

PLANNING FEE SCHEDULE

Established by Ordinance #2026-05 effective July 1, 2026

<i>Type of Application (not all application types are listed)</i>	<i>Fee</i>
Amendments	
A. Comprehensive Plan Text Amendment, Development Code Text Amendment, Zone Map Amendment and Comprehensive Map Amendment	\$2,000 each type of application.*
B. Co-adoption of code/plans within existing city UGB generated by the City	Cost of notices
Appeals of Planning Commission Decision	\$800
Annual Renewal/Review	\$60
Annual Renewal/Review – Commercial Wind Energy Facilities	\$500*
Burn Permit	\$20/tax lot
Conditional Use Permit	\$750*
Conditional Use Permit – Temporary Hardship Dwelling	\$350*
Conditional Use Permit – Commercial Utility Facility (Wind, solar and other energy generation facilities) If application includes goal exception	\$5,000* plus \$500/tax lot after first tax lot Additional \$2,000
For renewable wind projects	Additional \$1,000 per tower
For renewable solar projects	Additional \$400/MW for projects over 30 MW
Conditional Use Permit – Small Significant Aggregate Site, Amendment application and fee may also apply	\$2,000*
Design Review (includes Zoning Permit fee)	\$350
Field Inspection – Replacement Dwelling Removal Verification	\$75
Floodplain Development Permit (includes Zoning Permit fee)	\$250
Floodplain Verification and Map	\$50
Floodplain Research (not associated with a zoning permit)	\$15 + \$75/hour
GIS Research	\$75/hour
Goal 5 Aggregate Site, Amendment application and fee may also apply	\$3,000* or \$39.617
Land Partition, Type II, III & IV	\$750*
Land Partition, Subdivision or Cluster Development, Type I	\$1,000* + \$25/lot over 10 lots
Landscape Design	\$100/hr
Land Use Decision	\$750*
Land Use Decision – Farm Dwelling	\$750*
Land Use Decision – Non-Farm Dwelling	\$1,000*
Land Use Decision – Utility Facility Necessary	\$2,500* plus \$500/tax lot after first tax lot
Land Use Compatibility Statement (DEQ, UCo. Septic, grant reviews) without Zoning Permit	\$25

Umatilla County Code 39.611 *Land Use Applications.*

Last Update: July 17, 2026, File Location: H:\SHARED\Fees\Planning Fee Schedule 2026.docx

Land Use Compatibility Statement (OWRD LUCS)	\$25/tax lot max. \$250
Land Use Compatibility Statement (non-emergency DSL/COE Joint Permit)	\$50
Legal Lot of Record Determination	\$100 + \$75/hour over 2 hours research
Pre-application (resource dwelling, EFU & GF)	\$100 + \$75/hour over 2 hours research
Printing of electronically submitted applications over 6 pages	\$0.25/page
Property Line Adjustment, Type V	\$350
Public Notice	\$2/notice
Public Notice – Newspaper	Cost for newspaper notice
Remand	Current applicable fee for application
Request for a Public Hearing	\$250
Review and recommendations of land use designation conversions, comprehensive plan and zone changes, and similar actions within an urban growth area that are not otherwise subject to County permits (City or Applicant generated co-adopts)	\$500*
Road Naming Application	\$300 + \$50 if rename existing road
Smoke Management Permit	\$50
Variance	\$500*
Verification of a Non-Conforming Use	\$500* + \$75/hour over 2 hours research
Verification of Removal/Field Inspection of Replacement Dwellings	\$75
Zoning Permit	\$100/tax lot
Zoning Permit – Establish and modify Cell, Met, Transmission Towers & Wind Turbines	\$200/tax lot
Zoning Permit Amendment	\$25

** The cost of postage, copies and publication of notice will be charged separately.*