

## 9. Planning Fees

<b>9.1. Annexation</b>	<b>Fee</b>
(excludes election costs)	\$8,000 base fee + \$1,000 per acre above 1.0 acre
<b>9.2. Appeal</b>	<b>Fee</b>
Planning Director decision	\$ 400
Expedite partition/subdivision to Hearing Officer	400
Planning Commission decision	400
Appeal fee through Neighborhood Association	no charge
<b>9.3. Code Interpretation</b>	<b>Fee</b>
	\$ 850
<b>9.4. Conditional Use Permit</b>	<b>Deposit/Fee</b>
Deposit	\$ 4,500
Inspection Fee	200
<b>9.5. Design Review</b>	<b>Fee</b>
Class I	\$ 2,100
	<b>Deposit /Fee</b>
Class II Based on Construction Value (CV):	
Less than \$100,000 of CV	4% of CV (\$2,000 minimum deposit)
\$100,000 < \$500,000 of CV	4% of CV (\$8,000 maximum deposit)
\$500,000+ of CV	\$4,000 plus 4% of CV (\$20,000 maximum deposit)
Inspection Fee	\$ 300
<b>9.6. Enlarge/Alter Non-conforming Use/ Structure</b>	<b>Fee</b>
Single family residence	\$ 1,000
Other	\$ 3,000
<b>9.7. Environmental Overlay Zones</b>	<b>Fee</b>
Drainage /Wetland Protection Single Dwelling	\$ 2,600
Re-vegetation Plan/Inspection	\$ 250
Other Drainage/Wetland Protection determined by the Planning Director and	<b>Deposit</b>
Less than \$5,000 in value	\$ 1,000
In excess of \$5,000 in value	1,850
Flood Plain	1,050
Tualatin River	1,700
Willamette River Greenway	1,700

<b>9.8. Historic Review</b>	<b>Fee</b>
Minor alterations and maintenance (subject to Section 25.100 or 26.060B)	no charge
Residential minor/major remodel or alteration (subject to Section 25.070 or 26.060C)	100
Residential new construction	1,500
Commercial minor alteration	250
Commercial major alteration	500
Commercial new construction	see design review fees
Demolition (less than 500 sq. ft.)	250
Demolition (greater than 500 sq. ft.)	600
Landmark or District Designation	no charge
<b>9.9. Land Division</b>	<b>Deposit /Fee</b>
Lot Line Adjustment	\$ 800
Final Plats Lot Line Adjustment	200 Fee
Partition (includes expedited review)	\$2,800 deposit
Subdivision	\$4,200 plus \$200 per lot
Inspection	500 Fee
Expedited Subdivision	\$4,000 plus \$300 per lot plus referee costs
Modification to approval	50% original deposit
Planned Unit Development (PUD)	\$4,200 plus \$400 AC deposit
Inspection	500 Fee
<b>9.10. Pre-Application Conference</b>	<b>Fee</b>
Level I (Planning review only)	\$ 350
Level II (City-wide departmental review)	1,000
Historic Review	no charge
<del><b>9.11. Sidewalk Use Permit (Café)</b></del>	<del><b>Fee</b></del>
<del>Fee</del>	<del>\$ 100</del>
<b>9.11. Sign Review</b>	<b>Fee</b>
Face change	\$ 50
Temporary	50
Permanent	250
<b>9.12. Street Name Change</b>	<b>Fee</b>
Deposit	\$ 940
<b>9.13. Temporary Use Permit</b>	<b>Fee</b>
Administrative	\$ 280
Commission/Council	3,500

<b>9.14. Vacations</b>	<b><u>Fee</u></b>
Street	\$ 6,000
Tree Easement	1,000

<b>9.15. Variance</b>	<b><u>Fee</u></b>
Class I	\$ 825
Class II	2,900

After the initial charge for the first variance, subsequent variances will be charged one-half the fee when processed as one application.

<b>9.16. Zone Change</b>	<b><u>Deposit</u></b>
Plan Map Amendment	\$ 3,000

<b>9.17. Land Use Declaration</b>	<b><u>Fee</u></b>
Responding to land use information requests	\$ 100

<b>9.18. Development Agreement</b>	<b><u>Deposit</u></b>
	\$ 2,500

<b>9.19. Final Plats</b>	<b><u>Fee</u></b>
Final Plats Partition	\$ 1,500
Final Plats Subdivision	2,000
Pursuant to Section 89.080 of the West Linn Community Development Code	