

RESOLUTION NO. 1719

**A RESOLUTION OF THE WILSONVILLE CITY COUNCIL ADOPTING
A NEW FEE SCHEDULE FOR LAND USE AND DEVELOPMENT
APPLICATIONS AND REPEALING RESOLUTION NO. 944.**

WHEREAS, the Wilsonville City Council finds it necessary and reasonable to establish fees for the purpose of defraying actual costs for Land Use and Development Plan reviews; and

WHEREAS, staff has performed an analysis of program costs and fees as they relate to current planning services 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 for planning review and that the last time the planning fees were increased was in August of 1992.

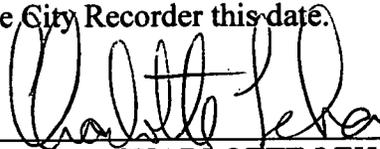
NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. Land use and site development application fees are hereby established as set out in Attachment A.

Section 2. The fee schedule as proposed shall become effective upon approval.

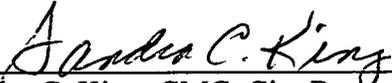
Section 3. Resolution No. 944 is hereby repealed.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16th day of July 2001, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, MAYOR

ATTEST:



Sandra C. King, CMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Helser	Yes
Councilor Barton	No
Councilor Holt	Yes
Councilor Kirk	Yes

Attachment A

	Current Fee	Proposed Fee
Pre-application meeting		
Residential	-	\$0
All other	-	150
Review of Building Permit application	-	
Residential (single-family or duplex)	\$100	100
All other	\$300 or .4% of value per building (whichever greater), NTE \$7,500	\$300 or .4% of value per building (whichever greater), NTE \$7,500
Administrative Review		
Class I	50	100
Class II	150	250
Tree Permit		
Type A (3 or fewer trees)	5	5
Type B		
(4 through 10)	5	25
(11 through 25)	5	50
(26 or more)	5	100
Type C	5	100
Type D	5	100
SROZ Review	-	350
Tentative Plat Review		
Partition	350 + 25/lot	600
Subdivision	350 + 25/lot	
Residential		600 + 125/net acre for all sites >5 acres and 6.25/unit
Commercial		600 + 125/net acre for all sites > 1acre and .0125/sq. foot for all bldgs. > 10,000 sq. ft.
Industrial		600 + 125/net acre for all sites > 10 acres and .0125/sq. ft. for all bldgs.>25,000 sq. ft.
Public		600 + 125/net acre for all sites > 10 acres and .0125/sq. ft. for all bldgs. > 25,000 sq. ft.

	Current Fee	Proposed Fee
Final Plat Review – new fee charged for each resubmittal necessitated by applicant or applicant's agent		
Partition	-	100
Subdivision	-	200
Conditional Use Permit – except Greenway	250	
Residential		1,200+125/net acre for all sites >5 acres and 6.25/unit
Commercial		1,200+125/net acre for all sites > 1acre and .0125/sq. foot for all bldgs. > 10,000 sq. ft.
Industrial		1,200+125/net acre for all sites > 10 acres and .0125/sq. ft. for all bldgs. > 25,000 sq. ft.
Public		1,200+ 125/net acre for all sites > 10 acres and .0125/sq. ft. for all bldgs. > 25,000 sq. ft.
Conditional Use Permit – Greenway	350	350
Temporary Use Permit		
To 15 days	25	50
15 to 60 days	150	100
60 days plus	250	500
Variance		
Administrative	250	250
DRB review	250	1,200
Request to modify conditions of approval		
Administrative	300	250
DRB review	300	600
City Council	300	600
Change of non-conforming use	300	350
Request for time extension		
Administrative	-	50
DRB	-	250
Planned Unit Development		
Stage I	350 + 30/acre	

	Current Fee	Proposed Fee
Residential		1,200+125/net acre for all sites>5 acres and 6.25/unit
Commercial		1,200+125/net acre for all sites > 1acre and .0125/sq. foot for all bldgs. > 10,000 sq. ft.
Industrial		1,200+125/net acre for all sites > 10 acres and .0125/sq. ft. for all bldgs. > 25,000 sq. ft.
Public		1,200+ 125/net acre for all sites > 10 acres and .0125/sq. ft. for all bldgs. > 25,000 sq. ft.
Stage II	350 + 30/acre	
Residential		600+125/net acre for all sites>5 acres and 6.25/unit
Commercial		600+125/net acre for all sites > 1acre and .0125/sq. foot for all bldgs. > 10,000 sq. ft.
Industrial		600+125/net acre for all sites > 10 acres and .0125/sq. ft. for all bldgs. > 25,000 sq. ft.
Public		600+ 125/net acre for all sites > 10 acres and .0125/sq. ft. for all bldgs. > 25,000 sq. ft.
Additional fee per waiver requested		100
Design Review	350 + 10/acre	600
Expedited land division (tentative plat)	-	600 + 10/lot
Zone change (without Comp Plan amendment)		
Legislative		1,200, + 1,700 if BM56 notice is req'd
Quasi-Judicial		1,200
Zone change (with Comp Plan amendment)		
Legislative	500 – 1,000	
Residential		1,500+125/net acre for all sites>5 acres and 6.25/unit, plus 1,700 if BM56 notice is req'd

	Current Fee	Proposed Fee
Commercial		1,500+125/net acre for all sites > 1acre and .0125/sq. foot for all bldgs. > 10,000 sq. ft., plus 1,700 if BM56 notice is req'd
Industrial		1,500+125/net acre for all sites > 10 acres and .0125/sq. foot for all bldgs. > 25,000 sq. ft., plus 1,700 if BM56 notice is req'd
Public		1,500+ 125/net acre for all sites > 10 acres and .0125/sq. foot for all bldgs. > 25,000 sq. ft., plus 1,700 if BM56 notice is req'd
Quasi-Judicial	1,000 – 1,500	
Residential		2,000+125/net acre for all sites>5 acres and 6.25/unit
Commercial		2,000+125/net acre for all sites > 1acre and .0125/sq. foot for all bldgs. > 10,000 sq. ft.
Industrial		2,000+125/net acre for all sites > 10 acres and .0125/sq. ft. for all bldgs. > 25,000 sq. ft.
Public		2,000+ 125/net acre for all sites > 10 acres and .0125/sq. ft. for all bldgs. > 25,000 sq. ft.
Staff interpretation (written)		
Without public notice (incl. zoning compl. letter)	-	50
With public notice	-	250
Sign permit		
Administrative	50 + 2/sq ft	50
DRB review	50 + 2/sq ft	250
Master sign program permit	-	600
Development Code text amendment	500	1,500 + 1,700 if BM56 notice is req'd
Comp Plan text amendment	1,000	1,500 + 1,700 if BM56 notice is req'd
Fee to create property owner list (250 feet) for notification	-	50

	Current Fee	Proposed Fee
Appeal		
Of administrative decisions/interpretations	500	250
Of referee decision	-	600
Of DRB or Planning Commission action	300	500
UGB amendment review	400	1,200
Annexation	750 – 1,000	1,500 + 12.50/acre
Street vacation	350 deposit/ act cost	1,200
Reinspection fee – when applicant fails to pass initial planning inspection	-	50
Request for special meeting		
Staff	500	100
DRB or Planning Commission	500	600
City Council	500	1,200

*Footnotes ("building square footage" applies only to the ground-floor building footprint):

Planning Director to determine (subject to appeal) if an amendment to a previously approved plan or permit warrants requiring a filing fee for a new application. The Director shall make that determination based on a consideration of the amount of staff work necessary to process the proposed amendment, compared to the staff work needed to process a completely new application for the same development.

Where multiple applications are filed concurrently, the initial filing fee will be charged plus 10% of the subsequent fees. For example, if Stage I and Stage II applications are filed concurrently, the full Stage I application fee will be charged, along with 10% of the Stage II fee. In the case of a subdivision or partition within a planned development, no tentative plat filing fee shall be required (beyond the Stage I or Stage II filing fee).

Property within the Significant Resource Overlay Zone (SROZ) will be deleted from area calculations for the purpose of determining fees.