

**RESOLUTION NO. 1119**

**A RESOLUTION OF THE WILSONVILLE CITY COUNCIL AMENDING RESOLUTION NO. 1034 AND INCREASING THE FEES FOR THE PLANNING DEPARTMENT'S REVIEW OF BUILDING PERMITS AND FOR LANDSCAPE AND ARCHITECTURAL FIELD INSPECTIONS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS.**

WHEREAS, the Wilsonville City Council adopted Resolution No. 1034 on August 16, 1993, and, at that time, found that it was necessary and reasonable to establish such fees that are necessary to help defray the Department's actual operational costs for Land Use and Development Plan reviews; and

WHEREAS, the Wilsonville Budget Committee recommended that the Planning Department's budget be increased to add a full-time Planner and a one-half time Secretary so that additional planning programs could be undertaken; and

WHEREAS, the State of Oregon has adopted the Transportation Planning Rule (TPR) which requires the City to review its existing standards and, as is appropriate, adopt additional standards by which to evaluate new developments; and

WHEREAS, the City Council finds that Oregon state law allows the City to recover its administrative costs for planning reviews and that the on-site inspections and building permits reviews represent a recoverable administrative cost of the Planning Department; and

WHEREAS, the City Council finds that the Planning Staff needs to evaluate new developments for compliance with City Plans and Ordinances developed and adopted to implement the TPR.

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

Section 1. Sections 2 and 3 of Resolution No. 1034 are hereby repealed and are replaced by new Sections 2, 3 and 4 as set forth below and Section 4 of Resolution 1034 is renumbered as 5.

Section 2. The City Building Official shall adjust his fee schedule to reflect a \$100 additional permit charge per single family dwelling, including duplexes and additions to any structure which requires a planning department review for

building setbacks and/or lot coverage. This fee shall be paid at the time the build permit fee is collected.

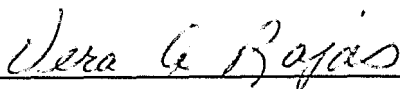
Section 3. The effective date of the fee increase shall be July 1, 1994.

Section 4. The City Building Official shall adjust his fee schedule to reflect an additional charge of \$300 (three hundred dollars) or .4% (four tenths of one percent) of the building permit value, whichever is more, to recover part of the additional administrative costs of the Planning Department related to reviews for compliance with the TPR and for compliance with such plans and ordinances which are adopted to implement the TPR. The charges herein are also intended to defray the Department's costs for in-house reviews and on-site inspections of building and landscape plans. In no case, shall such additional costs as described herein exceed \$7,500 (seventy-five hundred dollars). This fee shall be paid in full at the time the building permit fee is collected and shall be charged to all commercial, industrial and multi-family developments, including all additions thereto, for which a building permit for a structure is obtained.

ADOPTED by the Wilsonville City Council at a special meeting held on the 27th day of June, 1994, commencing at the hour of 7:00 p.m. at the Wilsonville City Hall Hearings Room and filed with the Wilsonville City Recorder this date.

  
GERALD A. KRUMMEL, Mayor

ATTEST:

  
VERA A. ROJAS, CMC/AE, City Recorder


SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Benson	<u>AYE</u>
Councilor Hawkins	<u>AYE</u>
Councilor Sempert	<u>AYE</u>

Planning Memorandum

June 27, 1994

TO: Arlene Loble, City Manager  
FROM: Wayne C. Sorensen, Planning Director  
SUBJECT: Resolution to Increase Planning Fees



The Resolution that I am submitting to the City Council to increase the Planning fees is in full accordance with the recommendations of the Budget Committee. Generally, I've just amended the prior City Council Resolution No. 1034 that established the fees in the first place. The difference in the fee structure, if my Resolution is adopted, would be as follows:

	<u>Current fee</u>	<u>Proposed fee</u>
Single-family & duplexes	\$50	\$100
Commercial and Industrial, including Multi-family	the larger of \$100 or 0.1% of building value	the larger of \$300 or 0.4% of building value
Maximum Fee	\$2500.00	\$7500.00

The goal is to increase the Planning Department's revenues by approximately \$68,000.00. I believe that these added revenues will enable the department to hire an additional long-range planner and a one-half time secretary that will provide direct support to the Commission and the Council for the "Vision", updating the Comprehensive Plan, coordinate with Metro's 2040 plan, implement the Transportation Planning Rule (TPR) and meet the Council's goals. I very much appreciate the support given to the Planning Department by yourself, the Budget Committee and the City Council.

**RESOLUTION NO. 1034**

**A RESOLUTION OF THE WILSONVILLE CITY COUNCIL ADOPTING NEW AND ADDITIONAL FEES FOR THE PLANNING DEPARTMENT'S REVIEW OF BUILDING PERMITS AND FOR LANDSCAPE AND ARCHITECTURAL FIELD INSPECTIONS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS AND FOR INTERPRETATIONS OF CHAPTER 4 OF THE WILSONVILLE CODE.**

WHEREAS, the Wilsonville City Council finds that it is necessary and reasonable to establish such fees that are necessary to defray the Planning Department's actual operational costs for Land Use and Development Plan reviews including the review of building permits for compliance with the Wilsonville Code (WC) and for landscape and architectural inspections; and

WHEREAS, the City Council finds that written interpretations of Chapter 4 of the Wilsonville Code (WC) by the City Attorney and/or the Planning Director may be, in fact, appealed to the Planning Commission and are an administrative function for which there should be a recoverable cost; and

WHEREAS, the Wilsonville Budget Committee recommended that the City Council adopt a budget revenue option that would increase planning fee revenues by approximately \$10,000 for the current budget year to offset actual costs; and

WHEREAS, the Wilsonville Planning Commission, after holding a public hearing on July 12, 1993, to consider this matter, recommended that the City Council amend the current planning fee schedule by adopting new fees for the planning staff review of building permits and for the on-site follow-up inspection of landscaping and architectural features; and

WHEREAS, the Wilsonville City Council finds that Oregon state law allows the City to recover its administrative costs for planning reviews and that the follow-up on-site inspections and building permit reviews represent an actual administrative cost of the Planning Department that are recoverable.

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

SECTION 1. Written interpretations, when specifically requested by an

individual or corporation, of Chapter 4 (Zoning) of the Wilsonville Code by the City Planning Director and/or City Attorney and all other written interpretations of the Code and the City's Comprehensive Plan shall be charged a one time fee of \$150. The Planning fee schedule shall be amended to reflect this new and additional fee; however, any appeals of any interpretation shall require that the appropriate appeal fee be paid prior to any scheduled public hearing.

SECTION 2. The City Building Official shall adjust his fee schedule to reflect a \$50 additional permit charge per single family dwelling, including duplexes and additions to any structure which requires a planning department review for building setbacks and/or lot coverage. This fee shall be paid at the time that the building permit fee is collected.

SECTION 3. The City Building Official shall adjust his fee schedule to reflect an additional charge of \$100.00 (one hundred dollars) or .1% (one-tenth of one percent - .001) of the building permit value, whichever is more, to recover part of the additional administrative costs for the Planning Department to conduct follow-up inspections and reviews of building and landscape plans and to conduct on-site inspections for compliance with said plans and the City's Board's and Commission's Conditions of Approval. In no case, shall such additional charges for such costs as described herein exceed \$2500.00 (twenty-five hundred dollars). This fee shall be paid in full at the time the building permit fee is collected and shall be charged to all commercial, industrial and multi-family developments, including all additions thereto, for which a building permit for a structure is sought.

SECTION 4. No charges or fees set forth for administrative cost recovery for the Planning Department's review and inspections of building permits shall be charged and/or collected for any interior modifications or remodels which do not affect the exterior walls of any structure. The Wilsonville Building Official shall determine when it is appropriate to apply the additional charges and the appropriate amount. In the event of conflict, the Community Development Director has the authority to make a final determination; however, all final determinations of the Director shall be in writing.

ADOPTED by the Wilsonville City Council at a regular meeting thereof on the 16th day of August, 1993, commencing at the hour of 7:00 p.m. at the Wilsonville Community Development Hearings Room and filed with the Wilsonville City Recorder this date.

  
GERALD A. KRUMMEL, Mayor

ATTEST:

*Vera A. Rojas*

VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel AYE

Councilor Van Eck AYE

Councilor Hawkins AYE

Councilor Carter AYE

Councilor Lehan AYE