

APPLICATION NAME	FEES			SPECIAL INSTRUCTIONS
	City or UGB Application Fee	Technical Fee	Notice Fee	

DEVELOPMENT CODE APPLICATION FEES – REFERENCE MATERIAL (Effective 7/1/2022)

Accessory Dwelling Unit (SDC 5.5.100)	City: \$945 UGB: \$1,040	\$47.25 \$52.00	N/A	Type 1
Accessory Dwelling Unit (SDC 5.5.100)	City: \$945 UGB: \$1040	\$47.25 \$52.00	\$203 \$203	Type 2
Amendment of Development Code Text (SDC 5.6.100)	City: \$9,629 UGB: \$14,527	\$481.45 \$726.35	\$691 \$691	Type 4 *Ballot Measure 56 mailing & postage = staff time at hourly rate of \$92.00 plus materials and postage.
Annexation: (SDC 5.7.100) Annexation to the City of Springfield Annexation Development Initiation Meeting Application Completeness Check Meeting Single family dwellings on LDR property of less than 10,000 square feet. <1 acre \$2,787 1 acre > 5 acres \$3,563 5 acres > 10 acres \$4,754 10 acres > 25 acres \$6,000 25 acres > 50 acres \$7,447 50 acres > 100 acres \$8,572 100 acres or more \$11,815 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.	UGB Only: \$678 \$676 \$1,275 \$2,787 \$3,563 \$4,754 \$6,000 \$7,447 \$8,572 \$11,815 UGB Only: \$2,444/acre UGB Only: 10% of applicable annexation fee regardless of the number of Districts.	N/A N/A \$63.75 \$139.35 \$178.15 \$237.70 \$300.00 \$372.35 \$428.60 \$590.75 5% 5%	\$691	Required prior to submittal of annexation Type 4 Type 4 Type 4 - 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 2 Director's Decision ORS. 227.175 Appeal of Type 3 Decision to City Council	City & UGB: \$408 City & UGB: \$250 City: \$3,017 UGB: \$4,554	N/A N/A N/A N/A	N/A N/A N/A	Type 3 Type 3* Type 4 *This fee is established by ORS. 227.175. Council acknowledges Neighborhood Associations shall not be charged a fee for an appeal.
Application Completeness Check Meeting (SDC 5.1.210(3))	City: \$449 UGB: \$676	N/A	N/A	
Conceptual Development Plan (SDC 3.4.315)	City: \$17,782 UGB: \$26,823	\$889.10 \$1,341.15	\$489 \$489	Type 3
Conceptual Development Plan Amendment (SDC 3.4.315)	City: \$6,888 UGB: \$10,392	\$344.40 \$519.60	\$489 \$489	Type 3
Declaratory Ruling (SDC 5.1.1100)	Type 1 City: \$945 UGB: \$1,040 Type 2 City: \$2,302 UGB: \$2,990 Type 3 City: \$6,166 UGB: \$9,302	\$47.25 \$52.00 \$115.10 \$149.50 \$308.30 \$465.10		Type 1 Type 2 Type 3
Determination of Non-Conforming Use Status (SDC 5.81100)	City: \$139 UGB: \$209	\$6.95 \$10.45	N/A	Type 1
Development Initiation Meeting (SDC 5.1.210)	City & UGB: \$678	N/A	N/A	
Discretionary Use (SDC 5.9.100)	City: \$4,978 UGB: \$7,509	\$248.90 \$375.45	\$489 \$489	Type 3
Drinking Water Protection Overlay District (DWP) (SDC 3.3.200)	City & UGB: \$1,325	\$66.25	N/A	Type 1

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Expedited Land Division (SDC 5.12.200)	See Special Instructions	> > > >	> > >	Type 2- The fee for an Expedited Land Division (ELD) is 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 notice fee is required for an ELD.
Final Site Plan Inspection (for Occupancy/Change of Use, Etc.)	City & UGB: \$365	\$18.25	N/A	Permit
Floodplain Development Base Fee (SDC 3.3.400)* Plus: Subdivision: \$259/ per lot Partitions and Site Plans: \$520/per acre For all development areas >5 acres:	City: \$1,437 UGB: \$2,169 Subdivision: \$259/ per lot Partitions and Site Plans: \$520/per acre \$17,750 Deposit is Required	\$71.85 \$108.45 5% 5% \$887.50	N/A N/A N/A N/A	Type 1- *A Floodplain permit processed after land use activity is conducted without required City approvals is charged an additional fee of \$612 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 is refunded upon completion, inspection and final approval of work under the flood plain permit and associated applications.
Hillside Overlay District (HD) (SDC 3.3.500)	City & UGB: \$1,190/acre	5%	\$203	Type 2
Historic: (SDC 3.3.900) Historic Commission Review Under Type I Historic Commission Review Under Type II Demolition of Historic Landmark Establishment of Historic Landmark Inventory	City: \$77 UGB: \$203 City: \$229 UGB: \$608 City: \$4,515 UGB: \$6,812 City & UGB: \$2,379	\$3.85 \$10.15 \$11.45 \$30.40 \$225.75 \$340.60 \$118.95	N/A N/A \$203 \$489 \$489 \$489 \$489	Type 1 Type 2 Type 3 Type 3
Hospital Support Overlay District (HS) (SDC 3.3.1100)	City Only: \$3797 + \$797/acre	5%	\$203	Type 2
Land Use Compatibility Statement (LUCS) / Zoning Verification Letter (SDC 3.1.100)	City: \$365 UGB: \$395	\$18.25 \$19.75	N/A N/A	Type 1
Manufactured Dwelling Park (SDC 4.7.345)	City: \$12,831 UGB: \$19,354	\$641.55 \$967.70	\$203 \$203	Type 2
Master Plan: (SDC 5.13.100) Master Plan Approval- Preliminary TYPE 2 Master Plan Approval- Preliminary TYPE 3 Final Master Plan Approval Master Plan Modification Type 1 Type 2 Type 3	City: \$17,782 + \$823/acre UGB: \$26,823 + \$823/acre City: \$24,465 + \$823/acre UGB: \$36,830 + \$823/acre See Special Instructions City: \$3,421 UGB: \$5,129 City: \$6,888 UGB: \$10,392 City: \$12,578 UGB: \$18,389	5% 5% 5% 5% > > > > \$171.05 \$256.45 \$344.40 \$519.60 \$628.90 \$919.45	\$203 \$203 \$489 \$489 N/A N/A \$203 \$203 \$489 \$489	Type 2 Type 3 Final Master Plan Approval fee is 10% of the paid master plan approval fee (exclusive of postage). A 5% Technology Fee will apply. Type 1 Type 2 Type 3
METRO PLAN AMENDMENT: (SDC 5.14.100) (acre fee for diagram amendment) Type I (City jurisdiction only) Type II (City & County jurisdiction)	City: \$28,288 + \$823/acre UGB: \$42,672 + \$823/acre City: \$13,719 + \$823/acre UGB: \$17,595 + \$823/acre	5% 5% 5% 5%	\$691 \$691 \$691 \$691	Type 4 Type 4

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	City or UGB Application Fee	Technical Fee	Notice Fee		
Minimum Development Standards (MDS) (SDC 5.15.100)	City Only: \$1,299	\$64.95	N/A	Type I	
Minimum Development Standard Minor-Small Cell	City Only: \$1,299	\$64.95	N/A	Type I	
Modification of Approval (SDC 5.1.1015(C))	Type 1 City: \$1,613 UGB: \$2,435	\$80.65 \$121.75	N/A N/A	Type 1	
	Type 2 non-significant impacts significant impacts City & UGB: \$3,421 City & UGB: \$5,298	\$171.05 \$264.90	\$203 \$203	Type 2	
Non-Conforming Use Expansion/Modification (SDC5.8.100)	City: \$4,978 UGB: \$7,509	\$248.90 \$375.45	\$203 \$203	Type 2	
Notice Fee (SDC 5.1.100 et. seq.)	City & UGB: Type 1 Type 2 Type 3	\$203 \$489 \$691	N/A N/A N/A		
	PARTITIONS: (SDC 5.12.100)				
	Application Completeness Check Meeting (Tentative and Plat)	City: \$449 UGB: \$676	N/A N/A	N/A N/A	Required prior to submittal of Partition - Tentative Plan and Partition – Plat applications.
Partition - Tentative Plan	City: \$6,335 UGB: \$11,592	\$316.75 \$579.60	\$203 \$203	Type 2*	
Partition – Plat	City and UGB: \$3,481	\$174.05	N/A	Type 1* *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.	
Planning Review of Building Permit Plans (SDC 2.1.115)	Minor	City: \$150 UGB: \$364			
	Major	City: \$268 UGB: \$364			
Pre-Application Meeting (SDC 5.1.100)	City and UGB: \$4,620	N/A	N/A	N/A	
Property Line Adjustment (SDC 5.16.100)	City: \$811 UGB: \$1,221	\$40.55 \$61.05	N/A N/A	Type 1	
Property Line Adjustments - Serial	City: \$1,618 UGB: \$2,441	\$80.90 \$122.05	\$203 \$203	Type 2	
Reconsideration (SDC 5.1.700)	Type 1	City & UGB: \$250	\$12.50	N/A	
	Type 2	City & UGB: \$250	\$12.50	\$203	
	Type 3	City & UGB: \$2500	\$125.00	\$489	
REPLAT: (SDC 5.12.100)	Application Completeness Check Meeting (Tentative and Plat)	City: \$449	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: \$4,055	\$202.75	\$203	Type 2
	Minor Replat Plat	City: \$2,384	\$119.20	N/A	Type 1
	Major Replat Tentative Plan	City: \$6,588	\$329.40	\$203	Type 2
	Major Replat Plat	City: \$2,384	\$119.20	N/A	Type 1
Refinement Plan Amendment (SDC 5.6.100) (acre fee for diagram amendment)	City: \$13,719 + \$823/acre UGB: \$21,107 + \$823/acre	5% 5%	\$691 \$691	Type 4	

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SITE PLAN REVIEW: (SDC 5.17.100) Application Completeness Check Meeting	City: \$449 UGB: \$676	N/A N/A	N/A N/A	Required prior to submittal of Site Plan Review and Site Plan Review Modification – Major applications. Type 2 Type 1 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.
Site Plan Review				
Type 2	City & UGB:			
500 sq. ft. or less impervious surface	\$1,616	\$80.80	\$203	
>500 and <10,000 Sq. ft. impervious surface	\$5,489	\$274.45	\$203	
10,000 Sq. ft. or greater impervious surface	\$5,489 + \$65/1000 sq. ft.	5%	\$203	
Final Site Plan Equivalent	City & UGB: \$4,891	\$244.55	N/A	Type 1
Final Site Plan Review/Development Agreement	See Special Instructions	> > > >	> > >	
Solar Access Protection (SDC 5.12.100)	City: \$1,015 UGB: \$1,232	\$50.75 \$61.60	\$203 \$203	Type 2
Street Name Change	City Only: \$6,166	\$308.30	N/A	N/A
SUBDIVISIONS: (SDC 5.12.100)	City Only:			Required prior to submittal of Subdivision – Tentative Plan and Subdivision – Plat Applications. Type 2 Type 1 Type 2 Type 1
Application Completeness Check Meeting (Tentative and Plat)	\$449	N/A	N/A	
Subdivision – R-1 – Tentative Plan				
<2 acres	\$7,176 + \$309/lot	5%	\$203	
2 acres to 5 acres	\$10,156 + \$508/lot	5%	\$203	
5 acres to 10 acres	\$13,434 + \$776/lot	5%	\$203	
10 acres to 20 acres	\$14,173 + \$807/lot	5%	\$203	
Greater than 20 acres	\$14,911 + \$895/lot	5%	\$203	
Subdivision – R-1 – Plat	\$992 + \$618/lot	5%	N/A	
Subdivision – Non R-1 - Tentative Plan	\$12,668 + \$760/acre	5%	\$203	
Subdivision – Non R-1 – Plat	\$5,078 + \$825/acre	5%	N/A	
Temporary Use – (SDC 5.10.100) Emergency Medical Hardship	City & UGB: \$360	\$18.00	\$203	Type 2
Manufactured Dwelling – After a Disaster	City & UGB: \$483	\$24.15	N/A	Type 1
Time Extension for Certain Improvements (SDC 5.1.1000(e))	City: \$418 UGB: \$1,358	N/A N/A	N/A N/A	N/A
Tree Felling Permit (SDC 5.19.100)	City & UGB:			Type 2- Any Tree Felling processed after land use activity is conducted without required City approvals shall be charged an additional fee of \$232 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.
Base Fee	\$1,281	\$64.05	\$203	
6-10 Trees	\$1,281 + \$65/tree	5%	\$203	
>10 Trees	\$1,281 + \$650/acre	5%	\$203	
Filbert Orchards	Base Fee Only \$1,281	\$61	\$203	
Less than five (5) trees	No Charge/Application	N/A	N/A	
Corrective	\$1,281 + \$232/tree	5%	N/A	
Vacation (SDC 5.20.100)				Type 2 Type 4
Public Easements	City: \$1,613 UGB: \$2,435	\$80.65 \$121.75	\$203 \$203	
ROW, Subdivision Plat or other public property	City: \$6,166 UGB: \$9,302	\$308.30 \$465.10	\$691 \$691	
Variance: (SDC 5.21.100)				Type 2 Type 3
Minor Variance (Up to 30%)	City & UGB: \$3,164	\$158.20	\$203	
Major Variance	City: \$8,256 UGB: \$12,455	\$412.80 \$622.75	\$489 \$489	

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	City or UGB Application Fee	Technical Fee	Notice Fee	
Willamette Greenway (SDC 3.3.300) Greenway Setback established w/o development	City & UGB: \$3,766	\$188.30	\$489	Type 3
Greenway Setback Line already established	City: \$3,766 UGB: \$7,951	\$188.30 \$397.55	\$489	Type 3
Greenway Setback Line <u>not</u> already established	City: \$7,506 + 760/acre UGB: \$10,736 + 760/acre	5% 5%	\$489 \$489	Type 3
Zoning Map Amendment (SDC 5.22.100)	City: \$6,832 UGB: \$13,205	\$341.60 \$660.25	\$489 \$489	Type 3 - 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.

DEVELOPMENT CODE APPLICATION FEES:

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

Any application being processed before the Hearings Official (except an appeal) must pay an additional deposit of **\$5,823** 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 will be assessed to the applicant.

Note: Fee Waivers: Fees may be waived in accordance with the Springfield Development Code 2.1.135(C).

EXPEDITING PROCESSING FEE:

Any request to prioritize and expedite the review of a particular application out of order in which applications are received, must be reviewed and will be approved or denied at the discretion of the Director. Any approved request will be charged a non-refundable fee **\$12,812** or **3 times** the application fee, whichever is greater; where the development area is greater than 10 acres an additional fee of **\$641** 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 Application Completeness Check Meeting, Development Initiation Meeting, Pre-Application Meeting, Appeal of Type 2 Director's Decision, Appeal of Expedited Land Division, and certain required fees (ex: Notice 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 \$1.00 each
Large print copies \$5.00 each

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