

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 Resolution No. 2050 is hereby repealed and this Resolution takes effect upon adoption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.

Scott Starr, Council President

ATTEST:

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

	Current	Increase	
		8% Effective July 1, 2015	10% Effective January 15, 2016
Administrative Review			
Class I	\$160	\$173	\$190
Class II	\$560	\$605	\$666
Annexation (+Metro)	\$2,400	\$2,592	\$2,851
Appeals			
Administrative Decision or Interpretation	\$400	\$432	\$475
DRB or Planning Commission Action	\$800	\$864	\$950
Referee Decision (expedited land division)	\$960	\$1,037	\$1,141
Architectural Review (Villebois)			
Single Family	\$320	\$346	\$381
Multi-family per Unit	\$80	\$86	\$95
Change of non-conforming use	\$560	\$605	\$666
Comprehensive Plan Amendment			
Legislative text	\$3,200	\$3,456	\$3,802
Legislative text with BM 56 notice	\$5,920	\$6,394	\$7,033
Legislative map	\$3,200	\$3,456	\$3,802
Legislative map with BM 56 notice	\$5,920	\$6,394	\$7,033
Quasi-judicial map	\$2,400	\$2,592	\$2,851
Quasi-judicial map with BM 56 notice	\$5,120	\$5,530	\$6,083
Conditional use permit			
Accessory Use to SFD in Wilamette River Greenway	\$560	\$605	\$666
All Others	\$1,920	\$2,074	\$2,281
Expedited Lan Division			
Under ORS 197	\$960	\$1,037	\$1,141
+per lot	\$16	\$17	\$19
Villebois	Double regular fee	Double regular fee	Double regular fee
Final Plat Review Fee			
Partition	\$160	\$173	\$190
Subdivision	\$640	\$691	\$760
Parks Plan Review Fee	\$500	\$540	\$594
Planned Unit Development			
Stage I Residential	\$1,280	\$1,382	\$1,520
Stage I Commercial	\$1,280	\$1,382	\$1,520
Stage I Industrial	\$1,280	\$1,382	\$1,520
Stage I Public	\$1,280	\$1,382	\$1,520
Stage I Villebois SAP (Per Resolution 1896)	\$1,920	\$2,074	\$2,281
Stage I Villebois SAP Modification	\$1,280	\$1,382	\$1,520
Stage II Residential Base	\$1,920	\$2,074	\$2,281
Stage II Residential additional per net acre for all sites >2acres	\$240	\$259	\$285
+ per unit	\$16	\$17	\$19
Stage II Commercial Base	\$1,920	\$2,074	\$2,281
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	\$0.029
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
Stage II Villebois PDP Base	\$1,920	\$2,074	\$2,281
Stage II Villebois PDP additional per net acre for all sites > 2 acres	\$240	\$259	\$285

City of Wilsonville
Planning Division Fees Increase Schedule

	Current	Increase	
		8% Effective July 1, 2015	10% Effective 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			
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			
Administrative	\$400	\$432	\$475
DRB Review	\$960	\$1,037	\$1,141
City Council	\$960	\$1,037	\$1,141
Review of Bldg Permit Application			
	\$100	\$108	\$119
All other Residential	\$160	\$173	\$190
All other	\$518	\$559	\$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			
Verification of Boundary Abbreviated	\$80	\$86	\$95
Verification of Boundary Standard	\$160	\$173	\$190
SRIR Review Abbreviated	\$480	\$518	\$570
SRIR Review Standard	\$1,200	\$1,296	\$1,426
Review Mitigation Monitoring Report	\$120	\$130	\$143
Signs Permits and Review (Except Temporary Signs)			
Class I Sign Permit	\$160	\$173	\$190
Minor Adjustment as Part of Class I Sign Permit	\$80	\$86	\$95
Class II Sign Permit	\$400	\$432	\$475
Class III Sign Permit	\$560	\$605	\$666
Master Sign Plan	\$960	\$1,037	\$1,141
Site Design Review	\$1,280	\$1,382	\$1,520
Staff interpretation (written)			
Without public notice (including zone compliance letter)	\$160	\$173	\$190
With public notice	\$560	\$605	\$666
Street Vacation	\$1,920	\$2,074	\$2,281
Temporary Use and Sign Permits			
Class I < 15 days	\$80	\$86	\$95
Class I 15 - 30 days	\$160	\$173	\$190
Class I Annual Event Signs	\$50	\$54	\$59
Class II 31-60 days	\$240	\$259	\$285

City of Wilsonville
Planning Division Fees Increase Schedule

	Current	Increase	
		8% Effective July 1, 2015	10% Effective 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 review)	\$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	\$173	\$190
+ per tree	\$8	\$9	\$10
Type D	\$800	\$864	\$950
DRB Review of Type C Removal Plan	\$560	\$605	\$666
Variance			
Administrative	\$560	\$605	\$666
DRB Review	\$1,920	\$2,074	\$2,281
Waiver (per waiver)	\$160	\$173	\$190
	Double applicable fee	Double applicable fee	Double applicable fee
Villebois Expedited Review			
Villebois FDP	\$1,280	\$1,382	\$1,520
Zone Change			
Legislative text	\$3,200	\$3,456	\$3,802
Legislative text with BM 56 notice	\$5,920	\$6,394	\$7,033
Legislative Map	\$3,200	\$3,456	\$3,802
Legislative Map with BM 56 notice	\$5,920	\$6,394	\$7,033
Quasi-judicial Map	\$1,280	\$1,382	\$1,520