



RESOLUTION NO. 6850

A RESOLUTION ESTABLISHING A PLANNING REVIEW FEE FOR LAND USE REVIEWS ASSOCIATED WITH BUILDING PERMITS AND AMENDING RESOLUTION NO. 6813 (A RESOLUTION SETTING FEES AND CHARGES FOR DEVELOPMENT CODE PROVISIONS AND REPEALING RESOLUTION NO. 6710)

WHEREAS, fees related to Albany Development Code provisions were last revised on June 12, 2019, and took effect July 1, 2019, by Resolution No. 6813; and

WHEREAS, the Albany Planning Division is a general-fund supported program and all related permit/application fee revenue goes to the general fund; and

WHEREAS, costs for planning staff to review building permits for compliance with the development code and related land use approvals significantly exceed revenue for the same; and

WHEREAS, cost recovery for providing these services is appropriate and necessary; and

WHEREAS, to facilitate cost recovery, a new building permit planning review fee has been proposed; and

WHEREAS, the Albany City Council reviewed the proposed building permit planning review fee and held a public hearing on the proposed fee on January 8, 2020.

NOW, THEREFORE, BE IT RESOLVED by the city council that Resolution No. 6813 is hereby amended as shown in "Exhibit A"; and

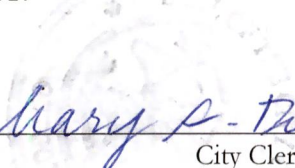
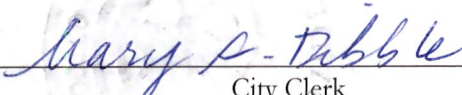
BE IT FURTHER RESOLVED that the planning division's building permit review fee shall be applied to all building permit applications received after January 8, 2020.

DATED AND EFFECTIVE THIS 8th DAY OF JANUARY 2020.



Mayor

ATTEST:

City Clerk

EXHIBIT A
PLANNING DIVISION FEES TO ADMINISTER THE ALBANY DEVELOPMENT CODE
 Effective January 9, 2020

TYPE OF APPLICATION	FEES
Adjustment (Type I-L)	\$75
Annexations – (set by separate resolution)	Varies
Appeals	
Appeal to City Council (Type III)	\$910
Appeal to PC only (Type I-L that had a neighborhood meeting)	\$303
Appeal to Hearings Officer or Referee – Expedited Land Division	\$300 dep /max \$500 (b)
Building Permit Planning Review Fee	(i)
Comprehensive Plan Amendment (Type IV)	
Map Amendment – Without Concurrent Zoning Map Amendment	\$3,796
Map Amendment – Concurrent with Zoning Map Amendment	\$5,316
Text Amendment	\$4,252
Conditional Uses	
New Construction (Type III)	\$3,039 plus (c)
New Construction (Type II)	\$1,972 plus (c)
Existing Building – Expand or Modify (Type III)	\$1,972
Existing Building – Expand or Modify (Type II)	\$1,116
Existing Parking Lot – Expand or Modify (Type II & III)	\$1,116
Home Businesses requiring Conditional Use Approval	\$564
Additional fee if Design Standards apply (Type II & III)	\$332
Additional fee if Traffic Report required (Type II & III)	\$758
Development Code Amendment (Type IV)	
Text Amendment	\$4,227
Floodplain Development Permit	
New Construction (Type I)	(h)
Placing an RV over 180 days (Type I)	\$83
Fencing and freestanding walls (Type I)	\$83
Site Plan Improvement in the Floodplain (Type I)	\$83
Development in the Floodway (Type I-L)	\$166 plus (f)
Grading, Excavation, Fill, Paving, Mining, and Drilling (Type I-L)	\$250 plus (g)
Continuous Storage Operation (Type I-L)	\$166 plus (f)
Land Divisions of 19 Lots or Less (Type I-L)	\$250 plus (g)
Alteration of a watercourse (Type II)	\$829 plus (g)
Land Divisions of 20 or more lots, Cluster Developments, Planned Developments, and Manufactured Home Parks (Type III)	\$829 plus (f)
Historic Review	
Exterior Alteration; Designation of Landmark (Type I & Type I-L)	\$46
New Construction; Substitute Materials (Type I & Type I-L)	\$46
Demolition/Moving (Type III)	\$758
Interpretation of the Code	
Quasi-Judicial (Type II)	\$758
Legislative (Type IV)	\$1,517
Land Divisions	
<u>Partition (2 or 3 parcels)</u>	
Tentative Plat – (Type I-L, Expedited)	\$2,439
Tentative Plat – (Type III)	\$3,493
Final Plat – (Type I-L) [not applicable to replats]	\$613
<u>Subdivision (4 or more lots)</u>	
Tentative Plat – (Type I-L, Expedited)	\$2,735 + \$50 per lot
Tentative Plat – (Type III)	\$3,795 + \$50 per lot
Additional fee if Traffic Report required	\$758
Final Plat (Type I-L) [not applicable to replats]	\$765
Land Use Status Letter (Type I)	\$65
Manufactured Home Park (Type I-L)	\$2,735 + \$20 per space
Additional fee if in Floodplain (Type III)	\$1,064
Additional fee if Traffic Report required	\$758

Natural Resource Impact Review	
Natural Resource Impact review (Concurrent with another development application)	\$166
Natural Resource Impact Review for Residential Development (Not concurrent with another development application)	\$83
Natural Resource Impact review for other development (Not concurrent with another development application)	\$166
Natural Resource boundary corrections and refinements	\$83
Nonconforming Situations (Type II)	
New Construction	\$910 plus (c)
No New Construction	\$456
Planned Development – 2-Step Process	
Preliminary (Type III)	\$4,252
Final (Type I)	\$758
Additional fee if Traffic Report required	\$758
Property Line Adjustment (Type I)	\$303
Replat (Type I-L – Only for moving or removing existing subdivision or partition property lines)***	\$303
Request for Public Hearing of a Type II Application	\$282 (e)
Residential Accessory Buildings (Type I-L and Type CUII)	\$456
Revision to Application in Process	\$302
Additional fee if re-notification required	\$151
Revised Decision	
Staff Decision (Type I, II, or I-L)	\$456
PC or CC Decision (Type III or IV)	\$1,064
Site Plan Review (d)	
New construction (Type I-L)	\$2,887 plus (c)
Modify existing development or development with minimal impact (Type I-L)	\$1,972
Change of use and/or minor development (Type I)	\$151
New parking areas or existing parking areas expansion (Type I-L)	\$1,116
Special Requests –Temporary Uses (Type I)	\$151
Tree Felling – 5 or more	
Concurrent with a development proposal (Type I-L)	\$456
Not concurrent with a development proposal (Type I-L)	\$1,214
Urban Growth Boundary Amendment	\$7,134
Vacation (Type IV)	
Public Street or Alley	\$2,429
Public Easements	\$2,126
Variance (Type II)	
First, or individual variance to a code section (Type II)	\$910
Each additional concurrent variance to a code section	\$608
Willamette Greenway (Type II)	\$1,366
Zoning Map Amendment (Type IV)	\$3,796
Additional Fees	
Additional fee if Traffic Report required	\$758
Additional fee if Design Standards apply	\$332
Additional fee if Mitigation is required	\$166
Additional fee if Hillside Development	\$1,062
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.	