

W.B.C.

AGENDA COVER MEMO

DATE: November 24, 2009 (Date of Staff Report)

TO: LANE COUNTY BOARD OF COMMISSIONERS

DEPARTMENT: Public Works Department/Land Management Division

PRESENTED BY: Lindsey Eichner, Planner

AGENDA ITEM TITLE: ORDER NO. _____. IN THE MATTER OF AMENDING CHAPTER 60 OF THE LANE MANUAL TO REVISE FEES FOR PUBLIC WORKS DEPARTMENT/LAND MANAGEMENT DIVISION – PLANNING PROGRAM (LM 60.851), EFFECTIVE JANUARY 8, 2010.

I. MOTION

Staff recommendations to the Board of Commissioners:

(a) I move to approve Order No. _____ as recommended by staff.

OR

(b) I move to take no action on this proposal.

II. AGENDA ITEM SUMMARY

The Lane County Board of Commissioners is being asked to consider action on amendments to the Lane Manual (LM) Chapter 60 that would revise fees specifically associated with proposed and new language in Lane Code Chapters 13, 14 and 16 (Ordinance Nos. 2-09 & 3-09) regarding appeals, validation of units of land and property line adjustments.

III. BACKGROUND

A. History & Analysis

On October 21, 2009, the Board of Commissioners held their third reading and a public hearing for Ordinance No. 2-09. The Commissioners unanimously supported staff's suggestion to continue the public hearing until December 9th, 2009, for a fourth reading and deliberation. This was suggested because it was the first time that the proposed language in it's form was before the Board and also to give time for staff to do financial analysis and prepare draft fees and changes to Lane Manual required by the proposed changes to Lane Code Chapters 13 and 16. Changes were included to make Lane Manual appeal fees consistent with amendments to Lane Code Chapter 14 enacted in Ordinance No. 3-09.

B. Board Goals

Revenue Development is identified as Strategy 4 of Lane County's Strategic Plan. Section D2, "Identifying and recovering user fees and charges".

Adopting this proposal will provide the financial capacity required to continue the current level of service for legal lot verifications, property line adjustments, and validations of a unit of land in the land use planning program and has the possibility to increase the level of service in the future.

C. Financial and/or Resource Considerations

With the addition of new provisions for validation of units of land and property line adjustment review and approval processes, there are financial considerations with this proposal. This proposal adds fees relating to the review criteria and processes for reviewing property line adjustments and validation of previously created units of land. Currently, both are considered as part of the legal lot verification process. The current fees for legal lot verifications were drafted with the help of the Maximus study and are meant to cover the full cost of the average legal lot verification.

Staff determined that the code amendments related to the fee proposal will add these new applications:

- Validation on a Unit of Lane (with Notice)
- Property Line Adjustment (no notice)
- Property Line Adjustment (with notice)
- Property Line Adjustment and Legal Lot Verification (with notice)

Staff worked together to estimate the average amount of time it will take to process these new application types, from the front counter contact to the finished decision. The proposed fees are meant to be a full cost recovery and as a bonus, they seem reasonable and are lower than the current fees for legal lot verifications.

It has been a goal from the beginning of this process to reduce the amount of applications an owner must make to get an end result. Combining the applications, while more efficient for staff, also results in less time to process for the applicant.

While staff was looking at how to combine a Property Line Adjustment application with a Legal Lot Verification application, the opportunity to revise the fees for Legal Lot Verifications became evident. Planning Staff worked together to determine where most of the time is spent on an average Legal Lot Verification review. Staff found that it would be more efficient for staff and less expensive to the applicant if we restructured the current fees (lumping 1-5 deeds, 6-10 deed, and 11+ deeds into groups) to a base fee structure and each deed that needs to be reviewed is an additional \$100. Staff also is suggesting to combine the Preliminary Legal Lot Verification application and the Notice application into one; this will save the applicant money and save staff time. Two examples of the difference from the current fees to the proposed fees along with the average amount of time to process are listed below:

Example 1: Two property owners want to do a property line adjustment. Both properties are less than their zone's minimum parcel size and neither property owner has had their property verified as a legal lot. Each parcel has 4 deeds that need to be reviewed, but two are the same deed.

Current Fees: \$5,626.00

Current Process: average 161 days (approx 6 months)

(Two legal lot verifications before the Property line adjustment (PLA), two ½ price fee legal lot verifications after the PLA, and a notice).

New fees: \$3,890.00

New Process: average 80 days (approx 2.5 months)

(A joint Property Line Adjustment and Legal Lot Verification with notice, and charged for 4 deeds).

Example 2: A property owner wants to apply for a legal lot verification so they can develop their property and 5 deeds need to be reviewed.

Current Fees: \$2,404.00 (5 Deed legal lot verification fee + notice fee)

Current Process: average 96 days (approx 3.5 months)

New fees: \$2,098.00 (Legal lot verification and notice fee + 5 deeds fees)

New Process: average 75 days (approx 2.5 months)

NOTE: The fees in the above examples include the base fees along with department surcharges and fees, resulting in what an applicant will actually pay.

As you can see above, both the amount of time and money will be less for a property owner, while also covering the cost to process the application.

VI. ACTION

A. Options

Option 1: Motion to approve the Order No. _____.

Option 2: Motion to approve the Order No. _____ with revisions determined by the Board.

Option 3: Do not adopt any of the proposed changes at this time.

B. Recommendation

Staff recommends Option 1.

VII. ATTACHMENTS

1. Order No. _____.
2. Proposed Fees Spreadsheet

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF AMENDING CHAPTER 60 OF
THE LANE MANUAL TO REVISE FEES FOR
PUBLIC WORKS DEPARTMENT/LAND
MANAGEMENT DIVISION – PLANNING PROGRAM
(LM 60.851) EFFECTIVE JANUARY 8, 2010.

The Board of County Commissioners of Lane County orders as follows:

Lane Manual Chapter 60 is hereby amended by removing, substituting, and adding the following section:

DELETE THIS SECTION

60.851

as located on page 60-62 through 60-66
(a total of 5 pages)

INSERT THIS SECTION

60.851

as located on page 60-62 through 60-66
(a total of 5 pages)

Said section is attached hereto and incorporated herein by reference. The purpose of this substitution and addition is to revise and add fees relating to the Public Works Department/Land Management Division planning program activities (LM 60.851). The fees revisions and additions adopted by this Order shall become effective January 8, 2010.

Adopted this _____ day of _____ 2009.

Chair, Lane County Board of Commissioners

APPROVED AS TO FORM

Date 12-2-2009 Lane County


OFFICE OF LEGAL COUNSEL

assigned to provide the required research shall be the hourly rate times 2.42 and shall be charged. Charges will be computed on quarter-hours.

(2) Exceptions. The Director of the Department of Public Works, or his or her designee, may reduce the fee established in LM 60.850, 60.851, 60.852, 60.853, 60.854 and 60.855 when strict adherence to the fee schedule would cause inequity to exist among pending applications, when higher fees result from a staff processing error or when extraordinary circumstances cause strict application of the fee schedule to be inappropriate.

(3) Refunds. All, or a portion, of the fee accompanying an application may be refunded, if the applicant withdraws the application in advance of any field work or substantial staff review.

(4) GIS Output (maps, reports, etc.). A \$50 charge will be made for all maps generated from Land Management Division's geographic information systems.

(5) Investigation Fees.

(a) Investigation. Whenever any activity for which a permit is required pursuant to LM 60.851, and 60.855 has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such activity.

(b) Fee. An investigation fee, in addition to the permit fee, shall be collected, unless exempted as provided in LM 60.850(2), whether or not a permit is then or subsequently issued. The investigation fee shall be \$300. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of Lane Code and state law, nor from any penalty prescribed by law.

(c) In addition to investigation fees collected under LM 60.850(5)(b), an additional amount equal to the fees authorized for services under LM 60.852, and the appropriate double permit fees authorized by LC 10.900-16, 16.242(4), and the Oregon Structural Specialty Code shall be collected for Lane County services provided to enforce compliance with the regulations covered by those provisions in the event of unauthorized work, unless exempted as provided in LM 60.850(2).

(6) Land Management Division Technology Assessment. A \$50.00 charge will be added to all Land Management Division permit transactions for technology improvements. Unless reauthorized by Board Order, \$40.00 of this charge shall expire on June 30, 2012. For permit transactions of \$100.00 or less, the technology assessment charge shall be \$10.00.

(7) Permit Acceleration Fee. A \$75.00/hr. processing fee will be charged to individuals wishing to accelerate their Land Management Division Building or Planning Program permit processing. This work will be performed on an overtime basis only, and will not impact ordinary processing times. The option is available only when staff is available for overtime assignments.

(8) Administrative Fee. A 15% administrative fee will be added to all Land Management Division permit transactions.

(9) Long-Range Planning Surcharge. A 13.0% long-range planning surcharge will be added to all Land Management Division permit transactions. *(Revised by Order No. 99-6-15-1; Effective 7.1.99; 04-11-23-5, 11.23.04; 06-2-8-7, 7.1.06; 07-6-20-7, 7.1.07; 08-5-14-13, 7.1.08)*

60.851 Land Management Division/Public Works Department - Planning.

This section establishes fees for County services as listed.

For the purposes of this subsection:

BCC means the Board of Commissioners.

HO means the Hearings Officer.

PC means the Planning Commission.

PD means the Planning Director.
 BO means the Building Official.

(1)	<u>Reproductions.</u>	
	LC Chapter 10 (Zoning).....	\$ 75.00
	LC Chapter 13 (Land Divisions).....	\$ 35.00
	LC Chapter 14 (Procedure)	\$ 35.00
	LC Chapter 15 (Roads).....	\$ 75.00
	LC Chapter 16 (Development)	\$ 75.00
	Rural Plan Policies	\$ 35.00
	Individual Copies.....	LM 60.830
	Draft Transcribing Fee	LM 60.834
	Request for Information	LM 60.838, LM 60.850(1)
	RCP Maps Hard Copy.....	\$ 150.00
	RCP Maps Microfiche.....	\$ 75.00
(2)	<u>Chapter 13 - Land Division.</u>	
	Legal Lot Verification base fee (with notice).....	\$ 1,100.00
	Additional cost per deed	\$ 100.00
	Legal Lot Verification (notice only).....	\$ 600.00
	Validation of Unit of Land base fee (with notice).....	\$ 1,100.00
	Additional Cost per Deed	\$ 100.00
	Partitions Preliminary Approval.....	\$ 3,000.00
	Partitions Final	\$ 1,500.00
	Property Line Adjustment base fee (with notice).....	\$ 1,100.00
	Additional Cost per Legal Lot Verification	
	(LLV).....	\$ 500.00
	Additional Cost per Deed (LLV)	\$ 100.00
	Property Line Adjustment (ministerial no notice).....	\$ 300.00
	Subdivision Preliminary Plat base fee.....	\$ 4,000.00
	Plus	\$ 200.00/lot
	Subdivision Final Plat	\$ 2,000.00
(3)	<u>Chapter 14 - Appeals:</u>	
	Appeals	
	Planning Director decision to Hearings Official	
	(De Novo).....	\$ 250.00
	Hearings Official decision to the Board of	
	County Commissioners (without request for	
	reconsideration by HO or hearing by BCC)	\$ 250.00
	Planning Director decision to Hearings Official	
	(on the record)	\$ 1,740.00
	Hearings Official decision to Board of County	
	Commissioners (elect to hear) ³⁷	\$ 1,160.00
	Hearings Official decision to Board of County	
	Commissioners (on the record).....	\$ 1,740.00
	Applicant Requested Actions	
	Modify Planning Director Decision	
	(other than timeline)	\$ 800.00
	Modify/Reconsider Hearing Official Decision	
	(other than timeline)	\$ 900.00

³⁷ If BCC elects not to hear, \$150 shall be refundable.

	Continuation of Planning Director Hearing.....	\$ 700.00
	Continuation of Hearing Official Hearing.....	\$ 1,110.00
	Reconsideration of Application remanded by LUBA, Oregon Court of Appeals or Oregon Supreme Court	\$ 2,500.00
(4)	<u>Chapter 15 - Roads.</u>	
	Variance	\$ 2,000.00
	Road Dedication.....	\$ 1,860.00
	Addressing (15.335).....	\$ 190.00
(5)	<u>Chapter 10 - Zoning:</u>	
	Zoning or Rezoning.....	\$ 4,000.00
	Planning or Zoning Intergovernmental Agreements Requiring Board Approval	\$ 3,400.00
	Conditional Use Permit by HO.....	\$ 4,000.00
	Subdivision sign permit.....	\$ 160.00
	Shoreland Boundary Preliminary Investigation	\$ 760.00
	Hazards Checklist.....	\$ 1,000.00
	Site Investigation Report.....	\$ 800.00
	Special Use Review by PD.....	\$ 2,000.00
	Special Use Review by PD (with hearing).....	\$ 5,000.00
	Special Use Review by HO	\$ 4,000.00
	Sand and Gravel Plan Review	\$ 6,000.00
	Field Investigation/Verification For Conditions of a Permit or Special Use Permit	\$ 800.00
	Application for Verification of Compliance with Conditions for a Special Use Permit	\$ 600.00
	Temporary Hardship Mobile Home Initial Review (LC Chapter 11)	\$ 1,100.00
	Renewal	\$ 50.00
(6)	<u>Chapter 16 - Development Code:</u> The terms of HO Use Approval and Director Use Approval are equivalent to Special Use Approvals HO and Special Use Approval PD.	
	Plan Amendments	
	Conformity Determination Amendment (RCP Goal 2, Policy 27)	\$ 7,500.00
	Major Amendment.....	\$ 16,600.00 ACS ³⁸
	Minor Amendment/No exception.....	\$ 9,000.00
	Minor Amendment with exception.....	\$ 10,000.00
	Zoning or Rezoning.....	\$ 4,000.00
	Special Use Approval (HO).....	\$ 4,000.00
	Special Use Approval (PD)	\$ 2,000.00
	Nonconforming Use (PD).....	\$ 2,000.00
	Vested Rights	\$ 3,000.00

³⁸ Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

Verification of Lawfully Existing Use (16.290/ 16.291/16.292) Without Notice.....	\$ 500.00
Verification of Lawfully Existing Use (16.290/ 16.291/16.292) With Notice.....	\$ 2,000.00
Home Occupation Renewal.....	\$ 200.00
Shoreland Boundary Preliminary Investigation	\$ 760.00
Hazards Checklist.....	\$ 1,000.00
Site Investigation Report	\$ 800.00
Floodplain Management RCP 16.244	
(a) Fill, removal 50 to 500 c.u.	\$ 400.00
(b) Fill, removal 501 to 3,000 c.u.	\$ 500.00
(c) Fill, removal 3,001 to 30,000 c.u.	\$ 600.00
(d) Fill, removal 30,001 up.....	\$ 700.00
(e) Step-Backwater Analysis	\$ 2,000.00
(f) Floodplain Field Verification.....	\$ 450.00
(g) Floodplain Office Verification.....	\$ 200.00
Riparian Setback Preliminary Investigation	\$ 760.00
Riparian Setback Modification.....	\$ 2,000.00
Riparian Setback Development Plan	\$ 2,000.00
Riparian Setback Enhancement Plan.....	\$ 500.00
Riparian Setback Restoration Plan	\$ 2,500.00
Wetland Management ORS 215.418	
(a) Wetland Office Verification.....	\$ 75.00
(b) Wetland Notice to D.S.L.....	\$ 100.00
EFU Farm Dwelling Review	\$ 2,000.00
Temporary Hardship Mobile Home	
(a) Initial Review.....	\$ 1,100.00
(b) Renewal.....	\$ 50.00
Sand and Gravel Plan Review	\$ 6,000.00
Field Investigation/Verification For Conditions of a Permit or Special Use Permit	\$ 800.00
Application for Verification of Compliance with Conditions for a Special Use Permit	\$ 600.00
(7) <u>Chapter 12 - Comprehensive Plan:</u>	
Plan Amendments (for Chapter 10)	
Without an exception.....	\$ 9,000.00
With an exception.....	\$ 10,000.00
Eugene/Springfield Metro Plan Amendments	
Nonrefundable Classification Fee	\$ 2,000.00
Minor Amendment	\$ 13,000.00
Major Amendment.....	\$ 16,600.00 ACS ³⁹
(8) <u>Renotification Fee for Failure to Comply With LM 10.035,</u> or applicant requested rescheduling of hearing date after effectuation of legal notification.	\$ 400.00

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(9)	<u>Preapplication Conference</u>	\$	500.00
(10)	<u>Planning and Setback Clearance</u> for:		
	Major Chapter 11 permits	\$	350.00 ⁴⁰
	Access Review	\$	75.00
	Agricultural Building	\$	100.00
	Airport Safety Combining Zone.....	\$	75.00
	Coastal Combining Zones	\$	75.00
	Greenway Development Permit	\$	75.00
	Legal Lot Determination.....	\$	75.00
	Minor Chapter 11 permits.....	\$	95.00
(11)	<u>Land Use Compatibility Statements</u>		
	Complex.....	\$	500.00
	Simple	\$	100.00
(12)	<u>Requests for Board Interpretation of LC Chapter 16</u>		
	Pursuant to LC 16.008	\$	2,500.00
(13)	<u>Annual Subscription For Requested Notice</u> (not subject to LM 60.850(6), (8) or (9))		
	Requested LC 14.160(1)(b) Notice.....	\$	130.00
	Requested Notice of Application Acceptance	\$	300.00
(14)	<u>Chapter 15 – Roads:</u>		
	Facility Permits:		
	Driveways:		
	Commercial Driveway	\$	450.00 ⁴¹
	Residential Driveway	\$	450.00 ⁴²
	Logging	\$	250.00
	Special Events:		
	Public Benefit.....	\$	-0- ⁴³
	Non-Public Benefit	\$	1,000.00 ⁴⁴
	Road Construction	\$	1,000.00 ⁴⁵
	Donated Amenities	\$	450.00
	Drainage, Vegetation (except logging) and Other Activities.....	\$	850.00 ⁴⁶
	(Refunds of \$200.00 are allowed for Facility Permit applications canceled prior to issuance of Permit)		
	Deviation Requests.....	\$	1,000.00
	Appeals:		
	To Public Works Director	\$	1,000.00
	To Board of County Commissioners	\$	2,800.00

⁴⁰ \$350 base fee + \$75 for each additional review component

⁴¹ Includes two inspections for asphalt driveway aprons and an additional form inspection for concrete driveway aprons.

⁴² See #41.

⁴³ Public Benefit includes only those events open to the general public and which do not involve the charging of admission or fees for attendance at the event or concession sales of food, drink or merchandise within the public right of way.

⁴⁴ Initial deposit for actual cost of services. Total cost shall be based on the actual costs incurred, including hourly costs for Direct Labor in addition to Operating Overhead. Any amounts due in excess of the initial deposit shall be paid prior to permit issuance. Any amounts paid in excess of costs shall be refunded to the applicant.

⁴⁵ See #44.

⁴⁶ See #44.

(Revised by Order No. 01-4-4-6, Effective 7.1.01; 03-4-16-3, 7.1.03; 03-10-15-11, 10.15.03; 03-12-17-14, 12.17.03; 04-2-18-1, 7.1.04; 04-12-1-13, 12.1.04; 05-2-2-7, 7.1.05; 05-7-13-3, 7.13.05; 05-10-19-2, 10.19.05; 06-2-8-7, 7.1.06; 07-4-11-8, 7.1.07; 08-5-14-10, 7.1.08)

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(5) Investigation Fees.

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(c) In addition to investigation fees collected under LM 60.850(5)(b), an additional amount equal to the fees authorized for services under LM 60.852, and the appropriate double permit fees authorized by LC 10.900-16, 16.242(4), and the Oregon Structural Specialty Code shall be collected for Lane County services provided to enforce compliance with the regulations covered by those provisions in the event of unauthorized work, unless exempted as provided in LM 60.850(2).

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60.851 Land Management Division/Public Works Department - Planning.

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Lane Manual

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 - Draft Transcribing Fee LM 60.834
 - Request for Information LM 60.838, LM 60.850(1)
 - RCP Maps Hard Copy \$ 150.00
 - RCP Maps Microfiche \$ 75.00
- (2) Chapter 13 - Land Division.
 - Legal Lot Verification base fee (**with notice**)..... \$ **1,100.00**
 - ~~0 to 5 deeds \$ 1,200.00~~
 - ~~6 - 10 deeds \$ 3,200.00~~
 - ~~11 or more deeds \$ 7,200.00~~
 - ~~When multiple legal lots are discovered in a
single application, the fee is half the applicable
base fee for each additional legal lot~~
 - Additional cost per deed..... \$ 100.00**
 - Legal Lot Verification (notice only)..... \$ 600.00
 - Validation of Unit of Land base fee (with notice)..... \$ 1,100.00**
 - Additional Cost per Deed..... \$ 100.00**
 - Partitions Preliminary Approval..... \$ 3,000.00
 - Partitions Final \$ 1,500.00
 - Property Line Adjustment base fee (with notice)..... \$ 1,100.00**
 - Additional Cost per Legal Lot Verification
(LLV) \$ 500.00**
 - Additional Cost per Deed (LLV)..... \$ 100.00**
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 - Plus \$ 200.00/lot**
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 - Appeals
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(De Novo)..... \$ 250.00
 - Hearings Official decision to the Board of
County Commissioners (without request for
reconsideration by HO or hearing by BCC) \$ 250.00**
 - Planning Director decision to Hearings Official
(on the record) \$ 1,740.00
 - Hearings Official decision to Board of County

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	Commissioners (elect to hear) ³⁷	\$ 1,160.00
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	Modify Planning Director Decision (other than timeline)	\$ 800.00
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	Road Dedication	\$ 1,860.00
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	Site Investigation Report	\$ 800.00
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	Application for Verification of Compliance with Conditions for a Special Use Permit	\$ 600.00
	Temporary Hardship Mobile Home	
	Initial Review (LC Chapter 11)	\$ 1,100.00
	Renewal	\$ 50.00
(6)	<u>Chapter 16 - Development Code:</u> The terms of HO Use Approval and Director Use Approval are equivalent to Special Use Approvals HO and Special Use Approval PD.	
	Plan Amendments	
	Conformity Determination Amendment (RCP Goal 2, Policy 27)	\$ 7,500.00

³⁷ If BCC elects not to hear, \$150 shall be refundable.

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Major Amendment	\$ 16,600.00	ACS ³⁸
Minor Amendment/No exception	\$ 9,000.00	
Minor Amendment with exception	\$ 10,000.00	
Zoning or Rezoning	\$ 4,000.00	
Special Use Approval (HO).....	\$ 4,000.00	
Special Use Approval (PD)	\$ 2,000.00	
Nonconforming Use (PD).....	\$ 2,000.00	
Vested Rights	\$ 3,000.00	
Verification of Lawfully Existing Use (16.290/ 16.291/16.292) Without Notice.....	\$ 500.00	
Verification of Lawfully Existing Use (16.290/ 16.291/16.292) With Notice.....	\$ 2,000.00	
Home Occupation Renewal.....	\$ 200.00	
Shoreland Boundary Preliminary Investigation	\$ 760.00	
Hazards Checklist.....	\$ 1,000.00	
Site Investigation Report	\$ 800.00	
Floodplain Management RCP 16.244		
(a) Fill, removal 50 to 500 c.u.	\$ 400.00	
(b) Fill, removal 501 to 3,000 c.u.	\$ 500.00	
(c) Fill, removal 3,001 to 30,000 c.u.	\$ 600.00	
(d) Fill, removal 30,001 up.....	\$ 700.00	
(e) Step-Backwater Analysis	\$ 2,000.00	
(f) Floodplain Field Verification.....	\$ 450.00	
(g) Floodplain Office Verification.....	\$ 200.00	
Riparian Setback Preliminary Investigation.....	\$ 760.00	
Riparian Setback Modification.....	\$ 2,000.00	
Riparian Setback Development Plan	\$ 2,000.00	
Riparian Setback Enhancement Plan.....	\$ 500.00	
Riparian Setback Restoration Plan	\$ 2,500.00	
Wetland Management ORS 215.418		
(a) Wetland Office Verification.....	\$ 75.00	
(b) Wetland Notice to D.S.L.....	\$ 100.00	
EFU Farm Dwelling Review	\$ 2,000.00	
Temporary Hardship Mobile Home		
(a) Initial Review.....	\$ 1,100.00	
(b) Renewal.....	\$ 50.00	
Sand and Gravel Plan Review	\$ 6,000.00	
Field Investigation/Verification For Conditions of a Permit or Special Use Permit	\$ 800.00	
Application for Verification of Compliance with Conditions for a Special Use Permit	\$ 600.00	
(7) <u>Chapter 12 - Comprehensive Plan:</u>		

³⁸ Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

At right margin indicates changes
Bold indicates material being added
~~Strikethrough~~ indicates material being deleted
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**LEGISLATIVE
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	Plan Amendments (for Chapter 10)	
	Without an exception.....	\$ 9,000.00
	With an exception.....	\$ 10,000.00
	Eugene/Springfield Metro Plan Amendments	
	Nonrefundable Classification Fee	\$ 2,000.00
	Minor Amendment	\$ 13,000.00
	Major Amendment.....	\$ 16,600.00 ACS ³⁹
(8)	<u>Renotification Fee for Failure to Comply With LM 10.035,</u> or applicant requested rescheduling of hearing date after effectuation of legal notification.	\$ 400.00
(9)	<u>Preapplication Conference</u>	\$ 500.00
(10)	<u>Planning and Setback Clearance for:</u>	
	Major Chapter 11 permits.....	\$ 350.00 ⁴⁰
	Access Review	\$ 75.00
	Agricultural Building	\$ 100.00
	Airport Safety Combining Zone.....	\$ 75.00
	Coastal Combining Zones.....	\$ 75.00
	Greenway Development Permit	\$ 75.00
	Legal Lot Determination.....	\$ 75.00
	Minor Chapter 11 permits.....	\$ 95.00
(11)	<u>Review of Lot Line Adjustments</u>	\$ 1,200.00
(112)	<u>Land Use Compatibility Statements</u>	
	Complex.....	\$ 500.00
	Simple	\$ 100.00
(123)	<u>Requests for Board Interpretation of LC Chapter 16</u>	
	Pursuant to LC 16.008	\$ 2,500.00
(134)	<u>Annual Subscription For Requested Notice (not subject</u> to LM 60.850(6), (8) or (9))	
	Requested LC 14.160(1)(b) Notice.....	\$ 130.00
	Requested Notice of Application Acceptance	\$ 300.00
(145)	<u>Chapter 15 – Roads:</u>	
	Facility Permits:	
	Driveways:	
	Commercial Driveway	\$ 450.00 ⁴¹
	Residential Driveway	\$ 450.00 ⁴²
	Logging	\$ 250.00
	Special Events:	
	Public Benefit.....	\$ -0- ⁴³

³⁹ Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

⁴⁰ \$350 base fee + \$75 for each additional review component

⁴¹ Includes two inspections for asphalt driveway aprons and an additional form inspection for concrete driveway aprons.

⁴² See #4141.

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**LEGISLATIVE
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Non-Public Benefit	\$ 1,000.00 ⁴⁴
Road Construction	\$ 1,000.00 ⁴⁵
Donated Amenities	\$ 450.00
Drainage, Vegetation (except logging) and Other Activities.....	\$ 850.00 ⁴⁶
(Refunds of \$200.00 are allowed for Facility Permit applications canceled prior to issuance of Permit)	
Deviation Requests.....	\$ 1,000.00
Appeals:	
To Public Works Director.....	\$ 1,000.00
To Board of County Commissioners	\$ 2,800.00

(Revised by Order No. 01-4-4-6, Effective 7.1.01; 03-4-16-3, 7.1.03; 03-10-15-11, 10.15.03; 03-12-17-14, 12.17.03; 04-2-18-1, 7.1.04; 04-12-1-13, 12.1.04; 05-2-2-7, 7.1.05; 05-7-13-3, 7.13.05; 05-10-19-2, 10.19.05; 06-2-8-7, 7.1.06; 07-4-11-8, 7.1.07; 08-5-14-10, 7.1.08)

⁴³ Public Benefit includes only those events open to the general public and which do not involve the charging of admission or fees for attendance at the event or concession sales of food, drink or merchandise within the public right of way.

⁴⁴ Initial deposit for actual cost of services. Total cost shall be based on the actual costs incurred, including hourly costs for Direct Labor in addition to Operating Overhead. Any amounts due in excess of the initial deposit shall be paid prior to permit issuance. Any amounts paid in excess of costs shall be refunded to the applicant.

⁴⁵ See #44.

⁴⁶ See #44.

Proposed Lane Manual Changes			
Add to Lane Manual Chp 60.851:			
			Base Fees
			Fees With Surcharges
(2)	Validation of a Unit of Land Notice (with notice)		
		Base Fee	\$ 1,100.00
		Additional cost per deed	
		Base Fee	\$ 100.00
			\$ 128.00
	Legal Lot Verification base fee (with notice)		
		Base Fee	\$ 1,100.00
		Additional cost per deed	
		Base Fee	\$ 100.00
			\$ 128.00
	Property Line Adjustment (Ministerial):		
		Base Fee	\$ 300.00
			\$ 434.00
	Property Line Adjustment		
		Base Fee	\$ 1,600.00
		Additional costs when a PLA is combined with Legal Lot Verifications	
		Cost per Legal Lot Verification	\$ 500.00
		Cost Per Deed	\$ 100.00
			\$ 640.00
			\$ 128.00
	Subdivision Preliminary Plat base fee		\$ 4,000.00
		plus	\$ 200.00 /lot
(3)	Hearings Official decision to Board of County Commissioners (without request for reconsideration by H.O. or hearing by BCC)		\$ 250.00
			\$ 250.00
Delete from Lane Manual Chp 60.851:			
(2)	Legal Lot Verification base fee		
	0 to 5 deeds		\$ 1,200.00
	6-10 deeds		\$ 3,200.00
	11 or more deeds		\$ 7,200.00
	When multiple legal lots are discovered in a single application, the fee is half the applicable base fee for each additional legal lot.		
(11)	Review of Lot Line Adjustments		\$ 1,200.00