

RESOLUTION NO. 1931

**A RESOLUTION OF THE WILSONVILLE CITY COUNCIL ADOPTING
A NEW FEE SCHEDULE FOR LAND USE AND DEVELOPMENT AND
REPEALING RESOLUTIONS NO. 1719 and 1751.**

WHEREAS, the Wilsonville City Council finds it necessary and reasonable to establish fees for the purpose of defraying actual costs or actual average costs for Land Use and Development Plan reviews consistent with the authority granted to the City Council in WC 4.028; and

WHEREAS, staff has performed an analysis of program costs and fees as they relate to current planning activities within the Planning Program, and based on that analysis, developed a schedule of fees; and

WHEREAS, the Wilsonville City Council finds that Oregon state law allows the City to recover its administrative costs of planning review and that the last time the planning fees were increased was in July 2001; and

WHEREAS, the City Council has determined that an annual indexing of the fees may be an appropriate tool in maintaining a continuing program of cost recovery in the City's Community Development Fund,

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

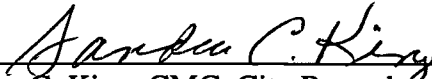
- Section 1:** Land use and site development application fees are hereby established as set out in Attachment A.
- Section 2:** The fees maybe adjusted annually by the City Council to reflect the change in the Portland/Salem area Consumer Price Index.
- Section 2:** The resolution and fee schedule as proposed shall become effective on June 5, 2005.
- Section 3:** Resolution Nos. 1719 and 1751 are hereby repealed.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 18th day of April, 2005, and filed with the City Recorder on this date.



CHARLOTTE LEHAN, MAYOR

ATTEST:



Sandra C. King, CMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	<u>Yes</u>
Councilor Kirk	<u>Yes</u>
Councilor Holt	<u>Yes</u>
Councilor Scott-Tabb	<u>Yes</u>
Councilor Knapp	<u>Yes</u>

ATTACHMENT A – RESOLUTION NO. 1931

Resolution No: 1931, April 2005 Land Use and Site Development Application Fee Schedule		
Type of application	Current Fee	Proposed Fee
Pre-application Meeting		
Residential over 3 lots/units	\$0	\$100
All Other	\$150	\$250
Review of Building Permit Application		
Residential	\$100	\$100
All Other	\$300 or 0.004 of value of building, whichever is greater. Not to exceed \$7500	\$300 or 0.004 of value of building, whichever is greater. Not to exceed \$7500
Architectural Review Fee (Villebois)		
	\$0	\$200
Administrative Review		
Class I	\$100	\$100
Class II	\$250	\$350
Tree Permit		
Type A (3 or fewer trees)		
	\$5	\$10
Type B		
4 – 10 trees	\$25	\$50, plus \$5 per tree to be removed

Type of application	Current Fee	Proposed Fee
11 – 25 trees	\$50	\$75, plus \$5 per tree to be removed
26 or more trees	\$100	\$100, plus \$5 per tree to be removed
Type C Tree Removal Plan(DRB)	\$100	\$350
Type C Tree Removal Permit		
4 – 10 trees	\$25	\$50, plus \$5 per tree to be removed
11 – 25 trees	\$50	\$75, plus \$5 per tree to be removed
26 or more trees	\$100	\$100, plus \$5 per tree to be removed
Type D	\$100	\$500
SROZ Review	\$350	
Verification of Boundary	\$0	\$50
Abbreviated Standard	\$0	\$100
SRIR Review		
Abbreviated Standard	\$0	\$300 \$750
Review Mitigation Monitoring Report	\$0	\$75

Type of application	Current Fee	Proposed Fee
Tentative (Preliminary) Plat Review		
Partition		
Administrative Review	\$600	\$350
DRB Review	\$600	\$800
Subdivision		
Residential	\$600 + \$125/net acre for all sites > 5 acres + \$6.25/unit	\$800 + \$150/net acre for all sites > 5 acres + \$10/lot
Commercial	\$600 + \$125/net acre for all sites > 1 acre + \$0.0125/sq. ft. for all bldgs > 10,000 sq. ft.	\$800 + \$150/net acre for all sites > 1 acre + \$0.0150/sq. ft. for all bldgs > 10,000 sq. ft.
Industrial	\$600 + \$125/net acre for all sites > 10 acres + \$0.0125/sq. ft. for all bldgs > 25,000 sq. ft.	\$800 + \$150/net acre for all sites > 10 acres + \$0.0150/sq. ft. for all bldgs > 25,000 sq. ft.
Public	\$600 + \$125/net acre for all sites > 10 acres + \$0.0125/sq. ft. for all bldgs > 25,000 sq. ft.	\$800 + \$150/net acre for all sites > 10 acres + \$0.0150/sq. ft. for all bldgs > 25,000 sq. ft.
Expedited Land Division (Villebois)	None	Double regular fee
Expedited Land Division under ORS 197.	\$600 + \$10/lot	\$600 + \$10/lot
Final Plat Review		
Partition	\$100	\$250 (notice required)
Subdivision	\$200	\$400 (notice required)

Type of application	Current Fee	Proposed Fee
Conditional Use Permit (except WR Greenway)		
Residential	\$1200 + \$125/net acre for all sites > 5 acres +\$6.25/unit	\$1200
Commercial	\$1200 + \$125/net acre for all sites > 1 acre + \$0.0125/sq. ft. for all bldgs > 10,000 sq. ft.	\$1200
Industrial	\$1200 + \$125/net acre for all sites > 10 acres + \$0.0125/sq. ft. for all bldgs > 25,000 sq. ft.	\$1200
Public	\$1200 + \$125/net acre for all sites > 10 acres + \$0.0125/sq. ft. for all bldgs > 25,000 sq. ft.	\$1200
Willamette River Greenway	\$350	\$0
Accessory uses to single family dwellings		\$350
All others		\$1200
Temporary Use Permit		
Less than 15 days	\$50	\$50
15 to 30 days	\$100	\$100
31 to 60 days	\$100	\$100
61 to 120 days	\$500	\$500
121 days to one year	\$500	\$500
Variance		
Administrative	\$250	\$350
DRB Review	\$1200	\$1200
Request to modify Conditions of Approval		
Administrative	\$250	\$250
DRB Review	\$600	\$600
City Council	\$600	\$600
Change of Non-Conforming Use		
	\$350	\$350

Type of application	Current Fee	Proposed Fee
Request for Time Extension		
Administrative	\$50	\$50
DRB	\$250	\$250
Planned Unit Development		
Stage I		
Residential	\$1200 + \$125/net acre for all sites > 5 acres and \$6.25/unit	\$800
Commercial	\$1200 + \$125/net acre for all sites > 1 acre and \$0.0125/sq. ft. for all bldgs > 10,000 sq. ft	\$800
Industrial	\$1200 + \$125/net acre for all sites > 10 acres and \$0.0125/sq. ft. for all bldgs > 25,000 sq. ft	\$800
Public	\$1200 + \$125/net acre for all sites > 10 acres and \$0.0125/sq. ft. for all bldgs > 25,000 sq. ft	\$800
Specific Area Plans (SAP) Villebois	\$1200 + \$125/net acre for all sites > 5 acres and \$6.25/unit	\$1200
Modification to SAP	\$0	\$800
Expedited Review Request (Villebois)	Double the applicable fee	Double the applicable fee
Planned Unit Development		
Stage II		
Residential	\$600 + \$125/net acre for all sites > 5 acres + \$6.25/Unit	\$1200 + \$150/net acre for all sites > 5 acres + \$10/unit
Commercial	\$600 + \$125/net acre for all sites > 1 acre + \$0.0125/sq. ft. for all bldgs > 10,000 sq. ft.	\$1200 + \$150/net acre for all sites > 1 acre and \$0.0150/sq. ft. for all bldgs > 5,000 sq. ft.
Industrial	\$600 + \$125/net acre for all sites > 10 acres + \$0.0125/sq. ft. for all bldgs > 25,000 sq. ft.	\$1200 + \$150/net acre for all sites > 5 acres and \$0.0150/sq. ft. for all bldgs > 10,000 sq. ft.

Type of application	Current Fee	Proposed Fee
Public	\$600 +\$125/net acre for all sites > 10 acres + \$0.0125/sq. ft. for all bldgs > 25,000 sq. ft.	\$1200 + \$150/net acre for all sites > 10 acres and \$0.0150/sq. ft. for all bldgs > 25,000 sq. ft.
Preliminary Development Plan (PDP) Villebois	\$600 +\$125/net acre for all sites > 5 acres + \$6.25/Unit	\$1200 + \$150/net acre for all sites > 5 acre + \$10/unit
Mixed use buildings/development	No specific fee calculation approved.	\$1200 + acreage rate based on acreage formula of the predominant use + building/unit component calculated based on the formula for component, i.e. commercial space calculated at \$0.0150/sq. ft. over 5000 sq. ft., and residential units x \$10/unit for a composite fee
Waivers (per request)	\$100	\$100
Modification to PDP	\$0	\$1200
Expedited Review Request (Villebois)	Double the applicable fee	Double the applicable fee
Site Design Review		
	\$600	\$800
Final Development Plan (FDP) Villebois	\$600	\$800
Expedited Review Request	Double the applicable fee	Double the applicable fee

Type of application	Current Fee	Proposed Fee
Comprehensive Plan Amendment		
Legislative - Text	\$1500(add \$1700 if BM 56 notice is required)	\$2000(add \$1700 if BM 56 notice is required)
Legislative – Map	None	\$2000(add \$1700 if BM 56 notice is required)
Quasi-judicial – map	No separate fee, included in zone amendment fee	\$1500 (add \$1700 if BM 56 notice is required.
Zone Change		
Legislative – text (Development Code)	\$1200 (add \$1700 if BM 56 notice is required)	\$1200 (add \$1700 if BM 56 notice is required)
Legislative - Map	None	\$800 (add \$1700 if BM 56 notice is required)
Quasi-judicial - map	\$1200	\$800
ZoneChange With Comp Plan amendment		
Legislative		
Residential	\$1500 + \$125/net acre for all sites > 5 acres and \$6.25/unit plus \$1700 if BM 56 notice is required	\$0
Commercial	\$1500 + \$125/net acre for all sites > 1 acre and \$0.0125.sq. ft for all bldgs > 10,000 sq. ft plus \$1700 if BM 56 notice is required	\$0
Industrial	\$1500 + \$125/net acre for all sites > 10 acres and \$0.0125.sq. ft for all bldgs > 25,000 sq. ft plus \$1700 if BM 56 notice is required	\$0
Public	\$1500 + \$125/net acre for all sites > 10 acre and \$0.0125.sq. ft for all bldgs > 25,000 sq. ft plus \$1700 if BM 56 notice is required	\$0

Type of application	Current Fee	Proposed Fee
Zone Change with Comp Plan Amendment Quasi-judicial		
Residential	\$1500 + \$125/net acre for all sites > 5 acres and \$6.25/unit plus \$1700 if BM 56 notice is required	\$0
Commercial	\$1500 + \$125/net acre for all sites > 1 acre and \$0.0125.sq. ft for all bldgs > 10,000 sq. ft plus \$1700 if BM 56 notice is required	\$0
Industrial	\$1500 + \$125/net acre for all sites > 10 acres and \$0.0125.sq. ft for all bldgs > 25,000 sq. ft plus \$1700 if BM 56 notice is required	\$0
Public	\$1500 + \$125/net acre for all sites > 10 acre and \$0.0125.sq. ft for all bldgs > 25,000 sq. ft plus \$1700 if BM 56 notice is required	\$0
Staff Interpretation (written)		
Not requiring public notice	\$50	Included in Administrative Review I
Requiring public notice	\$250	Included in Administrative Review II
Sign Permits		
Administrative	\$50	\$100
DRB Review	\$250	\$250
Master Sign Program Permit	\$600	\$600
Fee to create property owner list for notification (250 feet)	\$50	\$100
Appeals		
Of Administrative Decisions	\$250	\$250
DRB or Planning Commission Action	\$500	\$500
Referee Decision (for Expedited Land division)	\$600	\$600

Type of application	Current Fee	Proposed Fee
Annexation		
	\$1500 + \$12.50/acre	\$1500 plus Metro annexation fee
Street Vacation		
	\$1200	\$1200
Re-inspection fee		
(when applicant fails to pass initial planning inspection)	\$50	Billed at staff hourly rate
Requested Special Meeting		
Staff	\$100	\$150/hour
DRB or Planning Commission	\$600	\$600
City Council	\$1200	\$1200
<p>Note: Property within the Significant Resource Overlay Zone (SROZ) will be deleted from area calculations for the purpose of determining fees.</p>		

Temporary Use Permits and Temporary Signs			
Duration	Process	Limitations	Fee(no changes proposed)
57 hours/week	Exempt	Weekend (and Tuesday) signs. Limited locations.	\$0
<= 10 days in 30 day period	Exempt	Temporary sales: 1 sign max. 6 sq. ft. max., <= 30" tall	\$0
< 15 days	Class I	Signs and commonly associated (but not substantial) structures allowed.	\$50
>= 1day <= 28 days	Class I	Grand opening only	\$100
>=15 days and <= 30 days	Class I	2 signs max., combined total all signs: 24 sq. ft. with Temporary Use Permit	\$100
>- 31 days and <= 60 days	Class II	2 signs max., combined total all signs 24 sq. ft. max., and no max. ht., or same , plus 20 ft. max. ht.	\$100
>= 61 days and <= 120 days	Class II	2 signs max., combined total all signs: 24 sq. ft. max. and 20 ft. max. ht. Plus other considerations	\$500
>+120 days and <= 1 year	Class III	DRB hearing required.	\$500
Discretionary	Class I or II	If previously approved Master Sign Plan exists: discretionary.	\$100 or \$500

Note: See the Wilsonville Planning and Development Code, Sections 4.156 (.07)(.08)(.09)(.10) and 4.030 (.01) for details.