibility Statement/Letter (SDC 3.1-100)	City: \$348 UGB: \$376	\$17.40 \$18.80	N/A N/A	Permit
Manufactured Dwelling Park (SDC 3.2-235)	City: \$12,220 UGB: \$18,432	\$611.00 \$921.60	\$193 \$193	Type II
Manufactured Dwelling Park Space Line Adjustment (SDC 3.2-235)	City: \$464 UGB: \$1,231	\$23.20 \$61.55	N/A N/A	Type I
Master Plan: (SDC 5.13-100) Master Plan Approval- Preliminary TYPE II Master Plan Approval- Preliminary TYPE III Final Master Plan Approval Master Plan Modification Type I Type II Type III	City: \$16,935 + \$784/acre UGB: \$25,546 + \$784/acre City: \$23,300 + \$784/acre UGB: \$35,076 + \$784/acre See Special Instructions City: \$3,258 UGB: \$4,885 City: \$6,560 UGB: \$9,897 City: \$11,979 UGB: \$17,513	5% 5% 5% 5% > > > > \$162.90 \$244.25 \$328 \$494.85 \$598.95 \$875.65	\$193 \$193 \$466 \$466 > > > N/A N/A \$193 \$193 \$466 \$466	Type II 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. Type I Type II Type II

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Postage	
METRO PLAN AMENDMENT: (SDC 5.14-100) (acre fee for diagram amendment)				
Type I	City: \$26,941 + \$784/acre UGB: \$40,640 + \$784/acre	5% 5%	\$658 \$658	Type IV
Type II	City: \$13,066 + \$784/acre UGB: \$16,757 + \$784/acre	5% 5%	\$658 \$658	Type IV
Minimum Development Standards Major	<u>City Only:</u> \$1,237	\$61.83	N/A	Type I
Minimum Development Standards Minor	<u>City Only:</u> \$900	\$45.00	N/A	Type I
Minimum Development Standard Minor-Small Cell			N/A	Type 1
Non-Conforming Use Expansion/Modification	City: \$4,741 UGB: \$7,151	\$237.05 \$357.55	\$193 \$193	Type II
PARTITIONS: (SDC 5.12-100)				
Partition - Pre-Submittal Meeting (Tent) Pre-Submittal Meeting (Plat)	City: \$428 UGB: \$644	N/A N/A	N/A N/A	Required prior to submittal of Partition - Tentative Plan and Partition – Plat applications.
Partition - Tentative Plan	City: \$6,033 UGB: \$11,040	\$301.65 \$552	\$193 \$193	Type II*
Partition – Plat	<u>City and UGB:</u> \$3,315	\$165.75	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> \$4,400	N/A	N/A	N/A
Pre-Submittal Meeting (SDC 5.1-100)	City: \$428 UGB: \$644	N/A N/A	N/A N/A	N/A N/A
Property Line Adjustment (SDC 5.16-100)	City: \$772 UGB: \$1,163	\$38.60 \$58.15	N/A N/A	Type I
Property Line Adjustments - Serial	City: \$1,541 UGB: \$2,325	\$77.05 \$116.25	\$193 \$193	Type II
REPLAT: (SDC 5.12-100)				
Pre-Submittal Meeting - Tentative Pre-Submittal Meeting - Plat	City: \$428 City: \$428	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: \$3,862	\$193.10	\$193	Type II
Minor Replat Plat	City: \$2,270	\$113.50	N/A	Type I
Major Replat Tentative Plan	City: \$6,274	\$313.70	\$193	Type II
Major Replat Plat	City: \$2,273	\$113.65	N/A	Type I
Refinement Plan Amendment (SDC 5.6-100) (acre fee for diagram amendment)	City: \$13,066 + \$784/acre UGB: \$20,102+ \$784/acre	5% 5%	\$658 \$658	Type IV
SITE PLAN REVIEW: (SDC 5.17-100)				
Pre-Submittal Meeting	City: \$428 UGB: \$644	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> \$5,228 \$5,228+ \$62/1000 sq. ft.	\$261.40 5%	\$193 \$193	Type II
Site Plan Review Modification – Major	<u>City & UGB:</u> \$5046	\$252.30	\$193	Type II
Site Plan Review Modification - Minor	City: \$1,536 UGB: \$2,319	\$76.80 \$115.95	N/A N/A	Type I
Final Site Plan Equivalent	<u>City & UGB:</u> \$4,658	\$232.90	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: \$967 UGB: \$1,173	\$48.35 \$58.65	\$193 \$193	Type II
Street Name Change	<u>City Only:</u> \$5,872	\$293.60	N/A	N/A
SUBDIVISIONS: (SDC 5.12-100)	<u>City Only:</u>			
Subdivision Pre-Submittal Meeting (Tent) Pre-Submittal Meeting (Plat)	\$428	N/A	N/A	Required prior to submittal of Subdivision – Tentative Plan and Subdivision – Plat Applications.
Subdivision – LDR – Tentative Plan <2 acres	\$6,834 + \$294/lot	5%	\$193	Type II
2 acres to 5 acres	\$9,672 + \$484/lot	5%	\$193	
5 acres to 10 acres	\$12,794 + \$739/lot	5%	\$193	
10 acres to 20 acres	\$13,498 + \$769/lot	5%	\$193	
Greater than 20 acres	\$14,201 + \$852/lot	5%	\$193	
Subdivision - LDR – Plat	\$945 + \$589/lot & UGB	5%	N/A	Type I
Subdivision – Non LDR - Tentative Plan	\$12,065 + \$724/acre &UGB	5%	\$193	Type II
Subdivision – Non LDR – Plat	\$4,836 + \$786/acre & UGB	5%	N/A	Type I
Temporary Use – (SDC 5.10-100)				
Emergency Medical Hardship	<u>City & UGB:</u> \$343	\$17.15	\$193	Type II
Manufactured Dwelling – After a Disaster	<u>City & UGB:</u> \$460	\$23.00	N/A	Type I
Time Extension for Certain Improvements	City: \$398 UGB: \$1293	N/A N/A	N/A N/A	N/A
Tree Felling Permit (SDC 5.19-100)	<u>City & UGB:</u>			
Base Fee	\$1,220	\$61	\$193	Type II - Any Tree Felling processed after land use activity is conducted without required City approvals shall be charged an additional fee of \$221 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	\$1,220 + \$62/tree	5%	\$193	
>10 Trees	\$1,220 + \$619/acre	5%	\$193	
Filbert Orchards	Base Fee Only \$1,220	\$61	\$193	
Less than five (5) trees	No Charge/Application	N/A	N/A	
Corrective	\$1,220 + \$221/tree	5%	N/A	
Vacation (SDC 5.20-100)				
Public Easements	City: \$1,536 UGB: \$2,319	\$76.80 \$115.95	\$193 \$193	Type II
ROW, Subdivision Plat and other public property	City: \$5,872 UGB: \$8,859	\$293.60 \$442.95	\$658 \$658	Type IV
Variance: (SDC 5.21-100)				
Minor Variance (Up to 30%)	<u>City & UGB:</u> \$3,013	\$150.65	\$193	Type II
Major Variance	City: \$7,863 UGB: \$11,862	\$393.15 \$593.10	\$466 \$466	Type III
Willamette Greenway (SDC 3.3-300)				
Greenway Setback Line already established	City: \$3,587 UGB: \$7,572	\$179.35 \$378.60	\$466 \$466	Type III
Greenway Setback established w/o development	City & UGB: \$3,587	\$179.35	\$466	Type III
Greenway Setback Line <u>not</u> already established	City: \$7,149 + 724/acre UGB: \$10,225 + 724/acre	5% 5%	\$466 \$466	Type III
Zoning Map Amendment (SDC 5.22-100)	City: \$6,507 UGB: \$12,576	\$325.35 \$628.80	\$466 \$466	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: \$348 UGB: \$376	\$17.40 \$18.80	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 **\$5,459** 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 **\$12,010** or **3** times the application fee, whichever is greater; where the development area is greater than 10 acres an additional fee of **\$600** 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.