



# Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

05/12/2014

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Salem Plan Amendment  
DLCD File Number 006-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, May 27, 2014

This amendment was submitted to DLCD for review prior to adoption with less than the required 35-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Pamela Cole, City of Salem  
Gordon Howard, DLCD Urban Planning Specialist  
Angela Lazarean, DLCD Regional Representative

<paa> N



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE 006-14 (20267)  
File No.: [17868]  
Received: 5/5/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Salem

Local file no.: **City Council Fee Resolution No. 2014-22**

Date of adoption: 4/14/2014 Date sent: 5/5/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

- Yes: Date (use the date of last revision if a revised Form 1 was submitted): 3-17-2014  
 No

Is the adopted change different from what was described in the Notice of Proposed Change?  Yes  No  
If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Pamela Cole, Planner II *PC*  
Phone: 503-540-2309 E-mail: pcole@cityofsalem.net  
Street address: 555 Liberty St SE, Room 305 City: Salem Zip: 97301-

### PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

#### For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

#### For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from \_\_\_\_\_ to \_\_\_\_\_ acres.  A goal exception was required for this change.  
Change from \_\_\_\_\_ to \_\_\_\_\_ acres.  A goal exception was required for this change.  
Change from \_\_\_\_\_ to \_\_\_\_\_ acres.  A goal exception was required for this change.  
Change from \_\_\_\_\_ to \_\_\_\_\_ acres.  A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): \_\_\_\_\_

- The subject property is entirely within an urban growth boundary  
 The subject property is partially within an urban growth boundary



**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve amendment** including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from	to	. Acres:
Change from	to	. Acres:
Change from	to	. Acres:
Change from	to	. Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: . Acres added: . Acres removed:

Location of affected property (T, R, Sec., TL and address):

---

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Setting fees and charges for new wireless communications facilities land use application types for the City of Salem Community Development Department. Adoption of a resolution is necessary to establish fees for several new land use application types that will be created with adoption of the City's new Wireless Communication Facility Code (Ordinance 24-13). The new fees are indicated at the bottom of page 5 of the attached fee schedule.



COMMUNITY DEVELOPMENT DEPARTMENT

555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • (503) 588-6173 • (503) TTY 588-6353 • (503) Fax 588-6005

May 5, 2014

***Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173.***

**NOTICE OF FINAL DECISION: Resolution No. 2014-22  
Establishing Land Use Fees and Charges for Wireless Communication  
Facilities Land Use Application Types**

YOU ARE HEREBY NOTIFIED that the City Council of the City of Salem adopted Resolution No. 2014-22 at the April 14, 2014 session. Resolution No. 2014-22 establishes land use fees and charges for Wireless Communication Facilities Land Use Applications types. A copy of the resolution is attached.

Any person with standing may appeal the City Council's decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals, 775 Summer St NE, Suite 330, Salem OR 97301-1283, **not later than 21 days after May 5, 2014**. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

The complete case file, including findings, conclusions, modifications, and conditions of approval, if any is available for review at the Community Development Department, 555 Liberty St SE, Room 305, Salem OR 97301. If you have any further questions, you may contact the City of Salem Planning Division at 503-588-6173.

Lisa Anderson-Ogilvie  
Urban Planning Administrator

**<http://www.cityofsalem.net/planning>**

**RESOLUTION NO. 2014-22**

A RESOLUTION SETTING FEES AND CHARGES FOR THE PLANNING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**Whereas**, Engrossed Ordinance Bill No. 24-13 was adopted to establish a new wireless communications facilities ordinance; and

**Whereas**, Engrossed Ordinance Bill No. 24-13 is scheduled to become effective April 23, 2014; and

**Whereas**, Engrossed Ordinance Bill No. 24-13 establishes new wireless communications facilities applications; and

**Whereas**, certain fees and charges levied by the City for the Planning Division of the Community Development Department are set forth in Resolution No. 2013-36 and Resolution No. 2013-57; and

**Whereas**, it is necessary to revise the fee schedule of the Planning Division to set fees and charges for the new wireless communications facilities applications;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALEM RESOLVES AS FOLLOWS:

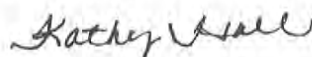
**Section 1.** There are hereby established, and there shall be collected, fees and charges as set forth in "Exhibit 1," which is attached hereto and incorporated herein by this reference.

**Section 2.** This resolution rescinds Resolution No. 2013-36 and Resolution No. 2013-57, and supersedes any other resolution to the extent it enacts fees and charges of the type set forth herein.

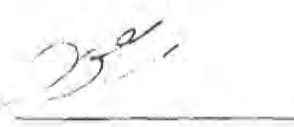
**Section 3.** This resolution is effective on April 23, 2014 or on the date Engrossed Ordinance No. 24-13 is effective, whichever is later.

ADOPTED by the City Council this 14<sup>th</sup> day of April, 2014

ATTEST:



City Recorder

Approved by City Attorney: 

Checked by: P. Cole



LAND USE APPLICATION FEE SCHEDULE

Effective April 23, 2014  
Questions call 503-588-6213

<u>Annexations and Comprehensive Plan/Zone Changes</u>	<u>Base Fee</u>	<u>Processing Fee per Billing</u>	<u>Automation Surcharge</u>	<u>Property Owner Notification List</u>	<u>Archiving Fee</u>	<u>TOTAL FEE (This total excludes Archiving Fee)</u>	<u>Additional Comments</u>
Annexations for less than 5 acres and voter exempt annexations	\$ 2,849	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 2,883.50	
Annexations for less than 5 acres and voter exempt annexations with Comp Plan/Zone Changes	\$ 3,898	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,932.50	\$1,050 of this amount is a base fee for the CPC/ZC. Actual hourly rate and processing costs for the CPC/ZC will be charged in addition to this fee.
Voter Annexations of 5 acres or more	\$ 4,382	\$ 12.50	\$ 5.00	\$ 17.00		\$ 4,416.50	
Voter Annexations of 5 acres or more with Comp Plan/Zone Changes	\$ 5,431	\$ 12.50	\$ 5.00	\$ 17.00		\$ 5,465.50	\$1,050 of this amount is a base fee for the CPC/ZC. Actual hourly rate and processing costs for the CPC/ZC will be charged in addition to this fee.
Annexation Publication Costs	\$ 2,660	Deposit in addition to other fees				\$ 2,660.00	For voter approved annexations, a minimum deposit is required to cover publications costs with full costs to be charged per SRC Chapter 54.
Annexation Deposit for a Special Election						Call 503-588-6213	A deposit to cover the costs of a special election is also required. The amount of the deposit will be allocated on a per ballot measure basis.
Modification of Application Requiring Renote						Call 503-588-6213	Base fee of 10% of the Orig App. Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Time Extension	\$ 131	\$ 12.50	\$ 5.00			\$ 148.50	
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	
Appeals by Neighborhood Associations	\$				None	\$	

<u>Design Review</u>	<u>Base Fee</u>	<u>Processing Fee per Billing</u>	<u>Automation Surcharge</u>	<u>Property Owner Notification List</u>	<u>Archiving Fee</u>	<u>TOTAL FEE (This total excludes Archiving Fee)</u>	<u>Additional Comments</u>
Class I Design Review	\$ 232	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 249.50	
Class II Design Review	\$ 410	\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50	
Class III Design Review	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Historic Residential Individual - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Residential Individual - Major	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Residential District - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Residential District - Major	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Commercial District - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Commercial District - Major	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Historic Commercial Individual - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Commercial Individual - Major	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Historic Public Individual - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Public Individual - Major	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Historic Public District - Minor	\$ 232	\$ 12.50	\$ 5.00	\$ 17.00		\$ 266.50	
Historic Public District - Major	\$ 554	\$ 12.50	\$ 5.00	\$ 17.00		\$ 588.50	
Time Extension	\$ 131	\$ 12.50	\$ 5.00			\$ 148.50	
Modification of Application Requiring Renote						Call 503-588-6213	Base fee of 10% of the Orig App. Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	
Appeals by Neighborhood Associations	\$				None	\$	

LAND USE APPLICATION FEE SCHEDULE

Effective April 23, 2014  
Questions call 503-588-6213

Land Development	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Appeal of Expedited Land Division Decision	\$ 300	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 317.50	\$300 deposit with a maximum fee of \$500 to compensate for actual costs
Appeals (All parties except Neighborhood Associations) Appeals by Neighborhood Associations	\$ 250 \$	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs None	\$ 267.50 \$	
Conversion of Existing Mobile Home Park to a Subdivision	\$ 333	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 367.50	
Legal Parcel Validation	\$ 3,221	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,255.50	
Mobile Home Park	\$ 6,463	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,497.50	Total Base Cost plus additional \$5.25 per dwelling in excess of 5
Partition (with or without variance)	\$ 3,221	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,255.50	
Expedited Partition	\$ 6,113	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,147.50	
Property Boundary Verification	\$ 248	\$ 12.50	\$ 5.00			\$ 265.50	
Property Line Adjustment	\$ 328	\$ 12.50	\$ 5.00			\$ 345.50	
Planned Unit Development (PUD) - Final Plan	\$ 454	\$ 12.50	\$ 5.00	\$ 17.00		\$ 488.50	Total Base Cost plus additional \$3 per dwelling in excess of 5
Planned Unit Development (PUD) - Tentative Plan	\$ 5,412	\$ 12.50	\$ 5.00	\$ 17.00		\$ 5,446.50	Total Base Cost plus additional \$5.25 per dwelling in excess of 5
Replat	\$ 528	\$ 12.50	\$ 5.00	\$ 17.00		\$ 562.50	
Review of Partition, Subdivision and PUD Final Plats	\$ 291	\$ 12.50	\$ 5.00	\$ 17.00		\$ 325.50	
Subdivision	\$ 6,332	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,366.50	Total Base Cost plus additional \$5.25 per lot in excess of 5
Expedited Subdivision	\$ 6,332	\$ 12.50	\$ 5.00	\$ 17.00		\$ 6,366.50	Total Base Cost plus additional \$5.25 per lot in excess of 5
Time Extension	\$ 131	\$ 12.50	\$ 5.00			\$ 148.50	
UGA Permit	\$ 3,463	\$ 12.50	\$ 5.00	\$ 17.00		\$ 3,497.50	Total Base Cost plus additional \$5 per acre in excess of 5
Urban Service Area Amendment	\$ 4,382	\$ 12.50	\$ 5.00	\$ 17.00		\$ 4,416.50	
Modification of Application Requiring Renotice						Call 503-588-6213	Base fee of 10% of the Orig App. Actual Hourly rate and processing costs will be charged in addition to the Base Fee
Measure 49 Claim Review	\$ 1,023	\$ 12.50	\$ 5.00			\$ 1,040.50	\$1,023 deposit. Final costs will be determined from the total hourly rate and costs incurred up to the reasonable and actual cost.
Natural Resources	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Tree & Vegetation Removal Permit	\$ 262	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 279.50	
Tree Conservation Plan (discretionary or non-discretionary)	\$ 357	\$ 12.50	\$ 5.00			\$ 374.50	
Tree Conservation Plan Adjustment	\$ 172	\$ 12.50	\$ 5.00			\$ 189.50	
Variance From Tree Regulations	\$ 439	\$ 12.50	\$ 5.00			\$ 456.50	
Wetlands Permit	\$ 105	\$ 12.50	\$ 5.00	\$ 17.00		\$ 139.50	
Modification of Application Requiring Renotice						Call 503-588-6213	Base fee of 10% of the Orig App. Actual Hourly rate and processing costs will be charged in addition to the Base Fee
Appeal of Planning Administrator Decision	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	
Time Extension	\$ 131	\$ 12.50	\$ 5.00			\$ 148.50	

LAND USE APPLICATION FEE SCHEDULE

Effective April 23, 2014  
Questions call 503-588-6213

Pre Application	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Pre Application Conference	\$ 377	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 394.50	
Sign Application and Permit Fees	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
(1) Permanent Signs (except outdoor advertising signs)					See Archiving Fee for exact costs		
(a) Up to 32 sq. ft.	\$ 99	\$ 12.50	\$ 5.00			\$ 116.50	
(b) 32 sq. ft. or more but below 50 sq. ft.	\$ 183	\$ 12.50	\$ 5.00			\$ 200.50	
(c) 50 sq. ft. or more but below 100 sq. ft.	\$ 362	\$ 12.50	\$ 5.00			\$ 379.50	
(d) 100 sq. ft. or more but below 200 sq. ft.	\$ 520	\$ 12.50	\$ 5.00			\$ 537.50	
(e) 200 sq. ft. or more but below 300 sq. ft.	\$ 624	\$ 12.50	\$ 5.00			\$ 641.50	
(f) 300 sq. ft. or more	\$ 782	\$ 12.50	\$ 5.00			\$ 799.50	
(g) Structural Face Change	\$ 52	\$ 12.50	\$ 5.00			\$ 69.50	
(2) Outdoor Advertising Signs (Billboards)	\$ 782	\$ 12.50	\$ 5.00			\$ 799.50	
(a) Annual Maintenance Inspection Fee	\$ 105	\$ 12.50	\$ 5.00		None	\$ 122.50	
3) Temporary Sign Permit					See Archiving Fee for exact costs		
(a) Temporary Banner (good for 1 month)	\$ 47	\$ 12.50	\$ 2.50		None	\$ 62.00	
(b) Temporary Pennant (good for 6 months)	\$ 89	\$ 12.50	\$ 5.00		None	\$ 106.50	
(c) Temporary Balloon (good for 14 days)	\$ 47	\$ 12.50	\$ 2.50		None	\$ 62.00	
(d) Temporary Sign (good for 1 month) (Firework and Christmas tree sales)	\$ 47	\$ 12.50	\$ 2.50		None	\$ 62.00	
(4) Sign Removal for Repair and Return	\$ 52	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 69.50	
(5) Wall Façade for Signs							Building Permit Required
(a) Removal Agreement	\$ 419	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 436.50	
(6) Sign Appeal to Hearings Officer	\$ 2,356	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,390.50	
(7) Sign Variance to Hearings Officer	\$ 2,340	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,374.50	
(8) Sign Conditional Use to Hearings Officer	\$ 2,344	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,378.50	
(9) Sign Adjustment	\$ 121	\$ 12.50	\$ 5.00	\$ 17.00		\$ 155.50	
(10) Discretionary Sign		\$ 12.50	\$ 2.50	\$ 17.00		\$ 32.00	Base fee is included in Permanent Sign Fee
(11) Banner across Liberty Street or on Liberty Parkade	\$27/day (\$130 minimum)	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$147.50 minimum	
(12) Investigation (Penalty) Fees							
(a) For work conducted prior to obtaining permit or in violation of sign code provisions (including release of confiscated signs)	Double Permit Fee (\$100 minimum)	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	Double Permit Fee (\$117.50 Minimum)	
(13) Reinspection Fee - A reinspection fee may be assessed when work for which inspection is called is not complete or when corrections called for have not been made	\$ 105	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 122.50	
Reinspection fees may also be assessed for deviating from the plans, requiring additional plan review. No additional inspection of the work will be performed until the reinspection fees have been paid.							
(14) Right-of-Way Sidewalk Sign	\$ -	\$ 12.50	\$ 2.50		None	\$ 15.00	No Inspection Requirement, plus a Public works Plan Review Fee



LAND USE APPLICATION FEE SCHEDULE

Effective April 23, 2014  
 Questions call 503-588-6213

<u>Zoning Plan Review</u>	<u>Base Fee</u>	<u>Processing Fee per Billing</u>	<u>Automation Surcharge</u>	<u>Property Owner Notification List</u>	<u>Archiving Fee</u>	<u>TOTAL FEE (This total excludes Archiving Fee)</u>	<u>Additional Comments</u>
Plan Check - Single Family and Duplex	\$ 231				See Archiving Fee for exact costs	\$ 231.00	
Plan Check - Historic Properties/Districts - Single Family and Duplex	\$ 110					\$ 110.00	
Plan Check - Deck and Accessory Structures for 1 & 2 Family Dwellings	\$ 69					\$ 69.00	Resolution 2013-57 addendum (8-24-13)
<b>Plan Check - Residential/Commercial and Industrial Alterations (Valuation)</b>							
Up to \$10,000	\$ 135					\$ 135.00	
\$10,001 to 35,000	\$ 173					\$ 173.00	
\$35,001 or more	\$ 231					\$ 231.00	
\$35,001 or more	\$ 231					\$ 231.00	
Landscape Planning Inspection - 1 Review and 1 Inspection per plan	\$ 94					\$ 94.00	
Landscape Planning Reinspection for Plans Review - 1 additional inspection per plan	\$ 36					\$ 36.00	
<u>Site Plan Review</u>	<u>Base Fee</u>	<u>Processing Fee per Billing</u>	<u>Automation Surcharge</u>	<u>Property Owner Notification List</u>	<u>Archiving Fee</u>	<u>TOTAL FEE (This total excludes Archiving Fee)</u>	<u>Additional Comments</u>
Site Plan Review Fee - New Multi-Family (Valuation) These fees are on a per building basis				**NOTE: Property			
Owner Notification List fee of \$17 will be added for Class 3 Site Plan reviews.							
Up to \$500,000	\$ 456	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 473.50	
\$500,001-1,000,000	\$ 687	\$ 12.50	\$ 5.00			\$ 704.50	
\$1,000,001-2,000,000	\$ 913	\$ 12.50	\$ 5.00			\$ 930.50	
\$2,000,001-3,000,000	\$ 1,144	\$ 12.50	\$ 5.00			\$ 1,161.50	
\$3,000,001 or more	\$ 1,375	\$ 12.50	\$ 5.00			\$ 1,392.50	
Site Plan Review Fee - Class 2 and Class 3 Site Plan Review (Valuation) These fees are on a per building basis							
**NOTE: Property Owner Notification List fee of \$17 will be added for Class 3 Site Plan reviews.							
Up to \$500,000	\$ 456	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 473.50	
\$500,001 to \$1,000,000	\$ 687	\$ 12.50	\$ 5.00			\$ 704.50	
\$1,000,001 to \$1,500,000	\$ 913	\$ 12.50	\$ 5.00			\$ 930.50	
\$1,500,001 to \$1,750,000	\$ 1,144	\$ 12.50	\$ 5.00			\$ 1,161.50	
\$1,750,001 to \$2,250,000	\$ 1,375	\$ 12.50	\$ 5.00			\$ 1,392.50	
\$2,250,001 to \$2,500,000	\$ 1,600	\$ 12.50	\$ 5.00			\$ 1,617.50	
\$2,500,001 to \$2,750,000	\$ 1,826	\$ 12.50	\$ 5.00			\$ 1,843.50	
\$2,750,001 to \$3,250,000	\$ 2,056	\$ 12.50	\$ 5.00			\$ 2,073.50	
\$3,250,001 or more	\$ 2,287	\$ 12.50	\$ 5.00			\$ 2,304.50	
Site Plan Review Fee - Class 1 **							
NOTE: Property Owner Notification List fee of \$17 will be added for Class 3 Site Plan Reviews.							
Site Plan Reviews	\$ 231	\$ 12.50	\$ 5.00			\$ 248.50	
Additional Planning Review Fee for Expedited Building Permits	\$176 per hour					\$176 per hour	
** On sites where more than one building permit is requested under one site plan review application, no plans check fee is charged for the first building permit, but regular plans check fees will be charged for all additional building permits on such sites							

LAND USE APPLICATION FEE SCHEDULE

Effective April 23, 2014  
Questions call 503-588-6213

Zoning	Base Fee	Processing Fee per Billing	Automation Surcharge	Property Owner Notification List	Archiving Fee	TOTAL FEE (This total excludes Archiving Fee)	Additional Comments
Administrative Conditional Use	\$ 1,497	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 1,531.50	
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 267.50	
Appeals by Neighborhood Associations	\$ -				None	\$ -	
Code Interpretation, applicant initiated	\$ 464	\$ 12.50	\$ 5.00	\$ 17.00	See Archiving Fee for exact costs	\$ 498.50	
Conditional Use	\$ 2,344	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,378.50	
Comprehensive Plan Change (CPC)	\$ 1,050	\$ 12.50	\$ 5.00	\$ 17.00		\$ 1,084.50	Actual hourly rate and processing costs will be charged in addition to this base fee.
Comprehensive Plan Change/Zone Change (CPC/ZC)	\$ 1,050	\$ 12.50	\$ 5.00	\$ 17.00		\$ 1,084.50	Actual hourly rate and processing costs will be charged in addition to this base fee.
Exception to Dispersal Policy (applies to homeless shelters and room and board facilities)	\$ 231	\$ 12.50	\$ 5.00	\$ 17.00		\$ 265.50	
FMU, Fairview Plan, Refinement Plan, or Major Amendment	\$ 525	\$ 12.50	\$ 5.00	\$ 17.00		\$ 559.50	
FMU Minor Amendment	\$ 400	\$ 12.50	\$ 5.00	\$ 17.00		\$ 434.50	
Greenway Development (Inside compatibility review boundary)	\$ 2,455	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,489.50	
Greenway Development (Outside compatibility review boundary)	\$ 410	\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50	
Land Use Verification - Government Agencies	\$ 23	\$ 12.50	\$ 2.50			\$ 38.00	
Land Use Verification - Non-Conforming Uses	\$ 657	\$ 12.50	\$ 5.00			\$ 674.50	
Land Use Verification - Other	\$ 82	\$ 12.50	\$ 5.00			\$ 99.50	
Special Setback/removal recordation agreement	\$ 98	\$ 12.50	\$ 5.00	\$ 17.00		\$ 132.50	
Specified Use Conference (applies to zone change applications)	\$ 231	\$ 12.50	\$ 5.00	\$ 17.00		\$ 265.50	
Street Name Application	\$ 821	\$ 12.50	\$ 5.00	\$ 17.00		\$ 855.50	
Time Extension	\$ 131	\$ 12.50	\$ 5.00			\$ 148.50	
Variance (residential or non-residential)	\$ 2,340	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,374.50	
Zone Change (residential or non-residential)	\$ 4,222	\$ 12.50	\$ 5.00	\$ 17.00		\$ 4,256.50	
Class I Zoning Adjustment	\$ 410	\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50	
Class II Zoning Adjustment	\$ 410	\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50	
Extension, Alteration, and Expansion or Substitution of a Non-Conforming Use	\$ 2,344	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,378.50	
Modification of Application Requiring Renounce						Call 503-588-6213	Base fee of 10% of the Orig App. Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
<b>Wireless Communications Facilities</b>	<b>Base Fee</b>	<b>Processing Fee per Billing</b>	<b>Automation Surcharge</b>	<b>Property Owner Notification List</b>	<b>Archiving Fee</b>	<b>TOTAL FEE (This total excludes Archiving Fee)</b>	<b>Additional Comments</b>
Temporary Wireless Communications Facilities Siting	\$ 231	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 248.50	
Class 1 Wireless Communications Facilities Siting	\$ 456	\$ 12.50	\$ 5.00			\$ 473.50	
Class 2 Wireless Communications Facilities Siting	\$ 456	\$ 12.50	\$ 5.00	\$ 17.00		\$ 490.50	
Class 3 Wireless Communications Facilities Siting	\$ 2,344	\$ 12.50	\$ 5.00	\$ 17.00		\$ 2,378.50	
Wireless Communications Facilities Adjustment	\$ 410	\$ 12.50	\$ 5.00	\$ 17.00		\$ 444.50	
Third Party Review of Wireless Communications Facilities Application	\$ 225	\$ 12.50	\$ 5.00			\$ 242.50	\$225 of this amount is a base fee for a minimum of one hour of review. Hourly rate costs of \$225 per hour for additional hours of review will be charged in addition to this fee.
Modification of Application Requiring Renounce						Call 503-588-6213	Base fee of 10% of the Orig App. Actual Hourly rate and processing costs will be charged in addition to the Base Fee.
Time Extension	\$ 131	\$ 12.50	\$ 5.00			\$ 148.50	
Appeals (All parties except Neighborhood Associations)	\$ 250	\$ 12.50	\$ 5.00			\$ 267.50	
Appeals by Neighborhood Associations	\$ -				None	\$ -	

LAND USE APPLICATION FEE SCHEDULE

Effective April 23, 2014  
 Questions call 503-588-6213

<u>Public Works Development Permit and Service Fees (Land Use related)</u>	<u>Base Fee</u>	<u>Processing Fee per Billing</u>	<u>Automation Surcharge</u>	<u>Property Owner Notification List</u>	<u>Archiving Fee</u>	<u>TOTAL FEE (This total excludes Archiving Fee)</u>	<u>Additional Comments</u>
Condominium Plat Check/Master Plan	\$ 700		\$ 5.00			\$ 705.00	Minimum Per Floor Plus \$73.00 Per Unit. Full Cost Charged
Post Monumentation Subdivision Plat Check/Master Plan	\$ 760		\$ 5.00			\$ 765.00	Minimum Per Site Plus \$54.00 Per Lot. Full Cost Charged
Standard Subdivision and Replat Plat Check/Master Plan	\$ 700		\$ 5.00			\$ 705.00	Minimum Per Site Plus \$37.00 Per Lot. Full Cost Charged.
Traffic Impact/TPR Analysis (Comp Plan Change or Zone Change)	\$ 630		\$ 5.00			\$ 635.00	Each
Traffic Impact Analysis (Site Plan Review or Subdivision)	\$ 630		\$ 5.00			\$ 635.00	Each
Geotechnical Report/Assessment	\$ 319		\$ 5.00			\$ 324.00	Each
Floodplain Development Variance	\$ 2,340		\$ 5.00			\$ 2,345.00	Each
Petition for Vacation of Public Property:			\$ 5.00				
Filing Fee, Office of City Recorder	\$ 2,100		\$ 5.00			\$ 2,105.00	Deposit, Full Cost Charged
Processing Fee, Public Works Department	\$ 1,520		\$ 5.00			\$ 1,525.00	Deposit, Full Cost Charged.
<u>Miscellaneous Fees</u>	<u>Base Fee</u>	<u>Processing Fee per Billing</u>	<u>Automation Surcharge</u>	<u>Property Owner Notification List</u>	<u>Archiving Fee</u>	<u>TOTAL FEE (This total excludes Archiving Fee)</u>	<u>Additional Comments</u>
Archiving Fee for paper size less than 11 x 17 inches	\$0.50 per page					\$0.50 per page	If information is submitted electronically, this fee is waived. This is only for information submitted to the City in paper format.
Archiving Fee for paper sizes 11 x 17 inches or greater	\$1.75 per page					\$1.75 per page	If information is submitted electronically, this fee is waived. This is only for information submitted to the City in paper format.
Public Hearing Sign Deposit	\$ 25					\$ 25.00	This is a deposit. If the Public Hearing Sign is returned in reusable condition, the deposit will be refunded.
Miscellaneous Research	\$101/hour				See Archiving Fee for exact costs	\$101/hour	
Septic Tank Recordation	\$ 82	\$ 12.50	\$ 5.00		See Archiving Fee for exact costs	\$ 99.50	
Design Review Handbook	\$ 20					\$ 20.00	
Hearings Officer Agenda by Subscription	\$ 25					\$ 25.00	
Planning Commission Agenda by Subscription	\$ 25					\$ 25.00	
Property Owner Notification List	\$ 17	\$ 12.50	\$ 2.50			\$ 32.00	If purchased stand-alone, add Processing fee of \$12.50 and Automation Fee of 2.50. However, this fee is usually included in the cost of other applicable fees.
Sign Code	\$ 13					\$ 12.60	
Subdivision, UGB, etc. Ordinance	\$ 3					\$ 2.50	
West Salem Neighborhood Plan	\$ 9					\$ 9.00	
Land Use Hearing Notice by Subscription (other than City Council)	\$15 annual for each Neighborhood Association \$125 annually for all City					\$15 annual for each Neighborhood Association \$125 annually for all City	
Land Use Hearing Notice by Subscription (City Council)	\$10 annual for each Neighborhood Association \$100 annually for all City					\$10 annual for each Neighborhood Association \$100 annually for all City	



LAND USE APPLICATION FEE SCHEDULE

Effective April 23, 2014  
 Questions call 503-588-6213

Automation Surcharge	
\$2.50 per billing less than \$50.00	
\$5.00 per billing equal to, or greater than \$50.00	
During the refund process this Automation Surcharge will not be prorated to accommodate a lower billing amount as a result of the refund process and will remain at the initial charged amount.	
<p>FOOTNOTE: The fees and charges levied by this resolution shall be nonrefundable. However, if an applicant withdraws an application, the Community Development Director has the authority to refund all or a portion of the application fee excluding the expenses incurred by the City. In addition, an appeal fee will be refunded if the appellant prevails on appeals of "permit" decisions (as defined in ORS 227.160) issued without a hearing, and appeals of tentative plan decisions.</p> <p>In situations where conditions or other requirements would cause the cost of permit administration and enforcement to vary significantly from established permit or service fee, or where the service is not listed herein, the Community Development Director shall make an estimate of the cost of service, including overhead, and collect a permit or service fee based upon the actual cost, including overhead, of the service at the close of the process. The estimate shall be used as the basis for a deposit.</p> <p>Deposits and/or bonds held by the City will not be released until all fees and charges are paid in full.</p>	