

COOS COUNTY
 PLANNING DEPARTMENT
 LAND USE FEE SCHEDULE
 EFFECTIVE 4/1/22
 Order # 22-03-019L

FEE DESCRIPTION	FEE
Hourly Rate	\$160.00
Rebilling for invoices that are 30 days past due	\$25.00
Appeals of	
Administrative Decision - ORS 215.416(11)(b)	\$250.00
Planning Commission (HBCU)	\$2,560.00
Board of Commissioner (Public Hearings)	\$2,560.00
Conditional Use *	
Administrative Conditional Use (ACU), Variance (V) and Site Plan Review (SP)	\$1,600.00
Hearings Body Conditional Use (HBCU)	\$2,560.00
Modification of Conditions for ACU	\$1,120.00
Modification of Conditions for HBCU	\$2,240.00
Plan modification prior to a decision	\$360.00
Reconsideration of ACU Decision (within the appeal period)	\$500.00
Reconsideration of Board Decision (within the appeal period)	\$1,280.00
Remand Hearing	\$3,520.00
<p>*For reviews, unless otherwise deferred to the Planning Commission or called-up by the Board of Commissioners, the base fee will be charged at the time the application is filed. The applicant is responsible for actual cost of that review. If the Board of Commissioners appoints a hearings officer the applicant shall be billed for actual time of planning services, materials and hearings officer cost.</p>	
Compliance Determination (CD)	\$320.00
Comprehensive Plan Amendments	
Map/Text Amendment	\$3,520.00
Cost of M56 notice will be billed to applicant in addition to standard fee	
EFU to F/MU or F/MU to EFU	\$2,600.00
Cottage Industry/Home Occupation	
Requiring an ACU	\$1,500.00
Not requiring an ACU	\$320.00
Requiring only a Zoning Compliance Letter	\$160.00
Yearly Renewal	\$80.00
Lawfully Created Units of Land Review (Discrete Parcel) three or less units	\$600.00
Lawfully Created Units of Land Review (Discrete Parcel) more that three units (this will require a road/access inspection)	\$900.00
Extension Request	
Not requiring a land use notice of decision	\$320
Requiring a land use notice of decision	\$640
Flood Hazard Applications	
Floodplain Review not requiring a notice of decision	\$500.00
Requiring a notice of decision	\$875.00
Floodplain Review with a Conditional Use	\$480.00

Land Divisions	
Partitions (three parcels or less)	\$1,600.00
Subdivision (four or more lots)	\$1,900.00
Planned Unit Developments	\$2,000.00
Medical/ Family Hardship Dwelling	
Requiring an ACU	\$875.00
Not Requiring an ACU	\$320.00
Two year renewal	\$100.00

Multiple Request	30% of highest application fee
Pre-application Meetings	
Pre-application Meeting / With outside agencies	\$600.00
With County Staff based on hourly rate (\$160.00) charges are not applied if the meeting is fifteen minutes or less. Research cost may apply.	
30 minutes	\$80.00
45 minutes	\$120.00
60 minutes/1 Hour	\$160.00
Property Line Adjustment	
Property Line Adjustment Requiring a notice of decision	\$1,200.00
Not Requiring Notice	\$700.00
Research Request	\$160.00/hr
First hour paid upfront and all money paid prior to release of information unless otherwise approved.	
Road Naming	
Road Naming Application (plus County Road Sign fee)	\$640.00
Appeal of Road Name to the Board of Commissioners	\$960.00
Rural Address	\$220.00
Replacement of Address Stake	\$30.00
Sign offs	
Land Use Compatibility, Federal or State Forms	\$320.00
Grant Forms	\$160.00
Non-regulated agricultural grant projects (irrigation, fencing and planting)	No Charge
Renewal (prior signed off Federal or State Forms)	\$80.00
Vacations of platted streets, alleys and street plugs	
Requires a hearing for a Road Vacation or Street Plug (Planning portion of fee is \$1500)	\$3,186.24
Requires a hearing for an Alleyway (Planning portion of fee is 1280)	\$2,966.49
Not requiring a hearing (Planning portion \$960.00)	\$1,901.21
Zoning Compliance Letter	
Zoning Compliance Letter (new)	\$160.00
Zoning Compliance Letter Renewal (prior to expiration)	\$100.00
Miscellaneous:	
Copies:	\$0.50 per page
Ordinance Interpretation subject to hourly rate, plus County Counsel's Hourly Rate, payable prior to the release of the interpretation	
Postage and Handling on Mailed Request	\$1.00 plus postage
Records Request (Hourly Rate for Actual Cost of Time Plus Materials.)	\$160.00/hr

Road Department Fees	
Driveway Permit	\$153.00
Land Division Review Fee	\$255.00
Road Sign off County Road	\$120.00
Replacement Address Stake	\$30.00