

**WASCO COUNTY FEE SCHEDULE - EFFECTIVE 1 JULY 2010**

(Fees are on average 20% of the actual cost of processing an individual application.)

Application Type	Planning Department Fee	Other Departmental Fees	Total Fee
<b>TYPE I - Ministerial</b>			
New or Change of Address	\$ 170.00	\$ -	\$ 170.00
*Structural Sign Off W/Out Land Use Application	\$ 200.00	\$ 71.00	\$ 271.00
*Non-Structural Sign Off W/Out Land Use Application	\$ 90.00	\$ -	\$ 90.00
Land Use Verification Letter not involving a land use decision	\$ 150.00	\$ -	\$ 150.00
<b>TYPE II - Administrative</b>			
NSA			
Scenic Area Review	\$ 1,000.00	\$ 71.00	\$ 1,071.00
*Expedited Review	\$ 500.00	\$ 71.00	\$ 571.00
Legal Parcel Determination	\$ 800.00	\$ 71.00	\$ 871.00
Property Boundary Changes			
Property Line Adjustment, Replat, Partition, or Non-Farm Division Review not involving a public or private road	\$ 850.00	\$ 837.00	\$ 1,687.00
Uses Subject to Additional Standards			
Subject to Standards Review	\$ 600.00	\$ 71.00	\$ 671.00
Resource Dwellings (Farm Dwelling, Lot of Record Dwelling, Forest Dwelling, Accessory Farm or Forest Dwelling, Replacement Dwelling )	\$ 1,100.00	\$ 71.00	\$ 1,171.00
Site Plan Review	\$ 500.00	\$ 71.00	\$ 571.00
Conditional Uses			
Nonfarm dwelling or Farm Ranch Recreation	\$ 1,500.00	\$ 71.00	\$ 1,571.00
Mining Crushing or Stockpiling of Aggregate & Other Subsurface Resources	\$ 2,400.00	\$ 71.00	\$ 2,471.00
Other conditional uses reviewed by Planning Director	\$ 750.00	\$ 71.00	\$ 821.00
Other			
Temporary Use Permit	\$ 500.00	\$ 71.00	\$ 571.00
Administrative Variance	\$ 500.00	\$ 71.00	\$ 571.00
Time Extension Requests and Temporary Use Permit Renewals	\$ 300.00	\$ 71.00	\$ 371.00
*Modification of Approval	\$75/hr	\$ 71.00	\$75/hr w/\$71 Deposit
Nonconforming Use (Verification, Restoration or Alteration)	\$ 400.00	\$ 71.00	\$ 471.00
*Pre-Application Conference	\$ 500.00	\$ -	\$ 500.00
Significance Determination for Aggregate Overlay	\$ 300.00	\$ 71.00	\$ 371.00
Similar Use Ruling	\$ 400.00	\$ -	\$ 400.00
Written Ordinance Interpretation	\$ 200.00	\$ -	\$ 200.00

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TYPE III - Planning Commission			
*Appeal of Administrative Decision	\$ 250.00	\$ -	\$ 250.00
Variance	\$ 850.00	\$ 71.00	\$ 921.00
Other reviews directed to PC by ordinance not listed in fee schedule	\$ 1,000.00	\$ 71.00	\$ 1,071.00
Private Road Approval	\$ 600.00	\$ 71.00	\$ 671.00
Mobile Home Park/Recreational Vehicle Park.....plus \$10 per space	\$ 1,200.00	\$ 71.00	\$ 1,271.00
Property Boundary Changes			
Partition, Non-Farm Division or Replat Review involving private or public road approval	\$ 1,000.00	\$ 837.00	\$ 1,837.00
Preliminary Subdivision or Planned Unit Development Plat Review.....plus \$50 per lot or space.....plus \$15 if over 20 lots	\$ 2,500.00	\$ 71.00	\$ 2,571.00
with Public Road approval	\$ 400.00	\$ -	\$ 400.00
with Private Road approval	\$ 200.00	\$ -	\$ 200.00
Final Subdivision or Planned Unit Development Plat Review	\$ 700.00	\$ 972.00	\$ 1,672.00
TYPE III & IV - Board of County Commissioners			
Appeal of Planning Commission Decision	\$ 500.00	\$ 71.00	\$ 571.00
Road Dedication	\$ 800.00	\$ -	\$ 800.00
*Road Naming.....plus full fee for intial address plus half fee for each address required to be changed	\$ 200.00	\$ -	\$ 200.00
M49 Review	\$ 1,000.00	\$ 71.00	\$ 1,071.00
Open Space Lands Tax Assessment	\$ 750.00	\$ 71.00	\$ 821.00
*Interior Subdivision Lot Line Vacation	\$ 300.00	\$ 321.00	\$ 621.00
LUDO Text Amendment	\$ 1,700.00	\$ 71.00	\$ 1,771.00
Zone Change (When no Comprehensive Plan Amendment is required)	\$ 1,600.00	\$ 71.00	\$ 1,671.00
Comprehensive Plan Amendment (with or w/out zone change)	\$ 1,500.00	\$ 71.00	\$ 1,571.00
Goal Exception	\$ 1,500.00	\$ 71.00	\$ 1,571.00
MISC.			
*Complex Projects (As determined by Planning Director)	Cost w/\$71 Deposit	\$ 71.00	\$71 Deposit + Cost
If more than one application is made, full fee shall be paid for most expensive and half of any other additional fees.	-----	-----	-----
Fee charged for work commenced without required land use approval. \$500 or double the cost of the permit, whichever is less.	\$ 500.00	-----	\$ 500.00

## **FEE SCHEDULE ATTACHMENT EFFECTIVE 1 JULY 2010**

### **Types of Reviews**

#### **-Type I (Ministerial/Nondiscretionary)**

These procedures are decided by the Director, or the Director's designee without public notice or public hearing. They do not require interpretation or the exercise of policy or legal judgment in evaluating approval standards. Type I does not qualify as a "land use decision" under Oregon Revised Statute (ORS) 197.015(11).

#### **-Type II (Administrative/Discretionary)**

These procedures are decided by the Director or the Director's designee with notice and appeal period established by ORS 215.416(11). They do require interpretation or the exercise of policy or legal judgment in evaluating approval standards and qualify as a land use decision under ORS 197.015(11). An appeal of a Type II decision becomes a Type III review.

#### **-Type III (Quasi Judicial/Planning Commission or Board of County Commissioners)**

##### Planning Commission

These procedures are initially heard and decided solely by the Planning Commission or on appeal from the Planning Director with the hearings process, notice and appeal period governed by ORS 197.763. They do require interpretation or the exercise of policy or legal judgment in evaluating approval standards and qualify as a land use decision under ORS 197.015(11).

##### Board of County Commissioners

These procedures are initially heard and decided solely by the Board of County Commissioners or on appeal from the Planning Commission with the hearings process, notice and appeal period governed by ORS 197.763. They do require interpretation or the exercise of policy or legal judgment in evaluating approval standards and qualify as a land use decision under ORS 197.015(11).

#### **-Type IV (Legislative/Board of County Commissioners)**

These procedures are heard and decided solely by the Board of County Commissioners after an initial hearing and recommendation is made by the Planning Commission. The hearings process, notice and appeal period are governed by ORS 197.763. They do require substantial interpretation or the exercise of policy or legal judgment and qualify as a land use decision under ORS 197.015(11).

### Sign Off W/Out Land Use Application

Structural Signoff includes but is not limited to: Building Permit Application, Manufactured Home Placement Permit Application, and Agricultural Exempt Permit Application.

Non-Structural Signoff includes but is not limited to: Land Use Compatibility Statement, Water Rights Application, and Department of State Lands Permit Application.

### Expedited Scenic Area Uses

Those uses listed in Section 3.110 of the Wasco County National Scenic Area Land Use and Development Ordinance.

### Modifications of Approval

A modification of an approval includes amendments to the staff report with new findings, possibly new conditions and a new appeal period. Any appeals shall be limited to the amended part of the decision and not jeopardize the original decision. Zoning approval will only be given when the fee has been paid in full. The cost of the recording will be the deposit. The remaining fee will be the actual staff time and notification costs based on the average hourly rate of the Senior Planner and two Associate Planners. This is then multiplied by two which the same cost recovery percentage as other fees. This number will be established on the day the current fee schedule becomes effective.

### Pre-Application Conference

A pre-application conference shall be required for all applications the director determines to be complex enough to require it. This shall include but not be limited to subdivisions, planned unit developments, and reviews that involve numerous departments and agencies. \$250 will be applied toward the cost of the land use application if it is submitted within 90 days of the date of the pre-application conference.

### Appeal

Appeal of an Administrative Decision: This \$250 fee is established by ORS 215.416(11)(b).

### Outstanding Appeal Fees

Any person wishing to appeal any decision shall be required to pay all outstanding appeal fees prior to their appeal application being considered complete.

### Road Naming/Re-Addressing

-If a road is named as the result of a specific development all development along that road shall receive a new address for consistency with the county addressing/emergency service system.

-The cost of changing the addresses shall be the responsibility of the applicant making the request and not individual property owners.

-The full fee shall be charged for the new address associated with the application. Half fees shall be charged for all other properties being re-addressed.

#### Interior Subdivision Lot Line Vacation:

ORS 368.351(2) allows the Board of County Commissioners to vacate internal subdivision lot lines without a formal replat process subject to the other requirements of ORS 368.326 to 368.366. This was passed during the 2006 legislative session.

#### Complex Projects

Certain projects require significantly more resources of the county to review than other projects. Examples include, but are not limited to energy facilities, state or federal facilities, large scale developments, and projects with regional impact.

These projects involve more resources of the Planning Department and other County departments due to their complexity and their overall impacts on the community and may require the hiring of outside assistance. The demands placed upon the Planning Department in effect jeopardize the ability of the Department to meet other obligations such as processing local applications and completing routine planning activities.

For these time-consuming and large-scale projects that require excessive departmental resources to review, the County may require the applicant to sign a memorandum of agreement to compensate the county for actual costs incurred to complete the review of a project and process an application in a timely manner. The agreement shall include details with regards to deposit and the scheduling of payments. Funds obtained through the memorandum of agreement may provide a means for the county to retain extra temporary personnel, or to cover other personnel, administrative, travel, or materials costs.

Therefore, if it is determined by the Planning Director at the time of initial application or at any time during the application process, that staff time and departmental costs to process a specific land use application will be greater than that of other similar applications, the County may require an applicant to enter into a memorandum of agreement with the county which would establish a fee based upon the actual staff time and departmental costs.

If an applicant refuses to enter into a memorandum of agreement or if the applicant and the county fail to reach an agreement, the application will not be processed.

The full fee shall be paid prior to receiving zoning approval on any building permit application or the commencement of any development. The cost of the recording will be the deposit. The remaining fee will be based on the memorandum of agreement.

## Fee Waivers

PLEASE NOTE: This waiver is applicable to Planning Department fees only. All "Other Departmental Fees" must be paid in full or documentation provided that they have been waived, at the time of application submittal.

### -Ministerial Sign off with Administrative Review

If an applicant pays for and receives approval of Type II (Administrative/Discretionary) review, all ministerial sign offs associated with that review shall be waived. This includes Building Permit Application, Manufactured Home Placement Permit Application, Agricultural Exempt Permit Application, Land Use Compatibility Statement, Water Rights Application, and Department of State Lands Permit Application.

### -List of Organizations that have general Planning Department fee waiver

- Wasco County Departments
- Cities within Wasco County
- Fire Districts
- School Districts
- Water Districts
- Health Districts
- Irrigation Districts
- Mid Columbia Council of Governments
- Mid Columbia Economic Development Department
- Columbia Gorge Community College
- Northern Wasco Parks & Recreation District
- Soil and Water Conservation District
- Natural Resource Conservation Service
- Southern Wasco County Ambulance Service
- Habitat for Humanity

### -All others

Any individual may request a waiver from the Board of County Commissioners of any Planning application or appeal fees. Please note that waivers must be approved by the Board of County Commissioners prior to submittal of an application or appeal. An application or appeal cannot be accepted until a waiver has been granted or fees have been paid.

## Refunds

If appellant prevails at Planning Commission or Board of County Commissioners, the \$250 fee for the initial appeal shall be refunded pursuant to ORS 215.416(11)(b).

If an application or appeal is withdrawn prior to a final decision, the appellant or applicant shall be refunded any money that has not been spent by the County. The amount spent by the County shall be based on the staff hours and material costs expended as of the date the application or appeal is withdrawn. The hourly rate for staff hours shall be calculated in the same manner as "Modifications of Approval" above.

### Other Departmental Charges

Where possible, other departmental fees associated with land use reviews are charged at the time the application is submitted to the Planning Department to minimize submitting fees to separate departments. Descriptions of these fees are included below.

### NOD

This fee is added to all reviews that require the filing of a Notice of Decision with the Clerk's Office. The fee is derived from the County's Fee Schedule and is based on the filing costs associated with the average number of Notice of Decision pages.

### Filing Plats

The Surveyor and Assessor/Tax Collector fees are based are established in the Wasco County's Fee Schedule and are single fees associated with new plats. The Clerk's fee is also derived from the County's Fee Schedule but is based on the filing and copying of the average number of plat pages.