

City of Sherwood, Oregon  
RESOLUTION NO. 92-527

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

WHEREAS, the City Zoning Code requires that certain development related fees and charges be established by a separate schedule approved by Resolution of the City Council, and

WHEREAS, other development related fees and charges, such as building permits, are most conveniently listed on the same schedule, and

WHEREAS, the City, the County, and Unified Sewerage Agency have also recently adopted revised fees related to system development charges, and these fees are also most conveniently listed on the same schedule, and

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", and dated July 1, 1992, is hereby APPROVED AND ADOPTED, and supersedes all prior development fee schedules.

Section 2. Effective Date: This Resolution shall become effective July 1, 1992.

Duly passed by the City Council

June 24, 1992  
Rick A. Hohnbaum  
Rick A. Hohnbaum, Mayor

Attest:

Polly Blankenbaker  
Polly Blankenbaker  
City Recorder

Exhibit "A"  
Resolution No. 92-527

City of Sherwood, Oregon  
Development Fees  
July 1, 1992

FEES 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.

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.

<u>Total Valuation</u>	<u>Fee</u>
\$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

Arterial and Major Collector Streets

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

Residential	\$146.00 per average weekday trip
Commercial	\$ 37.00 per average weekday trip
Office	\$134.00 per average weekday trip
Industrial	\$141.00 per average weekday trip
Institutional	\$ 60.00 per weighted average daily trip

Minor Collector Streets

Reimbursement Charge: None  
Improvement Charge: \$4.70 x Weekday Average Trips x Units

\* Weekday Average Trips and Units or Unit Equivalents as per Appendix "A" of Washington County Code Chapter 3.17.

Storm Drainage (Per area of impermeable surface. One Equivalent Service Unit (ESU) equals 2,640 square feet.)

Reimbursement Charge: None

Improvement Charge: a. Water Quality: \$180/ESU  
b. Water Quantity: \$100/ESU

Parks and Open Space (applies to residential uses only)

- a. Reimbursement Charge: None
- b. Improvement Charge: \$865 per residential dwelling unit.

Water

a. Reimbursement Charge

<u>Meter Size</u>	<u>Charge</u>
5/8 - 3/4"	\$ 170.00
1"	\$ 341.00
1 - 1/2"	\$ 682.00
2"	\$ 1,194.00
3"	\$ 2,559.00
4"	\$ 4,435.00
6"	\$ 9,554.00
8"	\$ 17,743.00

(b) Improvement Charge

<u>Meter Size</u>	<u>Charge</u>
5/8 - 3/4"	\$ 2,129.00
1"	\$ 3,338.00
1 - 1/2"	\$ 8,515.00
2"	\$ 13,751.00
3"	\$ 31,010.00
4"	\$ 55,346.00
6"	\$118,284.00
8"	\$221,839.00

(c) Fire Flow Only \$ 2,299.00

Sewer

Sewer system development charges, previously termed connection charges, are generally established by the Unified Sewerage Agency (USA). The City retains 20% of this USA charge. These funds may only be used on capital improvements listed in USA's 1985 Master Plan. In addition, the City assesses its own system development

charge for other sanitary sewer improvements within the City. USA charges are \$2,100.00 per dwelling unit or dwelling unit equivalent.

The City's system development charge is based on the number of dwelling units for single and two-family residential uses, and for manufactured homes; and on the expected flow for multi-family residential, commercial, industrial, and institutional uses:

a. Reimbursement Charge:

\$0.051 per each gallon of sewerage flow per day. For single and two-family residences, and manufactured homes on individual lots, the sewerage flow shall be assumed to be 535 gallons per day per dwelling unit. For manufactured home parks, multi-family residential, commercial, industrial, and institutional uses, gallons per day of sewerage flow shall be based on engineer's estimates provided at the time of development or redevelopment of the use, as verified by the City.

b. Improvement Charge:

\$0.16 per each gallon of sewerage flow per day. For single and two-family residences, and manufactured homes on individual lots, the sewerage flow shall be assumed to be 535 gallons per day per dwelling unit. For manufactured home parks, multi-family residential, commercial, industrial, and institutional uses, gallons per day of sewerage flow shall be based on engineer's estimates provided at the time of development or redevelopment of the use, as verified by the City.

SDC Appeals

Appeal procedures against the administration of City SDC ordinances and resolutions, or the expenditure of City SDC funds are provided for by ordinance. Appeals must be accompanied by a fee. Appeals of USA or Washington County SDC's as per the applicable USA or County regulations.

City SDC Appeal Fee	\$450.00
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PUBLIC IMPROVEMENT AND SUBDIVISION PLAN REVIEWS AND INSPECTIONS

Plan review and inspection fees are based on a percentage of project construction cost, as verified by the City.

Plan Review	2% of construction cost
Inspection	2% of construction cost

EROSION CONTROL FEES

Erosion Control Inspection Fee

- a. Activities requiring an erosion control permit, and which are 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 per every \$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

Service connection fees cover the actual costs borne by the City in connecting and inspecting connections to public water and sewer systems.

Water

Single-family, two-family, manufactured home on individual lot, install meter only: \$35.00 plus cost of meter.

Multi-family, commercial, industrial, manufactured home park, and institutional: Actual labor and materials plus cost of meter.

Connections involving line taps, line extensions, etc.: Actual labor and materials plus cost of meter.

Sewer

Single-family, two-family, manufactured home on individual lot:  
\$35.00

Multi-family, commercial, industrial, manufactured home park,  
and institutional: \$45.00

Connections involving line taps, line extensions, etc.: Actual  
labor and materials.

LAND USE APPLICATION FEES

Zoning Text Amendment	\$1500
Zoning Map Amendment	\$1500
Conditional Use	\$1100
Variance	
Requiring Commission Hearing	\$1100
Administrative	\$ 150
Minor Land Partition	\$1000
Subdivision	\$1500 plus \$10/lot
Planned Unit Development (PUD)	
Requiring Supplemental Application(s)	\$1500
plus \$500 per supp. app.	
No Supplemental Application(s)	\$1500
Site Plan Review	
under \$49,000	\$ 800
\$49,000 - \$99,999	\$1200
\$100,000 - \$999,999	\$1600
over \$1,000,000	\$2000
Similar Use Interpretation	\$1000
Temporary Use	
Requiring Commission Hearing	\$ 800
Administrative	\$ 150
Time Extension	
Two Hearings Required	\$ 550
One Hearing Required	\$ 450
No Hearing Required	\$ 250
Other Land Use Action	
Two Hearings Required	\$ 550*
Administrative	\$ 150*
Signs	
Requiring Commission Review	\$ 400
Administrative	\$ 150
Appeal	50% of original fee(s)*
Joint Applications (except PUD's)	50% of total fee(s)
Amendment(s) to Prior Approvals	50% of original fee(s)

\* Deposit, final fee calculated on actual cost

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 <i>* use this</i>	" " "	6.10	
221—Low-Rise Apartment <i>2 or less stories</i>	" " "	6.60	
222—High-Rise Apartment <i>3 or more stories</i>	" " "	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 <sup>3</sup>	*
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)	Parking Spaces	6.19 <sup>1</sup>	7.18 <sup>1</sup>
444—Drive-In Theater	Not Available	*	*
450—Stadium	Parking Spaces	0.55	*
451—Baseball/Football	Not Available	*	*
452—Horse Race	Parking Spaces	1.08	*
453—Auto Race	Not Available	*	*
454—Dog Race	" "	*	*
460—Camp	" "	*	*
491—Tennis Courts	T.G.S.F.	32.93	23.80
492—Racquet Clubs	" "	15.94	23.85
501—Military Base	No. of Employees	1.78	*
510—Preschool	Not Available	*	*
520—Elementary School	No. of Students	1.03	*
530—High School	" " "	1.39	*
540—Junior/Community College	" " "	1.55	*
550—University	" " "	2.41	*

<sup>1</sup> 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 &amp; 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 <sup>2</sup>	
822—Shopping Center 100,000- 199,999 Gr. Sq. Ft.	" "	66.62 <sup>2</sup>	
823—Shopping Center 200,000- 299,999 Gr. Sq. Ft.	" "	53.62 <sup>2</sup>	
824—Shopping Center 300,000- 399,999 Gr. Sq. Ft.	" "	45.66 <sup>2</sup>	
825—Shopping Center 400,000- 499,999 Gr. Sq. Ft.	" "	41.41 <sup>2</sup>	
826—Shopping Center 500,000- 599,000 Gr. Sq. Ft.	" "	36.63 <sup>2</sup>	
827—Shopping Center 1,000,000- 1,200,000 Gr. Sq. Ft.	" "	32.82 <sup>2</sup>	
828—Shopping Center Over 1,200,000 Gr. Sq. Ft.	" "	32.38 <sup>2</sup>	
831—Quality Restaurant	T.G.S.F.	95.62 <sup>2</sup>	
832—High-Turnover, Sit-Down Restaurant	" "	100.00 <sup>3</sup>	
833—Drive-In Restaurant	" "	100.00 <sup>3</sup>	
834—Drinking Place	Not Available	*	

<sup>1</sup> Without Matinees

<sup>2</sup> Note: Rate Obtained by Taking Average of  
Maximum & Minimum Rates of Range

<sup>3</sup> Note: Rate Capped at 100.00

\* Not Available

<u>AND 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 &amp; 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 <sup>3</sup>	
845—Tire, Battery & Accessory	Not Available	*	
846—Car Wash	No. of Wash Stalls	100.00 <sup>3</sup>	
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 accom- modations)	" "	*	
850—Supermarket	T.G.S.F.	100.00 <sup>3</sup>	
851—Convenience Market	" "	100.00 <sup>3</sup>	
870—Apparel	" "	3.33	
890—Furniture Store	" "	4.35	
895—Video Arcade	" "	9.60	
911—Bank (walk-in)	" "	100.00 <sup>3</sup>	
912—Drive-In Bank	" "	100.00 <sup>3</sup>	
913—Savings and Loan (walk-in)	" "	61.00	
914—Drive-In Savings and Loan	" "	100.00 <sup>3</sup>	
<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

LAND USE  
CATEGORY/DESCRIPTION

BASIS FOR TRIP  
DETERMINATION

WEEKDAY  
AVERAGE  
TRIP RATE

WEEKEND  
AVERAGE  
TRIP RATE

INDUSTRIAL

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

TLF - Thousand Gross Leasable Square Feet