



City of Tigard

Land Use Applications - 11/12 Fee Schedule

| PROCEDURE | FEE | SURCHARGE | TOTAL |
|---|----------|----------------------------------|----------|
| ACCESSORY RESIDENTIAL UNITS | \$ 258 | \$ 38 | \$ 296 |
| ANNEXATION | | | |
| <i>Moratorium on Annexation fees in effect from 7/2006 (Res. 06-36) through 2/2012 (Res. 11-08)</i> | \$ 2,418 | \$ 357 | \$ 2,775 |
| APPEAL | | | |
| Director's Decision (Type II) to Hearings Officer | \$ 252 | \$ - | \$ 252 |
| Expedited Review (Deposit) ★ | \$ 303 | \$ - | \$ 303 |
| Hearings Referee | \$ 505 | \$ - | \$ 505 |
| Planning Commission/Hearings Officer To City Council | \$ 2,431 | \$ 359 | \$ 2,790 |
| APPROVAL EXTENSION | \$ 258 | \$ 38 | \$ 296 |
| BLASTING PERMIT | \$ 273 | \$ - | \$ 273 |
| CONDITIONAL USE PERMIT | | | |
| Initial | \$ 4,813 | \$ 710 | \$ 5,523 |
| Major Modification | \$ 4,813 | \$ 710 | \$ 5,523 |
| Minor Modification | \$ 527 | \$ 78 | \$ 605 |
| DESIGN EVALUATION TEAM (DET) RECOMMENDATION (DEPOSIT) | \$ 1,344 | \$ 198 | \$ 1,542 |
| DEVELOPMENT CODE PROVISION REVIEW | | | |
| Single-Family Building Plan | \$ 65 | \$ 10 | \$ 75 |
| Commercial/Industrial/Institution–New Development | \$ 258 | \$ 38 | \$ 296 |
| Commercial/Industrial/Institution–Tenant Improvements in Existing Development | | | |
| Project Valuation up to \$4,999 | \$ - | \$ - | \$ - |
| Project Valuation \$5,000 - \$74,999 | \$ 65 | \$ 10 | \$ 75 |
| Project Valuation \$75,000 - \$149,999 | \$ 161 | \$ 24 | \$ 185 |
| Project Valuation \$150,000 and more | \$ 258 | \$ 38 | \$ 296 |
| DOWNTOWN REVIEW | | | |
| Downtown Review Compliance Letter (Type I) | \$ 527 | \$ 78 | \$ 605 |
| Downtown Design Administrative Review (Type II) | \$ 1,221 | \$ 180 | \$ 1,401 |
| Under \$1,000,000 | \$ 1,232 | \$ 182 | \$ 1,414 |
| | | base + 0.004 x project valuation | |
| \$1 Million/Over (Maximum fee of \$25,000) | \$ 4,748 | \$ 701 | \$ 5,449 |
| | | base + 0.002 x project valuation | |
| Downtown Design Review – Design Review Board (Type III) | \$ 2,499 | \$ 369 | \$ 2,868 |
| | | base + applicable Type II fee | |
| HEARING POSTPONEMENT | \$ 294 | \$ 43 | \$ 337 |
| HISTORIC OVERLAY/REVIEW DISTRICT | | | |
| Historic Overlay Designation | \$ 3,764 | \$ 556 | \$ 4,320 |
| Removal of Historic Overlay Designation | \$ 3,764 | \$ 556 | \$ 4,320 |
| Exterior Alteration in Historic Overlay District | \$ 564 | \$ 83 | \$ 647 |
| New Construction in Historic Overlay District | \$ 564 | \$ 83 | \$ 647 |
| Demolition in Historic Overlay District | \$ 564 | \$ 83 | \$ 647 |
| HOME OCCUPATION PERMIT (ORIGINAL PERMIT) | | | |
| Type I Home Occupation Permit | \$ 89 | \$ 13 | \$ 102 |
| Type II Home Occupation Permit | \$ 527 | \$ 78 | \$ 605 |
| INTERPRETATION OF THE COMMUNITY DEVELOPMENT CODE | | | |
| Director's Interpretation | \$ 527 | \$ 78 | \$ 605 |
| Appeal to City Council | \$ 2,431 | \$ 359 | \$ 2,790 |
| LAND PARTITION | | | |

| | | | |
|--|----------|----------------------------------|----------|
| Residential and Non-Residential (3 Lots) | \$ 3,483 | \$ 514 | \$ 3,997 |
| Residential and Non-Residential (2 Lots) | \$ 2,897 | \$ 428 | \$ 3,325 |
| Expedited | \$ 4,064 | \$ 600 | \$ 4,664 |
| Final Plat | \$ 809 | \$ 119 | \$ 928 |
| LOT LINE ADJUSTMENT | \$ 527 | \$ 78 | \$ 605 |
| MINOR MODIFICATION TO AN APPROVED PLAN | \$ 527 | \$ 78 | \$ 605 |
| NON-CONFORMING USE CONFIRMATION | \$ 527 | \$ 78 | \$ 605 |
| PLANNED DEVELOPMENT | | | |
| Conceptual Plan Review | \$ 6,816 | \$ 1,006 | \$ 7,822 |
| Detailed Plan Review (Concurrent Conceptual & Detailed Plan Hearings) | \$ 330 | \$ 49 | \$ 379 |
| | | base + applicable SDR or SUB fee | |
| Detailed Plan Review (Conceptual Hearing Previously Held/Detailed Only) | \$ 2,034 | \$ 300 | \$ 2,334 |
| | | base + applicable SDR or SUB fee | |
| PRE-APPLICATION CONFERENCE | \$ 527 | \$ 78 | \$ 605 |
| SENSITIVE LANDS REVIEW | | | |
| Excessive Slopes/Within Drainage Ways/Within 100-Year Floodplain (Type I) | \$ 527 | \$ 78 | \$ 605 |
| Excessive Slopes/Within Drainage Ways/Within Wetlands (Type II) | \$ 2,312 | \$ 341 | \$ 2,653 |
| Excessive Slopes/Within Drainage Ways/Within Wetlands/Within 100-Year Floodplain (Type III) | \$ 2,498 | \$ 369 | \$ 2,867 |
| SIGN PERMIT | | | |
| New and Modification to an Existing Sign (No Size Differential) | \$ 144 | \$ 21 | \$ 165 |
| Temporary Sign (Per Sign) | \$ 45 | \$ 7 | \$ 52 |
| SITE DEVELOPMENT REVIEW AND MAJOR MODIFICATION | | | |
| Under \$1,000,000 | \$ 4,084 | \$ 603 | \$ 4,687 |
| \$1 Million/Over | \$ 5,305 | \$ 783 | \$ 6,088 |
| | | base + \$6/Each \$10,000 | |
| MINOR MODIFICATION | \$ 527 | \$ 78 | \$ 605 |
| SUBDIVISION | | | |
| Preliminary Plat Without Planned Development - "A" | \$ 4,715 | \$ 696 | \$ 5,411 |
| | | base + \$93/Lot | |
| Preliminary Plat With Planned Development - "B" | \$ 6,525 | \$ 963 | \$ 7,488 |
| | | (Add "A" + "B") | |
| Expedited Preliminary Plat Without Planned Development - "C" | \$ 5,405 | \$ 798 | \$ 6,203 |
| | | base + \$93/Lot | |
| Expedited Preliminary Plat With Planned Development - "D" | \$ 6,525 | \$ 963 | \$ 7,488 |
| | | (Add "C" + "D") | |
| Final Plat | \$ 1,631 | \$ 241 | \$ 1,872 |
| Plat Name Change | \$ 295 | \$ 43 | \$ 338 |
| TEMPORARY USE PERMIT | | | |
| Director's Decision | \$ 258 | \$ 38 | \$ 296 |
| Special Exemption/Non-Profit Organization | \$ - | \$ - | \$ - |
| Special Mixed Use-Central Business District Zone Rate | | | |
| 1 st Temporary Use in a Calendar Year | \$ 258 | \$ 38 | \$ 296 |
| 2 nd Through 5 th Temporary Use With Substantially the Same Site Plan Within A Calendar Year | \$ 45 | \$ 7 | \$ 52 |
| TREE REMOVAL | \$ 258 | \$ 38 | \$ 296 |
| VACATION (STREETS AND PUBLIC ACCESS) | \$ 1,950 | \$ 288 | \$ 2,238 |
| | | Deposit + Actual Costs | |
| VARIANCE/ADJUSTMENT | | | |
| Administrative Variance | \$ 564 | \$ 83 | \$ 647 |
| Development Adjustment | \$ 258 | \$ 38 | \$ 296 |
| Special Adjustments | | | |
| - Adjustment to a Subdivision | \$ 258 | \$ 38 | \$ 296 |
| - Reduction of Minimum Residential Density | \$ 258 | \$ 38 | \$ 296 |
| - Access/Egress Standards Adjustment | \$ 564 | \$ 83 | \$ 647 |
| - Landscaping Adjustment (Existing/New Street Trees) | \$ 258 | \$ 38 | \$ 296 |

| Parking Adjustments | | | |
|--|----------|----------|----------|
| - Reduction in Minimum or Increase in Maximum Parking Ratio | \$ 564 | \$ 83 | \$ 647 |
| - Reduction in New or Existing Development/Transit Improvement | \$ 564 | \$ 83 | \$ 647 |
| - Reduction in Bicycle Parking | \$ 564 | \$ 83 | \$ 647 |
| - Alternative Parking Garage Layout | \$ 564 | \$ 83 | \$ 647 |
| - Reduction in Stacking Lane Length | \$ 258 | \$ 38 | \$ 296 |
| Sign Code Adjustment | \$ 564 | \$ 83 | \$ 647 |
| Street Improvement Adjustment | \$ 564 | \$ 83 | \$ 647 |
| Tree Removal Adjustment | \$ 258 | \$ 38 | \$ 296 |
| Wireless Communication Facility Adjustments | | | |
| - Setback From Nearby Residence | \$ 564 | \$ 83 | \$ 647 |
| - Distance From Another Tower | \$ 258 | \$ 38 | \$ 296 |
| ZONING MAP/TEXT AMENDMENT | | | |
| Legislative – Comprehensive Plan (CPA) | \$ 8,084 | \$ 1,193 | \$ 9,277 |
| Legislative – Community Development Code (DCA) | \$ 3,300 | \$ 487 | \$ 3,787 |
| Quasi-Judicial (ZON) | \$ 3,041 | \$ 449 | \$ 3,490 |
| ZONING ANALYSIS (DETAILED) | \$ 527 | \$ 78 | \$ 605 |
| ZONING INQUIRY LETTER (SIMPLE) | \$ 78 | \$ 11 | \$ 89 |

EFFECTIVE DATE: OCTOBER 29,2003 (Updated annually according to Resolution No. 03-59) (Resolution No. 03-59, Repealing Resolution No. 02-38, Repealing Resolution No. 98-58, Repealing Resolution No. 96-30, Repealing Resolution No. 91-01).

★ - Established by state statute.

NOTE 1: **WITHDRAWN APPLICATIONS:** In cases of withdraw of an application; refund of fees may be applicable, less costs incurred, as determined by the Director. Generally, refunds of 80 percent will be made for applications received and withdrawn prior to sending out request for comments to agencies and notice of public hearing being sent. Fifty-percent refunds will be made where notice of public hearing has been sent but no staff report has begun. **NO REFUNDS WILL BE PROVIDED FOR APPLICATIONS FOR WHICH A STAFF REPORT HAS BEGUN.**

NOTE 2: **PROPERTY OWNER NOTICE REQUIREMENTS:** For all Type II, III and IV applications, applicants must submit two (2) sets of pre-stamped, pre-addressed envelopes for all property owners of record within 500 feet of the subject properties. The very most current records of the Washington County Department of Assessment and Taxation shall be the official records for determining ownership. Contact the City of Tigard to request 500-foot property owner mailing labels.

NOTE 3: **LONG RANGE PLANNING SURCHARGE:** A Long Range Planning surcharge of .1476 x the application fee has been added by the City Council Resolution No. 04-99, passed and effective on 12/28/04.

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