

AFFIDAVIT OF POSTING

ORDINANCE CB-0-52-85

STATE OF OREGON )  
 )  
COUNTIES OF CLACKAMAS )  
AND WASHINGTON )  
 )  
CITY OF WILSONVILLE )

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:

On the 2nd day of April, 1986, I caused to be posted copies of the attached Ordinance CB-0-52-86, an Ordinance reapportioning the assessment for Local Improvement District No. 5 (AKA Town Center Loop/Parkway Avenue Improvement) Within Tax Lots 400, 401, 404 and 408, in the following four public and conspicuous places of the city, to wit:

- WILSONVILLE CITY HALL
- WILSONVILLE POST OFFICE
- LOWRIE'S FOOD MARKET
- KOPPER KITCHEN

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 7th day of April, 1986.

Vera A. Rojas  
VERA A. ROJAS, City Recorder

Subscribed and sworn to before me this 4th day of April, 1986.

[Signature]  
NOTARY PUBLIC, STATE OF OREGON

My commission expires: 8-23-87

ORDINANCE NO. 292

AN ORDINANCE REAPPORTIONING THE ASSESSMENT FOR LOCAL IMPROVEMENT DISTRICT NO. 5 (AKA TOWN CENTER LOOP/PARKWAY AVENUE IMPROVEMENT) WITHIN TAX LOTS 400, 401, 404 AND 408.

WHEREAS, on July 15, 1985, the City Council enacted Resolution No. 499 levying assessments; and

WHEREAS, the owners of Tax Lots 401 and 408 (411) have duly filed with the City Recorder application for division and reapportionment of the assessment levied upon parcels of contiguous land as provided in Section 3.219 in the Wilsonville Code; and the City Recorder mailed notices to each owner and party having an interest in such property that the City Council would consider such reapportionment at a special meeting held March 31, 1986, commencing at 7:00 p.m.; and

WHEREAS, pursuant to the City Code Section 3.219, the City Administrator has made a report and recommendation to the City Council for the reapportionment of the property purposed to be divided, describing the effect of such division upon security of the City; and

WHEREAS, the City Council having heard and considered the matter, including the facts and findings contained in the report of the City Administrator; and

WHEREAS, it has been determined by the City and the owners of Tax Lots 401 and 408 (411) that the Exhibit "A" setting forth the assessment was in error as to certain assessments and the parties having agreed to the corrected assessments as set forth in Exhibit "A" as amended.

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

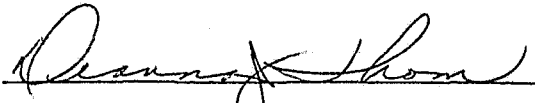
1. The assessment for Assessment District No. 5, Section 13, Tax Lots 400, 401, 404 and 408 (411), is hereby reapportioned for the parcels of property covered under the application on file as described in the March 24, 1986 report of the City Administrator and Exhibit "A" presented at the meeting of March 31, 1986 and as amended at the meeting of April 7, 1986.

2. The report by the City Administrator is hereby adopted by reference and made a part of this ordinance.

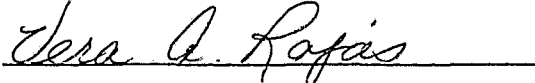
3. The Wilsonville City Council finds that the said reapportionment of the assessment liens will not impair the security of the bond holders, or the City of Wilsonville for the collection of the assessment upon said property.

4. It being determined by the Wilsonville City Council an emergency exists, the Ordinance shall take affect immediately upon final reading and passage of the Wilsonville City Council.

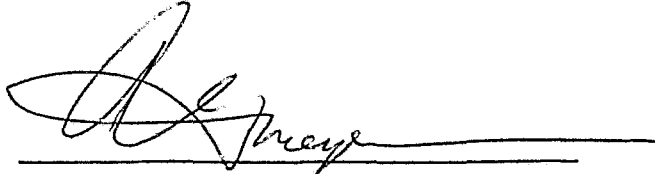
Submitted to the City Council and read the first time at a special meeting thereof on the 31st day of March, 1986 and scheduled for second reading on the 7th day of April, 1986, commencing at the hour of 7:30 o'clock p.m. at the Wilsonville City Hall.

  
DEANNA J. THOM, City Recorder

ENACTED by the Council on the 7th day of April, 1986 by the following votes: YEAS 5 NAYS 0.

  
VERA A. ROJAS, City Recorder

DATED and signed by the Mayor this 9th day of April, 1986.

  
A. G. MEYER, Mayor



## PLANNING DEPARTMENT

### SUMMARY STAFF REPORT

Prepared by Ben Altman and  
Gena Pelletier

**TO:** City Council

**DATE:** April 17, 1986

**SUBJECT:** Revised Fee Schedule for Planning and Zoning applications

**MEETING DATE:** April 21, 1986

**ACTION REQUIRED:** Approval or denial of attached Ordinance amending Chapter 11 of the Wilsonville Code.

#### PREVIOUS ACTION TAKEN:

- Ordinance No. 137 adopted October 17, 1979, by the City Council establishing the current Planning fee schedule which is reflected in Chapter 11 of the City Code.
- July 8, 1985 - Preliminary discussion by Planning Commission relating to fees.
- August 12, 1985 - Formal action and recommendation of Planning Commission to adopt revised fee schedule, as proposed.
- Ordinance CB-0-42-85 considered by City Council on September 3, 1985. Subsequently tabled and referred to ad hoc Revenue Source Evaluation Committee. Committee's recommendations were presented to City Council on March 17, 1986.

#### CONCLUSIONARY FINDINGS:

1. The proposed Fee Schedule more closely reflects actual increased land use review costs incurred by the Planning Department.
2. The proposed Fee Schedule is a simplified, streamlined system mutually beneficial to the City and the public.
3. The proposed Fee Schedule is reasonable in comparison to similar fees in nearby jurisdictions. The fees have been reviewed by the Planning Commission and an ad hoc Revenue Evaluation Committee.

#### RECOMMENDATION:

Adopt the proposed Ordinance.

CITY OF

  
Wilsonville**PLANNING DEPARTMENT**  
**SUMMARY STAFF REPORT****TO:** Planning Commission  
**SUBJECT:** Fee Schedule**DATE:** August 7, 1985**MEETING DATE:** August 12, 1985**ACTION REQUIRED:** Approval or denial of the proposed Resolution.**PREVIOUS ACTION TAKEN:**

- Ordinance No. 137 adopted October 17, 1979, by the City Council establishing the current fee schedule
- July 8, 1985 - Preliminary discussion by Planning Commission relating to fees.

**CONCLUSIONARY FINDINGS:**

1. The proposed fee schedule more closely reflects actual increased land use review costs incurred by the Planning Department.
2. The proposed fee schedule is a simplified, streamlined system mutually beneficial to the City and the public.
3. The proposed fee schedule is reasonable in comparison to similar fees in nearby jurisdictions.

**RECOMMENDATION:** Adopt the proposed Resolution recommending to the City Council adoption of the revised Fee Schedule as proposed.

## JURISDICTION AND POWERS

### I. Class I - Administrative Review without Notice.

Pursuant to Section 4.009(1)(a), the Planning Director shall approve, approve with conditions, or deny:

1. Minor modifications to approved Architectural and Site Development Plans.
2. Minor site clearing and grading, prior to approval of a Site Development Plan.
3. Signs authorized for administrative approval by the sign regulations.
4. To accept or reject, upon final inspection, all architectural and site development improvements in accordance with plans approved by the Board.
5. Site Plans for a single-family dwelling.
6. Lot line adjustments in an approved subdivision plat.
7. Minor land partitions pursuant to Section 4.231.
8. Condominium plats pursuant to Section 4.220, provided that Development Permit has been issued by the Planning Commission.
9. A Temporary Use Permit for not more than fifteen (15) working days.
10. Administrative relief. In issuing a Development Permit, the Planning Director may grant or deny a variance to relieve a hardship, under a Class I procedure if the request involves only the expansion or reduction by not more than 20 percent of one or more quantifiable provisions of yard, area, lot dimension or parking requirements, provided that the development is located within a Planned Development Zone.

### II. Class II - Administrative Review with Notice.

Pursuant to Section 4.009(1)(b), the Planning Director shall approve, approve with conditions, deny or refer the application to the Planning Commission or Design Review Board for a hearing:

1. Minor alterations to buildings or site improvements of less than 25% of the previous floor area of a building, but not to exceed 1,250 square feet, or including the addition of not more than ten (10) parking spaces.
2. Residential accessory buildings or structures with less than one hundred and twenty (120) square feet of floor area located within the Willamette River Greenway Boundary pursuant to Section 4.500-4.510.

3. Individual single-family attached dwellings or duplexes not located within the Willamette River Greenway Boundary.
4. A Temporary Use Permit for not more than 60 days.

III. Quasi-Judicial Review.

Pursuant to Section 4.009(3)(a), the Planning Commission has the authority to review the following:

- A. Conditional Use Permit
- B. Greenway Conditional Use Permit
- C. Expansion of non-conforming use.
- D. Major variance (greater than 20%)
- E. Temporary Permit (60 days or greater)
- F. Minor Partition
- G. Major Partition
- H. Master Plan Review
- I. Preliminary Subdivision
- J. Final Development Review
- K. Zone Change (recommendation to City Council)

IV. Quasi-Judicial Review.

Pursuant to Section 4.009(2)(a), the Design Review Board has the authority to review the following:

- A. Final Site and Architectural Plans
- B. Signs

V. Legislative Actions.

Pursuant to Section 4.009(4), the City Council has the authority to review the following land use applications:

- A. Zone Change
- B. Comp Plan Amendment
- C. Annexations
- D. Boundary Amendment
- E. Appeals
- F. Street Vacations
- G. Street Dedications



EXISTING FEE SCHEDULE

<u>TYPE OF PROCEEDING</u>	<u>BASE FEE</u>	
Zone Change	a. less than one acre	\$250.00
	b. 1 or more, but less than 10 acres	350.00
	c. 10 or more but less than 50 acres	500.00
	d. More than 50 acres	750.00
Comprehensive Plan Amendments	a. Less than 1 acre	250.00
	b. 1 or more, but less than 10 acres	350.00
	c. 10 or more but less than 50 acres	500.00
	d. More than 50 acres	750.00
Conditional Use		250.00
Expansion of Non-conforming Use		250.00
Variance		100.00
Temporary Use		50.00
Sign Reviews - not submitted with building plans		
a. Six (6) square feet or larger		75.00
b. Signs less than six (6) square feet or change of face of existing sign		25.00
Appeals		50.00+
	(cost of transcript if necessary)	
Preliminary Subdivision	a. 1 more but less than 10 lots	250.00+ 20.00 for each lot
	b. 11 or more but less than 50 lots	300.00+ 20.00 for each lot
	c. 50 or more but less than 100 lots	400.00+ 20.00 for

	each lot	
d. 100 or more lots	500.00+	20.00 for each lot
Final Subdivision Procedure	100.00	
Planning Commission Permitted Use Approval In City Center District		
a. For property of 10 acres or less	300.00	
b. For property of more than 10 acres but less than 25 acres	400.00	
c. For property of more than 25 acres	750.00	
Stage II Approval of Planned Development of Areas Within Wilsonville Square 76"	100.00	
Preliminary Site Design Review	100.00	
Site Design Review	200.00	
Major Partition	200.00	
Minor Partition	100.00	
Street Dedication	200.00	
Street Vacations	actual costs (300.00 deposit)	
Special Meeting of the City Council, Planning Commission or Design Review Board	500.00	

CITY OF WILSONVILLE  
PLANNING PERMIT FEE ANALYSIS

PLANNING ACTION	DIR (R)	DIR (OT)	S.P. (R)	S.P. (OT)	SEC (R)	SEC (OT)	ATT (R)	ATT (HR)	TOTAL LABOR	TOTAL COSTS**	CURRENT FEE	RANGE IN METRO AREA
<b>Variance</b>												
Minor	.5	N/A	1	--	1	--	--	--	39.00	52.50	--	0-\$225
Major	.5	N/A	2	1	2.5	1	--	1	140.00	210.00	\$100	\$75-470
Conditional Use	.5	N/A	3	1	--	--	--	1	110.00	165.00	\$250	\$150-650
Zone Change*	.5	N/A	3	2	7	2	--	1	235.00	353.00	\$250-750	\$150-860
Stage II	.5	N/A	2	1	2.5	1	--	1	140.00	210.00	--	n/a
<b>Subdivisions</b>												
Preliminary Plat	.5	N/A	8	2	3.5	1	--	1	290.00	375.00	\$200-500 + 20/lot	\$200+5/lot -\$1070
Final Plat	.5	N/A	3	--	1	--	--	--	60.00	90.00	\$100	0-\$360
<b>Partitions</b>												
Minor (Class I)	.5	N/A	3	--	1	--	--	--	60.00	90.00	--	\$75-310
Minor (Class III)	.5	N/A	2	1	1.5	1	--	1	130.00	195.00	\$100	\$75-310
Major (Class III)	.5	N/A	3	1	2.5	1	--	1	155.00	233.00	\$200	\$100-1070
Design Review	.5	N/A	4	1	2.5	1	--	1	165.00	248.00	\$200	\$20-360
Appeals*	1	N/A	2	2	4	3	1	1	275.00	413.00	\$50 + trans.	0+trans.- \$390
Comp. Plan Amendment	1	N/A	21	3	7	3	1	1	575.00	863.00	\$250-750	\$100-860
Annexations*	1	N/A	76	4	37.5	5	--	1	1615.00	2423.00	\$250-750 +expens.	0-\$750 +expens.
<b>Sign Permit</b>												
Administrative	.5	N/A	1	--	.5	--	--	--	30.00	45.00	\$25	\$5-110
DRB	.5	N/A	2	1	2.5	1	--	1	140.00	210.00	\$75	\$5-110
Home Occup. Permit	.5	N/A	.5	--	--	--	--	--	15.00	23.00	--	0-\$100
<b>Temporary Use Permit</b>												
15 days	.5	N/A	.5	--	1	--	--	--	30.00	45.00	--	0-\$125
60 days	.5	N/A	1.5	.5	1	.5	--	--	60.00	90.00	--	0-\$125
+60 days	.5	N/A	2	1	2.5	1	--	1	140.00	210.00	\$50	0-\$125
Zone/Plan Check	.5	N/A	.5	--	--	--	--	--	15.00	23.00	--	0-\$25
Flood Plain Permit	.5	N/A	2	--	1	--	--	--	50.00	75.00	--	0-\$250

\*These actions require a City Council hearing. The costs provided include the council secretary's time.

\*\*Total Costs include overhead costs (assumed at 1.5 X Labor Costs)

HOURLY BILLABLE RATES

Planning Director (DIR) Reg. Rate (R):	\$18.37	Overtime Rate (OT):	N/A
Senior Planner (SP) Reg. Rate (R):	\$13.10	Overtime Rate (OT):	19.65
Planning Secretary (SEC) Reg. Rate (R):	\$10.69	Overtime Rate (OT):	16.04
Council Secretary (SEC) Reg. Rate (R):	\$10.69	Overtime Rate (OT):	16.04
Attorney (ATT) Reg. Rate (R):	\$60.00	Hearing Rate (HR):	40.00



PROPOSED FEE SCHEDULE

<u>Type of Review</u>	<u>Fee</u>
I. <u>Basic Procedure</u> (for requests not specified in II through VI below)	
A. Class I (Administrative Review)	\$ 50
-Final Plat Review (in addition to base fee)	50 + surveying costs
B. Class II (Administrative Review with Notice)	100
C. Class III (Public Hearing)	250
-Greenway Conditional Use Permit (in addition to base fee)	100
II. <u>Zone Change and/or Master Planning (Stage I)*</u>	
A. 2 acres or less	\$ 250
B. More than 2, but less than 10 acres	350
C. 10 acres or more, but less than 50 acres	500
D. More than 50 acres	750
III. <u>Preliminary Subdivision Plat or Final Development Review (Stage II)</u>	
Basic procedure plus the following:	
A. Subdivision	\$ 20/lot
B. Planned Development	25/acre
IV. <u>Design Review</u>	
A. Final Site and Architectural Plans	\$ 250
B. Signs	25+ \$1/sq.ft.

\*All parcels greater than 2 acres require a Planned Development Zone and a Master Plan. The given fees include both procedures.

V. Legislative Review

- A. Zone change - see above.
- B. Comprehensive Plan Map Amendment - Zone Change fee plus the following:
  - 1. 2 acres or less \$ 500
  - 2. More than 2, but less than 10 acres 700
  - 3. 10 acres or more, but less than 50 acres 1000
  - 4. More than 50 acres 1500
- C. Annexation - Zone Change fee and Boundary Commission fee plus the following:
  - 1. Less than 10 property owners 350
  - 2. 10 or more property owners 700
- D. Boundary Amendment
  - 1. Less than 50 acres \$ 500
  - 2. 50 acres or more 1000
- E. Street Vacations \$ 500
- F. Plat Vacations \$ 500
- G. Appeals \$ 250+ transcript fee

Transcript - the fee shall be the cost of the transcript to the City up to \$500 plus one-half the cost to the City over \$500.

VI. Policy Relating to Fees

- A. Refunds - In cases of withdrawal of an application within one week of the submittal deadline, the application fee less 15% administrative costs shall be refunded. In all other cases, the application fee shall be non-refundable.
- B. Violations - For applications submitted to correct a violation of the applicable regulations, the fee shall be doubled.

PLANNING COMMISSION  
RESOLUTION NO. 85PC13

WHEREAS, the Planning fee schedule, attached as Exhibit A, does not reflect the cost to the City of reviewing development applications, and

WHEREAS, the Planning Director has studied the cost of reviewing development applications and related costs, as reflected in the Staff Report, attached as Exhibit B, and

WHEREAS, the Planning Department has reviewed the comparative fees for other local jurisdictions, and a report is attached as Exhibit C, and

WHEREAS, the Planning Director has prepared a revised fee schedule which reflects the average minimum cost of reviewing development applications, which is attached as Exhibit D, and

WHEREAS, said Exhibits were duly considered by the Planning Commission at a regularly scheduled meeting conducted on August 12, 1985, at which time said Exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the schedule and the recommendation(s) contained in the Staff Report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Wilsonville does hereby recommend to the City Council adoption of the revised fee schedule based on the information in the Staff Report.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 12th day of August, 1985, and filed with the Wilsonville City Recorder this same day.

Attest:

\_\_\_\_\_  
Chairman, Planning Commission

## EXHIBITS

The following Exhibits are hereby entered into the public record by the Planning Commission as confirmation of its consideration of the application as submitted.

- A. Existing Fee Schedule.
- B. Study of Costs.
- C. Comparison with other jurisdictions.
- D. Proposed Fee Schedule.



RESOLUTION NO. 372

A RESOLUTION SETTING FEES FOR PLAT CHECK SURVEYS,  
CONDUCTED BY THE CITY SURVEYOR IN ACCORDANCE WITH  
PROCEDURES AND STANDARDS SET FORTH IN SECTION  
4.200 - 4.290 AND ORS 92.50 - 92.100

WHEREAS, the City staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

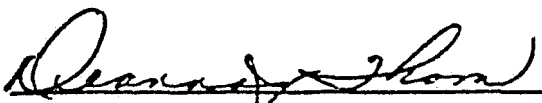
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 16th day of January, 1984, and filed with the Wilsonville City Recorder this same day.



WILLIAM G. LOWRIE, Mayor

ATTEST:

  
DEANNA J. THOM, City Recorder

**PLAT CHECK FEE**

**CITY OF WILSONVILLE**  
December, 1984

Standard Plat-Check Fee

1. Lump Sum	L.S.	⊙ \$200.00	\$200.00
2. \$10.00 per lot or tract	_____ ea.	⊙ 10.00 = _____	
3. \$1.00 per plat monument	_____ ea.	⊙ 1.00 = _____	
4. \$10.00 per acre	_____ ac.	⊙ 10.00 = _____	
5. Total Items 2, 3 and 4			_____
6. Add 15% of Item 5 if average slope exceeds 5%, or			_____
7. Add 30% of Item 5 if average slope exceeds 10%			_____
Total - Standard Plat Check Fee			\$ _____

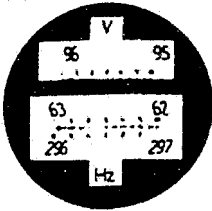
Extra for Post-Monumentation

8. Lump Sum	L.S.	⊙ \$200.00	\$200.00
9. \$1.00 per exterior monument	_____ ea.	⊙ 1.00 = _____	
10. \$5.00 per acre	_____ ac.	⊙ 5.00 = _____	
11. Total Items 9 and 10			_____
12. Add 15% of Item 11 if average slope exceeds 5%, or			_____
13. Add 30% of Item 11 if average slope exceeds 10%			_____
Total - Extra for Post-Monumentation			\$ _____

**TOTAL PLAT CHECK FEE** \$ \_\_\_\_\_

**Note:** Rechecks will be at the rate of \$29.00/hr. for office work and \$59.00/hr. for field crews.

A cash deposit or bond in the amount of 120 percent of the estimated cost of performing the work for the interior monumentation will be required. \$ \_\_\_\_\_



DE HAAS &  
Associates, Inc.  
*Consulting Engineers & Surveyors*

Suite 445 - AGC Center  
9450 S.W. Commerce Circle  
Wilsonville, Oregon 97070  
(503) 682-2450

April 17, 1984

Mr. Ben Altman  
City of Wilsonville  
P.O. Box 220  
Wilsonville, Oregon 97070

Dear Ben:

We recently received from the City of Wilsonville the plat of Fairway Village Condominiums and were asked to provide the plat check as a part of our assignment as the City Surveyor. City Surveyor duties and fees for checking Subdivision Plats are not the same as for Condominium Plats, Subdivision Plats being covered by CRS Chapter 92 and Condominium Plats being covered by CRS Chapter 94.

Chapter 94.042, subsection (3) reads as follows:

"(3) Before a plat or an amendment to the plat may be recorded, it must be approved by the city or county surveyor as provided in ORS 92.100. Before approving the plat as required by this section, the city or county surveyor shall check the boundary of the plat and shall take such measurements and make such computations as are necessary to determine that the boundary complies with this section. For performing that service, the city surveyor or county surveyor shall collect from the person offering the plat for approval a fee of \$150 plus \$25 per building."

While there are provisions in Chapter 92 which allow the city to set higher fees for subdivisions, there are no such provisions in Chapter 94.


We believe the current ORS fee is adequate if there are no field rechecks required and no more than one set of hardboard corrections need be checked. If additional work is required, beyond that mentioned hereinabove, we will agree to perform that additional work at the same hourly rates established by our Agreement to Furnish Engineering Services to the City of Wilsonville dated May 11, 1983 or any subsequent modification of that agreement. The City, however, may collect from the person offering the plat only that fee established by ORS.

Mr. Ben Altman  
City of Wilsonville  
April 17, 1984  
Page 2

I believe this follows the spirit of Resolution No. 357 adopted October 17, 1983. If this meets with your approval, we would appreciate approval in the form of acknowledgement of a copy of this letter, or in whatever other form the City may feel appropriate.


We have already initiated the boundry check work for Fairway Village Condominiums.

Sincerely,

  
MARLIN J. DE HAAS, P.E.

MJD/slc

cc: 83.391.192

APPROVED 4/20/84  


March 6, 1986

TO: Mayor and City Council  
FROM: Ad hoc Revenue Source Evaluation Committee  
SUBJECT: Recommendations of Revenue Change Proposals

This memo serves to present our recommendations of changes to some of the existing fees/policies in the three departments we have evaluated during the last four months. These departments are Public Works, Planning and Building.

We have strived to examine not only fees but the basis for these fees. We have studied department functions, revenue and expenditures, and what it consists of to maintain the present investment in the city of Wilsonville.

We appreciate your consideration of these proposals. Committee members further recommend that a similar Ad hoc committee be formed every two years to address revenue evaluation.

Again, thank you for your consideration.

Respectfully submitted,

AD HOC REVENUE SOURCE EVALUATION COMMITTEE

Les Balsiger	Ray Drexel
Cheryl Beyer	Ed Haessler
Marvin Bracken	Jim Henry
Mardi Braymen	Dave Shafer
Dick Brown	Bob Spring
Mike Campbell	Mike West
Dick Clarke	Ron Wirth
Dick Cooley	

/sr  
attachments

PLANNING

Current Situation: Planning fee schedule has not been updated 1978. Changes are necessary to enable the department to realize some costs involved in actions, meet similar fee standards of other cities, and to increase revenue to help meet department budgeting criteria.

Recommendation: The committee has reviewed the proposed fee schedule changes and made some minor changes to that proposal.

The committee recommends adoption of the proposed fee schedule as listed below.

<u>Type Action</u>	<u>Existing Fee</u>	<u>Proposed Fee</u>
I. Basic Procedure (for requests not specified in II thru VI below)		
A. Class I (Administrative Review, Section 4.009(1)WC)	\$ 0	\$ 50
-Final Plat Review	100	50+surveyor cost
B. Class II (Administrative Review with Notice)	0	100
C. Class III (Public Hearing)	\$ 250	\$ 250
-Greenway Conditional Use Permit or Variance (in addition to base fee for other requested action).	0	100+base fee
D. Temporary Use.		
-Class I - 15 days or less	0	25
-Class II - 60 days	0	50
-Class III - over 60 days	50	100
E. Nonconforming Use.	250	250
II. <u>Zone Change and/or Master Planning (Stage I)*</u>		
A. 2 acres or less	\$ 250	\$ 250
B. More than 2, but less than 10 acres	350	350
C. 10 acres or more, but less than 50 acres	500	500
D. More than 50 acres	750	750

\*All parcels greater than 2 acres require a Planned Development Zone and a Master Plan. The given fees include both procedures.

Type ActionExisting FeeProposed FeeIII. Preliminary Subdivision Plat or Final  
Development Review (Stage II)

## A. Subdivision Preliminary Plat:

a. 1 or more but less than 10 lots	250+20/lot	250+20/lot
b. 11 or more but less than 50 lots	300+20/lot	250+20/lot
c. 50 or more but less than 100 lots	400+20/lot	250+20/lot
d. 100 or more lots	500+20/lot	250+20/lot
B. Planned Development (Stage II)	0 (except Sq.76 or Towncenter)	250+25/acre
C. Major Partition	200	250
D. Minor Partition - Class I	100	50
Minor Partition - Class III	100	250

IV. Design Review

A. Final Site and Architectural	\$ 200	\$ 250
B. Signs	25 under 6 sq feet 75 over 6 sq feet	25+\$1/sq foot 25+\$1/sq foot

V. Legislative Review

A. Zone change - see above		
B. Comprehensive Plan Map Amendment - ½ Zone Change fee plus the following when continued:		
1. 2 acres or less	\$ 250 (1 ac. or less)	\$ 500
2. More than 2, but less than 10 acres	350	600
3. 10 acres or more, but less than 50 acres	500	750
4. More than 50 acres	750	1000
C. Annexation - Zone Change fee and Boundary Commission fee plus the following:		
1. Less than 10 property owners	250 (1 ac. or less)	350
2. 10 or more property owners	500 (2-49 acres) 750 (Over 50 acres) (plus actual costs)	700
D. Boundary Amendment		
1. Less than 50 acres	Metro fee only	500
2. 50 acres or more	Metro fee only	1000

<u>Type Action</u>	<u>Existing Fee</u>	<u>Proposed Fee</u>
E. Street Vacations	300 deposit/ actual cost	300 deposit/ actual cost
F. Plat Vacations	0	500
G. Appeals	50+cost of transcript	** 250+cost of transcript*

\*Transcript - By State Law, the fee shall be the cost of the transcript to the City up to \$500 plus one-half the cost to the City over \$500.

- H. Special Meeting requested by applicant 500 500  
 \*\*City Council may waive fees and approve reimbursements at its discretion.

#### VI. Policy Relating to Fees

- A. Refunds - In cases of withdrawal of an application within one week of the submittal deadline, the application fee less 15% administrative costs shall be refunded. In all other cases, the application fee shall be non-refundable.
- B. Violations - For applications submitted to correct a violation of the applicable regulations, the fee shall be doubled.
- C. Consulting Time - Staff time and materials to consult (i.e. attorneys, private consultants, realtors, etc.) will be charged actual costs.



EXHIBIT "A"  
 LOCAL IMPROVEMENT DISTRICT NO. 5  
 REASSESSMENT  
 TAX LOT 400, 401, 404 AND 408 (411)

TAX LOT NO./ASSESSED TO	ORIGINAL ACRES	ORIGINAL ASSESSMENTS	COST PER ACRE ASSESSED	PROPOSED ACREAGE	PREASSESSMENT FORMULA DUE TO PROPERTY TRADES	NEW ASSESSMENTS
400	Vlahos	8.31	\$150,252	\$18,080.87	6.27	\$150,252 original assessment
						<u>SUBTRACT</u> \$18,080.87 cost per acre times 1.36 acres to Tax Lot 401 for a total \$24,589.98
						<u>SUBTRACT</u> \$18,080.87 cost per acre times 1.36 acres given to Tax Lot 411 for a total \$12,294.99

TAX LOT NO./ASSESSED TO	ORIGINAL ACRES	ORIGINAL ASSESSMENTS	COST PER ACRE ASSESSED	PROPOSED ACREAGE	PREASSESSMENT FORMULA DUE TO PROPERTY TRADES	NEW ASSESSMENTS
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401	Crispe	2.65	\$ 47,215	\$17,816.98	4.24	\$ 47,215 original assessment	\$ 74,440.73
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ADD

\$18,080.87 cost per acre times 1.36 acres received from Tax Lot 400 for a total of \$24,589.98

ADD

\$15,666.75 cost per acre times .68 acres received from Tax Lot 404 for a total \$10,653.39

SUBTRACT

\$17,816.98 cost per acre times .45 acres given to Tax Lot 408 (411) for a total \$8,017.64

TAX LOT NO./ASSESSED TO	ORIGINAL ACRES	ORIGINAL ASSESSMENTS	COST PER ACRE ASSESSED	PROPOSED ACREAGE	PREASSESSMENT FORMULA DUE TO PROPERTY TRADES	NEW ASSESSMENTS	
404	Lindquist	8.33	\$130,504	\$ 15,666.75	6.54	\$130,504 original assessment	\$ 84,544.88
					<u>ADD</u>		
					\$15,666.75 cost per acre times .63 acres received from Tax Lot 408 (411) for a total \$9,870.05.		
					<u>SUBTRACT</u>		
					\$15,666.75 cost per acre times .68 acres given to Tax Lot 401 for a total \$10,653.39.		
					<u>SUBTRACT</u>		
					\$40,698.90 cost per acre times 1.11 acres given to Tax Lot 408 (411) for a total \$45,175.78.		

TAX LOT NO./ASSESSED TO	ORIGINAL ACRES	ORIGINAL ASSESSMENTS	COST PER ACRE ASSESSED	PROPOSED ACREAGE	PREASSESSMENT FORMULA DUE TO PROPERTY TRADES	NEW ASSESSMENTS	
408 (now 411)	Crispe	1.82	\$ 74, 072	\$ 40,698.90	4.06	\$74,072 original assessment	\$129,690.36
					<u>ADD</u>		
						\$40,698.90 cost per acre times 1.11 acres received from Tax Lot 404 for a total of \$45,175.78	
					<u>ADD</u>		
						\$17,816.98 cost per acre times .45 acres received from Tax Lot 401 for a total of \$8,017.64	
					<u>ADD</u>		
						\$18,080.87 cost per acre times .68 acres received from Tax Lot 400 for a total of \$12,294.99	
					<u>SUBTRACT</u>		
						\$15,666.75 cost per acre times .63 acres given to Tax Lot 404 for a total of \$9,870.00	
TOTALS	21.11	\$402.043					\$402,043.00

March 24, 1986

TO: Mayor & City Council  
FROM: Pete Wall, City Administrator  
SUBJECT: Request for Reapportionment of Assessments in Local Improvement District No. 5.

On March 18, 1986, Richard O. Thomas of Gaylord, Thomas & Eyerman, Attorneys at Law, representing Jerry Crispe and Lon Martin, filed an application requesting the reapportionment of Tax Lots 400, 401, 404 and 408 in Section 13. This application was filed in accordance with the Wilsonville Code, Section 3.219(a).

Assessments were levied by Resolution No. 499 entitled, "Town Center Loop/Parkway Avenue Street and Utility Improvement - LID #5" and adopted by Council on July 15, 1985.

Owners and parties having an interest in properties to be reapportioned have been duly notified of the date, time and place the City Council will consider the application for reapportionment.

The review of the proposed reapportionment of assessments reveal that the petitioners have recorded 2 Deeds with Clackamas County on 1/11/85, identified by File Number 85 1191, creating the changes of Tax Lots 400, 401, 404 and 408. Ownerships have changed as have Tax Lot numbers of the original Tax Lots assessed. This is clearly shown in the attached map.

The property involved consisted of 4 parcels of unplatted property. The reapportionment of these 4 Tax Lots, as shown on the attached map, will leave buildable lots.

The parcels requested to be reapportioned will have frontage on a public street that is to be built from the proceeds of the Bancroft Bonds to be sold for this Local Improvement District. Dedication of the easements for this street have been granted to the City.

The petitioners request that the reapportionment of the assessments on Tax Lots 400, 401, 404 and 408 be made on a pro-rata acreage basis. The relative values, area, frontages on a public street are proportionate to the proposed separation, and reapportionment of the original assessments. The construction of a Thriftway Grocery store and additional building spaces for commercial business is now in progress. This will increase the property values in the area and would serve to enhance the security of the City and the holders of the Bancroft Bonds.

The Assessment was based on an acreage basis less the easements to be dedicated to the City. For example, Tax Lot 400 originally had 10 acres and 1.69 acres was dedicated to the City, thereby 8.31 acres was originally assessed. You will also note that exchanges for right-of-way between property owners either increased or decreased the net acreage to be reapportioned.

The Assessment per acre is \$19,045.14.

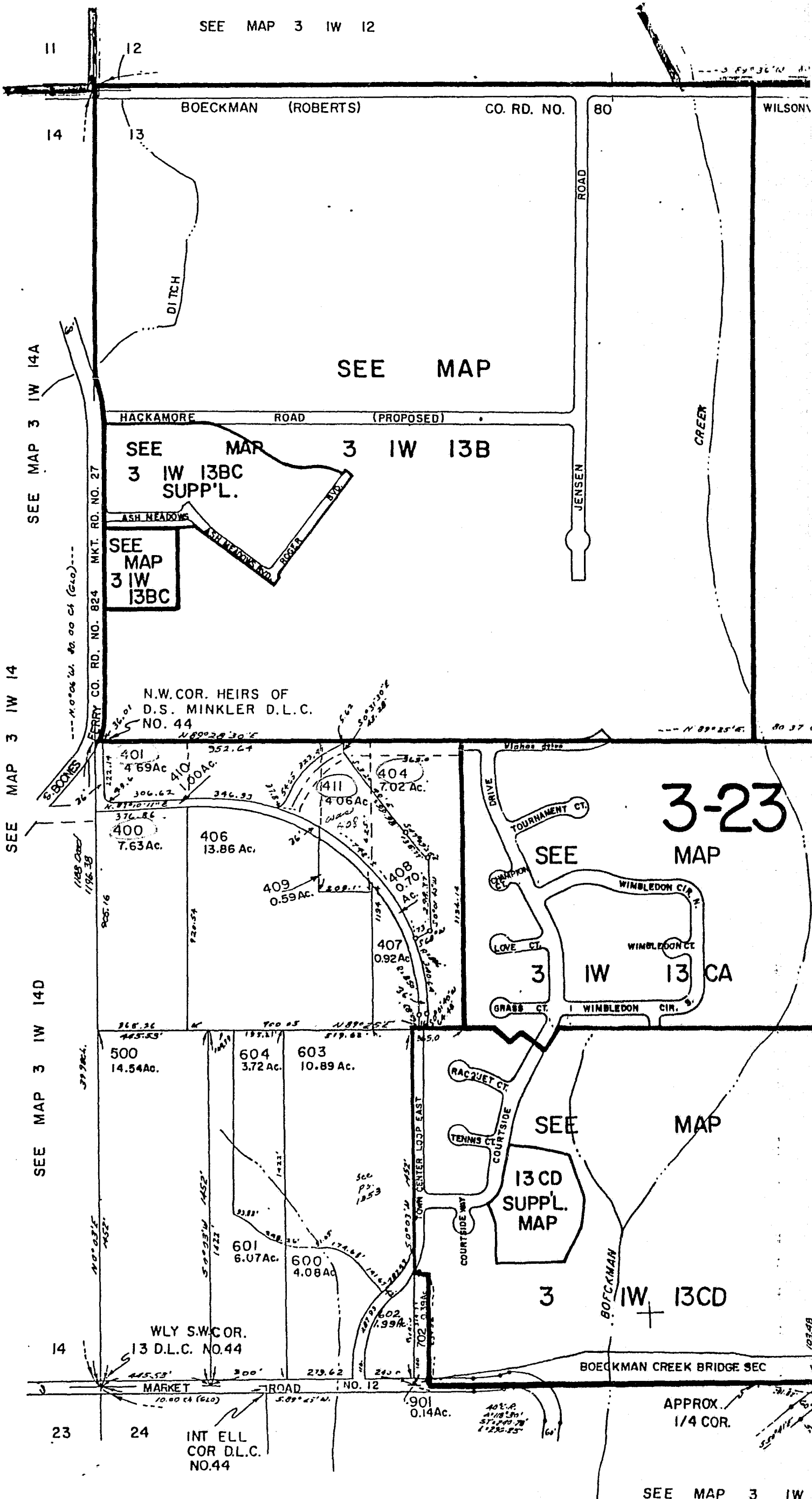
Recommendation: I recommend the City Council reapportion the Assessments as follows: (See attached schedule)

<u>Tax Lot #</u>	<u>Original Acres</u>	<u>Original Assessment</u>	<u>Deeded To(-) From(+)</u>	<u>R.O.W. To(-) From(+)</u>	<u>Net Acreage</u>	<u>Reapportioned Assessment</u>
400	8.31	\$150,252.	(TL 401) -1.36	*(TL 411) - .68	= 6.27	\$119,413.05
401	2.65	47,215.	(TL 400) +1.36	(TL 404) + .68 (TL 411) - .45	= 4.24 =	80,751.42
404	8.33	130,504.		(TL 401) - .68 (TL 411) + .63 (TL 411) -1.11	= 6.54	124,555.24
*408 *(Now TL 411)	1.82	74,072.	(TL 404) +1.11	(TL 401) + .45 (TL 400) + .68 (TL 404) - .63	= 4.06	<u>77,323.29</u>
TOTALS:	<u>21.11</u> =====	<u>\$402,043.</u> =====			<u>21.11</u> =====	<u>\$402,043.00</u> =====

SHEET 1

1" = 400'

SEE MAP 3 IW 12



3-23  
MAP

3 IW 13 CA

3 IW 13 CD

APPROX. 1/4 COR.


SEE MAP 3 IW 2

ASSESSMENT REAPPORTIONMENT AGREEMENT

We, the undersigned, owners of tax lots 404 and 408 (411) have reviewed the proposed assessments as set forth in Exhibit "A" as amended to proposed Ordinance CB-0-52-86, set for final reading April 7, 1986, and agree that they accurately correct the proposed assessments as had been set forth with the former exhibit "A" to proposed Ordinance CB-0-52-86 at the time of its first reading of March 31, 1986.

As set forth in said exhibit "A" as amended, the proposed assessments are acceptable to each of the undersigned in consideration of the advancement of Local Improvement District No. 5.

DATED this 4th day of April, 1986.

  
\_\_\_\_\_  
Jerry Crispee, as duly authorized  
representative for the owners of  
Tax Lot 408 (411)

STATE OF OREGON            )  
                                  )ss.  
County of Clackamas        )

April 4, 1986

Personally appeared Jerry Crispee and acknowledged the



foregoing to be his voluntary act and deed.

*Deanna J. Shaw*  
Notary Public for Oregon  
My Commission Expires: 8-23-89

*Stuart H. Lundquist*  
Stuart H. Lundquist, as duly  
authorized representative of the  
owners of Tax Lot 404.

STATE OF OREGON            )  
  )ss.  
County of Clackamas        )

April 4, 1986

Personally appeared Stuart H. Lundquist and  
acknowledged the foregoing to be his voluntary act and deed.

*Deanna J. Shaw*  
Notary Public for Oregon  
My Commission Expires: 8-23-89