

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

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**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**, the City performs and offers certain other miscellaneous services, the cost of which are most reasonably borne by the recipient, as opposed to paying for said services from general City funds; and

**WHEREAS**, Washington 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**, in June 1991, staff prepared and the City Council reviewed a list of such miscellaneous services, which were subsequently adopted as per City Ordinance No. 91-932, and last reviewed June 27, 1995; 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; and

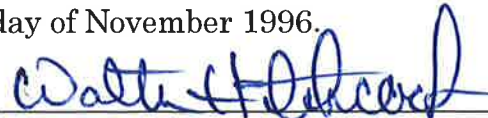
**WHEREAS**, it is most appropriate that fees and charges for all services be set by the City Council, and at a level whereby reasonable costs are recovered.

**NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:**

Section 1. Adoption: The City Schedule of Fees, attached hereto as Exhibit A, dated November 12, 1996, is hereby approved and adopted, and supersedes all prior development fee schedules and miscellaneous fee schedules.

Section 2. Effective Date: This Resolution shall become effective November 12, 1996.

Duly passed by the City Council this 12<sup>th</sup> day of November 1996.



Walter Hitchcock, Mayor

Attest:



Jon Bormet, City Manager-Recorder

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.

**SECTION 1 - PLANNING FEES**

LAND USE APPLICATION	FEE
Zoning Text Amendment	\$2,125.00
Zoning Map Amendment	\$1,900.00
Conditional Use	\$1,400.00
<u>Variance:</u>	
Requiring Commission Hearing	\$1,400.00
Administrative	\$ 175.00
Minor Land Partition	\$1,275.00
Subdivision	\$2,125 plus \$14.00/lot
<u>Planned Unit Development (PUD):</u>	
Requiring Supplemental Application(s)	\$2,125 plus \$14.00/lot plus 50% of usual fee per each supplemental application
No Supplemental Application(s)	\$2,125 plus \$14.00/lot
<u>Site Plan Review:</u>	
Under \$49,000.00	\$1,325.00
\$49,000.01 - \$99,999.99	\$1,775.00
\$100,000.01 - \$999,999.99	\$2,300.00
Over \$1,000,000.00	\$2,525.00
Similar Use Interpretation	\$1,275.00
<u>Temporary Use:</u>	
Requiring Commission Hearing	\$1,075.00
Administrative	\$ 175.00
<u>Time Extension:</u>	
Hearing Required	\$ 850.00
No Hearing Required	\$ 175.00

<u>Other Land Use Action:</u> Hearing Required Administrative	\$1,075.00 \$ 175.00
<u>Appeal:</u>	50% of original fee(s)
<u>Miscellaneous Actions:</u> Joint Applications (except PUDs)  Amendment(s) to Prior Approval Consultant as Needed	Full fee for primary application plus 50% of usual fee per each supplemental application 50% of original fee(s) Actual Costs

**SECTION 2 - ENGINEERING**

**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**

Erosion Control Inspection Fee: 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
\$50,000.01 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.

Erosion Control Plan Check Fee: 65% of the erosion control permit fee.

<b>MISCELLANEOUS FEES</b>	
Mailing of Plans and Specifications for Capital Projects	\$10.00
Compliance Agreement Fees Traffic and Street Signs Street Trees Street Lights	\$175.00 \$150.00 per tree PGE approved fee plus number of lights times 24 months
Grading & Erosion Permits	Appendix Chapter 33 of 1994 UBC
Right-of-Way Permits	Based on Linear Footage (See Application)
Design and Construction Standards	\$ 25.00

### **SECTION 3 - PUBLIC WORKS**

Street Cut	Actual time and materials
Curb Cut	Actual time and materials
Water Service Connection in ROW	Actual time and materials
Sanitary Service Connection in ROW	Actual time and materials
Hydrant Meter Rental (refundable deposit)	\$350.00
Per Day Rental	\$ 20.00

### **SECTION 4 - POLICE**

Fingerprinting (excluding fingerprinting at special functions such as "Kindergarten Roundup)	\$15.00
Police Report (to insurance companies and individuals)	\$10.00
Police Audio Tapes	\$20.00 per tape
Police Video Tapes	\$25.00 per tape
New Alarm Permits (One-Time Fee)	\$ 15.00
No Parking Anytime	\$ 10.00
Obstructing Streets	\$ 10.00
Double Parking	\$ 10.00
Blocking Driveway	\$ 10.00
Parking in Bus Zone	\$ 10.00
Parking in Loading Zone	\$ 10.00
Parking on Wrong Side of Street	\$ 10.00
Parking Along Yellow Curb or in Crosswalk	\$ 10.00
Parking Over Space Line	\$ 10.00
Parking Over Time Limit	\$ 10.00

### **SECTION 5 - ADMINISTRATIVE**

Lien Search	\$10.00 per lot
Copying	per single side \$0.15 per double side \$0.25
Returned check processing	\$20.00
Notary Fee	\$5.00 per document

Water turn off/on for delinquent water accounts	\$30.00
New Liquor License Application Review	\$25.00
Duplication of tapes from City meetings	\$20.00 each tape
Storm Water Master Plan	\$20.00
Storm Water Management Plan (Murdock and Sunset Basin)	\$20.00
Plan Updates: Sanitary Sewer, Transportation, Water Service, Parks and Open Space)	\$ 5.00 each
Community Development Plan	\$25.00
Zoning Code	\$25.00
Local Wetland Inventory	\$25.00
Plan/Zone Map	\$10.00

### SECTION 6 - MUNICIPAL COURT

Court Costs for Failure to Appear - Arraignments	\$10.00
Court Costs for Failure to Appear - Trials	\$25.00
Set-up Fee for Citation Time Payment Plan	\$25.00
Service Charge on Time	1.5% per month

### SECTION 7 - BUILDING PERMITS

Inspected and issued by the City of Sherwood. Other fees may apply, see State of Oregon Structural Specialty Code, as adopted. Values are based on the Building Valuation Data published by the State of Oregon Building Codes Division.	
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.

<b>MANUFACTURED HOME INSTALLATION</b>	
Manufactured Home Placements	\$312.20, includes State's fees.
<b>PLUMBING PERMITS:</b> Issued and inspected by the City of Sherwood.	
Base Rate	\$20.00
<u>Residential: New Construction</u>	
One bath	\$156.00
Two Bath	\$216.00
Three Bath	\$276.00
Alterations: Each Fixture	\$15.00
Commercial: New Construction (each fixture)	\$15.00
Alterations (each fixture)	\$15.00
<u>Waterlines:</u>	
For first 100 feet or fraction thereof	\$40.00
For additional 100 feet	\$22.00
<u>Sewer Service Lines</u>	
First 100 feet or fraction thereof	\$40.00
For additional 100 feet	\$22.00
Mobile Home - Sewer/Water connection, each	\$28.00
Lawn Sprinklers	\$15.00
Minimum inspection fee	\$40.00
Re-inspection fee	\$40.00
<b>MECHANICAL PERMITS:</b> Fees based on State of Oregon Mechanical Specialty Code, as adopted.	
<b>FIRE AND LIFE SAFETY REVIEW:</b> (Commercial and Industrial only): 40% of Building Permit Fee.	
<b>ELECTRICAL PERMITS:</b> Inspected and issued by Washington County.	
<b>BUILDING PLAN CHECK:</b> 65% of Building Permit Fee.	

<b>MISCELLANEOUS</b>	
Inspections outside normal business hours (minimum charge two hours)	\$40.00 per hour
Re-inspection Fees	\$35.00 each
Inspection for which no fee is specifically indicated (Minimum charge of one-half hour)	\$40.00 per hour
Additional plan review required by changes, additions or revisions to approved plans (Minimum charge of one-half hour)	\$40.00 per hour
Re-stamp of lost or stolen plans	\$40.00 each set
Fence Permit	\$25.00

## **SECTION 8 - SYSTEM DEVELOPMENT CHARGES**

<b>SEWER</b>	
<b>Regional Connection Charge:</b> \$2,200.00 per dwelling unit or dwelling unit equivalent.	
<u>City Reimbursement Charge:</u> \$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.	
<u>City Improvement Charge:</u> \$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.	
<u>Sewer Service connection fees</u> cover the actual costs borne by the City in connecting and inspecting connection to public systems.	
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.

**WATER**

**BASED ON METER SIZE, EXCEPT FOR FIRE FLOW CONNECTIONS**

Reimbursement Charge - Meter Size	Charge
5/8 - 3/4"	\$ 160
1"	\$ 256
1-1/2"	\$ 640
2"	\$ 1,040
3"	\$ 2,336
4"	\$ 4,160
6"	\$ 8,896
8"	\$ 16,672
Improvement Charge - Meter Size	Charge
5/8 - 3/4"	\$ 2,800
1"	\$ 4,480
1-1/2"	\$ 11,200
2"	\$ 18,200
3"	\$ 40,880
4"	\$ 72,800
6"	\$155,680
8"	\$291,760
Administrative Charge	\$ 47
Fire Flow Only	\$ 3,007

**Water Service connection fees** cover the actual costs borne by the City in connecting and inspecting connection to public systems.

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.

**STORM**

**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



<b>City Storm Drainage:</b> Per area of impermeable surface.	
Reimbursement Charge:	None
Improvement Charge:	\$0.031 per square foot
<b><u>PARKS</u></b>	
<b>Parks and Open Space:</b> Applies to residential uses only.	
Reimbursement Charge:	None
Improvement Charge:	\$841.00 per residential dwelling unit
<b><u>STREETS</u></b>	
<b>Arterial and Major Collector Streets:</b> See following "TIF" trip rates. Charge is calculated by multiplying trip rate by the following:	
Residential	\$169.00 per average weekday trip
Business/Commercial	\$ 42.00 per average weekday trip
Office	\$155.00 per average weekday trip
Industrial Use	\$162.00 per average weekday trip
Institutional	\$ 70.00 per weighted average daily trip
<b>Minor Collector Streets:</b> See following "TIF" trip rates. Charge is calculated by multiplying trip rate by the following:	
Reimbursement Charge	None
Improvement Charge	\$15.90 per average weekday trip

**THIS TABLE IS USED TO CALCULATE TIF-SDC FEES**

LAND USE CATEGORY/DESCRIPTION	BASIS FOR TRIP DETERMINATION	WEEKDAY AVERAGE TRIP RATE	WEEKEND AVERAGE TRIP RATE
<b>RESIDENTIAL</b>			
210 - Single-Family Detached Housing	# 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	# of Units	4.18	
240 - Mobile Home		4.81	
250 - Retirement Community		3.30	

260 - Recreational Home	# of Units	3.16	
270 - Planned Unit Development (Residential)		7.44	
<b>INSTITUTIONAL</b>			
010 - Waterports	Ship berths	100.00 <sup>3</sup>	*
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 <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	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	# 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	18.18
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
<b>BUSINESS AND COMMERCIAL</b>			
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 <sup>2</sup>	

822 - Shopping Center 100,000 - 199,999 Gr. Sq. ft.	T.G.L.S.F.	66.62 <sup>2</sup>	
823 - Shopping Center 200,000 - 299,999 Gr. Sq. ft.	T.G.L.S.F.	53.62 <sup>2</sup>	
824 - Shopping Center 300,000 - 399,999 Gr. Sq. ft.	T.G.L.S.F.	45.66 <sup>2</sup>	
825 - Shopping Center 400,000 - 499,999 Gr. Sq. ft.	T.G.L.S.F.	41.41 <sup>2</sup>	
826 - Shopping Center 500,000 - 999,999 Gr. Sq. ft.	T.G.L.S.F.	36.63 <sup>2</sup>	
827 - Shopping Center, 1,000,000 - \$1,200,000 Gr. Sq. ft.	T.G.L.S.F.	32.82 <sup>2</sup>	
828 - Shopping Center over 1,200,000 Gr. Sq. ft.	T.G.L.S.F.	32.38 <sup>2</sup>	
831 - Quality Restaurant	T.G.S.F.	95.62 <sup>2</sup>	
832 - High-Turnover, Sit-Down Restaurant	T.G.S.F.	100.00 <sup>3</sup>	
833 - Drive-in Restaurant	T.G.S.F.	100.00 <sup>3</sup>	
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 <sup>3</sup>	
845 - Tire, Battery and Accessory	Not available	*	
846 - Car Wash	Number of wash stalls	100.00 <sup>3</sup>	
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 <sup>3</sup>	
851 - Convenience Market	T.G.S.F.	100.00 <sup>3</sup>	

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 <sup>3</sup>	
912 - Drive-in Bank	T.G.S.F.	100.00 <sup>3</sup>	
913 - Savings and Loan (walk-in)	T.G.S.F.	61.00	
914 - Drive-in Savings and Loan	T.G.S.F.	100.00 <sup>3</sup>	
<b>OFFICE</b>			
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	*	
915 - Stockbroker	Not available	*	
916 - Lending Agency	Not available	*	
920 - Real Estate	Not available	*	
930 - Insurance	T.G.S.F.	11.45	

<b>INDUSTRIAL</b>			
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.

**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 are per the applicable USA or County regulations.

City SDC Appeal Fee - \$500.00