CITY OF TIGARD, OREGON

RESOLUTION NO. 04-37

A RESOLUTION ADOPTING THE CITYWIDE MASTER FEES AND CHARGES SCHEDULE WHICH REPLACES RESOLUTION NO. 03-25 AND ALL SUBSEQUENT AMENDMENTS TO DATE.

WHEREAS, the City has a Master Fees and Charge Schedule; and

WHEREAS, City staff has reviewed existing fees and services provided; and

WHEREAS, Tigard Municipal Code (TMC) 3.32.050 requires that City Council review fees and charges annually.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1 The fees and charges for the City of Tigard are enumerated in the attached schedule (Exhibit A).

SECTION 2 This resolution is effective July 1, 2004.

PASSED: This 8th day of June 2004.

Mayor - City of Tigard

ATTEST:

~~City Recorder - City of Tigard~~

Greer A. Gaston, Deputy City Recorder

EXHIBIT A

CITY OF TIGARD

FEES AND CHARGES SCHEDULE

FY 2004-05

Resolution No.

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EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
CITYWIDE			
	Audiotapes	$6.00	07/01/2003
	Computer disk or Compact disk	$5.00	02/07/2002
	Faxes	Long distance charges when applicable	07/01/2003
	Photocopies up to 11 x 17	$0.25/page	02/07/2002
	Research Fee	Staff cost plus materials	02/07/2002

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
CITY ADMINISTRATION			
	Claims Application Fee	$1,000.00/deposit*	11/28/2000
	*Application fee shall be actual cost incurred by the City to process application. Any funds remaining from the deposit after the application has been processed will be refunded to the applicant, and applicant shall be responsible for any additional costs incurred.		
	Complete Code (Titles 1 - 18)	$75.00	02/07/2002
	Public Assembly		08/25/1970
	Application Fee		
	Persons Reasonably Anticipated		
	1,000 to 2,499	$100.00	
	2,500 to 4,999	$150.00	
	5,000 to 9,999	$500.00	
	10,000 to 49,999	$1,000.00	
	50,000 and over	$1,500.00	
	Tigard Municipal Code (Titles 1 - 17)	$50.00	02/07/2002

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - BUILDING - Tigard & Urban Services Area			
	Building Permit Fees		09/26/2000
	(Commercial, Multi-family and Single-family)		05/13/1997
	Total Valuation:		
	$1 - $2,000	Minimum $62.50	
	$2,001 - $25,000	$62.50 for the first $2,000 and $9.60 for each additional $1,000 or fraction thereof, to and including $25,000.	
	$25,001 - $50,000	$283.30 for the first $25,000 and $7.50 for each additional $1,000 or fraction thereof, to and including $50,000.	
	$50,001 - $100,000	$470.80 for the first $50,000 and $5.47 for each additional $1,000 or fraction thereof, to and including $1000,000.	
	$100,001 - $250,000	$744.30 for the first $100,000 and $3.90 for each additional $1,000 or fraction thereof, to and including $250,000.	
	$250,001 - $600,000	$1,329.30 for the first $250,000 and $3.85 for each additional $1,000 or fraction thereof, to and including $600,000.	
	$600,001 - $1,200,000	$2,676.80 for the first $600,000 and $3.51 for each additional $1,000 or fraction thereof, to and including $1,200,000.	
	$1,200,001 - $2,000,000	$4,782.80 for the first $1,200,000 and $2.73 for each additional $1,000 or fraction thereof, to and including $2,000,000.	
	$2,000,001 and up	$6,966.80 for the first $2,000,000 and $2.72 for each additional $1,000 or fraction thereof	
	Building Plan Review Fee	65% of base building permit fee	09/26/2000 05/13/1997*
			*Urban Services Area to have same fees as Tigard

City of Tigard
Fees and Charges Schedule

Department	Revenue Source			Fee or Charge	Effective Date
	Deferred Submittals		Minimum Fee	$200.00	09/24/2002
		Plan Review		65% of building permit fee based on valuation of the particular portion or portions of the project.	
	Electrical Fees				06/27/2000
		New residential, single or multi-family per dwelling unit; service included:			
			1000 square feet or less	$145.15	
			Each additional 500 square feet or portion thereof	$33.40	
			Limited energy	$75.00	
			Each manufactured home or modular dwelling service or feeder	$90.90	
		Services or feeders; installation, alterations or relocation:			
			200 amps or less	$80.30	
			201 amps to 400 amps	$106.85	
			401 amps to 600 amps	$160.60	
			601 amps to 1000 amps	$240.60	
			Over 1000 amps or volts	$454.65	
			Reconnect only	$66.85	
		Temporary services or feeders; installation, alteration or relocation:			
			200 amps or less	$66.85	
			201 amps to 400 amps	$100.30	
			401 amps to 600 amps	$133.75	
			Over 600 amps to 100 volts (see 2 above)		
		Branch circuits; new, alteration or extension per panel:			
			With purchase of service or feeder - each branch circuit	$6.65	
			Without purchase of service or feeder		
			First Branch Circuit	$46.85	
			Each addit. Branch circuit	$6.65	
		Miscellaneous (service or feeder not included):			
			Each pump or irrigation circuit	$53.40	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
		Each sign or outline lighting	$53.40	
		Signal circuit(s) or a limited energy panel, alteration or extension	$75.00	
		Each additional inspection over the allowable in any of the above (min 1 hr)		
		Per Inspection	$62.50	
		Per Hour	$62.50	
		Industrial Plant Inspection	$73.75/hr (min 1 hour)	
		Electrical permit plan review fee	25% of the electrical permit fee	
	Erosion Control Permit Fee (City receives none of this fee)			06/06/2000
		Less than $50,000.00	$26.00	
		$50,000.00 to $100,000.00	$40.00	
		More than $100,000.00	$40.00 + $24.00 for each additional $100,000.00 or fraction thereof	
	Erosion Control Plan Check Fee (City receives 50% of fee)		65% of inspection fee	06/06/2000
	Fee in Lieu of Sewer (Commercial Only)		Based on actual cost of sewer connection, if sewer was available	1998
	Fire Life Safety Plan Review (Commercial Only)		40% of base building permit fee	09/26/2000 05/13/1997*
			*Urban Services Area to have same fees as Tigard	
	Manufactured dwelling installation		$305.50	09/24/2002
	Manufactured dwelling and mobile home parks, recreation camps, and organizational camps		Per OAR	09/24/2002

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Mechanical Fees		06/27/2000
	(1 and 2 Family Dwellings)		
	Description:		
	Furnace to 100,000 BTU including ducts & vents	$14.00	
	Furnace to 100,000 BTU+ including ducts & vents	$17.90	
	Floor Furnace including vent	$14.00	
	Suspended heater, wall heater or floor mounted heater	$14.00	
	Vent not included in appliance permit	$6.80	
	<3HP; absorb unit to 100K BTU	$14.00	
	3-15HP; absorb unit to 100K to 500K BTU	$25.60	
	15-30HP; absorb unit .5 - 1 mil BTU	$35.00	
	30-50HP; absorb unit 1 - 1.75 mil BTU	$52.20	
	>50HP; absorb unit >1.75 mil BTU	$87.20	
	Air handling unit to 10,000 CFM*	$10.00	
	*Note: This fee does not apply to an airhandling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.		
	Air handling unit to 10,000 CFM+	$17.20	
	Non-portable evaporate cooler	$10.00	
	Vent fan connected to a single duct	$6.80	
	Ventilation system not included in appliance permit	$10.00	
	Hood served by mechanical exhaust	$10.00	
	Domestic incinerators	$17.40	
	Commercial or industrial type incinerator	$69.95	
	Repair units	$12.15	
	Wood stove	$10.00	
	Clothes dryer, etc.	$10.00	
	Other units	$10.00	
	Gas piping one to four outlets	$5.40	
	More than 4 - per outlet (each)	$1.00	

Department	Revenue Source		Fee or Charge	Effective Date
		For each appliance or piece of equipment regulated by the Mechanical Code, but not classed in other appliance categories or for which no other fee is listed in the table	$10.00	
		Minimum Permit Fee	$72.50	09/24/2002
		Plan Review	25% of Permit Fee	
		Other Inspections and Fees:		
		Inspections outside of normal business hours (minimum charge - 2 hours)	$62.50/hour	09/24/2002
		Inspections for which no fee is specifically indicated (minimum charge - one-half hour)	$62.50/each	09/24/2002
		Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half hour)	$62.50/hour	09/24/2002
	Mechanical Permit Fees (Commercial and Multi-family)			09/26/2000 05/13/1997* *Urban Services Area to have same fees as Tigard
		Total Valuation:		
		$1 - $5,000	Minimum $72.50	
		$5,001 - $10,000	$72.50 for the first $5,000 and $1.52 for each additional $100 or fraction thereof, to and including $10,000.	
		$10,001 - $25,000	$148.50 for the first $10,000 and $1.54 for each additional $100 or fraction thereof, to and including $25,000.	
		$25,001 - $50,000	$379.50 for the first $25,000 and $1.45 for each additional $100 or fraction thereof, to and including $50,000.	
		$50,001 and up	$742.00 for the first $50,000 and $1.20 for each additional $100 or fraction thereof.	
		$1 - $2,000	Minimum $72.50	09/01/2003

Department	Revenue Source		Fee or Charge	Effective Date
		$2,001 - $5,000	$72.50 for the first $2,000 and $2.30 for each additional $100 or fraction thereof, to and including $5,000.	
		$5,001 - $10,000	$141.50 for the first $5,000 and $1.80 for each additional $100 or fraction thereof, to and including $10,000.	
		$10,001 - $50,000	$231.50 for the first $10,000 and $1.35 for each additional $100 or fraction thereof, to and including $50,000.	
		$50,001 - $100,000	$771.50 for the first $50,000 and $1.25 for each additional $100 or fraction thereof, to and including $100,000.	
		$100,001 and up	$1,396.50 for the first $25,000 and $1.10 for each additional $100 or fraction thereof.	
		Plan Review	25% of permit fee	09/24/2002
	Phase Permitting		$200.00	09/24/2002
		Plan Review	10% of total project building permit fee not to exceed $1,500 for each phase	
	Plumbing Fees			06/27/2000
		Description:		
		New Single-Family		
		1 Bath	$249.20	
		2 Bath	$350.00	
		3 Bath	$399.00	
		Fixtures (Individual)		
		Sink	$16.60	
		Lavatory	$16.60	
		Tub or Tub/Shower Comb.	$16.60	
		Shower Only	$16.60	
		Water Closet	$16.60	
		Dishwasher	$16.60	
		Garbage Disposal	$16.60	
		Washing Machine	$16.60	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
		Floor Drain/Floor Sink 2"	$16.60	
		Floor Drain/Floor Sink 3"	$16.60	
		Floor Drain/Floor Sink 4"	$16.60	
		Water Heater	$16.60	
		Laundry Room Tray	$16.60	
		Urinal	$16.60	
	Other Fixtures		$16.60	
	Sewer - 1st 100'		$55.00	
	Sewer - each additional 100'		$46.40	
	Water Service - 1st 100'		$55.00	
	Water Service - each additional 100'		$46.40	
	Storm & Rain Drain - 1st 100'		$55.00	
	Storm & Rain Drain - ea. additnl 100'		$46.40	
	Commercial Backflow Prevention Device or Anti-Pollution Device		$46.40	
	Residential Backflow Prevention Device		$27.55	
	Any Trap or Waste Not Connected to a Fixture		$16.60	
	Catch Basin		$16.60	
	Inspection of Existing Plumbing		$72.50/hr	
	Specially Requested Inspections		$72.50/hr	
	Rain Drain, single family dwelling		$65.25	
	Grease Traps		$16.60	
	Hose Bibs		$16.60	
	Drinking Fountain		$16.60	
	Roof Drains		$16.60	
	Minimum Permit Fee		$72.50	
	Minimum Permit Fee Residential Backflow		$36.25	
	Plan Review		25% of Permit Fee	
	Medical Gas Systems			09/24/002
		Total Valuation:		
		$1 - $5,000	Minimum $72.50	
		$5,001 - $10,000	$72.50 for the first $5,000 and $1.52 for each additional $100 or fraction thereof, to and including $10,000.	

Department	Revenue Source		Fee or Charge	Effective Date
		$10,001 - $25,000	$148.50 for the first $10,000 and $1.54 for each additional $100 or fraction thereof, to and including $25,000.	
		$25,001 - $50,000	$379.50 for the first $25,000 and $1.45 for each additional $100 or fraction thereof, to and including $50,000.	
		$50,001 and up	$742.00 for the first $50,000 and $1.20 for each additional $100 or fraction thereof.	
	Residential Fire Suppression Systems Permit			09/24/2002
	Multipurpose or Continuous Loop System			
		Square Footage:		
		0 to 2,000	$115.00	
		2,001 to 3,600	$160.00	
		3,601 to 7,200	$220.00	
		7,201 and greater	$309.00	
	Stand Alone System			
		Square Footage:		
		0 to 2,000	$187.50	
		2,001 to 3,600	$232.50	
		3,601 to 7,200	$292.50	
		7,201 and greater	$381.50	
	Restricted Energy			06/27/2000
	Residential Energy Use		$75.00	
	Commercial Energy Use		$75.00	
	Sanitary Sewer Connection Fee		~~$2,400.00/dwelling unit~~	~~07/01/2003~~
	(City receives 20% of fees collected)		**$2,500.00/dwelling unit**	**07/01/2004**
	Sanitary Sewer Inspection Fee			06/06/2000
	Residential		$35.00	
	Commercial		$45.00	
	Industrial		$75.00	
	Tree Replacement Fee		$125.00/caliber inch	09/01/2001

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Water Quality Facility Fee		06/06/2000
	(City receives 100% of fees collected)		
	Residential Single Family	$225.00/ unit	
	Commercial & Multi-family	$225.00/2,640 sq. ft of additional impervious surface	
	Water Quantity Facility Fee		06/06/2000
	(City receives 100% of fees collected)		
	Residential Single Family	$275.00/ unit	
	Commercial & Multi-family	$275.00/2,640 sq. ft of additional impervious surface	
	Miscellaneous Fees		06/27/2000
	Address Change	$65.00	
	Fee paid inspections for residential structures pursuant to Title 14, Chapter 16		
	Single & Two Family Dwellings	$100.00	
	Apartment Houses & Social Care Facilities	$160.00, plus $7 for each dwelling unit in excess of 3	
	Hotels	$160.00, plus $5 for each dwelling unit in excess of 5	
	Re-inspection		
	Building	$62.50	09/24/2002
	Mechanical	$62.50	
	Plumbing	$62.50	
	Electrical	$62.50	
	Phased Occupancy	$200.00	06/27/2000
	Permit or Plan Review Extension	$72.50	
	Research on non-current permits	$45.00/hr (min 1 hour, charged in 1 hour increments)	
	Temporary Occupancy	$90.00	

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - PLANNING - Tigard & Urban Services			
	Accessory Residential Units	~~$103.00~~	~~07/01/2003~~
		$106.00	**07/02/2004**
	Annexation	~~$1,942.00~~	~~10/29/2003~~
		$2,006.00	**07/02/2004**
	Appeal		
	Director's Decision (Type II) to Hearings Officer	$250.00	07/01/2003
	Expedited Review (Deposit)	$300.00	07/01/2003
	Hearings Referee	$500.00	07/01/2003
	Planning Commission/Hearing's Officer to City Council	~~$1,952.00~~	~~10/29/2003~~
		$2,016.00	**07/01/2004**
	Approval Extension	~~$205.00~~	~~07/01/2003~~
		$212.00	**07/01/2004**
	Blasting Permit	~~$239.00~~	~~10/29/2003~~
		$247.00	**07/01/2004**
	Conditional Use		
	Initial	~~$4,041.00~~	~~10/29/2003~~
		$4,174.00	**07/01/2004**
	Major Modification	~~$4,041.00~~	~~10/29/2003~~
		$4,174.00	**07/01/2004**
	Minor Modification	~~$446.00~~	~~07/01/2003~~
		$461.00	**07/01/2004**
	Design Evaluation Team (DET) Recommendation (deposit)	~~$1,000.00~~	~~07/01/2003~~
		$1,033.00	**07/01/2004**

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Development Code Provision Review		~~07/01/2003~~
	Single-Family Building Plan	~~$41.00~~	**07/01/2004**
		$42.00	
	Commercial/Industrial/Institution	~~$256.00~~	
		$264.00	
	Expedited Review		~~07/01/2003~~
	Land Partition	~~$3,008.00~~	**07/01/2004**
		$3,107.00	
	Subdivision	~~$3,782.00 + $80.00/Lot~~	
		$3,907.00 + $83.00/Lot	
	Subdivision with Planned Development	~~Add $4,838.00~~	
		Add $5,722.00	
	Hearing Postponement	~~$231.00~~	~~07/01/2003~~
		$239.00	**07/01/2004**
	Historic Overlay/Review District		~~07/01/2003~~
	Historic Overlay Designation	~~$3,121.00~~	**07/01/2004**
		$3,224.00	
	Removal Historic Overlay Designation	~~$3,121.00~~	
		$3,224.00	
	Exterior Alteration in Historic Overlay District	~~$477.00~~	
		$493.00	
	New Construction in Historic Overlay District	~~$477.00~~	
		$493.00	
	Demolition in Historic Overlay District	~~$477.00~~	
		$493.00	
	Home Occupation Permit (Original Permit)		~~07/01/2003~~
	Type I	~~$31.00~~	**07/01/2004**
		$32.00	
	Type II	~~$220.00~~	
		$227.00	

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Interpretation of the Community Development Code	~~$472.00~~ **$488.00**	~~07/01/2003~~ **07/01/2004**
	Joint Application Planning Fee	100% of Highest Planning Fee + 50% of all Additional Fees Related to the Proposal.	07/01/2003
	Land Partition		~~10/29/2003~~
	Residential and Non-Residential (3 Lots)	~~$2,896.00~~ **$2,992.00**	**07/01/2004**
	Residential and Non-Residential (2 Lots)	~~$2,383.00~~ **$2,462.00**	
	Expedited	~~$3,408.00~~ **$3,520.00**	
	Final Plat	**$1,315.00**	
	Lot Line Adjustment	~~$371.00~~ **$383.00**	~~10/29/2003~~ **07/01/2004**
	Minor Modification to an Approved Plan	~~$446.00~~ **$461.00**	~~07/01/2003~~ **07/01/2004**
	Non-Conforming Use Confirmation	~~$210.00~~ **$217.00**	~~07/01/2003~~ **07/01/2004**
	Planned Development		
	Conceptual Plan Review	~~$5,539.00~~ **$5,722.00**	~~10/29/2003~~ **07/01/2004**
	Detailed Plan Review	Applicable SDR Fee	07/01/2003
	Plat Name Change	**$250.00**	**07/01/2004**
	Pre-Application Conference	~~$287.00~~ **$296.00**	~~10/29/2003~~ **07/01/2004**

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Sensitive Lands Review		~~10/29/2003~~
	With Excessive Slopes/Within Drainage Ways/ Within Wetlands (Type II)	~~$1,870.00~~ **$1,932.00**	**07/01/2004**
	With Excessive Slopes/Within Drainage Ways/ Within Wetlands (Type III)	~~$2,014.00~~ **$2,080.00**	
	Within the 100-Year Floodplaing (Type III)	~~$2,014.00~~ **$2,080.00**	
	Sign Permit		~~07/01/2003~~
	Existing and Modification to an Existing Sign (No Size Differential)	~~$31.00~~ **$32.00**	**07/01/2004**
	Temporary Sign (Per Sign)	$15.00	
	Site Development Review & Major Modification		
	Under 100,000.00	~~$3,423.00~~ **$3,536.00**	~~10/29/2003~~ **07/01/2004**
	1 Million/Over	~~$4,494.00 + $5.00/$10,000.00 over 1 Million~~ **$4,642.00 + $5.00/$10,000.00 over 1 Million**	~~10/29/2003~~ **07/01/2004**
	Minor Modification	~~$446.00~~ **$461.00**	~~07/01/2003~~ **07/01/2004**
	Subdivision		~~10/29/2003~~
	Preliminary Plat <u>without</u> Planned Development	~~$3,976.00 + $80.00/lot~~ **$4,107.00 + $83.00/lot**	**07/01/2004**
	Preliminary Plat with Planned Development	~~Add $5,544.00~~ **Add $5,722.00**	
	Final Plat	~~$796.00~~ **$1,315.00**	

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Temporary Use		
	Director's Decision	~~$233.00~~ **$241.00**	~~10/29/2003~~ **07/01/2004**
	Special Exemption/Non-Profit	$0.00	07/01/2003
	Tree Removal	~~$145.00~~ **$150.00**	~~10/29/2003~~ **07/01/2004**
	Vacation (Streets and Public Access)	~~$1,709.00 Deposit + Actual Costs~~ **$1,765.00 Deposit + Actual Costs**	~~10/29/2003~~ **07/01/2004**
	Variance/Adjustment		~~07/01/2003~~
	Administrative Variance	~~$477.00~~ **$493.00**	**07/01/2004**
	Development Adjustment	~~$210.00~~ **$217.00**	
	Special Adjustments		
	Adjustment to a Subdivision	~~$210.00~~ **$217.00**	
	Reduction of Minimum Residential Density	~~$210.00~~ **$217.00**	
	Access/Egress Standards Adjustment	~~$477.00~~ **$493.00**	
	Landscaping Adjustments Existing/New Street Trees	~~$240.00~~ **$248.00**	~~10/29/2003~~ **07/01/2004**

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Parking Adjustments		~~07/01/2003~~
	Reduction in Minimum or Increase In Maximum Parking Ratio	~~$477.00~~ **$493.00**	**07/01/2004**
	Reduction in New or Existing Development/Transit Imprvmnt	~~$477.00~~ **$493.00**	
	Reduction in Bicycle Parking	~~$477.00~~ **$493.00**	
	Alternative Parking Garage Layout	~~$210.00~~ **$217.00**	
	Reduction in Stacking Lane Length	~~$477.00~~ **$493.00**	
	Sign Code Adjustment	~~$477.00~~ **$493.00**	
	Street Improvement Adjustment	~~$477.00~~ **$493.00**	
	Tree Removal Adjustment	~~$210.00~~ **$217.00**	
	Wireless Communication Facility Adjustments		
	Setback from Nearby Residence	~~$477.00~~ **$493.00**	
	Distance from Another Tower	~~$210.00~~ **$217.00**	
	Zoning Map/Text Amendment		~~10/29/2003~~
	Legislative - Comprehensive Plan	~~$6,906.00~~ **$7,134.00**	**07/01/2004**
	Legislative - Community Development Code	~~$2,714.00~~ **$2,804.00**	
	Quasi-Judicial	~~$2,488.00~~ **$2,570.00**	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source			Fee or Charge	Effective Date
	Zoning Analysis (Detailed)			~~$446.00~~	~~07/01/2003~~
				$461.00	**07/01/2004**
	Zoning Inquiry Letter (Simple)			~~$51.00~~	~~07/01/2003~~
				$53.00	**07/01/2004**
COMMUNITY DEVELOPMENT - Miscellaneous Fees & Charges					
	Community Development Code				02/07/2002
		Complete (Title 18)		$50.00	
		CD Rom		$10.00	
	Comprehensive Plan - Volumes 1 & 2			$77.00	1997
	GIS Maps				02/07/2002
		8.5" x 11"			
			Black and White	$0.00	
			Color	$1.50	
		11" x 17"			
			Black and White	$1.50	
			Color	$2.50	
		17" x 22"			
			Black and White	$2.50	
			Color	$5.00	
		22" x 32"			
			Black and White	$5.00	
			Color	$7.50	
		34" x 44"			
			Black and White	$7.50	
			Color	$10.00	

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Maps		02/07/2002
	Address Maps by Section	$2.50/plot	
	Annexation & Road Jurisdiction	$10.00/plot	
	As-Built Drawings	$2.50/copy or plot	
	Assessor's Tax Map	$2.50/copy or plot	
	Bike Path Plan	$6.00/plot	
	Buildable Lands Inventory	$10.00/plot	
	Comprehensive Plan and Zoning Map	$10.00/plot	
	Orthophotographs	$5.00/copy	
	Stream Corridor & Wetlands Map	$10.00/plot	
	Street Index Map	$10.00/plot	
	Subdivision Map	$10.00/plot	
	Subdivision Plat Map	$2.50/copy	
	Topographic Maps	$5.00/copy	
	Transportation Plan Map	$10.00/plot	
	Vertical Bench Mark Control Map	$6.00/copy	
	Zoning Map	$10.00/plot	
	Neighborhood Meeting Signs (Landuse)	$2.00	1997
	Oversize Load Permit	$10.00	05/21/1990
	Planimetric Maps		03/10/1986
	Blueline print - quarter section	$5.00	
	Mylar - quarter section	$150.00 + reproduction cost	
	Tigard Transportation System Plan	$15.00	2000
	Washington Square Regional Center		1999
	Task Force Recommendations	$10.00	
	Master Plan Map (Zoning/Plan)	$2.50	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
ENGINEERING - Tigard			
	Addressing Assignment Fee	$50.00	10/29/2003
	Engineering Public Improvement Design Standards	$5.00	07/15/1998
	Erosion Control Permit Fee		10/29/2003
	(City receives none of this fee)		
	Less than $50,000.00	$26.00	
	$50,000.00 to $100,000.00	$40.00	
	More than $100,000.00	$40.00 + $24.00 for each additional $100,000.00 or fraction thereof	
	Erosion Control Plan Check Fee	65% of inspection fee	10/29/2003
	(City receives 50% of fee)		
	Fee In Lieu Of Bicycle Striping		**07/01/2004**
	8-inch white stripe	**$2.50/linear foot of frontage**	
	Bike lane legends	**$175.00 each**	
	Directional mini-arrows	**$100 each**	
	Mono-directional reflective markers	**$4.00 each**	
	Fee In Lieu Of Undergrounding	$35.00/lineal feet of frontage	10/29/2003
	Local Improvement District Assessments	Actual Cost	07/24/1996
	Public Facility Improvement Permit		04/15/2002
	Estimated Cost of Public Improvement	Deposit*	
	$0 to $4,000	Minimum non-refundable fee of $150.00	
	$4,001 to $10,000	$1,200.00	
	$10,001 to $20,000	$1,200.00 + 10% over $10,000	
	$20,001 to $50,000	$2,200.00 + 8.0% over $20,000	
	$50,001 to $80,000	$4,600.00 + 6.0% over $50,000	
	$80,001 to $100,000	$6,400.00 + 4.0% over $80,000	
	$100,001 to $300,000	$7,200.00 + 2.0% over $100,000	
	$300,001 to $500,000	$11,200.00 + 1.0% over $300,000	
	$500,001 and Up	$13,200.00 + .5% over $500,000	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	*Deposit to be paid as follows:		
	Upon submittal of plans	$150.00 non-refundable intake fee.	
	Prior to formal plan review	Balance of calculated deposit is due.	
	Reimbursement District Application Fee	$300.00	01/27/1998
	Reimbursement District Fee	Not to Exceed 6,000.00 unless reimbursement fee exceeds 15,000.00 Any amount over 15,000.00 shall be reimbursed by the owner. 6,000.00 limit valid for only 3 years from Council approval of district cost.	07/10/2001
	Street Maintenance Fee		04/01/2004
	Monthly Residential Rate - Single and Mult-Family	$2.18 per unit	
	Monthly Non-Residential Rate	$0.78 per parking space or fueling pump station	
	Written Appeal Filing Fee	$300.00	
	Streetlight Energy & Maintenance Fee	Based upon PGE Sch #91 Opt, "B" for the first two years costs	2000
	Traffic/Pedestrian Signs	Cost of materials and labor	02/07/2002
	Traffic Control Devices		
	Speed Hump Program	50% of cost	05/01/1996
ENGINEERING - Urban Services			
	Address Assignment Fee	$50.00	10/29/2003
	Public Facility Improvement Permit		04/15/2002
	Estimated Cost of Public Improvement	Deposit*	
	$0 to $4,000	Minimum non-refundable fee of $150.00	
	$4,001 to $10,000	$1,200.00	
	$10,001 to $20,000	$1,200.00 + 10% over $10,000	
	$20,001 to $50,000	$2,200.00 + 8.0% over $20,000	
	$50,001 to $80,000	$4,600.00 + 6.0% over $50,000	
	$80,001 to $100,000	$6,400.00 + 4.0% over $80,000	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
		$100,001 to $300,000	$7,200.00 + 2.0% over $100,000	
		$300,001 to $500,000	$11,200.00 + 1.0% over $300,000	
		$500,001 and Up	$13,200.00 + .5% over $500,000	
	*Deposit to be paid as follows:			
		Upon submittal of plans	$150.00 non-refundable intake fee.	
		Prior to formal plan review	Balance of calculated deposit is due.	

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
FINANCE			
	Assessment Assumption	$50.00	04/22/1985
	Budget Document	$0.00	02/07/2002
	Business Tax		05/16/1988
	Annual Fee		
	0 - 10 employees	$55.00	
	11 - 50 employees	$110.00	
	51 or more employees	$220.00	
	Prorated Fee		
	for the initial month when issued on or before the 15th of the month		
	0 - 10 employees	$4.58	
	11 - 50 employees	$9.17	
	51 or more employees	$18.33	
	for the initial month when issued after the 15th of the month		
	0 - 10 employees	$2.29	
	11 - 50 employees	$4.59	
	51 or more employees	$9.17	
	for the each month after the initial month until the next annual billng cycle begins (January 1)		
	0 - 10 employees	$4.58	
	11 - 50 employees	$9.17	
	51 or more employees	$18.33	
	Comprehensive Annual Financial Report	$0.00	02/07/2002
	Franchise Fee		
	Cable TV	5% of gross revenue	01/26/1999
	Electricity	3% of gross revenue	04/24/2001
	Natural Gas	3% of gross revenue	10/26/1993

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Telecommunication		12/19/2000
	Telecommunication utilities	$7,500.00 or 5% of gross revenue, whichever is greater	
	Long distance providers and private networks	$7,500.00 or 2.90/linear foot of installation in right of way, whichever is greater	
	Competitive access providers and all franchisees	$7,500.00 or 5% of gross revenue, whichever is greater	
	Telecommunication Franchise Application Fee	$2,000.00	01/23/2001
	Solid Waste Disposal	3% of gross revenue	10/09/1978
	Lien Search Fee	$35.00	02/01/2004
	Meeting Room Reservation Fees & Deposits		07/01/2003
	Alarm Fee (Senior Center)		
	First time call-out	$50.00	
	Second call-out within a one-year period	$75.00	
	Third call-out within a one-year period	$75.00 and suspension of room use privileges for three months	
	Cleaning Deposit	$100.00	
	Library Community Room		**07/01/2004**
	Room Rental		
	Group 1	**$25.00/hr**	
	Group 2	**$40.00/hr**	
	Group 3	**$50.00/hr**	
	Pantry Rental		
	Group 1	**$5.00/hr**	
	Group 2	**$5.00/hr**	
	Group 3	**$5.00/hr**	
	Equipment Rental		
	Sound System with Microphone	**$10.00**	
	PowerPoint Projector and Screen	**$10.00**	
	TV with VCR/DVD	**$10.00**	
	Stage Lighting	**$10.00**	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Library Conference Room		
	Group 1	**$5.00/hr**	
	Group 2	**$10.00/hr**	
	Group 3	**$15.00/hr**	
	Red Rock Creek Conference Room		07/01/2003
	Group 1	$5.00/hr	
	Group 2	$10.00/hr	
	Group 3	$15.00/hr	
	Richard M. Brown Auditorium		
	Group 1	$12.00/hr	
	Group 2	$17.00/hr	
	Group 3	$22.00/hr	
	Senior Center Upstairs Activity Room		
	Group 1	$15.00/hr	
	Group 2	$20.00/hr	
	Group 3	$25.00/hr	
	Senior Center Downstairs Activity Room		
	Group 1	$10.00/hr	
	Group 2	$15.00/hr	
	Group 3	$20.00/hr	
	Senior Center Classroom or Craft Room		
	Group 1	$5.00/hr	
	Group 2	$10.00/hr	
	Group 3	$15.00/hr	
	Town Hall		
	Group 1	$10.00/hr	
	Group 2	$15.00/hr	
	Group 3	$20.00/hr	
	Water Lobby Conference Room		
	Group 1	$5.00/hr	
	Group 2	$10.00/hr	
	Group 3	$15.00/hr	

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Municipal Court Fees		04/10/2003
	Civil Compromise	$150.00	
	Copies	$0.25/page	
	Diversion		
	Criminal	$150.00	
	Juvenile non-traffic	$75.00	
	Traffic School	$55.00	
	Seat Belt Safety Class	$20.00	
	Traffic School Setover	$20.00	
	License Reinstatement	$15.00	
	Payment Agreement Administrative Fee	$15.00	
	Overdue Payment Letter	$10.00	
	Show Cause Hearings - Court Costs		
	Non-compliance	$25.00	
	Non-payment - fees paid prior to hearing	No Fee	
	Warrant Fee	$50.00	
	Records fees		
	Microfiche/film copies		1999
	8 1/2 x 11	$0.25/page	
	11 x 14	$0.50/page	
	11 x 17	$1.00/page	
	Microprints	$0.25/page	2000
	Photographs	Actual Cost	1999
	Recording of Documents	Actual Cost	1999
	Attorney time	Attorney billing rate	1999
	Returned Check Fee	$20.00	10/09/2001
	Solid Waste Compactor Permit	$100.00	12/17/1991

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
LIBRARY			
	Disk (Blank)	$1.00	02/07/2002
	Lost Items	Replacement cost + $5.00 processing fee	07/01/2003
	Overdue Items (Non-video)		
	Daily Charge	$0.15/item	07/01/2003
	Maximum Charge	$2.50/item	1987
	Overdue Items (Video)		1987
	Daily Charge	$1.00/video	
	Maximum Charge	$5.00/item	
	Public Copier Charges	$0.10/page	2001

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
POLICE			
	Alarm Permits		06/28/1982
	Burglary or Robbery	$15.00	
	Combination - Burglary and Robbery	$25.00	
	Failure to Obtain or Renew Alarm Permit Fee	$25.00	06/28/1982
	False Alarm Charge		07/01/2003
	3rd false alarm	$50.00	
	4th false alarm	$75.00	
	5th false alarm	$100.00	
	6 or more false alarms	$150.00	
	Liquor License	$25.00	07/10/2001
	Police Services Fees		
	Police Report Copies	$5.00 for the first 10 pages and $0.25/page thereafter	03/12/1984
	Police Photograph Copies	10.00/roll	07/01/2003
	Finger Prints	$5.00/set (both hands)	03/12/1984
	Property Forfeiture for Criminal Activity	Varies	05/25/1999
	Second Hand Dealers and Transient Merchant License	$10.00	05/23/1983
	Vehicle Release Fee	~~$15.00~~ **$83.00**	~~Prior to 1995~~ **07/01/2004**

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
PUBLIC WORKS				
	Encroachment Permit		None has been set yet	12/07/1999
	Park Reservation Fee			
	Application Fee			
		Resident/Non-Profit	$20.00	01/01/2004
			$22.50	01/01/2006
		Non-Resident	$40.00	01/01/2004
			$45.00	01/01/2006
	Covered Picnic Area Rental			
		Tigard Based Rental Rate		
		Groups up to 50	$12.00/hour	01/01/2004
			$13.00/hour	01/01/2005
			$14.00/hour	01/01/2006
		51 to 100	$14.00/hour	01/01/2004
			$15.00/hour	01/01/2005
			$16.00/hour	01/01/2006
		101 to 150	$21.00/hour	01/01/2004
			$22.00/hour	01/01/2005
			$23.00/hour	01/01/2006
		151 to 200	$26.00/hour	01/01/2004
			$27.00/hour	01/01/2005
			$28.00/hour	01/01/2006
		201 and up	$31.00/hour	01/01/2004
			$32.00/hour	01/01/2005
			$33.00/hour	01/01/2006

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
		Non-Tigard Based Rental Rate		
		Groups up to 50	$24.00/hour	01/01/2004
			$26.00/hour	01/01/2005
			$28.00/hour	01/01/2006
		51 to 100	$28.00/hour	01/01/2004
			$30.00/hour	01/01/2005
			$32.00/hour	01/01/2006
		101 to 150	$42.00/hour	01/01/2004
			$44.00/hour	01/01/2005
			$46.00/hour	01/01/2006
		151 to 200	$52.00/hour	01/01/2004
			$54.00/hour	01/01/2005
			$56.00/hour	01/01/2006
		201 and up	$62.00/hour	01/01/2004
			$64.00/hour	01/01/2005
			$66.00/hour	01/01/2006
	Soccer/Ballfields			
		Tigard Based Rental Rate	$6.00/hour	01/01/2004
			$6.50/hour	01/01/2005
			$6.75/hour	01/01/2006
		Non-Tigard Based Rental Rate	$12.00/hour	01/01/2004
			$13.00/hour	01/01/2005
			$13.50/hour	01/01/2006

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
PUBLIC WORKS - WATER			
	Booster Pump Charge	$4.12/bimonthly $4.37/bimonthly	10/01/2003 - 09/30/2004 10/01/2004
	Customer Charge (Basic fee charged to customers to have the City deliver water.)	$4.66/bimonthly $4.94/bimonthly	10/01/2003 - 09/30/2004 10/01/2004
	Fire Hydrant Usage - Temporary		
	5/8 x 3/4" hydrant meter deposit*	$60.00	09/01/2002
	3" hydrant meter deposit*	$650.00	09/01/2002
	3/4" double check valve deposit*	$75.00	09/01/2002
	2" double check valve deposit*	$100.00	09/01/2002
	*Deposit is refundable if returned in good condition		
	Hook-up service	$50.00	02/27/2001
	Continued use	$50.00/month	02/27/2001
	Consumption	Current irrigation water usage rate per 100 cubic feet of water used	09/01/2002
	Fire Rates (Sprinklers)		02/27/2001
	6" or smaller	$17.00/month	
	8" or larger	$22.50/month	
	Fire Service Connection	$1,400.00 + 12% fee based on construction costs.	02/27/2001
	Meter Disconnection	Actual labor and material costs + 10%	09/01/2002
	Meter Installation Fees		
	5/8" x 3/4" Meter	$325.00	02/27/2001
	1" Meter	$500.00	02/27/2001
	1 1/2" Meter	$850.00	02/27/2001
	2" Meter	$1,000.00	02/27/2001
	3" or more Meter	Actual Cost	05/23/2000

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Meter Out-of-Order Test	Meter calibration cost + actual labor and material costs + 10%	09/01/2002
	Sanitary Sewer Service		~~07/01/2003~~
	~~(City receives 19.6% of fees collected)~~		**07/01/2004**
	(City receives 18.57% of fees collected)		
	Base Charge	~~16.63/dwelling unit/month~~ **$17.21/dwelling unit/month**	
	Use Charge	~~1.15/100 cubic feet/month for individual customer winter average~~ **$1.15/100 cubic feet/month for individual customer winter average**	
	Storm and Surface Water		06/06/2000
	(City receives 75% of fees collected)		
	Service Charge	$4.00/ESU/month	
	Water Disconnection Charge for Non-payment		02/27/2001
	During business hours	$50.00	
	Water Line Construction - New Development	12% of Actual Cost	02/27/2001
	Water Main Extension		
	Designed and installed by others	12% of Actual Cost	09/01/2002
	Water Usage Charges		
	Residential	$1.81/100 cubic feet of water	10/01/2003 - 09/30/2004
		$1.92/100 cubic feet of water	10/01/2004
	Multi-Family	$1.79/100 cubic feet of water	10/01/2003 - 09/30/2004
		$1.90/100 cubic feet of water	10/01/2004
	Commercial	$2.11/100 cubic feet of water	10/01/2003 - 09/30/2004
		$2.24/100 cubic feet of water	10/01/2004
	Industrial	$1.75/100 cubic feet of water	10/01/2003 - 09/30/2004
		$1.86/100 cubic feet of water	10/01/2004
	Irrigation	$2.25/100 cubic feet of water	10/01/2003 - 09/30/2004
		$2.39/100 cubic feet of water	10/01/2004

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - PLANNING			01/01/2004
	*Park System Development Charge (SDC)**		
	Single Family Unit	$1,852.00	
	Attached Single Family Unit (Row house, Townhouse)	$1,163.00	
	Apartment Unit, including condominiums	$959.00	
	Spaces in a manufactured home park	$1,299.00	
	Commercial/industrial (per employee)	$131.00	

*See Appendix for methodology used to calculate the charges.

Park SDC Annual Adjustment 04/10/2001

Parks SDC fees shall be adjusted annually on January 1st of each year beginning in 2002. The new fee will be determined by multiplying the existing fees by the average of two indices, one reflecting changes in development/construction costs and one reflecting changes in land acquisition costs. The average of these two indices is a reasonable approach because the Parks SDC fee is roughly split 50% between land acquisition and land development components.

The index for the Land Acquisition component will be the base cost for residential tract land in Tigard, as determined by the Washington County Appraiser. The average cost for residential tract land was selected because it is readily identified and is the lowest priced of the buildable lands in Tigard. Changes in this base cost can be calculated in terms of a percentage increase, to create the level of change to the original index, and projected to the overall acquisition cost. In accordance with Measure 5, the Washington County Appraiser's office will determine appraised values on July 1 of each year.

The index for the Land Development component of the Parks SDC will be the Construction Cost Index for the City of Seattle as published in the December issue of the Engineering News Record (ENR). The Seattle cost index will be used because the city is the geographically closest to Tigard of twenty metropolitan areas for which the ENR maintains cost data. This index is adjusted monthly, quarterly, and annually. The annual index for each year will be selected beginning with the index for December 2002. The annual

Department	Revenue Source	Fee or Charge	Effective Date

index will be used because it is available in December and most closely coincides with the January 1st implementation of Park SDC fee adjustments.

Park SDC Annual Adjustment (cont.)

Calculation Definitions:

SDC (2000) = Current SDC fee
L (2000) = Average cost of residential tract land 2000
L (2001) = Average cost of residential tract land 2001
L (2xxx) = Average cost of residential tract land 2xxx

C (2000) = Construction cost index of 2000
C (2001) = Construction cost index of 2001
C (2xxx) = Construction cost index of 2xxx

LCI = Land Cost Index: change from the current year from previous year
CCI = Construction Cost Index: change from the current year from previous year
ACI = Average cost index change of LCI + CCI

Formula:

L (2001) / L (2000) = LCI

and

C (2001) / C (2000) = CCI

therefore

LCI + CCI / 2 = ACI

then

SDC (2001) X ACI = SDC (2002)

Each year subsequent to 2002, the costs shall be revised using the current year and previous year's data. Not withstanding the foregoing, all calculations shall be carried out to the thousandth place. A final product ending in .49 or less shall be rounded down to the nearest dollar, .50 or more up to the next dollar. Community Development staff will perform the adjustment calculation and prepare the resolution each year.

EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
ENGINEERING				
	*Traffic Impact Fee **			~~07/01/2003~~ **07/01/2004**
	Trip Rate			
		Residential Use	~~$253.00/average weekday trip~~ **$269.00/average weekday trip**	
		Business & Commercial Use	~~$64.00/average weekday trip~~ **$68.00/average weekday trip**	
		Office Use	~~$233.00/average weekday trip~~ **$247.00/average weekday trip**	
		Industrial Use	~~$244.00/average weekday trip~~ **$259.00/average weekday trip**	
		Institutional Use	~~$105.00/average weekday trip~~ **$111.00/average weekday trip**	
	Transit Rate		~~$19.00/average daily trip~~ **$20.00/average daily trip**	

*See Appendix for methodology used to calculate the charges.
The Traffic Impact Fee program is governed by Washington County. All fees and procedures are set by the County.

City of Tigard
Fees and Charges Schedule

Department	Revenue Source			Fee or Charge	Effective Date
PUBLIC WORKS - WATER					
	*Water System Development Charge (SDC)**				11/28/2000
		5/8" x 3/4" Meter			
			410 Service Area	$2,041.00	
			Bull Mountain System	$2,763.00	
		1" Meter			
			410 Service Area	$5,103.00	
			Bull Mountain System	$6,908.00	
		1 1/2" Meter			
			410 Service Area	$7,348.00	
			Bull Mountain System	$9,947.00	
		2" Meter			
			410 Service Area	$16,328.00	
			Bull Mountain System	$22,104.00	
		3" Meter			
			410 Service Area	$30,615.00	
			Bull Mountain System	$41,445.00	
		4" Meter			
			410 Service Area	$51,025.00	
			Bull Mountain System	$69,075.00	
		6" Meter			
			410 Service Area	$102,050.00	
			Bull Mountain System	$138,150.00	
		8" Meter			
			410 Service Area	$163,280.00	
			Bull Mountain System	$221,040.00	
		10" Meter			
			410 Service Area	$293,496.00	
			Bull Mountain System	$397,319.00	
		12" Meter			
			410 Service Area	$775,907.00	
			Bull Mountain System	$1,050,382.00	

*See Appendix for methodology used to calculate the charges.

APPENDIX

- Methodology to Calculate Park SDC
- Methodology to Calculate Traffic Impact Fee
- Methodology to Calculate Water SDC

METHODOLOGY TO CALCULATE PARK SDC[i]

The Park system development charges are assessed to new developments for the acquisition and development of parks, greenways and paved trails. The SDC is a fee to recover the cost of building additional parks for new residents and employees at the same level as currently exists in the City or Urban Services Area. The SDC varies with the average number of people or employees expected from a development.

The City relies on level of service (LOS) standards to determine facility needs. The LOS standards are expressed in terms of the number of park acres per 1,000 residents living and 1,000 employees working in the City and the Urban Services Area. The LOS standards used to calculate facility needs are based on the City and Urban Service Area's existing parks inventory. The LOS standards are then applied to projected population and employment to determine future facility needs for the City and the City and Urban Services Area combined. SDC funded requirements are calculated based on the estimated unit cost applied to the needed facilities. The total financial requirements associated with future park needs are then assigned to employees and residents and apportioned to each 1,000 residents and 1,000 employees to derive the SDCs for the City and the City and Urban Services Area combined.

Economic Resource Associates, Inc. completed an extensive analysis of the City's current park inventory and population. They then used a multitude of factors and costs to determine cost per capita by resident and employee for future park costs. The tables below show their final analysis:

Unit Costs City of Tigard (Existing Service Level)								
	Standard (Acres/1000)		Cost per Capita			Cost per Employee		
Park Type	Capita	Employee	Developed	Land	Total	Developed	Land	Total
Total Parks	4.101	0.305	$195,846	$281,759	$477,605	$13,578	$20,588	$34,166
Greenways	3.052	2.002	$64	$118,426	$118,490	$42	$77,669	$77,711
Paved Trails	0.032	0.021	$4,599	$0	$4,599	$3,016	$0	$3,016
Total All City Recreation			$200,509	$400,185	$600,694	$16,636	$98,257	$114,893
Cost of Master Planning					$5,772			$1,104
Cost Per Capita					$606			$116

The per capita amount for cost per capita is then multiplied by the average number of people who will live in the various types of dwellings. This information was obtained from the 1990 U.S Census of Population and Housing. Those numbers are as follows:

Persons per Residential Unit City of Tigard, 1998	
Residential Unit	Household Size
Single Family	2.70
Multi-Family	1.70
Apartments	1.40
Manufactured Homes	1.90

For commercial development, per capita for cost per employee amount is multiplied by expected amount of employees anticipated to work within the space.

For Example:

The calculation for the SDC for a single-family unit in Tigard is:

$606.00 (cost per capita) x 2.70 (household size) = $1,636.20 *
*This amount has been rounded up to $1,640.00 in the final resolution that set the SDC fees.

METHODOLOGY TO CALCULATE TRAFFIC IMPACT FEE

The countywide Traffic Impact Fee (TIF) is assessed to new development for the development's projected impact on the transportation system. Developing properties will be required to pay based on the number of trips they are projected to generate (fee per trip basis). TIF revenue will be used to fund off-site highway and transit capital improvements, which provide additional capacity to the major transportation system. The TIF does not fund existing needs such as minor reconstruction or maintenance projects.

The first step in calculating the TIF for a developing project is to determine the most appropriate Land Use Category. The categories are Residential Use, Business & Commercial Use, Office Use, Industrial Use and Institutional Use. Once the land use category has been determined, the values needed for the calculation are looked up on a table provided by Washington County. The table contains the land use category, basis for trip determination (units), weekday average trip rate and weekend average trip rate.

The TIF is calculated using the following formula:

Weekday Average Trips x Units x Trip Rate = TIF

Where

Weekday Average Trips is a value representing an average of the number of trips per unit for each land use type. This value is set by the County TIF ordinance for most land uses. This value is listed in the table provided by Washington County.

Units value is determined by the developing project's size. The type of units is set for each land use in the table and is typically expressed as Thousand Gross Square Feet (TGSF), number of units (for apartments, condos, etc), number of employees, etc.

Trip rate value is set by the TIF Ordinance and may be adjusted on a yearly basis. The current rates that were adjusted on July 1, 2004 are:

Residential Use	$269.00 per average weekday trip
Business and Commercial Use	$68.00 per average weekday trip
Office Use	$247.00 per average weekday trip
Industrial Use	$259.00 per average weekday trip
Institutional Use	$111.00 per weighted average daily trip
Transit Rate	$20.00

For Example:

A 20,400 square foot office building's TIF would be calculated as follows:

20.400 (TGSF) x 16.31 (Weekday Average trips) x 247.00 = $88,183 Total TIF

Then

To determine the Mass Transit portion of the TIF

20.400 x 16.31 = 333 (Trip Generation)

Then

Trip Generation x Transit Rate = Transit Amount

333 x 20 = $6,660

Then

Total TIF – Transit Amount = Road Amount

$88,183 – $6,660 = $81,523

This is how a basic TIF is calculated. TIF calculations can become more complex as other factors are included in the calculation. Those factors could be credits and offsets, weighted averages or uses not listed in the table provided by Washington County Ordinance.

METHODOLOGY TO CALCULATE WATER SDC[ii]

The Water System Development Charge (SDC) is comprised of a reimbursement fee and improvement fee. The reimbursement fee is intended to recover the costs associated with the growth-related (or available) capacity in the existing system, and the improvement fee is based on the costs of capacity-increasing future improvements needed to meet the demands of growth.

Reimbursement Fee:

The general methodology used to develop the reimbursement fee includes the following four steps:

1. Determine the value of growth-related capacity[iii]
2. Define system capacity
3. Calculate the unit cost of growth – related capacity
4. Develop reimbursement fee per EDU (Estimated Dwelling Unit)

In 2000, the City of Tigard hired CH2M Hill to a complete a System Development Charge Update for the Tigard water system. The firm performed an extensive analysis and calculated the following information:

Meter Size	Meter Equivalent Factor
5/8 – 3/4 inch	1
1 inch	2.5
1 ½ inch	3.6
2 inch	8
3 inch	15
4 inch	25
6 inch	50
8 inch	80
10 inch	140
12 inch	380

Net investment per gallons per day (gpd) = $0.87

Maximum Day Water Demand (gpd) (c) = 645

This data is used to calculate the reimbursement portion of the SDC. The calculation is:

Net investment per gpd (0.87) x Maximum Day Water Demand (645) = Reimbursement SDC per EDU

Current Reimbursement SDC per EDU = $561.00

Then

Reimbursement SDC per EDU x Meter Equivalent Factor = Reimbursement SDC for each meter size

For Example:

561.00 x 2.5 (meter equivalent for 1 inch meter) = $1,402.50

Improvement Fee:

The general methodology used to develop the improvement fee is similar to that for the reimbursement fee, and includes the following four steps:

1. Determine the costs of growth-related improvements[iv]
2. Calculate the unit cost of additional capacity
3. Calculate debit service credit
4. Develop improvement fee per EDU

CH2M Hill calculated the improvement fees per EDU to be:

Water Supply Improvement Fee = $880.00
Distribution System Improvement Fee 410 Zone = $600.00
Distribution System Improvement Fee Bull Mountain = $1,322.00

These figures are then used to calculate the cost per meter size.

Water Supply Improvement Fee x Meter Equivalent Factor = Water Supply Improvement Fee for each meter size

For Example:

880.00 x 2.5 (meter equivalent for 1 inch meter) = $2,200.00

Distribution System Improvement Fee 410 Zone x Meter Equivalent Factor = Water Distribution System Improvement for each 410 Zone meter size

For Example:

600.00 x 2.5 (meter equivalent for 1 inch meter) = $1,500.00

Distribution System Improvement Fee Bull Mountain x Meter Equivalent Factor = Water Distribution System Improvement for each Bull Mountain meter size

For Example:

1,322.00 x 2.5 (meter equivalent for 1 inch meter) = $3,305.00

Final SDC Charge:

The totals listed above are added together to get the total Water SDC charge per meter size.

Reimbursement SDC for each meter size + Water Supply Improvement Fee for each meter size + Water Distribution System Improvement for each 410 Zone meter size

= Total Water SDC charge per meter size for 410 Zone

For Example:

1,402.50 + 2,200.00+1,500.00 = $5,102.50 rounds to $5,103.00

Or

Reimbursement SDC for each meter size + Water Supply Improvement Fee for each meter size + Water Distribution System Improvement for each Bull Mountain meter size

= Total Water SDC charge per meter size for Bull Mountain

For Example:

1,402.50 + 2,200.00+3,305.00= $6,907.50 rounds to $6,908.00

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[i] For more detailed information on calculating Park SDC, see Resolution No. 01-12 and the accompanying report "Park and Recreation Facilities System Development Charges" by Economic Resource Associates, Inc., March 1, 2001.
[ii] For more detailed information about Water SDC charges, please see Resolution No. 00-66 and its accompanying report, "Tigard Water System, System Development Charge Update" by CH2M Hill, September 1, 2000.
[iii] This value is based on the system's non-contributed depreciated plant investment.
[iv] This cost is based on anticipated future project costs.