

City of Sherwood, Oregon
Resolution No. 91-487

A RESOLUTION ADOPTING A SCHEDULE OF DEVELOPMENT FEES AS REQUIRED BY THE CITY ZONING and DEVELOPMENT CODE, AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the newly revised City Zoning Code removes the actual fees for land use and development actions from the Code, and requires these fees be established by a separate schedule approved by Resolution of the City Council.

Whereas, omission of any City fee or charge from said schedule, that is otherwise authorized by prior City ordinance or resolution, shall not preclude the City from collecting said fees and charges.

NOW THEREFORE THE CITY RESOLVES AS FOLLOWS:


Section 1. Adoption: The City Schedule of Development Fees, attached hereto as Exhibit A, is hereby APPROVED and ADOPTED.

Section 2. Effective Date: This Resolution shall become effective upon approval and adoption.

Duly passed by the City Council on March 13, 1991.


Rick A. Hohnbaum, Mayor

Attest:


Polly Blankenbaker
City Recorder

City of Sherwood, Oregon
Development Fees
March 13, 1991

BUILDING PERMITS

Inspected by the City of Tualatin and issued by the City of Sherwood. Other fees may apply, see Uniform Building Code, 1990 Edition.

Total Valuation	Fee
\$1.00 to \$500.00	\$10.00
\$501.00 to \$2,000.00	\$10.00 for the first \$500.00 plus \$1.50 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$32.50 for the first \$2,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$170.50 for the first \$25,000 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$283.00 for the first \$50,000 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 and up	\$433.00 for the first \$100,000 plus \$2.50 for each additional \$1,000.00 or fraction thereof.

MANUFACTURED HOME INSTALLATION

Single Wide	\$157.50
Double Wide	\$157.50

PLUMBING PERMITS

Inspected by City of Tualatin and issued by City of Sherwood.

ELECTRICAL PERMITS

Issued and inspected by Washington County.

MECHANICAL PERMITS

Inspected by the City of Tualatin and issued by the City of Sherwood. Fees based on Uniform Mechanical Code.

FIRE AND LIFE SAFETY REVIEW (Commercial and Industrial only)

Issued and inspected by Tualatin Valley Consolidated Fire and Rescue. 40% of Building Permit Fee.

BUILDING PLAN CHECK

Inspected by City of Tualatin and issued by City of Sherwood. 65% of Building Permit Fee.

SYSTEM DEVELOPMENT CHARGES

Streets

See attached "TIF" fees. Charge is calculated by multiplying trip rate by the following:

Residential	\$135.00 per average weekday trip
Commercial	\$ 34.00 per average weekday trip
Office	\$124.00 per average weekday trip
Industrial	\$130.00 per average weekday trip
Institutional	\$ 56.00 per weighted average daily trip

Storm Drainage (per area of impermeable surface on individual lot)

\$375.00 per every 2,640 square feet

Parks (applies to residential uses only)

\$300.00 per residential dwelling unit.

In-lieu Major Storm Water Facilities (per area of impermeable surface in entire development)

Storm Water Quality	\$375.00 per every 2,640 sq. ft.
Storm Water Quantity	\$375.00 per every 2,640 sq. ft.
Combined	\$562.50 per every 2,640 sq. ft.

EROSION CONTROL FEES

a. Erosion Control Inspection Fee

Activities requiring an erosion control permit, and which are not covered by a building permit:

<u>Value of Project</u>	<u>Fee</u>
0 to 2,000	\$ 5.00
2,000.01 to 25,000	15.00
25,000.01 to 50,000	26.00
50,000.01 to 100,000	40.00
100,000.01 and up	40.00 plus \$24.00/100,000 or fraction thereof over \$100,000.

b. Activities requiring an erosion control permit, and which are not covered by a building permit:

<u>Area</u>	<u>Fee</u>
0 to 1 acre	\$80.00
1 acre and up	\$80.00 plus \$20.00 per acre or fraction thereof over an acre

Erosion Control Plan Check Fee: \$65% of the inspection fee.

SERVICE CONNECTIONS

Water

<u>Meter Size</u>	<u>Fee</u>	<u>Fire Flow Only</u>
5/8 to 3/4"	\$ 400.00	\$400.00
1"	\$ 696.00	\$400.00
1 1/2"	\$ 1,588.00	\$400.00
2"	\$ 2,824.00	\$400.00
3"	\$ 6,336.00	\$400.00
4"	\$11,224.00	\$400.00
5"	\$17,676.00	\$400.00
6"	\$25,292.00	\$400.00

Sewer

Sewer connection fees are established by the Unified Sewerage Agency (USA). City collects and retains a \$150.00 per unit surcharge in addition to normal USA rates. Fees are per dwelling unit and generally total as follows:

Residential	\$1,685.00
Commercial	\$1,695.00
Industrial	\$1,725.00

PUBLIC IMPROVEMENTS AND SUBDIVISION PLAN CHECK AND INSPECTION FEES

<u>Fee based on % of construction cost</u>	<u>Plan Review Fee</u>	<u>Inspection Fee</u>
Less than \$50,000.00	3%	2%
\$50,000.00 to \$100,000.00	2 1/2%	2%
Over \$100,000.00	2%	2%

PLANNING APPLICATIONS

<u>Action</u>	<u>Fee</u>
Amendment to Zone Text	\$400.00
Zoning Map Amendment	\$650.00
Conditional Use	\$400.00
Variance	\$250.00
Minor Land Partition	\$250.00
Subdivision/Major Land Partition	\$550.00
	plus \$5.00 per lot
Planned Unit Development/PUD	\$750.00
Planned Unit Development with Subdivision	\$750.00
	plus \$5.00 per lot
Site Plan Review (based on project value)	
Less than \$49,999	\$250.00
\$50,000 to \$99,999	\$350.00
\$100,000 to \$999,999	\$550.00
Over \$1,000,000	\$650.00
Appeal	One half (1/2 Original fee)
Interpretation of Similar Use	\$250.00
Temporary Use	\$250.00
Annexations	\$450.00
Signs	
Requiring Commission Review	\$100.00
Requiring Permit Only	\$ 20.00
Directional Sign (per sign)	\$ 10.00
Time Extension (no hearing)	\$100.00
(Requiring hearing)	\$250.00

Table II.1

<u>LAND USE</u> <u>CATEGORY/DESCRIPTION</u>	<u>BASIS FOR TRIP</u> <u>DETERMINATION</u>	<u>WEEKDAY</u> <u>AVERAGE</u> <u>TRIP RATE</u>	<u>WEEKEND</u> <u>AVERAGE</u> <u>TRIP RATE</u>
<u>RESIDENTIAL</u>			
210—Single-Family Detached Housing	No. of Units	10.00	
220—Apartment	" " "	6.10	
221—Low-Rise Apartment	" " "	6.60	
222—High-Rise Apartment	" " "	4.20	
230—Residential Condominium	" " "	5.86	
231—Low-Rise Condominium	Not Available	*	
232—High-Rise Condominium	No. of Units	4.18	
240—Mobile Home	" " "	4.81	
250—Retirement Community	" " "	3.30	
260—Recreational Home	" " "	3.16	
270—Planned Unit Development (Residential)	" " "	7.44	
<u>INSTITUTIONAL</u>			
010—Waterports	Ship Berths	100.00 ³	*
020—Airport	Not Available	*	*
021—Commercial Airport	Avg Flights/Day	11.83	*
022—General Aviation Airport	" " " "	3.06	*
030—Truck Terminals	T.G.S.F.	9.86	*
040—Railroad Terminal	Not Available	*	*
410—Park	Parking Spaces	7.58	11.82
411—City Park	Acres	3.66	33.58
412—County Park	"	2.11	2.26
413—State Park	"	1.05	1.78
420—Marina	Boat Berths	3.00	5.55
430—Golf Course	Parking Spaces	6.62	5.95
440—Theater	Not Available	*	*
441—Live Theater	" "	*	*
442—Music Theater	" "	*	*
443—Movie Theater (sit down)	" "	*	*
444—Drive-In Theater	Parking Spaces	6.19 ¹	7.18 ¹
450—Stadium	Not Available	*	*
451—Baseball/Football	Parking Spaces	0.55	*
452—Horse Race	Not Available	*	*
453—Auto Race	Parking Spaces	1.08	*
454—Dog Race	Not Available	*	*
460—Camp	" "	*	*
491—Tennis Courts	" "	*	*
492—Racquet Clubs	T.G.S.F.	32.93	23.80
501—Military Base	" "	15.94	23.85
510—Preschool	No. of Employees	1.78	*
520—Elementary School	Not Available	*	*
530—High School	No. of Students	1.03	*
540—Junior/Community College	" " "	1.39	*
550—University	" " "	1.55	*
	" " "	2.41	*

¹ Without Matinees

* Not Available

<u>LAND USE</u> <u>CATEGORY/DESCRIPTION</u>	<u>BASIS FOR TRIP</u> <u>DETERMINATION</u>	<u>WEEKDAY</u> <u>AVERAGE</u> <u>TRIP RATE</u>	<u>WEEKEND</u> <u>AVERAGE</u> <u>TRIP RATE</u>
<u>INSTITUTIONAL (CONT'D)</u>			
560—Church	T.G.S.F.	7.70	18.18
565—Day Care Center	" "	67.00	6.15
570—Court	" "	*	*
580—Museum/Gallery	" "	*	*
590—Library	T.G.S.F.	45.50	25.39
610—Hospital	" "	16.69	11.29
620—Nursing Home	No. of Beds	2.60	2.26
<u>BUSINESS & COMMERCIAL</u>			
310—Hotel	No. of Rooms	8.70	
320—Motel	" " "	10.19	
330—Resort Hotel	" " "	18.40	
810—Retail-General Merchandise	Not Available	*	
811—Speciality Store	" "	*	
812—Building Materials/Lumber	T.G.S.F.	30.56	
813—Lumber	Not Available	*	
814—Speciality Retail Center	T.G.L.S.F.	40.68	
815—Discount Stores	" "	70.16	
816—Hardware/Paint Store	T.G.S.F.	53.21	
817—Nursery	" "	36.17	
820—Shopping Center under 50,000 Gr. Sq. Ft.	T.G.L.S.F.	94.71	
821—Shopping Center 50,000- 99,999 Gr. Sq. Ft.	" "	84.51 ²	
822—Shopping Center 100,000- 199,999 Gr. Sq. Ft.	" "	66.62 ²	
823—Shopping Center 200,000- 299,999 Gr. Sq. Ft.	" "	53.62 ²	
824—Shopping Center 300,000- 399,999 Gr. Sq. Ft.	" "	45.66 ²	
825—Shopping Center 400,000- 499,999 Gr. Sq. Ft.	" "	41.41 ²	
826—Shopping Center 500,000- 599,000 Gr. Sq. Ft.	" "	36.63 ²	
827—Shopping Center 1,000,000- 1,200,000 Gr. Sq. Ft.	" "	32.82 ²	
828—Shopping Center Over 1,200,000 Gr. Sq. Ft.	" "	32.38 ²	
831—Quality Restaurant	T.G.S.F.	95.62 ²	
832—High-Turnover, Sit-Down Restaurant	" "	100.00 ³	
833—Drive-In Restaurant	" "	100.00 ³	
834—Drinking Place	Not Available	*	

¹ Without Matinees

² Note: Rate Obtained by Taking Average of Maximum & Minimum Rates of Range

³ Note: Rate Capped at 100.00

* Not Available

<u>LAND USE</u> <u>CATEGORY/DESCRIPTION</u>	<u>BASIS FOR TRIP</u> <u>DETERMINATION</u>	<u>WEEKDAY</u> <u>AVERAGE</u> <u>TRIP RATE</u>	<u>WEEKEND</u> <u>AVERAGE</u> <u>TRIP RATE</u>
<u>BUSINESS & COMMERCIAL (CONT'D)</u>			
841—New Car Sale	T.G.S.F.	47.52	
842—Used Car Sale	Not Available	*	
843—Auto Parts Sale	" "	*	
844—Service Station	No. of Pumps	100.00 ³	
845—Tire, Battery & Accessory	Not Available	*	
846—Car Wash	No. of Wash Stalls	100.00 ³	
847—Auto Repair	Not Available	*	
848—Highway Oasis (incl. truck fuel, minimal trucker & mechanical services)	Not Available	*	
849—Truck Stop (incl. food, auto & truck mechanical services, trucker supplies & trucker overnight sleeping accommodations)	" "	*	
850—Supermarket	T.G.S.F.	100.00 ³	
851—Convenience Market	" "	100.00 ³	
870—Apparel	" "	3.33	
890—Furniture Store	" "	4.35	
895—Video Arcade	" "	9.60	
911—Bank (walk-in)	" "	100.00 ³	
912—Drive-In Bank	" "	100.00 ³	
913—Savings and Loan (walk-in)	" "	61.00	
914—Drive-In Savings and Loan	" "	100.00 ³	
<u>OFFICE</u>			
630—Clinic	T.G.S.F.	23.79	
711—General Office, Under 100,000 G.S.F.	" "	16.31	
712—General Office, 100,000 - 199,000 G.S.F.	" "	12.40	
713—General Office, 200,000 G.S.F. @200,000 and Over	" "	11.54	
720—Medical Office Building	" "	34.17	
730—Government Office Building	T.G.S.F.	68.93	
731—State Motor Vehicles Department	" "	16.60	
732—U.S. Post Office	" "	86.78	
740—Civic Center	" "	25.00	
750—Office Park	USE General Office		
760—Research Center	T.G.S.F.	6.09	
770—Business Park	" "	12.42	
910—Financial	Not Available	*	
915—Stockbroker	" "	*	
916—Lending Agency	" "	*	
920—Real Estate	" "	*	
930—Insurance	T.G.S.F.	11.45	

1 Without Matinees

2 Note: Rate Obtained by Taking Average of Minimum and Maximum Rates of Range

3 Note: Rate Capped at 100.00

* Not Available

<u>LAND USE CATEGORY/DESCRIPTION</u>	<u>BASIS FOR TRIP DETERMINATION</u>	<u>WEEKDAY AVERAGE TRIP RATE</u>	<u>WEEKEND AVERAGE TRIP RATE</u>
<u>INDUSTRIAL</u>			
110—General Light Industrial	T.G.S.F.	6.97	
120—General Heavy Industrial	" "	1.50	
130—Industrial Park	" "	6.97	
140—Manufacturing	" "	3.85	
150—Warehouse	" "	4.88	
151—Mini-Warehouse	" "	2.61	
170—Utilities	Employees	1.07	
180—Agriculture	Not Available	*	
860—Wholesale	T.G.S.F.	6.73	

NOTES

* (Not Available) - Indicates that the ITE Manual does not contain information for this use. Therefore, the basis for trip determination shall be as set forth in Section [3.17-.040D.]

TGSF - Thousand Gross Square Feet

TLSF - Thousand Gross Leasable Square Feet

TABLE II.2

TRIP RATE

(Effective October 22, 1990 - June 1, 1991)

Residential Use	\$ 135.00 per average weekday trip
Business and Commercial Use	\$ 34.00 per average weekday trip
Office Use	\$ 124.00 per average weekday trip
Industrial Use	\$ 130.00 per average weekday trip
Institutional Use	\$ 56.00 per weighted average daily trip

(tabletif/th)
10/10/90

Other Land Use Action (no hearing)
(Requiring hearing)

\$100.00
\$250.00

FEEES AND CHARGES LISTED ON THIS SCHEDULE ARE SUBJECT TO CHANGE.
OTHER FEES MAY APPLY. PLEASE CONSULT DIRECTLY WITH THE CITY OF
SHERWOOD REGARDING YOUR DEVELOPMENT.