

A RESOLUTION ESTABLISHING FEES FOR )  
REVIEW AND PROCESSING OF PLANNING )  
AND DEVELOPMENT RELATED REQUESTS )  
IN THE CITY OF LEBANON )

RESOLUTION NO. 30  
for 1999


WHEREAS, the City Council of the City of Lebanon has determined the necessity of staff review and processing of planning and development related requests within the city limits of Lebanon, Linn County, Oregon; and

WHEREAS, the Lebanon City Council has determined that fees shall be established to account for city staff costs as authorized by the adoption of Section 17.62.10 of the Lebanon Municipal Code, Ordinance No. 2250 of 1999 (Sign Regulations) and Ordinance No. \_\_\_\_\_ of 1999 (Establish Fees),

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LEBANON AS FOLLOWS:

Section 1. Fees, in the amount shown on Attachment 1 and Schedules A & B shall be paid to the City Recorder or his/her authorized representative upon filing of an application or permit filed after September 12, 1999 for sign applications and after October 8, 1999 for all other planning and development related applications. Such fees shall not be refundable, except fees for an appeal shall be returned in the case of the appeal being upheld.

Passed by the Council by a vote of 4 for and 0 against and approved by the Mayor this 8th day of September, 1999.

  
\_\_\_\_\_  
Mayor-J. Scott Simpson

ATTEST:

  
\_\_\_\_\_  
City Administrator Pro Tem-Judith L. Wendland

**CITY OF LEBANON**  
**PLANNING & DEVELOPMENT FEES**

ACTIVITY	CURRENT		PROPOSED	
	ORIGINAL	RESUBMITTAL	ORIGINAL	RESUBMITTAL
Administrative Review	\$150	\$150	\$250	\$150
Amend Subdivision Ordinance*	\$500	\$500	\$1,500	\$500
Annexation (<5 ac.)	\$200	0	\$1,200	\$600
Annexation (>5 ac.)	\$300	0	\$1,450	\$725
Appeal	\$100	0	\$250	N/A
Comprehensive Plan Change*	\$350	\$350	\$1,200	\$600
Conditional Use Permit	\$300	\$150	\$500	\$250
Contractor Prequalification	N/A	N/A	\$25	\$25
Land Partition	\$150	\$150	\$300	\$150
Planned Development (Preliminary)	\$1,000	0	\$1,500	0
Planned Development (General)	N/A	N/A	Res.: \$1,000 + \$10/unit; Non-res.: \$1,000 + \$5/100 sq. ft.	\$750
Property Line Adjustment	\$50	0	\$150	\$50
Property Line Consolidation	\$50	0	0	0
Public Improvement Permit	Schedule	0	Schedule A	N/A
Right-of-way Permit	Schedule	0	Schedule B	N/A
Sign Review	N/A	N/A	\$50 + \$1 sq. ft.	0
Site Plan Review	<1 ac. = \$200; 1-2 ac. = \$400	\$100	<1 ac. = \$300; >1 ac. = \$500	
Subdivision Final Plat	\$500 + \$10/lot (\$1,500 max.)	0	\$1,000 + \$25/lot	N/A
Subdivision Tentative Plat	\$300	0	\$1,000 + \$10/lot	N/A
Temporary Use Permit	\$200/yr	0	\$250/yr	N/A
Vacation	\$500	0	\$700	N/A
Variance	\$200	0	\$500	N/A
Zone Change Map	\$500	\$500	\$1,500	\$750
Zone Change Text*	\$300	\$300	\$1,500	\$750
* Additional Fee for Planning Action Requiring Measure 56 Mailing	N/A	N/A	\$2,500	N/A

**ATTACHMENT 1**

## **SCHEDULE A**

### **FEE SCHEDULE FOR PUBLIC IMPROVEMENT PERMITS**

Public Improvement Permit fees reimburse the city for two major work components: 1) Plan review and, 2) Construction inspection.

#### **FEE SCHEDULE:**

For drawing review and application: A fixed fee of \$100.00 plus 0.6% of construction cost estimate.

For construction of public facilities: A fixed fee of \$100.00, plus

- 1) 4% of the project cost up to \$25,000, plus
- 2) 3% of the project cost from \$25,001 to \$50,000, plus
- 3) 2.5% of the project above \$50,000.
- 4) For sanitary sewer and storm drain lines, an additional fee of \$1.50 per lineal foot shall also be charged for each television inspection performed (construction, warranty and re-inspection).

**SCHEDULE B**

**FEE SCHEDULE FOR  
RIGHT-OF-WAY PERMITS**

**BASIC RIGHT-OF-WAY ENCROACHMENT FEE:** **\$40.00**

**SURCHARGES:**

Hard surface street cuts \$0.50/sq. ft.; \$30.00 minimum

Curb cuts \$1.50/lin. ft.; \$20.00 minimum

Connection to sanitary sewer system:

    4 inch lateral \$30.00

    6 inch lateral-use public improvement construction  
    fee schedule; with a minimum fee of \$100.00

Connection to city storm drainage system:

    Up to 4 inch lateral \$20.00

    6 inch to 8 inch lateral \$40.00

    Over 8 inch lateral \$60.00

**CITY OF LEBANON  
SUMMARY OF DETAILED COMPARISON**

ACTIVITY	CURRENT FEES	AVERAGE FEES FOR 9 LARGER COMMUNITIES	AVERAGE FEES FOR 9 SMALLER COMMUNITIES	PROPOSED FEES
Administrative Review	\$150			\$250
Amend Subdiv. Ord.	\$500			\$1,500
Annexation (<5 ac.)	\$200	\$1,150 (low); \$2,940 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible, the first figure is the average of the lowest fees; the next figure is the avg of the highest. In this case, McMinnville's high fee was \$11,000; Albany's was \$5,100.</li> </ul>	\$1,280 <u>Note:</u> <ul style="list-style-type: none"> <li>Canby's \$1,800 deposit for elections added to its fee.</li> <li>Newport was \$800 [\$700 + \$20/parcel (5 parcels)]</li> </ul>	\$1,200
Annexation (>5 ac.)	\$300	\$1,150 (low); \$2,940 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given that the only difference between this one and the above is that Corvallis charges an additional \$10/lot for any annexation over 10 acres, new averages were not computed.</li> </ul>	\$1,320 <u>Note:</u> <ul style="list-style-type: none"> <li>Canby's \$1,800 deposit for elections added to its fee.</li> <li>Newport was \$900 [\$700 + \$20/parcel (10 parcels)]</li> </ul>	\$1,450
Appeal	\$100	\$220 (low); \$280 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>For Corvallis, used \$200 figure for both averages.</li> <li>For Albany, used \$300 figure for low avg; used ½ cost of application for a change in the Zone Map (\$675) for high.</li> <li>For McMinnville, used \$100 for low avg; \$300 for high.</li> </ul>	\$290 (low); \$450 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible, the first figure is the lower average and the next is the highest.</li> <li>Newport is estimated at \$250 (for low) and \$500 (high).</li> <li>\$450 used for Tangent in each average.</li> <li>Redmond was \$1,247 for high (hrg officer + subsequent).</li> </ul>	\$250
Comprehensive Plan Change	\$350	\$1,270 (Map); \$930 (Text) <u>Note:</u> <ul style="list-style-type: none"> <li>Most communities had the same fee for either map or text changes, except for the following:</li> <li>Albany only charges for changes to the Comp Map. Since it does not assess any fees for changes to its Comp Plan Text, it was not included in the average when making the Text calculation.</li> <li>Likewise, Klamath Falls only charges for changes to the Comp Plan Text, so it was not included in the average when making the Map calculation.</li> </ul>	\$820 (low); \$1,280 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible, the first figure is the average of the lowest fees; the next figure is the avg of the highest.</li> </ul>	\$1,200; <u>Text change:</u> If Measure 56 Mailing is required, add \$2,500. So, cost would become: <b>\$3,700</b>
Conditional Use Permit	\$300	\$490 (low); \$ 620 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to Albany), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> <li>Albany's low fee was \$250; its high was \$1,260.</li> </ul>	\$430 (low); \$640 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to Redmond), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> </ul>	\$500

ACTIVITY	CURRENT FEES	AVERAGE FEES FOR 9 LARGER COMMUNITIES	AVERAGE FEES FOR 9 SMALLER COMMUNITIES	PROPOSED FEES
<b>Major Land Partition</b>	<b>\$150</b>	<b>\$420 (low); \$490 (high)</b> <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to Albany), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> <li>For any community (Forest Grove, La Grande, Dallas) whose fee is determined by # of lots, I used 3 lots in calculating both low and high averages.</li> </ul>	<b>\$540</b> <u>Note:</u> <ul style="list-style-type: none"> <li>For those towns (Redmond &amp; Wilsonville) that calculate this fee according to # of lots, I used 3 lots.</li> </ul>	<b>\$300</b>
<b>Minor Land Partition</b>	<b>\$150</b>	<b>\$380 (low); \$440 (high)</b> <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to Albany), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> <li>For any community (Forest Grove, La Grande, Dallas) whose fee is determined by # of lots, I used 3 lots in calculating both low and high averages.</li> </ul>	<b>\$450</b> <u>Note:</u> <ul style="list-style-type: none"> <li>For those towns (Redmond &amp; Wilsonville) that calculate this fee according to # of lots, I used 3 lots.</li> </ul>	<b>\$300</b>
<b>Planned Development</b>	<b>\$1,000</b>	<b>\$1,350 (low); \$1,470 (high)</b> <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to Corvallis and Dallas), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> <li>For any community (Corvallis and Woodburn) whose fee is determined by # of lots, I used 50 lots (or acres) in calculating both low and high averages.</li> </ul>	<b>\$1,000</b> <u>Note:</u> <ul style="list-style-type: none"> <li>Wilsonville - based on 50 acres (so = \$1,850)</li> <li>Newport - based on 30 units (so = \$850)</li> </ul>	<b>Preliminary: \$1,500</b> <b>and</b> <b>General Planned Dev.:</b> <b>Res.: \$1,000 + \$10/unit;</b> <b>Non-res.: \$1,000 + \$5/100 sq. ft.</b>
<b>Property Line Adjustment</b>	<b>\$50</b>	<b>\$110</b>	<b>\$160 (low); \$240 (high)</b> <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to Canby), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> </ul>	<b>\$150</b>
<b>Prop. Line Consolid.</b>	<b>\$50</b>			<b>0</b>
<b>Public Imp. Permit</b>	<b>Schedule</b>			<b>Schedule A</b>
<b>Right-of-way Permit</b>	<b>Schedule</b>			<b>Schedule B</b>
<b>Site Plan Review</b>	<b>&lt;1 ac. = \$200;</b> <b>1-2 ac. = \$400</b>		<b>\$360 (low); \$610 (high)</b> <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to Redmond), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> </ul>	<b>&lt;1 ac. = \$300</b> <b>&gt;1 ac. = \$500</b>
<b>Subdiv. Final Plat</b>	<b>\$500 + \$10/lot</b> <b>(\$1,500 max.)</b>	<b>\$2,830 (low); \$2,840 (high)</b> <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to McMinnville), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> <li>Each of the six Larger Communities that assess this fee do so in terms of # of lots. Both low and high averages were calculated using 100 lots.</li> </ul>	<b>\$1,410</b> <u>Note:</u> <ul style="list-style-type: none"> <li>For those towns (ie, 5 of the 9) that calculate this fee according to # of lots, I used 100 lots.</li> </ul>	<b>\$1,000 + \$25/lot</b>

ACTIVITY	CURRENT FEES	AVERAGE FEES FOR 9 LARGER COMMUNITIES	AVERAGE FEES FOR 9 SMALLER COMMUNITIES	PROPOSED FEES
Subdiv. Tentative Plat	\$300	\$2230 <u>Note:</u> <ul style="list-style-type: none"> <li>For those towns that calculate this fee according to # of lots, I used 100 lots.</li> <li>Of Albany's fees, only the regular one was calculated.</li> </ul>	\$1,930 <u>Note:</u> <ul style="list-style-type: none"> <li>For those towns that calculate this fee according to # of lots, I used 100 lots.</li> </ul>	\$1,000 + \$10/lot
Temporary Use Permit	\$200/yr		\$200 (low); \$310 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Only two of the nine smaller communities calculate this. Of the two that do, Wilsonville has a range depending on duration of use. The first figure is the average of the lowest fees; the next figure is the average of the highest.</li> </ul>	\$250/yr
Vacation	\$500	\$480 (low); \$640 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to Albany), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> <li>I did not calculate an "actual cost" for La Grande, so it was not included in calculating the overall average for this fee.</li> </ul>	\$410 (low); \$430 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to Wilsonville), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> <li>I did not calculate for appraisal/damages for Newport's. Just used the base fee.</li> </ul>	\$700
Variance	\$200	\$240 (low); \$380 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible, the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> </ul>	\$320 (low); \$370 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible, the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> </ul>	\$500
Zone Change Map	\$500	\$1,010 (low); \$1,070 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to McMinnville), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> </ul>	\$900 (low); \$960 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to Wilsonville), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> </ul>	\$1,500
Zone Change Text	\$300	\$790 (low); \$860 (high) <u>Note:</u> <ul style="list-style-type: none"> <li>Given the range possible (due to McMinnville), the first figure is the average of the lowest fees; the next figure is the average of the highest.</li> </ul>	\$740	\$1,500; If Measure 56 Mailing is required, add \$2,500. So, cost would become: \$4,000

**LEBANON's FEES FOR ORIGINAL SUBMITTAL AS COMPARED TO 9 LARGER OREGON COMMUNITIES**

ACTIVITY	LEBANON (Pop. 12,480)	CORVALLIS (Pop. 49,630)	ALBANY (Pop. 38,925)	MCMINNVILLE (Pop. 24,265)	ASHLAND (Pop. 19,220)	KLAMATH FALLS (Pop. 18,940)	WOODBURN (Pop. 16,585)	FOREST GROVE (Pop. 16,170)	LA GRANDE (Pop. 12,795)	DALLAS (Pop. 12,530)
Administrative Review	\$150*					Staff fees charged after 3 hrs.				
Amend Subdiv. Ord.	\$500*									
Annexation (<5 ac.)	\$200	<10 ac. = \$1,744	From \$2,600 - \$5,100	\$1,000 (*+\$10,000 if non-gen. election is nec.)	\$1,300	\$300	\$604			\$500
Annexation (>5 ac.)	\$300	>10 ac. = \$1,744 + \$10/lot	From \$2,600 to \$5,100	\$1,000 (*+\$10,000 if non-gen. election is nec.)	\$1,300	\$300	\$604			\$500
Appeal	\$100	- Admin. Dec. = cost of legal advertising. - Hrg Body = \$200	Reg. = 50% of App. Fee; Expedited Land Div. = \$300 dep.* (*Max \$500)	\$300 from Plg. Com; \$100 from Dir.	\$250	\$100	\$505	\$250	\$150	\$100
Comp. Plan Change	\$350*	\$2,965	Map = \$1,350 Text = \$ 0	\$750	\$1,300	Text = \$300	\$561	Text: \$ 547 Dep.; Map: \$2,190 Dep.	\$300	\$750
Cond. Use Permit	\$300 (\$150 for a resubmittal)	\$1,134	No new construction = \$250; New const. = \$250 + 1% of Const. Value (Max = \$1,260)	\$450		\$250	\$269	\$961	\$375	\$250
Property Line Adjust.	\$50	\$50	\$50	\$100		\$75	\$256		\$150	
Lot Line Consolidation	\$50									
Major Land Partition	\$150*	\$200	From \$470 to \$1,070	\$250	Total = \$820 (= Plg. \$525 + Engr. \$295)	\$300 (= Tentative \$200 + Final \$100)	\$384	\$274 + \$33/lot, if > 3 ac.	\$500 + \$5/lot	\$150/parcel
Minor Land Partition	\$150*	\$200	From \$470 to \$1,070	\$250	Total = \$820 (= Plg. \$525 + Engr. \$295)	\$300 (= Tentative \$200 + Final \$100)	\$256	\$274 + \$33/lot, if > 3 ac.	\$250 + \$5/lot	\$150/parcel
Planned Dev.	\$1,000	From \$1,221 + \$10/ac. to \$1,483 + \$7.50/lot	\$2,670 (= cost for all 3 phases)		\$900		\$800 + \$10/lot	Total = \$2,189 Deposit (Prelim \$1,642 Dep. + Final \$547 Dep.)	\$350	From \$338 to \$1,030 +
Public Imp. Permit	Schedule									
Right-of-way Permit	Schedule									
Site Review - ENGR	<1 ac. = \$200; 1-2 ac. = \$400*						Based on footage: from \$752 - \$6,374	Non-Res < 1 ac. = \$530; Non-Res > 1 ac. = \$715; Res. # of units = \$93 + \$33/unit	From \$75 to \$150	From \$338 to \$1,030 +
Subdiv. Final Plat	\$500 + \$10/lot (\$1,500 max.)		\$150 + \$10/lot	From \$350 + \$20/lot to \$450 + \$20/lot	Total = \$1,450 + \$85/lot (= Plg. \$900 + Engr fees: \$550 + \$85/lot)	\$200 + \$5/lot	\$800 + \$10/lot		\$500 + \$5/lot	
Subdiv. Tentative Plat	\$300	\$1,222 + \$7.50/lot	\$800 + \$20/lot (reg.) \$1,400 + \$20/lot (expedited)	\$1,000 + \$15/lot		\$300		\$274 + \$33/lot, if > 3 ac.		
Temporary Use Permit	\$200/yr.								\$125	
Vacation	\$500	\$500	Street or alley: \$1,450; Easement: \$500	Street: \$400		\$300		Plat & Street: \$797	Right-of-way = Actual cost	Right-of-way = \$400
Variance	\$200	Minor: \$150; Major: \$200	Res. Zng Dist. = \$290; Non-Res. Dist. = \$580	Admin. = \$100; Other = \$350	Minor = \$230; Other = \$525	Minor = \$ 75; Major = \$150	\$520	\$428	Admin.: \$175; Other: \$450	\$200
Zone Change Map	\$500*	\$2,093	\$1,350	<3 ac. = \$ 500; >3 ac. = \$1,000	\$1,300	\$300	\$561	\$2,190 Deposit	\$300	\$500
Zone Change Text	\$300*	\$2,093		" "	\$1,300	\$300		\$547 Deposit	\$300	\$500

\*LEBANON charges the same fee as original for resubmittal of these applications. ☆ LEBANON charges \$100 for Site Review resubmittals



**LEBANON'S FEES FOR ORIGINAL SUBMITTAL AS COMPARED TO 2 SMALLER OREGON COMMUNITIES**

ACTIVITY	LEBANON (Pop. 12,480)	CANBY (Pop. 12,465)	REDMOND (Pop. 12,435)	WILSONVILLE (Pop. 12,290)	THE DALLES (Pop. 11,765)	GLADSTONE (Pop. 11,745)	HERMISTON (Pop. 11,595)	NEWPORT (Pop. 10,240)	SWEET HOME (Pop. 7,815)	TANGENT (Pop. 1,045)
Administrative Review	\$150*			\$50; \$150						
Amend Subdiv. Ord.	\$500*		Ord. Amendment = \$1,334							
Annexation (<5 ac.)	\$200	\$1,500 (+ \$1,800 Dep. for election)	\$325	< 10 ac. = \$750	\$50		\$300	\$700 + \$20/ea. parcel of land in sep. owner.	\$540	\$4,160
Annexation (>5 ac.)	\$300	\$1,500 (+ \$1,800 Dep. for election)	\$325	> 10 ac. = \$1,000	\$50		\$300	\$700 + \$20/ea. parcel of land in sep. owner.	\$540	\$4,160
Appeal	\$100	\$600	\$258 to Hrg Officer; \$989 subsequent	To Ptg Comm.: \$300; To City Council: \$500	\$300	\$25	\$150	\$150 + transcript cost + copies (Max: \$500)	\$310	- of Staff Dec. - \$450; All other = 1/2 cost of applic.
Comp. Plan Change	\$350*	\$1,500	Plan Amendment = \$1,622; Plan Amend. w. UGB Exp. = \$2,240	Comp. Plan Map Amend. < 10 ac. = \$1,000 10 - 50 ac. = \$1,200 51+ ac. = \$1,500	\$375	\$200	\$650	\$250	Text: \$600 Map: \$630	Amend Comp. Plan: \$4,160; Text chg: \$1,200
Cond. Use Permit	\$300 (\$150 to resubmit)	\$900	From \$618 to \$2,472	\$250	\$350	\$150	\$300	\$150	\$275	\$900
Property Line Adjust.	\$50	\$100 (plus \$600 if Public Hrg is necessary)	\$433	\$100	\$50		\$75		\$90	\$250
Lot Line Consolidation	\$50									\$250
Major Land Partition	\$150*	\$900	\$767 + \$21/lot	\$350 + \$25/lot	\$300	\$100	\$250	\$150	\$250	\$1,670 (= Tentative & Final Map)
Minor Land Partition	\$150*	\$900	\$767 + \$21/lot	\$150 + \$25/lot	\$200	\$100	\$200	\$37.50	\$250	\$1,320 (= Tentative & Final Map)
Planned Dev.	\$1,000		\$1,530	\$350 + \$30/ac.	\$400		\$325	Tent. - \$200 + \$7.50/unit Final - \$200 + \$7.50/unit	\$460	\$1,585
Public Imp. Permit	Schedule		Schedule							
Right-of-way Permit	Schedule									\$200
Site Review - ENGR	< 1 ac. = \$200☆; 1- 2 ac. = \$400☆	\$750	Ranges from \$155 to \$1,416+		\$275		New/Initial: \$350			\$250
Subdiv. Final Plat	\$500 + \$10/lot (\$1,500 max.)	\$900 + \$30/lot	\$1,066 + \$21/lot	\$100	\$400	\$150 + \$10/lot	\$800 + \$10/lot	\$200 + \$7.50/lot	\$460	\$1,000
Subdiv. Tentative Plat	\$300			\$350 + \$25/lot (not to exceed \$2,350)				\$200 + \$7.50/lot		\$2,000
Temporary Use Permit	\$200/yr.		\$376	From \$25 - \$250 (depending on duration of use)						
Vacation	\$500			Street: \$350 dep./actual cost; Plat: \$500	Street: \$300		Right-of-way: \$250	Plat or street: \$500 + appraisal + damages	\$740	Street or alley: \$300
Variance	\$200	\$900	Admin. - \$428; Hrg - \$721	\$250	\$300	\$75	Admin. - \$200; \$275	\$150	\$275	
Zone Change Map	\$500*	\$1,500	\$1,530	< 10 ac. = \$500 10 - 50 ac. = \$750 51+ ac. = \$1,000	\$375	\$200	\$550	\$250	\$570	\$2,630
Zone Change Text	\$300*	\$1,500	\$1,530	\$500	\$375	\$200	\$550	\$250	\$530	\$1,200

\* LEBANON charges the same fee as original for resubmittal of these applications. ☆ LEBANON charges \$100 for Site Review resubmittals

<b>Jurisdiction</b>	<b>Pop. (1998)</b>	<b>Pop. (1996)</b>	<b>Pop. (1990)</b>	<b>% Change in Pop. (1990 - 98)</b>	<b>Avg Yearly Growth Rate (1990 - 98)</b>	<b>Avg Yearly Growth Rate (1996 - 98)</b>	<b>Planning Staff <i>(not including Clerical Support Staff)</i></b>
Corvallis	49,630	49,275	44,757	10.9%	1.4%	0.4%	8
Albany	38,925	37,095	29,540	31.8%	4.0%	2.5%	8
McMinnville	24,265	22,880	17,894	35.6%	4.5%	3.0%	4
Ashland	19,220	18,360	16,252	18.3%	2.3%	2.3%	5
Klamath Falls	18,940	18,765	17,737	6.8%	0.9%	0.5%	3
Woodburn	16,585	15,780	13,404	23.7%	3.0%	2.6%	4
Forest Grove	16,170	15,370	13,559	19.3%	2.4%	2.6%	4
La Grande	12,795	12,415	11,766	8.7%	1.1%	1.5%	2
Dallas	12,530	11,360	9,422	33.0%	4.1%	5.2%	1
<b>LEBANON</b>	<b>12,480</b>	<b>11,995</b>	<b>10,950</b>	<b>14%</b>	<b>1.7%</b>	<b>2.0%</b>	<b>1</b>
Canby	12,465	11,430	8,990	38.7%	4.8%	4.5%	3
Redmond	12,435	11,175	7,165	73.6%	9.2%	5.6%	3
Wilsonville	12,290	10,600	7,106	73.0%	9.1%	8.0%	5
The Dalles	11,765	11,460	11,021	6.8%	0.8%	1.3%	2
Gladstone	11,745	11,605	10,152	15.7%	2.0%	0.6%	<1
Hermiston	11,595	11,050	10,047	15.4%	1.9%	2.5%	2
Newport	10,240	9,785	8,437	21.4%	2.7%	2.3%	2
Sweet Home	7,815	7,450	6,850	14.1%	1.8%	2.5%	1
Tangent	1,045	850	556	87.9%	11.0%	11.5%	<1