RESOLUTION NO. 2529

A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING A NEW FEE SCHEDULE FOR LAND USE DEVELOPMENT AND PLANNING REVIEW FEES, AND REPEALING RESOLUTION NO. 2050.

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 Planning reviews; and

WHEREAS, Land Use Development fees associated with development (those that are project driven and benefit a specific party) were last increased in 2007 (Resolution No. 2050) with authorization to impose an annual CPI adjustment; and

WHEREAS, although previously authorized, Staff has found that fees were not adjusted by the CPI adjustment during the ensuing recessionary period and therefore have not kept pace with actual costs adjusted for inflationary increases; and

WHEREAS, the Wilsonville City Council finds that Oregon state law allows the City to recover its actual costs; and

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

Section 1. The City Council finds the proposed recovery of administrative costs for planning review and land use development services are actual, reasonable and necessary, therefore, the Planning fees are hereby established as set out in Exhibit "A", which is attached to this resolution and incorporated by reference as if fully set forth herein.

- Section 2. The fee schedule as proposed shall become effective in two stages; first on July 1, 2015 and second, on January 15, 2016.
- Section 3. These fees may be adjusted annually to reflect the increase in the Portland/Salem area consumer price index.
- Section 3. Resolution No. 2050 is hereby repealed and this Resolution takes effect upon adoption

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 4th day of May, 2015, and filed with the Wilsonville City Recorder this date.

| ATTEST: | Scott Starr, Council President |
|------------------------------------|--------------------------------|
| | |
| Sandra C. King, MMC, City Recorder | |
| SUMMARY OF VOTES: | |
| Mayor Tim Knapp - Excused | |
| Councilor Starr - Yes | |
| Councilor Fitzgerald - Yes | |
| Councilor Stevens - Yes | |
| Councilor Lehan - Yes | |

City of Wilsonville Planning Division Fees Increase Schedule

| Class | | | Incre | ease |
|---|--|--------------------|----------------------|--------------------|
| Class | | | 8% Effective July 1, | 10% Effective |
| Class | | Current | 2015 | January 15, 2016 |
| CLSS II \$5560 \$605 \$5605 Annexation (-Metro) \$2,400 \$2,592 \$2,851 Appeals Administrative Decision or Interpretation \$400 \$432 \$472 DNB or Planning Commission Action \$800 \$864 \$955 Referee Decision (expedited land division) \$960 \$1,037 \$1,141 Architectural Review (Villebots) \$100 \$80 \$960 \$31,00 \$1,141 Change of non-conforming use \$550 \$605 \$605 \$660 \$600 | Administrative Review | | | |
| Annexation (-Metro) \$2,400 \$2,592 \$2,851 Appeals Administrative Decision or Interpretation \$400 \$430 \$457 DRB or Planning Commision Action \$800 \$800 \$805 \$955 Referee Decision (expedited and division) \$900 \$1,037 \$1,144 Architectural Review (Villeobt) \$300 \$380 \$380 \$955 Stange Farminy \$330 \$340 \$980 \$950 Change of non-conforming use \$500 \$600 \$950 \$ | Class I | \$160 | \$173 | \$190 |
| Administrative Decision or Interpretation | Class II | \$560 | \$605 | \$666 |
| Administrative Decision or Interpretation \$400 \$432 \$475 DRB or Planning Commission Action \$800 \$864 \$956 Referee Decision (expedited land division) \$950 \$1,047 \$1,141 Architectural Review (Wilebols) \$320 \$346 \$388 Single Family \$320 \$366 \$598 Change of non-conforming use \$500 \$560 \$560 Change of non-conforming use \$3,200 \$3,456 \$3,800 Legislative text \$3,200 \$3,456 \$3,800 Legislative map \$3,200 \$3,456 \$3,800 Legislative map with BM 56 notice \$5,920 \$6,394 \$7,033 Quasi-judicial map with BM 56 notice \$5,200 \$5,530 \$6,08 Quasi-judicial map with BM 56 notice \$5,200 \$5,530 \$6,08 Accessory Use to SFD in Wilanette River Greenway \$560 \$608 \$608 All Others \$1,920 \$2,792 \$2,281 Expedited Lan Division \$1,920 \$5,192 \$5,192 | Annexation (+Metro) | \$2,400 | \$2,592 | \$2,851 |
| DRB or Planning Commision Action \$800 \$864 \$955 Referee Decision (expedited land division) \$960 \$1,037 \$1,144 Architectural Review (Villebols) \$320 \$346 \$388 Multi-Family per Unit \$800 \$565 \$565 Change of non-conforming use \$550 \$605 \$665 Comprehensive Plan Admendment \$3,200 \$3,456 \$3,800 Legislative text \$5,920 \$6,394 \$7,033 Legislative map \$3,000 \$3,456 \$3,300 Quasi-judicial map flam 56 notice \$5,920 \$6,394 \$7,033 Quasi-judicial map with BM 56 notice \$5,920 \$6,394 \$7,033 Ceptidational use permit \$2,000 \$2,592 \$2,835 Conditional use permit \$5,900 \$60,805 \$668 Accessory Use to \$FD in Wilamette River Greenway \$560 \$60,805 \$660 All Others \$960 \$1,037 \$1,144 **per lot \$1 \$1 \$1 \$1 \$1 \$1 | Appeals | | | |
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| Stage II Commercial additional per net acre for all sites >1acres \$240 \$259 \$285 + per sq ft for all bldgs >5000 sq ft \$0.024 \$0.026 \$0.026 Stage II Industrial Base \$1,920 \$2,074 \$2,281 Stage II Industrial additional per net acre for all sites > 2 acres \$240 \$259 \$285 + per sq. ft. for all bldgs > 10,000 sq. ft. \$0.024 \$0.026 \$0.029 Stage II Public Base \$1,920 \$2,074 \$2,281 Stage II Public additional per net acre for all sites > 5 acres \$240 \$259 \$285 + per sq. ft for all bldgs > 25,000 sq. ft. \$0.024 \$0.026 \$0.029 | · | · | · | |
| + per sq ft for all bldgs >5000 sq ft \$0.024 Stage II Industrial Base \$1,920 Stage II Industrial additional per net acre for all sites > 2 acres \$240 \$50.024 \$50.025 | _ | · | | |
| Stage II Industrial Base \$1,920 \$2,074 \$2,281 Stage II Industrial additional per net acre for all sites > 2 acres \$240 \$259 \$285 + per sq. ft. for all bldgs > 10,000 sq. ft. \$0.024 \$0.026 \$0.025 Stage II Public Base \$1,920 \$2,074 \$2,281 Stage II Public additional per net acre for all sites > 5 acres \$240 \$259 \$285 + per sq. ft for all bldgs > 25,000 sq. ft. \$0.024 \$0.026 \$0.029 | · | • | · | • |
| Stage II Industrial additional per net acre for all sites > 2 acres \$240 \$259 \$285 + per sq. ft. for all bldgs > 10,000 sq. ft. \$0.024 \$0.026 \$0.026 Stage II Public Base \$1,920 \$2,074 \$2,281 Stage II Public additional per net acre for all sites > 5 acres \$240 \$259 \$285 + per sq. ft for all bldgs > 25,000 sq. ft. \$0.024 \$0.026 \$0.029 | | | • | \$2,281 |
| + per sq. ft. for all bldgs > 10,000 sq. ft. \$0.024 \$0.026 \$0.025 Stage II Public Base \$1,920 \$2,074 \$2,281 Stage II Public additional per net acre for all sites > 5 acres \$240 \$259 \$285 + per sq. ft for all bldgs > 25,000 sq. ft. \$0.024 \$0.026 \$0.029 | - | · | | \$285 |
| Stage II Public Base \$1,920 \$2,074 \$2,281 Stage II Public additional per net acre for all sites > 5 acres \$240 \$259 \$285 + per sq. ft for all bldgs > 25,000 sq. ft. \$0.024 \$0.026 \$0.029 | | • | | |
| Stage II Public additional per net acre for all sites > 5 acres \$240 \$259 \$285 + per sq. ft for all bldgs > 25,000 sq. ft. \$0.024 \$0.026 \$0.029 | | | • | |
| + per sq. ft for all bldgs > 25,000 sq. ft. \$0.024 \$0.026 \$0.029 | - | · | | |
| | · | | • | |
| 71,720 | | | • | |
| Stage II Villebois PDP additional per net acre for all sites > 2 acres \$240 \$259 \$285 | - | | | \$285 |

City of Wilsonville Planning Division Fees Increase Schedule

| | | Increase | |
|--|------------------|----------------------|------------------|
| | | 8% Effective July 1, | 10% Effective |
| | Current | 2015 | January 15, 2016 |
| + per lot | \$16 | \$17 | \$19 |
| Stage II PDP Modification (Minor) | \$1,920 | \$2,074 | \$2,281 |
| Stage II PDP Modification (Major) | \$2,700 | \$2,916 | \$3,208 |
| Stage II Mixed Use Bldgs Base | \$1,920 | \$2,074 | \$2,281 |
| Stage II Mixed Use Bldgs Additional | formula | formula | formula |
| Preapplication Conference | | | |
| Residential <50 lots/units | \$160 | \$173 | \$190 |
| Residential =to of >50 lots/units | \$320 | \$346 | \$381 |
| Other Signs only | \$160 | \$173 | \$190 |
| Other Single bldg, <100,000 sq ft. | \$400 | \$432 | \$475 |
| All Others | \$640 | \$691 | \$760 |
| Request for special meeting | · | · | · |
| Staff | \$240 | \$259 | \$285 |
| DRB or Planning Commission | \$960 | \$1,037 | \$1,141 |
| City Council | \$1,920 | \$2,074 | \$2,281 |
| Request for Time Extension | , ,,, | 7 = 7 = 7 | + - / |
| Administrative | \$80 | \$86 | \$95 |
| DRB Review: First Extension | \$400 | \$432 | \$475 |
| DRB Review: Second Extension | \$800 | \$864 | \$950 |
| DRB Review: Third Extension | \$1,600 | \$1,728 | \$1,901 |
| Request to Modify Conditions of Approval | Ψ1,000 | 71,720 | 71,501 |
| Administrative | \$400 | \$432 | \$475 |
| DRB Review | \$960 | \$1,037 | \$1,141 |
| City Council | \$960 | \$1,037 | \$1,141 |
| Review of Bldg Permit Application | 7500 | 71,037 | 71,171 |
| neview of blug i crime application | \$100 | \$108 | \$119 |
| All other Residential | \$160 | \$173 | \$190 |
| All other | \$518 | | \$615 |
| or % of value of bldg, whichever is greater | 0.0064 | 0.0069 | 0.0076 |
| not to exceed | \$12,000 | \$12,960 | \$14,256 |
| SROZ Review | 712,000 | 712,300 | 714,230 |
| Verification of Boundary Abbreviated | \$80 | \$86 | \$95 |
| Verification of Boundary Standard | \$160 | · ' | \$190 |
| SRIR Review Abbreviated | \$480 | \$518 | \$570 |
| SRIR Review Standard | \$1,200 | \$1,296 | \$1,426 |
| Review Mitigation Monitoring Report | \$1,200 \$120 | \$130 | \$143 |
| Signs Permits and Review (Except Temporary Signs) | γ120 | 7130 | 71-0 |
| Class I Sign Permit | \$160 | \$173 | \$190 |
| Minor Adjustment as Part of Class I Sign Permit | \$160 \$80 | \$86 | \$190 |
| Class II Sign Permit | \$400 | \$432 | \$95 \$475 |
| Class III Sign Permit | \$400 \$560 | • | \$475 \$666 |
| Master Sign Plan | \$960 \$960 | | \$1,141 |
| Site Design Review | \$1,280 | | \$1,520 |
| - | \$1,260 | \$1,362 | \$1,320 |
| Staff interpretation (written) Without public notice (including zone compliance letter) | \$160 | Ć172 | ¢100 |
| Without public notice (including zone compliance letter) | \$160 \$560 | \$173 | \$190 \$666 |
| With public notice Street Vacation | • | · | • |
| | \$1,920 | \$2,074 | \$2,281 |
| Temporary Use and Sign Permits | ćoo | ćoc | ĆOF |
| Class I < 15 days | \$80 | \$86 | \$95 |
| Class I 15 - 30 days | \$160 | \$173 | \$190 |
| Class I Annual Event Signs | \$50 | | \$59 |
| Class II 31-60 days | \$240 | \$259 | \$285 |

City of Wilsonville Planning Division Fees Increase Schedule

| | | Increase | |
|--|-------------------|----------------------|-------------------|
| | | 8% Effective July 1, | 10% Effective |
| | Current | 2015 | January 15, 2016 |
| Class II 61-120 days (signs only) | \$320 | \$346 | \$381 |
| Class II 61-120 days (other temporary uses, may incorporate concurrent sign re | \$800 | \$864 | \$950 |
| DRB Review more than 120 days (non-sign temporary uses only) | \$800 | \$864 | \$950 |
| Tentative Plat Review | | | |
| Partition Administrative Review | \$560 | \$605 | \$666 |
| Partition DRB Review | \$1,280 | \$1,382 | \$1,520 |
| Subdivision Residential Base | \$1,280 | \$1,382 | \$1,520 |
| Subdivision Residential additional per net acre for all sites > 2 acres | \$240 | \$259 | \$285 |
| + per lot | \$16 | \$17 | \$19 |
| Subdivision Commercial Base | \$1,280 | \$1,382 | \$1,520 |
| Subdivision Commercial additional per net acre for all sites > 1 acre | \$240 | \$259 | \$285 |
| + per lot | \$16 | \$17 | \$19 |
| Subdivision Industrial Base | \$1,280 | \$1,382 | \$1,520 |
| Subdivision Industrial additional per net acre for all sites > 5 acres | \$240 | \$259 | \$285 |
| + per lot | \$16 | \$17 | \$19 |
| Subdivision Public Base | \$1,280 | \$1,382 | \$1,520 |
| Subdivision Public additional per net acre for all sites > 10 acres | \$240 | \$259 | \$285 |
| + per lot | \$16 | \$17 | \$19 |
| Tree Permit | | | |
| Type A 3 or fewer | \$16 | \$17 | \$19 |
| Type B or C 3 or fewer | \$80 | \$86 | \$95 |
| Type B or C 4-10 | \$80 | \$86 | \$95 |
| + per tree | \$8 | \$9 | \$10 |
| Type B or C 11-25 | \$120 | \$130 | \$143 |
| + per tree | \$8 | \$9 | \$10 |
| Type B or C 26 or more | \$160 | • | \$190 |
| + per tree | \$8 | \$9 | \$10 |
| Type D | \$800 | • | \$950 |
| DRB Review of Type C Removal Plan | \$560 | \$605 | \$666 |
| Variance | | | |
| Administrative | \$560 | • | \$666 |
| DRB Review | \$1,920 | | \$2,281 |
| Waiver (per waiver) | \$160 | \$173 | \$190 |
| | Double applicable | Double applicable | Double applicable |
| Villebois Expedited Review | fee | fee | fee |
| Villebois FDP | \$1,280 | \$1,382 | \$1,520 |
| Zone Change | | | |
| Legislative text | \$3,200 | | \$3,802 |
| Legislative text with BM 56 notice | \$5,920 | | \$7,033 |
| Legislative Map | \$3,200 | | \$3,802 |
| Legislative Map with BM 56 notice | \$5,920 | | \$7,033 |
| Quasi-judicial Map | \$1,280 | \$1,382 | \$1,520 |