



**Resolution No. 99-821**

**A RESOLUTION AMENDING RESOLUTION 96-663, A RESOLUTION ADOPTING A SCHEDULE OF DEVELOPMENT FEES AS ESTABLISHED BY THE CITY ZONING AND COMMUNITY DEVELOPMENT CODE, ESTABLISHING FEES FOR MISCELLANEOUS CITY SERVICES 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**, 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; and

**WHEREAS**, the City has met the requirement for providing a public notice and public hearing prior to the adoption of this fee resolution.

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

Section 1. Adoption: The City Schedule of Fees, attached hereto as Exhibit A, updated version presented October 1999, 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 9, 1999.

Duly passed by the City Council this 9<sup>th</sup> day of November, 1999.

Walt Hitchcock, Mayor

Attest:

C.L. Wiley, City Recorder



**RESOLUTION NO. 99-821**

**CONTINUED...**

**PENDING ... AS OF  
10/8/99**



# CITY COUNCIL AGENDA COVER SHEET

SUBJECT: Fees Resolution	For Agenda of: 110999				
	<b>C L E A R A N C E S</b>				
EXHIBITS: Resolution 99-821 w/Exhibit A Fee schedule attached	Originator: City Recorder	Initials <i>aw/</i>	Update Initials	✓ Impacted Depts.	Initials
	City Mgr & Mayor	<i>PH. 10.26.99 Review</i>			
	City Attorney	<i>Reviewed 10-26-99</i>			
	City Recorder	/			
				Finance Director	<i>[Signature]</i>
Expenditure Required: N/A	Amount Budgeted: N/A				

**SUMMARY STATEMENT:** The public hearing which is required prior to any City fee changes was held at the October 26, 1999 regular City Council Meeting. No one in attendance spoke during the public comments portion of the hearing. The hearing was closed for public comments.

**NOTE:** At the public hearing, Council directed staff to present the next fees schedule in May 2000 with recommended or required changes for FY 2000-2001, and appropriate justification included.

**ADMINISTRATION RECOMMENDATION:** Approve fees resolution.

**ALTERNATIVE(S):**

**RECOMMENDED MOTION:** Move to adopt Resolution 99-821 amending Resolution 99-663, adopting a fee schedule of development fees as established by the City Zoning and Community Development Code, establishing fees for miscellaneous City services and establishing an effective date.

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 Administrative	\$1,400.00 \$ 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)  No Supplemental Application(s)	\$2,125 plus \$14.00/lot plus 50% of usual fee per each supplemental application \$2,125 plus \$14.00/lot
<u>Site Plan Review:</u> Under \$49,000.00 \$49,000.01 - \$99,999.99 \$100,000.01 - \$999,999.99 Over \$1,000,000.00	\$1,325.00 \$1,775.00 \$2,300.00 \$2,525.00
Similar Use Interpretation	\$1,275.00
<u>Temporary Use:</u> Requiring Commission Hearing Administrative	\$1,075.00 \$ 175.00
<u>Time Extension:</u> Hearing Required No Hearing Required	\$ 850.00 \$ 175.00
<u>Other Land Use Action:</u> Hearing Required and/or use of Hearings Officer Administrative	\$1,075.00 \$ 175.00
<u>Appeal:</u>	50% of original fee(s)

<p><b>Miscellaneous Actions:</b>  Joint Applications (except PUDs)</p> <p>Amendment(s) to Prior Approval  Consultant as Needed</p>	<p>Full fee for primary application plus 50% of usual fee per each supplemental application  50% of original fee(s)  Actual Costs</p>								
<p><b>Annexations</b></p> <p>Applicants will be required to pay a \$7,500 filing fee which will be applied to all costs related to processing the annexation, and an advance check for Metro Boundary Change Mapping and Filing charges which will be returned to the applicant if the annexation is not passed.</p> <p>Applicant will also sign an agreement with the City that the balance of all costs will be paid to the City within 30 days of the date on the final annexation invoice.</p>	<p>City of Sherwood staff time billed in 15 minute increments:  City Planner \$25.00  Finance Director \$29.00  Support Staff \$15.00  City Recorder \$21.00  Average: \$19 per hr</p> <p><b>Metro Rates:</b>  Staff Time: \$85 per hour  Metro Boundary Change Mapping and Filing Charges:</p> <table data-bbox="862 741 1227 884"> <tr> <td>1 acre or less</td> <td>\$85</td> </tr> <tr> <td>1+ to 5 acres</td> <td>\$150</td> </tr> <tr> <td>5 to 40 acres</td> <td>\$200</td> </tr> <tr> <td>&gt; 40 acres</td> <td>\$300</td> </tr> </table> <p>Major boundary changes and annexations of more than 100 properties – Actual expenses</p> <p>Washington County Elections  .60 per registered voter for pamphlet (10/99 estimated based on current voter #'s - \$4,000.  Related Administrative fees – actual cost  Mailing - actual cost</p>	1 acre or less	\$85	1+ to 5 acres	\$150	5 to 40 acres	\$200	> 40 acres	\$300
1 acre or less	\$85								
1+ to 5 acres	\$150								
5 to 40 acres	\$200								
> 40 acres	\$300								

**SECTION 2 - ENGINEERING**

<b>PUBLIC IMPROVEMENT AND SUBDIVISION PLAN REVIEWS AND INSPECTIONS</b>	
<p>Plan review and inspection fees are based on a percentage of project construction cost as verified by the City.</p>	
<p>Plan Review - water, sewer, streets, storm</p>	<p>4% of construction cost</p>
<p>Inspection - water, sewer, streets, storm</p>	<p>4% of construction cost</p>

**EROSION CONTROL**

Erosion Control Inspection Fee: Activities requiring an erosion control permit, and which are covered by a building permit:

Value of Project	Fee
\$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:

Area	Fee
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.

**MISCELLANEOUS FEES**

Plans and Specifications for Capital Projects	Varies with project
Compliance Agreement Fees	
Traffic and Street Signs	\$150.00
Street Trees	\$150.00 per tree
Street Lights	PGE approved fee plus number of lights times 12 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**

Water Service Connection in ROW	Actual time and materials
Hydrant Meter Rental (refundable deposit)	\$745.00
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
Vehicle Impoundment (ORS 819-120 and City Code Chapter 804 series)	\$100.00
Police Photos - (12 exposure)	\$15.00

**SECTION 5 - ADMINISTRATIVE**

Lien Search	\$10.00 per lot
Copying	per single side \$0.15 per double side \$0.25
Document searches (plus cost of copying, .15 single-sided page; .25 double-sided page) Staff time: City Recorder Administrative staff Executive staff	Billed in 15 minute Increments:  \$21 per hour \$15 per hour \$29 per hour
Faxing or e-mailing (Money must be on account prior to request)	\$2 plus .25 per page
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

Master Plans (Storm, parks, water, transportation, sewer)	\$20.00 each
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
Budget Documents/Audit Reports	\$20.00

### 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
<b>SECTION 8 - SYSTEM DEVELOPMENT CHARGES</b>	
<b>SEWER</b>	
<b>Regional Connection Charge:</b> \$2,300.00 per dwelling unit or dwelling unit equivalent.	
<b>City Reimbursement Charge:</b> \$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.	
<b>City Improvement Charge:</b> \$0.23 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>Sewer Service connection fees</b> 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 Sprinkled Buildings 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:	\$45.00 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 Quantity: \$290/ESU

	B. Water Quality: \$210ESU
<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	\$201* per average weekday trip
Business/Commercial	\$51* per average weekday trip
Office	\$184* per average weekday trip
Industrial Use	\$193 * per average weekday trip
Institutional	\$83 * per weighted average daily trip
Transit Rate	\$15.00 per 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	\$20.10* per average weekday trip

### SECTION 9 - CODE ENFORCEMENT

Illegal Water Hook-up	
First Offense	\$ 50.00
Second Offense	300.00
Third and subsequent offenses	1,000.00

### SECTION 10 - LIBRARY

Overdue Videos	\$1.00 per day
All Other materials	\$.10 per day
Lost materials	Loss plus \$2.50 handling
Damaged materials	Based on extent

### SECTION 11 - PUBLIC FACILITY RENTALS

Marjorie Stewart Senior Center – large meeting room	\$50
Marjorie Stewart Senior Center – small meeting rooms	\$25
Stella Olsen Park Pavilion/other park area rentals	\$30

**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	# of Units	6.10	
221 - Low-rise Apartment (2 or fewer stories)	# of Units	6.60	
222 - High-Rise Apartment (3 or more stories)	# of Units	4.20	
230 - Residential Condominium	# of Units	5.86	
231 - Low-Rise Condominium	Not available	*	
232 - High-Rise Condominium	# of Units	4.18	
240 - Mobile Home	# of Units	4.81	
250 - Retirement Community	# of Units	3.30	
260 - Recreational Home	# of Units	3.16	
270 - Planned Unit Development (Residential)	# of Units	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	Average Flights per day	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	# of Students	1.39	*
540 - Junior/Community College	# of Students	1.55	*
iversity	# of Students	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.	*	*
571 - Prison <sup>4</sup>	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	
820A - Shopping Center under 50,000 Gr. Sq. ft.	T.G.L.S.F.	94.71	
820B - Shopping Center 50,000 - 99,999 Gr. Sq. ft.	T.G.L.S.F.	84.51 <sup>2</sup>	
820C - Shopping Center 100,000 - 199,999 Gr. Sq. ft.	T.G.L.S.F.	66.62 <sup>2</sup>	
820D - Shopping Center 200,000 - 299,999 Gr. Sq. ft.	T.G.L.S.F.	53.62 <sup>2</sup>	
820 E - Shopping Center 300,000 - 399,999 Gr. Sq. ft.	T.G.L.S.F.	45.66 <sup>2</sup>	
820F - Shopping Center 400,000 - 499,999 Gr. Sq. ft.	T.G.L.S.F.	41.41 <sup>2</sup>	
820G - Shopping Center 500,000 - 999,999 Gr. Sq. ft.	T.G.L.S.F.	36.63 <sup>2</sup>	
820H - Shopping Center, 1,000,000 - \$1,200,000 Gr. Sq. ft.	T.G.L.S.F.	32.82 <sup>2</sup>	
820I - 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	Not available	*	
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	
*710A - General Office, Under 100,000 G.S.F.	T.G.S.F.	16.31	
*710 B - General Office, 100,000 - 199,000 G.S.F.	T.G.S.F.	12.40	
*710 C - General Office, 200,000 – 299,999 G.S.F.	T.G.S.F.	11.54	
*710 D – General Office, 300,000 – 399,999 G.S.F.	T.G.S.F.,	10.42 <sup>5</sup>	
*710E – General Office, 400,000 – 499,999 G.S.F.	T.G.S.F.	9.70 <sup>3</sup>	
*710F – General Office 500,000 – 599,999 G.S.F.	T.G.S.F.	9.17 <sup>5</sup>	
*710G – General Office 600,000 – 699,999 G.S.F.	T.G.S.F.	8.77 <del>5</del>	
*710H – General Office 700,000 – 799,999 G.S.F.	T.G.S.F.	8.43 <del>5</del>	
*710I - General Office, 800,000 – G.S.F. and Over	T.G.S.F.	8.16 <sup>5</sup>	
*714 – Corporate Headquarters Building	T..G.S.F.	7.01 <sup>5</sup>	
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	

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Exhibit A

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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	

\* per letter from Washington County DLUT dated 4/29/99

**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 (Resolution 96-663 p.8)