

Harney County Planning Department

Fee Schedule The following fees shall be paid to the Harney County Planning Department upon filing of a land use permit application or when purchasing other products related to the Planning Department. Advertising, notification fees and other related costs shall be paid prior to the final decision date. Such fees shall not be refundable.

| Item | Cost |
|--|----------------------------|
| Comprehensive Plan Amendment | \$200.00 |
| Conditional Use Permit | \$125.00 |
| Farm Dwelling and other Permitted Uses requiring Administrative Review | - |
| Property Line Adjustment | \$50.00 |
| Partition (Dividing a property into 3 parcels or less) | \$175.00 |
| Site Plan Review – required for all applications | \$35.00 |
| Subdivision (Dividing a property into 4 or more lots) | \$200.00 + \$10 per lot |
| Variance | \$125.00 |
| Zone Change (Rezone) (Map/Text, Requires Zone Change Petition) | \$200.00 |
| Appeals to Planning Commission or County Court Decision | \$250.00 |
| Copy of Comprehensive Plan | \$35.00 |
| Copy of Zoning Ordinance/Subdivision and Partition Ordinance | \$25.00 |
| Tape Recordings of Meeting (per tape) | \$8.00 |
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Wind Energy Facility Fees. Applications submitted for Wind Energy facility development require significantly more resources of the County to process and therefore adhere to the following special provisions:

- a. A filing fee of \$1000.00 shall accompany an application for a Wind Energy Facility.
- b. At the time of filing an application for a Wind Energy Facility, the Planning Director shall require the applicant to sign a memorandum of agreement to pay the County any costs associated with the application that are not covered by the initial filing fee. Funds obtained through the memorandum of

- agreement shall provide a means for the County to recover the cost of contracted services, legal counsel, travel, or material costs.
- c. The memorandum of agreement shall be furnished by the Planning Department
 - d. If an applicant refuses to enter into a memorandum of agreement or there is failure to negotiate an acceptable cost recovery fee, the applicant may appeal the Planning Director's decision to the Harney County Court for resolution. If the applicant and the County fail to reach an agreement, the application will not be processed.

Additional Costs. All applications have additional costs of notices in the local newspaper, notices to adjacent property owners and maps associated with the application (i.e. adjacent property owners, soils, floodplain, etc.).

- A. Notices in newspaper. The actual cost of publication will be conveyed to the applicant. The publication cost shall be paid before a final decision is issued.
- B. Notices to Adjacent Property Owners. Notices of the application are sent to adjacent property owners as well as the Findings and Decision document. The applicant is billed \$2.00 per adjacent property owner receiving these two mailings.
- C. Maps associated with the application. Each application will have an assortment of maps to show various features of the property. Each map will cost \$8.00 (not all of the maps listed below may be generated for every application):
 - a. Adjacent Property Owners: This map will show the adjacent property owners and who is required to receive a notice with associated names and addresses.
 - b. Soils Map: This map will show the various soils that make up the parcel in question. The determination of soils types and compatibility details such as whether or not the parcel consists of high-value farmland.
 - c. Floodplain Map: This map will show the various floodplain designations set by the Federal Emergency Management Agency (FEMA) and whether or not additional permits will be needed when building occurs. This map will only be completed if the property is located, wholly or in part, within a Special Flood Hazard flood zone (i.e. Zone A).
 - d. National Wetlands Inventory Map: This map will show the property as it relates to the National Wetlands Inventory or if hydric soils are present on the property. This map will only be completed if the property is located, wholly or in part, within a National Wetland Inventory area or have hydric soils present.

Fee Waivers. In some cases the fees for land use permit applications may be waived. These situations are only to be authorized by the Harney County Court on a case-by-

case basis. It is recognized that there are other fees to be paid in the course of development (i.e. sanitary sewage disposal fees, building permit fees, etc.) and that relief from land use permit application fees may only help the applicant slightly. Waivers are to be granted on a very limited basis and are the exception not the rule. The criteria to be used during the deliberation of these waivers are:

- A. Hardship: The financial situation of the applicant has much to do on whether or not the land use permit application fee(s) should be waived. If it can be shown that the payment of the required fee(s) would be so burdensome that the applicant would not be able to move forward with the desired permit the Harney County Court may find to waive such fee.
- B. Scope of development. It will hold more weight if the development sought for through the land use permit application is for a private landowner to site a single-family residence than for a commercial oriented development to seek such a fee waiver.
- C. Frequency.
 - a. It is only possible to ask for and receive one land use permit application fee waiver per landowner.
 - b. If it becomes a situation where there are an abnormal number of individuals asking for land use permit application fee waivers the Harney County Court will look into the economic feasibility of such fees.

(Updated from Res. 2012-03)

Rural Addressing Fees. The fees associated with Rural Addressing will be for the installation and materials of Road Guide Signs and the installation and materials for Number Stakes along with the upkeep of databases and mapping: (added 8/21/02, Ord. 2002-54)

(HCZO 9.100(3)(c) If it is found that more than two dwellings are located on an access way, or proposed to be located on an access way, Harney County shall initiate the road naming process for the purposes of emergency services. If a newly proposed dwelling will establish more than two homes on an access way, the road naming process will be initiated when building permits are applied for the dwelling. Under these circumstances, Harney County will recover the costs associated with the needed materials, mailings, and the installation of needed signage.

A landowner residing, or planning to reside on an access way may initiate the road naming process and will be required to file a Road Naming Application. All costs associated with an application for road naming are the responsibility of the applicant.

| <u>Item</u> | <u>Cost</u> |
|---|-------------|
| Road Naming Application & Road Renaming Fee: Includes processing, noticing, needed materials and installation. Does not cover new number stakes (see below). | \$300.00 |
| Road Guide Sign: Replacement of damaged or missing sign. | No Charge |
| Number Stake: Initial stake (Covered by Zoning Application Fee): Includes Processing and Number Stake. | \$50.00/ea |
| Number Stake: Replacement stake where the property owner will install the number stake. | \$25.00/ea |
| Number Stake: Replacement stake where the County will install the number stake. | \$75.00 |
| * Property owners that install their own number stake(s) can use the County's number stake driver to install the stake in the ground. The property owner can use the driver once a deposit is secured to ensure the County has the driver returned. The property owner has 7 calendar days to use the driver and return it to the County or the deposit becomes the County's. When the driver is returned to the County the deposit will be returned to the property owner. | \$200 |