

City of Sherwood, Oregon
Resolution No. 94-575

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 adopted 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, 1994, is hereby APPROVED AND ADOPTED, and supersedes all prior development fee schedules.


Section 2. Effective Date: This Resolution shall become effective July 1, 1994.

Duly passed by the City Council June 22, 1994.



Walter Hitchcock, Mayor

Attest:



Polly Blankenbaker
City Recorder

Exhibit "A"
 Resolution No. 94-575
 City of Sherwood, Oregon
 Development Fees
 July 1, 1994

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 and issued by the City of Sherwood. Other fees may apply, see State of Oregon Structural Specialty Code, 1993 Edition. Values are based on the Building Valuation Data published in the ICBO Building Standards.

Total Valuation	Fees
\$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 \$25,000.00 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 \$50,000.00 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 \$100,000.00 plus \$2.50 for each additional \$1,000.00 or fraction thereof.

MANUFACTURED HOME INSTALLATION:

Single Wide	\$177.50, includes State's fees.
Double Wide	

PLUMBING PERMITS: Inspected and issued by the City of Sherwood.

ELECTRICAL PERMITS: Inspected and issued by Washington County.

MECHANICAL PERMITS: Inspected and issued by the City of Sherwood. Fees based on State of Oregon Mechanical Specialty Code, 1993 Edition.

FIRE AND LIFE SAFETY REVIEW (Commercial and Industrial only): Inspected and issued by the Tualatin Valley Consolidated Fire and Rescue. 40% of Building Permit Fee.

BUILDING PLAN CHECK: Inspected and issued by the 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	\$155.00 per average weekday trip.
Commercial	\$ 39.00 per average weekday trip.
Office	\$143.00 per average weekday trip.
Industrial	\$150.00 per average weekday trip.
Institutional	\$ 64.00 per weighted average daily trip.

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

Reimbursement Charge:	None
Improvement Charge:	\$15.22 per average weekday trip.

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

Reimbursement Charge:	None
Improvement Charges:	A. Water Quality: \$180/ESU B. Water Quantity: \$100/ESU

<u>City Storm Drainage:</u> Per area of impermeable surface.	
Reimbursement Charge:	None
Improvement Charge:	\$0.031 per square foot

<u>Parks and Open Space:</u> Applies to residential uses only.	
Reimbursement Charge:	None
Improvement Charge:	\$841 per residential dwelling unit

<u>Water:</u> Based on meter size, except for fire flow connections.	
Reimbursement Charge Meter Size	Charge
5/8 - 3/4"	\$ 122
1"	\$ 192
1-1/2"	\$ 472
2"	\$ 762
3"	\$ 1,722
4"	\$ 3,062
6"	\$ 6,532
8"	\$ 12,242
Improvement Charge Meter Size	Charge
5/8 - 3/4"	\$ 2,645
1"	\$ 4,205
1-1/2"	\$ 10,445
2"	\$ 16,945
3"	\$ 38,005
4"	\$ 67,645
6"	\$144,605
8"	\$270,975
Fire Flow Only	\$2,767

Sewer

Regional Connection Charge: \$2,200.00 per dwelling unit or dwelling unit equivalent.

City Reimbursement Charge: \$0.083 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.

City Improvement Charge: \$0.225 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 City ordinance. Appeals of USA or Washington County SDCs as per the applicable USA or County regulations.

City SDC Appeal Fee - \$500.00

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	4 % of construction cost
Inspection	4 % of construction cost

EROSION CONTROL

<u>Erosion Control Inspection Fee:</u> Activities requiring an erosion control permit, and which are covered by a building permit:	
<u>Value of Project</u>	<u>Fee</u>
\$0 to \$2,000.00	\$ 5.00
\$2,000.01 to \$25,000.00	\$15.00
\$25,000.01 to \$50,000.00	\$26.00
\$50,001.00 to \$100,000.00	\$40.00
\$100,000.01 and up	\$40.00 - plus \$24.00 per every \$100,000.00 or fraction thereof over \$100,000.00
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.
<u>Erosion Control Plan Check Fee:</u> 65% of the erosion control permit 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: \$40.00 plus cost of meter.

Multi-family, commercial, industrial, manufactured home park, and institutional connections: 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: \$50.00.

Multi-family, commercial, industrial, manufactured home park, and institutional: \$50.00.

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

LAND USE APPLICATION FEES

LAND USE APPLICATION	FEE
Zoning Text Amendment	\$1,880.00
Zoning Map Amendment	\$1,690.00
Conditional Use	\$1,230.00
<u>Variance:</u>	
Requiring Commission Hearing	\$1,230.00
Administrative	\$ 150.00
Minor Land Partition	\$1,130.00
Subdivision	\$1,885 plus \$12.50/lot
<u>Planned Unit Development (PUD):</u>	
Requiring Supplemental Application(s)	\$1,885 plus \$12.50/lot plus 50% of usual fee per each supplemental application
No Supplemental Application(s)	\$1,885 plus \$12.50/lot
<u>Site Plan Review:</u>	
Under \$49,000.00	\$1,170.00
\$49,00.00 - \$99,999.00	\$1,580.00
\$100,000.00 - \$999,999.00	\$2,050.00
Over \$1,000,000.00	\$2,240.00
Similar Use Interpretation	\$1,130.00
<u>Temporary Use:</u>	
Requiring Commission Hearing	\$ 950.00
Administrative	\$ 150.00
<u>Time Extension:</u>	
Hearing Required	\$ 750.00
No Hearing Required	\$ 150.00
<u>Other Land Use Action:</u>	
Hearing Required	\$ 950.00
Administrative	\$ 150.00
<u>Signs:</u>	
Directional Signs	\$150.00
All other signs	*
<u>Appeal:</u>	50% of original fee(s)
<u>Miscellaneous Actions:</u>	
Joint Applications (except PUDs)	**
Amendment(s) to Prior Approvals	50% of original fee(s)

*As per 1993 State Structural Specialty Code.

**Full fee for primary application, plus 50% of usual fee per each supplemental application.

LAND USE CATEGORY/DESCRIPTION	BASIS FOR TRIP DETERMINATION	WEEKDAY AVERAGE TRIP RATE	WEEKEND AVERAGE TRIP RATE
RESIDENTIAL			
210 - Single-Family Detached Housing	Number of Units	10.00	
220 - Apartment		6.10	
221 - Low-rise Apartment (2 or fewer stories)		6.60	
222 - High-Rise Apartment (3 or more stories)		4.20	
230 - Residential Condominium		5.86	
231 - Low-Rise Condominium	Not available	*	
232 - High-Rise Condominium	Number 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	
INSTITUTIONAL			
010 - Waterports	Ship berths	100.00 ³	*
020 - Airport	Not available	*	*
021 - Commercial Airport	Average Flights per 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	Acres	2.11	2.26
413 - State Park	Acres	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	Not available	*	*
442 - Music Theater	Not available	*	*
443 - Movie Theater (sit down)	Parking spaces	6.19 ¹	7.18 ¹
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	Not available	*	*
460 - Camp	Not available	*	*
491 - Tennis Courts	T.G.S.F.	32.93	23.80
492 - Racquet Clubs	T.G.S.F.	15.94	23.85
501 - Military Base	No. of employees	1.78	*
510 - Preschool	Not available	*	*
520 - Elementary School	Number of Students	1.03	*
530 - High School		1.39	*
540 - Junior/Community College		1.55	*
550 - University		2.41	*
560 - Church		T.G.S.F.	7.70
565 - Day Care Center	T.G.S.F.	67.00	6.15
570 - Court	T.G.S.F.	*	*
580 - Museum/Gallery	T.G.S.F.	*	*
590 - Library	T.G.S.F.	45.50	25.39
610 - Hospital	T.G.S.F.	16.69	11.29
620 - Nursing Home	Number of beds	2.60	2.26
BUSINESS AND COMMERCIAL			
310 - Hotel	Number of rooms	8.70	
320 - Motel	Number of rooms	10.19	
330 - Resort Hotel	Number of rooms	18.40	
810 - Retail-General Merchandise	Not available	*	

811 - Specialty Store	Not available	*	
812 - Building Materials/Lumber	T.G.S.F.	30.56	
813 - Lumber	Not available	*	
814 - Specialty Retail Center	T.G.L.S.F.	40.68	
815 - Discount Stores	T.G.L.S.F.	70.16	
816 - Hardware/Paint Store	T.G.S.F.	53.21	
817 - Nursery	T.G.S.F.	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.	T.G.L.S.F.	84.51 ²	
822 - Shopping Center 100,000 - 199,999 Gr. Sq. ft.	T.G.L.S.F.	66.62 ²	
823 - Shopping Center 200,000 - 299,999 Gr. Sq. ft.	T.G.L.S.F.	53.62 ²	
824 - Shopping Center 300,000 - 399,999 Gr. Sq. ft.	T.G.L.S.F.	45.66 ²	
825 - Shopping Center 400,000 - 499,999 Gr. Sq. ft.	T.G.L.S.F.	41.41 ²	
826 - Shopping Center 500,000 - 999,999 Gr. Sq. ft.	T.G.L.S.F.	36.63 ²	
827 - Shopping Center, 1,000,000 - \$1,200,000 Gr. Sq. ft.	T.G.L.S.F.	32.82 ²	
828 - Shopping Center over 1,200,000 Gr. Sq. ft.	T.G.L.S.F.	32.38 ²	
831 - Quality Restaurant	T.G.S.F.	95.62 ²	
832 - High-Turnover, Sit-Down Restaurant	T.G.S.F.	100.00 ³	
833 - Drive-in Restaurant	T.G.S.F.	100.00 ³	
834 - Drinking Place	Not available	*	
841 - New Car Sales	T.G.S.F.	47.52	
842 - Used Car Sales	Not available	*	
843 - Auto Parts Sale	Not available	*	
844 - Service Station	Number of Pumps	100.00 ³	
845 - Tire, Battery and Accessory	Not available	*	
846 - Car Wash	Number of wash stalls	100.00 ³	

847 - Auto Repair	Not available	*	
848 - Highway Oasis (including truck fuel, minimal trucker and mechanical services)	Not available	*	
849 - Truck Stop (including food, auto and truck mechanical services, trucker supplies and trucker overnight sleeping accommodations)	Not available	*	
850 - Supermarket	T.G.S.F.	100.00 ³	
851 - Convenience Market	T.G.S.F.	100.00 ³	
870 - Apparel	T.G.S.F.	3.33	
890 - Furniture Store	T.G.S.F.	4.35	
895 - Video Arcade	T.G.S.F.	9.60	
911 - Bank (walk-in)	T.G.S.F.	100.00 ³	
912 - Drive-in Bank	T.G.S.F.	100.00 ³	
913 - Savings and Loan (walk-in)	T.G.S.F.	61.00	
914 - Drive-in Savings and Loan	T.G.S.F.	100.00 ³	

OFFICE

630 - Clinic	T.G.S.F.	23.79	
711 - General Office, Under 100,000 G.S.F.	T.G.S.F.	16.31	
712 - General Office, 100,001 - 199,000 - 199,000 G.S.F.	T.G.S.F.	12.40	
713 - General Office, 200,000, G.S.F. 201,000 and over	T.G.S.F.	11.54	
720 - Medical Office Building	T.G.S.F.	34.17	
730 - Government Office Building	T.G.S.F.	68.93	
731 - State Motor Vehicles Department	T.G.S.F.	16.60	
732 - U.S. Post Office	T.G.S.F.	86.78	
740 - Civic Center	T.G.S.F.	25.00	
750 - Office Park	Use General Office		
760 - Research Center	T.G.S.F.	6.09	
770 - Business Park	T.G.S.F.	12.42	
910 - Financial	Not available	*	

¹ Without Matinees
² Rate obtained by taking average of maximum and minimum rates of range
³ Rate capped at \$100.00
* Not available

915 - Stockbroker	Not available	*	
916 - Lending Agency	Not available	*	
920 - Real Estate	Not available	*	
930 - Insurance	T.G.S.F.	11.45	
INDUSTRIAL			
110 - General Light Industrial	T.G.S.F.	6.97	
120 - General Heavy Industrial	T.G.S.F.	1.50	
130 - Industrial Park	T.G.S.F.	6.97	
140 - Manufacturing	T.G.S.F.	3.85	
150 - Warehouse	T.G.S.F.	4.88	
151 - Mini-Warehouse	T.G.S.F.	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

TGLSF - Thousand Gross Leasable Square Feet.

¹ Without Matinees
² Rate obtained by taking average of maximum and minimum rates of range
³ Rate capped at \$100.00
* Not available