

*Amended by
Bps. 404*

RESOLUTION NO. 294

A RESOLUTION RELATING TO A SCHEDULE OF FEES FOR PLANNING AND ZONING PROCEEDINGS AND REPEALING RESOLUTION NO. 253.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA THAT:

Section 1: The Schedule of Fees set forth in Resolution No. 253 relating to planning and zoning charges are repealed to provide for the Schedule of Fees set forth in Exhibit "A", attached hereto and by this reference incorporated herein.

INTRODUCED AND ADOPTED this 27th day of February, 1996.

[Signature] 4 MARCH 96
Richard Harrison - Mayor

TEST:

Melody Thompson
Melody Thompson - City Recorder

**EXHIBIT A
CITY OF AURORA PLANNING & ZONING CHARGES**

Charges are imposed for each type of zoning and land division application and building permits. This "user fee" philosophy is designed to attribute costs for processing applications directly to the person utilizing the service. The City of Aurora has a planning consultant on retainer. Fees in this schedule cover Planning Consultant, Legal, Clerical, or City administrative costs (i.e. communications, correspondence, staff reports, postage, copying, publishing and posting, etc.) as they become necessary. *If the actual costs exceed the deposit, applicant will receive an invoice for the additional charges.* These charges are effective March 1, 1996.

Please note there may be additional permit fees required for specific projects from either the City, Marion County, or the State of Oregon.

Current Hourly Rates:

Planning Consultant.....	\$65.00/hr.
Legal Services.....	\$90.00/hr.
Engineering Services.....	\$60.00/hr
Planning Clerical.....	\$35.00/hr.
City administrative.....	\$16.00/hr

PLEASE NOTE: The additional cost of publications for public notices are added to the charges marked with an asterisk (*). An additional deposit of \$30.00 is required when the application is submitted to cover publication costs. If the publication costs exceed the deposit, the applicant will receive an invoice for the additional charges.

Zoning
Ordinance
Reference

FEE DESCRIPTION

1.	<u>PRE-APPLICATION CONFERENCE</u>	Actual Costs - \$250.00 deposit
2.	<u>QUASI-JUDICIAL MAP AND TEXT AMENDMENTS</u>	
	a. Comprehensive Plan Amendment	Actual Costs - \$1,500.00 deposit*
	b. Zoning & Development Ordinance Amendment	Actual Costs - \$1,500.00 deposit *
3.	<u>ANNEXATIONS</u>	Actual Costs - \$850.00 deposit*
4.	<u>DESIGN REVIEW</u>	
	a. Residential Zone (R-1 and R-2)	
	1) Subdivisions and Planned United Developments	
	a) Tentative/Final Subdivision Plats	Actual Costs - \$1,000.00 + \$35.00/lot proposed deposit*
	2) Other development other than single family	
	a) Project Value -0- to \$49,000	Actual Costs - \$200.00 deposit
	b) Project Value \$50,000 to \$99,999	Actual Costs - \$375.00 deposit
	c) Project Value \$10,000 to \$499,999	Actual Costs - \$600.00 deposit
	d) Project Value \$500,000 and over	Actual Costs - \$850.00 deposit
	b. Commercial Zone (C) and Industrial Zone (I)	
	1) Project Value -0- to \$49,999	Actual Costs - \$350.00 deposit
	2) Project Value \$50,000 to \$99,999	Actual Costs - \$400.00 deposit
	3) Project Value \$100,000 to \$499,999	Actual Costs - \$650.00 deposit
	4) Project Value \$500,000 and over	Actual Costs - \$900.00 deposit
	c. Mobile Home Parks & Subdivisions	Actual Cost - \$950.00 deposit + \$15.00/lot proposed deposit*
5.	<u>LAND PARTITIONS</u>	
	a. Minor Land Partitions	Actual Costs - \$350.00 deposit
	b. Major Land Partitions - Tentative & Final Map Review	Actual Costs - \$600.00 deposit*

6. **CONDITIONAL USE PERMITS**
- a. All Zones Actual Costs - \$600.00 deposit*
 - b. Minor Alterations of Conditional Use Permits Actual Costs - \$275.00 deposit
 - c. Home Occupations Actual Costs - \$65.00 deposit*
- (No charge for minor occupations that are not referred to consultants)
7. **VARIANCES**
- a. Minor Variance from dimensional and setback standards, etc..... Actual Costs - \$200.00 deposit*
 - b. Major Variance from public facilities standards Actual Costs - \$400.00 deposit*
8. **NON-CONFORMING USE OR STRUCTURE**
- a. Reinstatement, Enlargement or Alteration of Use Actual Costs - \$275.00 deposit*
 - b. Alteration or Expansion of Structure
 - 1) Residential Zone (R-1 and R-2) Actual Costs - \$275.00 deposit*
 - 2) Commercial Zone (C) Actual Costs - \$350.00 deposit*
 - 3) Industrial Zone (I) Actual Costs - \$350.00 deposit*
9. **SIMILAR USES** Actual Costs - \$250.00 deposit*
10. **HISTORIC OVERLAY DISTRICT**
- a. Certificate of Appropriateness (Renovations) Actual Costs - \$250.00 deposit*
 - b. Demolition Permit Actual Costs - \$350.00 deposit *
- (See Historic Review Board Policy No. 93-1 for specific deposits in the Historic District)
11. **LOT LINE ADJUSTMENTS** Actual Costs - \$200.00 deposit
12. **APPEALS**
- a. From Administration Decision
 - 1) Hearing Required Actual Costs - \$500.00 deposit*
 - 2) No Hearing Required Actual Costs - \$500.00 deposit
 - b. From Planning Commission or HRB Decision Actual Costs - \$525.00 deposit
13. **TRANSCRIPTS FROM APPEAL HEARINGS** By Ordinance, actual costs
14. **STREET VACATION AND / OR DEDICATION** Actual Costs - \$650.00
15. **RIGHT-OF-WAY PERMITS** \$65.00 + surety bond
16. **SIGN PERMITS**
- a. Permanent Signs in All Zones \$25.00 fee
 - b. Certificate of Appropriateness for Signs in Historic District \$25.00 fee
 - c. Temporary Signs \$25.00 + \$25.00 deposit
 - d. Renewal of Temporary Signs \$25.00
17. **FENCE PERMITS**
- a. Fence Permit \$10.00
 - b. Replacement Fence Permit \$ 5.00
 - c. Fence Permit Variance \$25.00
18. **ZONING & DEVELOPMENT ORDINANCE INTERPRETATION** Actual Costs - \$100.00 deposit
19. **ALL APPLICABLE SYSTEM DEVELOPMENT FEES AS ADOPTED BY ORDINANCE ARE HEREBY INCORPORATED BY THIS REFERENCE..**