



RESOLUTION NO. 6996

A RESOLUTION SETTING FEES AND CHARGES FOR DEVELOPMENT CODE PROVISIONS AND REPEALING RESOLUTION NO. 6947 (A RESOLUTION SETTING FEES AND CHARGES FOR DEVELOPMENT CODE PROVISIONS AND REPEALING RESOLUTION NUMBERS 6850 AND 6813)

WHEREAS, it is appropriate that the City recover costs associated with processing land use applications; and

WHEREAS, in December 2000, the city council passed Resolution No. 4367 establishing that development code fees are to be adjusted on July 1 of each year based on the April CPI-W national index; and

WHEREAS, inflation between 2019 and 2020 was negligible, and the council chose not to make inflationary adjustments in 2020; and

WHEREAS, inflationary adjustments were last made in 2019; and

WHEREAS, fees related to development code provisions were last revised on December 2, 2020, and took effect on January 1, 2021, by Resolution No. 6947. Inflationary adjustments were not made at that time, and fees remained indexed to the April 2019 CPI-W national index of 249.332; and

WHEREAS, the April CPI-W national index in 2019 was 249.332 and the April CPI-W national index in 2021 was 261.237, representing a 4.77% increase.


NOW, THEREFORE, BE IT RESOLVED that fees established for the Planning Division to administer the development code shall be as shown in the attached "Exhibit A," and

BE IT FURTHER RESOLVED that the Planning Division's fees and charges shown in "Exhibit A" shall become effective on July 1, 2021, and shall be applied to all applications received after June 30, 2021; and

BE IT FURTHER RESOLVED that the fees and charges shown in "Exhibit A" are not subject to the limits of Section 11b, Article XI, of the Oregon Constitution; and

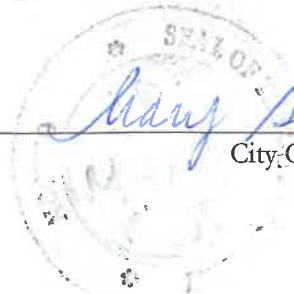

BE IT FURTHER RESOLVED that Resolution No. 6947 is repealed as of the effective date of the revised fees.

DATED AND EFFECTIVE THIS 9th DAY OF JUNE 2021.



Mayor

ATTEST:

City Clerk

EXHIBIT A
PLANNING DIVISION FEES TO ADMINISTER THE ALBANY DEVELOPMENT CODE
Effective July 1, 2021

TYPE OF APPLICATION	CURRENT FEES	PROPOSED FEES
Adjustment (Type III)		
First, or individual adjustment to a code section (Type III)	\$940	\$953
Each additional concurrent adjustment to a code section	\$608	\$637
Annexations – (set by separate resolution)	Varies	Varies
Appeals		
Appeal to City Council (Type III)	\$940	\$953
Appeal to PC only (Type I-L that had a neighborhood meeting)	\$303	\$317
Appeal to Hearings Officer or Referee – Expedited Land Division	\$300 dep./max \$500 (b)	\$300 dep./max \$500 (b)
Building Permit Planning Review Fee	(#)	(f)
Comprehensive Plan Amendment (Type IV)		
Map Amendment – Without Concurrent Zoning Map Amendment	\$3,796	\$3,977
Map Amendment – Concurrent with Zoning Map Amendment	\$5,346	\$5,570
Text Amendment	\$4,262	\$4,455
Conditional Uses		
New Construction (Type III)	\$3,030 plus (c)	\$3,184 plus (c)
New Construction (Type II)	\$1,972 plus (c)	\$2,066 plus (c)
Existing Building – Expand or Modify (Type III)	\$1,972	\$2,066
Existing Building – Expand or Modify (Type II)	\$4,146	\$1,169
Existing Parking Lot – Expand or Modify (Type II & III)	\$1,146	\$1,169
Home Businesses requiring Conditional Use Approval	\$664	\$591
Additional fee if Design Standards apply (Type II & III)	\$332	\$348
Additional fee if Traffic Report required (Type II & III)	\$768	\$794
Development Code Amendment (Type IV)		
Text Amendment	\$4,227	\$4,429
Floodplain Development Permit		
New Construction (Type I)	(#)	(h)
Placing an RV over 180 days (Type I)	\$83	\$87
Fencing and freestanding walls (Type I)	\$83	\$87
Site Plan Improvement in the Floodplain (Type I)	\$83	\$87
Development in the Floodway (Type I-L)	\$166 plus (f)	\$174 plus (f)
Grading, Excavation, Fill, Paving, Mining, and Drilling (Type I-L)	\$250 plus (g)	\$262 plus (g)
Continuous Storage Operation (Type I-L)	\$166 plus (f)	\$174 plus (f)
Land Divisions of 19 Lots or Less (Type I-L)	\$250 plus (g)	\$262 plus (g)
Alteration of a watercourse (Type II)	\$820 plus (g)	\$869 plus (g)
Land Divisions of 20 or more lots, Cluster Developments, Planned Developments, and Manufactured Home Parks (Type III)	\$820 plus (f)	\$869 plus (f)
Historic Review		
Exterior Alteration; Designation of Landmark (Type I & Type I-L)	\$46	\$48
New Construction; Substitute Materials (Type I & Type I-L)	\$46	\$48
Demolition/Moving (Type III)	\$768	\$794
Interpretation of the Code		
Quasi-Judicial (Type II)	\$768	\$794
Legislative (Type IV)	\$1,617	\$1,589
Land Divisions		
Partition (2 or 3 parcels)		
Tentative Plat – (Type I-L, Expedited)	\$2,430	\$2,555
Tentative Plat – (Type III)	\$3,493	\$3,660
Final Plat – (Type I-L) [not applicable to replats]	\$643	\$642
Subdivision (4 or more lots)		
Tentative Plat – (Type I-L, Expedited)	\$2,735 + \$50 per lot	\$2,865 + \$50 per lot
Tentative Plat – (Type III)	\$3,796 + \$50 per lot	\$3,976 + \$50 per lot
Additional fee if Traffic Report required	\$768	\$794
Final Plat (Type I-L) [not applicable to replats]	\$765	\$801
Land Use Status Letter (Type I)	\$65	\$68
Manufactured Home Park (Type I-L)	\$2,735 + \$20 per space	\$2,865 + \$20 per space
Additional fee if in Floodplain (Type III)	\$1,064	\$1,115
Additional fee if Traffic Report required	\$768	\$794
Natural Resource Impact Review		
Natural Resource Impact review (Concurrent with another development application)	\$466	\$174
Natural Resource Impact Review for Residential Development (Not concurrent with another development application)	\$83	\$87
Natural Resource Impact review for other development (Not concurrent with another development application)	\$166	\$174
Natural Resource boundary corrections and refinements	\$83	\$87
Nonconforming Situations (Type II)		
New Construction	\$910 plus (c)	\$953 plus (c)
No New Construction	\$456	\$478
Planned Development – 2-Step Process		
Preliminary (Type III)	\$4,262	\$4,455

Final (Type I)	\$758	\$794
Additional fee if Traffic Report required	\$758	\$794
Property Line Adjustment (Type I)	\$303	\$317
Replat (Type I-L – Only for moving or removing existing subdivision or partition property lines)***	\$303	\$317
Request for Public Hearing of a Type II Application	\$282 (e)	\$295 (e)
Residential Accessory Buildings (Type I-L and Type CUII)	\$456	\$478
Revision to Application in Process	\$302	\$316
Additional fee if re-notification required	\$154	\$158
Revised Decision		
Staff Decision (Type I, II, or I-L)	\$456	\$478
PC or CC Decision (Type III or IV)	\$1,064	\$1,115
Site Plan Review (d)		
New construction (Type I-L)	\$2,887 plus (e)	\$3,025 plus (c)
Modify existing development or development with minimal impact (Type I-L)	\$1,972	\$2,066
Change of use and/or minor development (Type I)	\$154	\$158
New parking areas or existing parking areas expansion (Type I-L)	\$1,116	\$1,169
Special Requests –Temporary Uses (Type I)	\$154	\$158
Tree Felling – 5 or more		
Concurrent with a development proposal (Type I-L)	\$456	\$478
Not concurrent with a development proposal (Type I-L)	\$1,214	\$1,272
Urban Growth Boundary Amendment	\$7,134	\$7,474
Variance (Type IV)		
Public Street or Alley	\$2,420	\$2,545
Public Easements	\$2,126	\$2,227
Variance, Minor (Type I-L)	\$75	\$79
Variance, Major (Type II)		
First, or individual variance to a code section (Type II)	\$910	\$953
Each additional concurrent variance to a code section	\$608	\$637
Willamette Greenway (Type II)	\$1,366	\$1,431
Zoning Map Amendment (Type IV)	\$3,706	\$3,977
Additional Fees		
Additional fee if Traffic Report required	\$758	\$794
Additional fee if Design Standards apply	\$332	\$348
Additional fee if Mitigation is required	\$166	\$174
Additional fee if Hillside Development	\$1,062	\$1,113

REFUND POLICY: In cases of withdrawal of an application, refund of fees may be applicable, less costs incurred, as determined by the Director. Generally, refunds of 80% will be made for a withdrawn application if made in writing prior to the City sending out the Notice of Filing or Notice of Public Hearing and preparation of the staff report has not begun. If the notice has been sent but the staff report is not being prepared, then 50% of the application fee will be refunded. Exception: Refund policy of an appeal of an expedited land division shall follow ORS 197.375 regulations

Notes:

- *** No Final Plat review fee for "replats" to move or remove existing subdivision or partition property lines
- (a) No fee for land use applications initiated by City of Albany General Fund departments.
- (b) Per ORS 197.375(6)
- (c) 0.15 percent of the development's construction value over \$150,000 (construction value excludes the cost of the land)
- (d) Unless determined otherwise by the CD Director, the fee to modify or revise an approved project shall be the same as a new application.
- (e) Fee to be paid by the project applicant, not the person requesting the hearing; initial hearing fee set by ORS 227.175(10)(b);
- (f) Fee is in addition to the relevant land use application; plus pass-through cost for third-party review.
- (g) Plus pass-through cost for third-party review.
- (h) 5% of building permit fee is applied to building permit when the project is within a flood hazard zone.
- (i) 15% of building plan review fee.