CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 06-36

A RESOLUTION ADOPTING THE CITYWIDE MASTER FEES AND CHARGES SCHEDULE WHICH REPLACES RESOLUTION NO. 05-42 AND ALL SUBSEQUENT AMENDMENTS TO DATE.

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

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

WHEREAS, City staff has proposed a few new fees and changes to certain fees to recover costs or due to previously approved annual adjustment formulas; and

WHEREAS, the City's Master Fees and Charges Schedule includes fees set by other agencies; and

WHEREAS, Tigard Municipal Code (TMC) 3.32.050 requires that the 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 and set as shown in the attached schedule (Exhibit A).

SECTION 2: This resolution is effective July 1, 2006.

PASSED: This 13th day of June 2006.

Mayor - City of Tigard

ATTEST:

Catherine Wheatley
City Recorder - City of Tigard

EXHIBIT A

CITY OF TIGARD

FEES AND CHARGES SCHEDULE

TIGARD

FY 2006-07

Resolution No.

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EXHIBIT A

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
CITYWIDE			
	Attorney Time	Attorney billing rate	1999
	Audiotapes	$6.00	7/1/2003
	Computer disk or Compact disk	~~$5.00~~ **$10.00**	~~2/7/2002~~ **7/1/2006**
	DVD and VHS Copies (Non-Police)	**$12.00**	**7/1/2006**
	Faxes	Long distance charges when applicable	7/1/2003
	Microprints	$0.25/page	2000
	Photocopies & Microfilm Copies		
	8 1/2 x 11	$0.25/page	1999
	11 x 14	$0.50/page	1999
	11 x 17	$1.00/page	7/1/2005
	Photographs	Actual Cost	1999
	Recording of Documents	Actual Cost	1999
	Research Fee	Staff cost plus materials	2/7/2002

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~~	~~2/7/2002~~
	Compact Disk (CD)	**$20.00**	**7/1/2006**
	Meeting Room Reservation Fees & Deposits		7/1/2004
	Alarm Fee (Senior Center and Library Community Room)		
	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	
	Cancelation Fee	$10.00	
	Cleaning Deposit	$100.00	
	Library Community Room		7/1/2004
	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	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Equipment Rental		
	Sound System with Microphone	$10.00	
	PowerPoint Projector and Screen	$10.00	
	TV with VCR/DVD	$10.00	
	Stage Lighting	$10.00	
	Library Conference Room		
	Group 1	$5.00/hr	
	Group 2	$10.00/hr	
	Group 3	$15.00/hr	
	Red Rock Creek Conference Room		7/1/2003
	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	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	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	
	Municipal Court Fees		
	Civil Compromise	$150.00	4/10/2003
	~~Copies~~	~~$0.25/page~~	
	~~Diversion~~		
	Traffic School and Compliance Program Fee		
	Criminal	$150.00	4/10/2003
	Juvenile non-traffic	$75.00	4/10/2003
	Traffic School	~~$55.00~~	~~4/10/2003~~ **5/25/2006**
		Equal to the relevant fine provided for the violation in the Violations Bureau Fine Schedule	
	~~Seat Belt Safety Class~~	~~$20.00~~	
	Traffic School Setover	$20.00	4/10/2003
	License Reinstatement	$15.00	4/10/2003
	Payment Agreement Administrative Fee	$15.00	4/10/2003
	Overdue Payment Letter	$10.00	4/10/2003
	Show Cause Hearings - Court Costs		4/10/2003
	Non-compliance	$25.00	
	Non-payment - fees paid prior to hearing	No Fee	
	Warrant Fee	$50.00	4/10/2003

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Passport Execution Fee	**$30.00**	**1/1/2006**
	Public Assembly		8/25/1970
	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~~	~~2/7/2002~~
	Compact Disk (CD)	**$10.00**	**7/1/2006**

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - BUILDING			
	Building Permit Fees		9/26/2000
	(Commercial, Multi-family and Single-family)		
	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	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source			Fee or Charge	Effective Date
	Building Plan Review Fee			65% of base building permit fee	9/26/2000
	Deferred Submittals		Minimum Fee	$200.00	9/24/2002
		Plan Review		65% of building permit fee based on valuation of the particular portion or portions of the project.	
	Electrical Fees				6/27/2000
		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	
		Branch circuits; new, alteration or extension per panel:			
			With purchase of service or feeder - each branch circuit	$6.65	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	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	
	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)		6/6/2000
	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	6/6/2000
	Fee in Lieu of Sewer (Commercial Only)	Based on actual cost of sewer connection, if sewer was available	1998

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Fire Life Safety Plan Review (Commercial Only)	40% of base building permit fee	9/26/2000
	Manufactured dwelling installation	$305.50	9/24/2002
	Manufactured dwelling and mobile home parks, recreation camps, and organizational camps	Per OAR	9/24/2002
	Mechanical Fees (1 and 2 Family Dwellings)		6/27/2000
	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 air handling 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	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
		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	
		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	9/24/2002
		Plan Review	25% of Permit Fee	
		Other Inspections and Fees:		
		Inspections outside of normal business hours (minimum charge - 2 hours)	$62.50/hour	9/24/2002
		Inspections for which no fee is specifically indicated (minimum charge - one-half hour)	$62.50/each	9/24/2002
		Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half hour)	$62.50/hour	9/24/2002

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
	Mechanical Permit Fees			9/26/2000
	(Commercial and Multi-family)			
		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	9/1/2003
		$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.	

Department	Revenue Source		Fee or Charge	Effective Date
		$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	9/24/2002
	Metro Construction Excise Tax **(City will retain 5% for administrative expenses) (Tax set by Metro, but collected by cities)**		**0.12% of building permits for projects with a total valuation of $100,001 or more; not to exceed $12,000**	**7/1/2006**
	Phase Permitting		$200.00	9/24/2002
		Plan Review	10% of total project building permit fee not to exceed $1,500 for each phase	
	Plumbing Fees			6/27/2000
		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	
		Floor Drain/Floor Sink 2"	$16.60	
		Floor Drain/Floor Sink 3"	$16.60	
		Floor Drain/Floor Sink 4"	$16.60	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
		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 - each additional 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	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
		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.	
		$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			9/24/2002
		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	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Restricted Energy		6/27/2000
	Residential Energy Use	$75.00	
	Commercial Energy Use	$75.00	
	Sanitary Sewer Connection Fee	~~$2,600.00/dwelling unit~~	~~7/1/2005~~
	(City receives 20% of fees collected)	**$2,700.00/dwelling unit**	**7/1/2006**
	Sanitary Sewer Inspection Fee		6/6/2000
	Residential	$35.00	
	Commercial	$45.00	
	Industrial	$75.00	
	Tree Replacement Fee	$125.00/caliber inch	9/1/2001
	Water Quality Facility Fee		6/6/2000
	(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		6/6/2000
	(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		6/27/2000
	Address Change	$65.00	
	Fee paid inspections for residential structures pursuant to Title 14, Chapter 16		
	Single & Two Family Dwellings	$100.00	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source			Fee or Charge	Effective Date
			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	9/24/2002
			Mechanical	$62.50	
			Plumbing	$62.50	
			Electrical	$62.50	
		Phased Occupancy		$200.00	6/27/2000
		Permit or Plan Review Extension		$72.50	
		Temporary Occupancy		$90.00	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - PLANNING			
	Accessory Residential Units	~~$126.00~~	~~7/1/2005~~
		$130.00	**7/1/2006**
	Annexation	~~$2,373.00~~	~~7/1/2005~~
	(As of July 1, 2006 a moratorium on this fee will be in effect and will stay in effect until June 30,2008)	**$2,447.00**	**7/1/2006**
	Appeal		
	Director's Decision (Type II) to Hearings Officer	$250.00	7/1/2003
	Expedited Review (Deposit)	$300.00	7/1/2003
	Hearings Referee	$500.00	7/1/2003
	Planning Commission/Hearing's Officer to City Council	~~$2,387.00~~	~~7/1/2005~~
		$2,461.00	**7/1/2006**
	Approval Extension	~~$251.00~~	~~7/1/2005~~
		$259.00	**7/1/2006**
	Blasting Permit	~~$255.00~~	~~7/1/2005~~
		$263.00	**7/1/2006**
	Conditional Use		~~7/1/2005~~
	Initial	~~$4,938.00~~	**7/1/2006**
		$5,091.00	
	Major Modification	~~$4,938.00~~	
		$5,091.00	
	Minor Modification	~~$545.00~~	
		$562.00	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Design Evaluation Team (DET) Recommendation (deposit)	~~$1,222.00~~	~~7/1/2005~~
		$1,260.00	**7/1/2006**
	Development Code Provision Review		~~7/1/2005~~
	Single-Family Building Plan	~~$49.00~~	**7/1/2006**
		$51.00	
	Commercial/Industrial/Institution	~~$312.00~~	
		$322.00	
	Expedited Review		~~7/1/2005~~
	Land Partition	~~$4,164.00~~	**7/1/2006**
		$4,293.00	
	Subdivision	~~$4,840.00 + $85.00/Lot~~	
		$5,654.00 + $88.00/Lot	
	Subdivision with Planned Development	~~Add $6,770.00~~	
		Add $6,980.00	
	Hearing Postponement	~~$246.00~~	~~7/1/2005~~
		$254.00	**7/1/2006**
	Historic Overlay/Review District		~~7/1/2005~~
	Historic Overlay Designation	~~$3,815.00~~	**7/1/2006**
		$3,933.00	
	Removal Historic Overlay Designation	~~$3,815.00~~	
		$3,933.00	
	Exterior Alteration in Historic Overlay District	~~$584.00~~	
		$602.00	
	New Construction in Historic Overlay District	~~$584.00~~	
		$602.00	
	Demolition in Historic Overlay District	~~$584.00~~	
		$602.00	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Home Occupation Permit		~~7/1/2005~~
	Type I	~~$38.00~~	**7/1/2006**
		$39.00	
	Type II	~~$268.00~~	
		$276.00	
	Interpretation of the Community Development Code	~~$577.00~~	~~7/1/2005~~
		$595.00	**7/1/2006**
	Joint Application Planning Fee	100% of Highest Planning Fee + 50% of all Additional Fees Related to the Proposal.	7/1/2003
	Land Partition		~~7/1/2005~~
	Residential and Non-Residential (3 Lots)	~~$3,540.00~~	**7/1/2006**
		$3,650.00	
	Residential and Non-Residential (2 Lots)	~~$2,913.00~~	
		$3,003.00	
	Expedited	~~$4,164.00~~	
		$4,293.00	
	Final Plat	~~$847.00~~	
		$873.00	
	Lot Line Adjustment	~~$454.00~~	~~7/1/2005~~
		$468.00	**7/1/2006**
	Minor Modification to an Approved Plan	~~$545.00~~	~~7/1/2005~~
		$562.00	**7/1/2006**

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Non-Conforming Use Confirmation	~~$257.00~~	~~7/1/2005~~
		$265.00	**7/1/2006**
	Planned Development		
	Conceptual Plan Review	~~$6,770.00~~	~~7/1/2005~~
		$6,980.00	**7/1/2006**
	Detailed Plan Review	Applicable SDR Fee	7/1/2003
	Plat Name Change	~~$258.00~~	~~7/1/2005~~
		$266.00	**7/1/2006**
	Pre-Application Conference	~~$351.00~~	~~7/1/2005~~
		$362.00	**7/1/2006**
	Sensitive Lands Review		~~7/1/2005~~
	With Excessive Slopes/Within Drainage Ways/		**7/1/2006**
	Within Wetlands (Type II)	~~$2,286.00~~	
		$2,357.00	
	With Excessive Slopes/Within Drainage Ways/		
	Within Wetlands (Type III)	~~$2,461.00~~	
		$2,537.00	
	Within the 100-Year Floodplain (Type III)	~~$2,461.00~~	
		$2,537.00	
	Sign Permit		~~7/1/2005~~
	Existing and Modification to an Existing Sign		**7/1/2006**
	(No Size Differential)	~~$38.00~~	
		$39.00	
	Temporary Sign (Per Sign)	~~$18.00~~	
		$19.00	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Site Development Review & Major Modification		~~7/1/2005~~
	Under 100,000.00	~~$4,184.00~~	**7/1/2006**
		$4,314.00	
	1 Million/Over	~~$5,492.00 + $5.00/$10,000.00 over 1 Million~~	
		$5,662.00 + $6.00/$10,000.00 over 1 Million	
	Minor Modification	~~$545.00~~	
		$562.00	
	Subdivision		~~7/1/2005~~
	Preliminary Plat without Planned Development	~~$4,840.00 + $85.00/lot~~	**7/1/2006**
		$4,990.00 + $88.00/lot	
	Preliminary Plat with Planned Development	~~Add $6,770.00~~	
		Add $6,980.00	
	Final Plat	~~$1,556.00~~	
		$1,604.00	
	Temporary Use		
	Director's Decision	~~$286.00~~	~~7/1/2005~~
		$295.00	**7/1/2006**
	Special Exemption/Non-Profit	$0.00	7/1/2003
	Tree Removal	~~$177.00~~	~~7/1/2005~~
		$182.00	**7/1/2006**

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Vacation (Streets and Public Access)	~~$2,080.00 Deposit + Actual Costs~~ **$2,144.00 Deposit + Actual Costs**	~~7/1/2005~~ **7/1/2006**
	Variance/Adjustment		~~7/1/2005~~
	Administrative Variance	~~$584.00~~ **$602.00**	**7/1/2006**
	Development Adjustment	~~$257.00~~ **$265.00**	
	Special Adjustments		
	Adjustment to a Subdivision	~~$257.00~~ **$265.00**	
	Reduction of Minimum Residential Density	~~$257.00~~ **$265.00**	
	Access/Egress Standards Adjustment	~~$584.00~~ **$602.00**	
	Landscaping Adjustments Existing/New Street Trees	~~$294.00~~ **$303.00**	
	Parking Adjustments		
	Reduction in Minimum or Increase In Maximum Parking Ratio	~~$584.00~~ **$602.00**	
	Reduction in New or Existing Development/Transit Imprvmnt	~~$584.00~~ **$602.00**	
	Reduction in Bicycle Parking	~~$584.00~~ **$602.00**	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Alternative Parking Garage Layout	~~$257.00~~ **$265.00**	
	Reduction in Stacking Lane Length	~~$584.00~~ **$602.00**	
	Sign Code Adjustment	~~$584.00~~ **$602.00**	
	Street Improvement Adjustment	~~$584.00~~ **$602.00**	
	Tree Removal Adjustment	~~$257.00~~ **$265.00**	
	Wireless Communication Facility Adjustments		
	Setback from Nearby Residence	~~$584.00~~ **$602.00**	
	Distance from Another Tower	~~$257.00~~ **$265.00**	
	Zoning Map/Text Amendment		~~7/1/2005~~ **7/1/2006**
	Legislative - Comprehensive Plan	~~$8,441.00~~ **$8,703.00**	
	Legislative - Community Development Code	~~$3,318.00~~ **$3,421.00**	
	Quasi-Judicial	~~$3,040.00~~ **$3,134.00**	
	Zoning Analysis (Detailed)	~~$545.00~~ **$562.00**	~~7/1/2005~~ **7/1/2006**
	Zoning Inquiry Letter (Simple)	~~$63.00~~ **$65.00**	~~7/1/2005~~ **7/1/2006**

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - Miscellaneous Fees & Charges				
	Community Development Code			~~2/7/2002~~
	~~Complete (Title 18)~~		~~$50.00~~	**7/1/2006**
	CD Rom		$10.00	
	Comprehensive Plan - Volumes 1 & 2		$77.00	1997
	GIS Maps			2/7/2002
	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	
	Maps			2/7/2002
	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	

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	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 (Land Use)	$2.00	1997
	Oversize Load Permit	$200.00	7/1/2005
	Planimetric Maps		3/10/1986
	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
COMMUNITY DEVELOPMENT - ENGINEERING			
	Addressing Assignment Fee	$50.00	10/29/2003
	Engineering Public Improvement Design Standards	$5.00	7/15/1998
	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		7/1/2004
	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	7/24/1996
	Public Facility Improvement Permit	5% of estimated cost of public improvement; minimum $300.00	7/1/2005
	Reimbursement District Application Fee	$300.00	1/27/1998

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	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.	7/10/2001
	Street Maintenance Fee		4/1/2004
	Monthly Residential Rate - Single and Multi-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	2/7/2002
	Traffic Control Devices		
	Speed Hump Program	50% of cost	5/1/1996

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
FINANCIAL & INFORMATION SERVICES			
	Assessment Assumption	$50.00	4/22/1985
	Budget Document	$0.00	2/7/2002
	Business Tax		5/16/1988
	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 billing 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	2/7/2002

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Franchise Fee		
	Cable TV	5% of gross revenue	1/26/1999
	Electricity	3% of gross revenue	4/24/2001
	Natural Gas	5% of gross revenue	7/13/2004
	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	1/23/2001
	Solid Waste Disposal	4% of gross revenue	1/1/2006
	Lien Search Fee	$35.00	2/1/2004
	Returned Check Fee	$20.00	10/9/2001

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
LIBRARY			
	Disk or CD (Blank)	$1.00	2/7/2002
	Headphones	**$1.00**	**7/1/2006**
	Lost Items	Replacement cost + $5.00 processing fee	7/1/2003
	Overdue Items		
	Daily Charge (All Items except DVDs)	$0.15/item	7/1/2003
	Daily Charge (DVDs)	$1.00/item	7/1/2005
	Maximum Charge	$5.00/item	7/1/2005
	Public Copier Charges	$0.10/page	2001

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
POLICE			
	Alarm Permits		6/28/1982
	Burglary or Robbery	$15.00	
	Combination - Burglary and Robbery	$25.00	
	Failure to Obtain or Renew Alarm Permit Fee	$25.00	6/28/1982
	False Alarm Charge		7/1/2003
	3rd false alarm	$50.00	
	4th false alarm	$75.00	
	5th false alarm	$100.00	
	6 or more false alarms	$150.00	
	Law Enforcement Officers Safety Act Qualification Fee	**$25.00**	**7/1/2006**
	Liquor License	$25.00	7/10/2001
	Police Services Fees		
	DVD and VHS Evidence Copies	Actual staff costs plus materials	7/1/2005
	Police Report Copies	$5.00 for the first 10 pages and $0.25/page thereafter	3/12/1984
	Police Digital Photo CD Copies	$10.00/CD	7/1/2005
	Police Photograph Copies	$10.00/roll	7/1/2003
	Property Forfeiture for Criminal Activity	Varies	5/25/1999
	Second Hand Dealers and Transient Merchant License	$10.00	5/23/1983
	Vehicle Release Fee	$85.00	7/1/2005

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
PUBLIC WORKS			
	Encroachment Permit	None has been set yet	12/7/1999
	Park Reservation Fee		
	Application Fee		1/1/2006
	Resident/Non-Profit	$22.50	
	Non-Resident	$45.00	
	Covered Picnic Area Rental		
	Tigard Based Rental Rate		1/1/2006
	Groups up to 50	$14.00/hour	
	51 to 100	$16.00/hour	
	101 to 150	$23.00/hour	
	151 to 200	$28.00/hour	
	201 and up	$33.00/hour	
	Non-Tigard Based Rental Rate		1/1/2006
	Groups up to 50	$28.00/hour	
	51 to 100	$32.00/hour	
	101 to 150	$46.00/hour	
	151 to 200	$56.00/hour	
	201 and up	$66.00/hour	
	Soccer/Ball Fields		1/1/2006
	Tigard Based Rental Rate	$6.75/hour	
	Non-Tigard Based Rental Rate	$13.50/hour	
	Solid Waste Compactor Permit	$100.00	12/17/1991

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
PUBLIC WORKS - UTILITIES			
	Booster Pump Charge	$4.68/bimonthly	10/1/2005
		$5.00/bimonthly	10/1/2006
		$5.35/bimonthly	10/1/2007
	Customer Charge	$5.29/bimonthly	10/1/2005
	(Basic fee charged to customers to have the City deliver water.)	$5.66/bimonthly	10/1/2006
		$6.05/bimonthly	10/1/2007
	Fire Hydrant Usage - Temporary		
	5/8 x 3/4" hydrant meter deposit*	$60.00	9/1/2002
	3" hydrant meter deposit*	$650.00	9/1/2002
	3/4" double check valve deposit*	$75.00	9/1/2002
	2" double check valve deposit*	$100.00	9/1/2002
	*Deposit is refundable if returned in good condition		
	Hook-up service	$50.00	2/27/2001
	Continued use	$50.00/month	2/27/2001
	Consumption	Current irrigation water usage rate per 100 cubic feet of water used	9/1/2002
	Fire Rates (Sprinklers)		2/27/2001
	6" or smaller	$17.00/month	
	8" or larger	$22.50/month	
	Fire Service Connection	$1,400.00 + 12% fee based on construction costs.	2/27/2001
	Meter Disconnection	Actual labor and material costs + 10%	9/1/2002

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
	Meter Installation Fees		
	5/8" x 3/4" Meter	$325.00	2/27/2001
	1" Meter	$500.00	2/27/2001
	1 1/2" Meter	$850.00	2/27/2001
	2" Meter	$1,000.00	2/27/2001
	3" or more Meter	Actual Cost	5/23/2000
	Meter Out-of-Order Test	Meter calibration cost + actual labor and material costs + 10%	9/1/2002
	Sanitary Sewer Service		~~7/1/2005~~
	(City receives 15.82% of fees collected)		**7/1/2006**
	Base Charge	~~$17.81/dwelling unit/month~~ **$18.43/dwelling unit/month**	
	Use Charge	~~$1.23/100 cubic feet/month for individual customer winter average~~ **$1.27/100 cubic feet/month for individual customer winter average**	
	Storm and Surface Water		6/6/2000
	(City receives 75% of fees collected)		
	Service Charge	$4.00/ESU/month	
	Water Disconnection Charge for Non-payment		2/27/2001
	During business hours	$50.00	
	Water Line Construction - New Development	12% of Actual Cost	2/27/2001
	Water Main Extension		
	Designed and installed by others	12% of Actual Cost	9/1/2002

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
	Water Usage Charges			
		Residential	$2.05/100 cubic feet of water	10/1/2005
			$2.20/100 cubic feet of water	10/1/2006
			$2.35/100 cubic feet of water	10/1/2007
		Multi-Family	$2.03/100 cubic feet of water	10/1/2005
			$2.18/100 cubic feet of water	10/1/2006
			$2.33/100 cubic feet of water	10/1/2007
		Commercial	$2.40/100 cubic feet of water	10/1/2005
			$2.56/100 cubic feet of water	10/1/2006
			$2.74/100 cubic feet of water	10/1/2007
		Industrial	$1.99/100 cubic feet of water	10/1/2005
			$2.13/100 cubic feet of water	10/1/2006
			$2.28/100 cubic feet of water	10/1/2007
		Irrigation	$2.56/100 cubic feet of water	10/1/2005
			$2.74/100 cubic feet of water	10/1/2006
			$2.93/100 cubic feet of water	10/1/2007

City of Tigard
Fees and Charges Schedule

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - PLANNING			1/1/2006
	*Park System Development Charge (SDC)**		
	Single Family Unit	$4,023.00	
	Multi-family Unit	$3,234.00	
	Spaces in a manufactured home park	$3,190.00	
	Commercial/industrial (per employee)	$273.00	

*See Appendix for methodology used to calculate the charges.

Park SDC Annual Adjustment 4/10/2001

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 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 index will be used because it is available in

Department	Revenue Source	Fee or Charge	Effective Date

December and most closely coincides with the January 1st implementation of the 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.

City of Tigard
Fees and Charges Schedule

Department	Revenue Source		Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - ENGINEERING				
	Traffic Impact Fee *			~~7/1/2005~~
	Trip Rate			**7/1/2006**
		Residential Use	~~$285.00/average weekday trip~~	
			$302.00/average weekday trip	
		Business & Commercial Use	~~$72.00/average weekday trip~~	
			$76.00/average weekday trip	
		Office Use	~~$262.00/average weekday trip~~	
			$277.00/average weekday trip	
		Industrial Use	~~$274.00/average weekday trip~~	
			$291.00/average weekday trip	
		Institutional Use	~~$118.00/average weekday trip~~	
			$125.00/average weekday trip	
	Transit Rate		~~$21.00/average daily trip~~	
			$22.00/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

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METHODOLOGY TO CALCULATE PARK SDC[i]

The Park System Development Charge (SDC) is assessed to new developments for the acquisition and development of parks, greenways, and paved trails. The SDC is a one-time fee charged to new development to help pay a portion of the costs associated with building additional parks and trails to meet the needs created by growth. The SDC revenues can only be used on capacity-increasing capital improvements and cannot be used to repair any existing park deficiencies.

The City relies on level of service (LOS) standards to determine current needs, current surpluses or deficiencies, and future needs. The LOS standards are expressed in terms of number of park acres per 1,000 persons. The "ideal goal" for Tigard is 11.0 acres per 1,000 persons, but this is only a goal and was not adopted as a set LOS by Tigard Council. The LOS standards used to calculate facility needs are based on the City and Urban Services Area's existing park inventory. The LOS standards are then applied to projected population and employment growth to determine future facility needs for the City and Urban Services Area. SDC funded requirements are calculated based on the estimate unit cost applied to the needed facilities.

Don Ganer & Associates completed an analysis of the City's current park inventory and population. Then they used a multitude of factors and costs to determine cost per capita by resident and employee for future park costs.

The first step was to project the population and employment with the City of Tigard and the adjacent urban services planning area for 2008. Data was used from Metro and the Population Research Center at Portland State University. It was projected that population would increase by 5,268 and employment by 3,134. These projections plus the average daily availability of park facilities for residents and employees was use to create a demand ratio. While park facilities benefit both residents and employees, the amount of time these facilities are available for use by employees is not the same as residents; an employee does not create demands for facilities equal to those created by a resident. The demand ratio will be used to determine how much of future facility costs can be contributed to residential and non-residential growth.

Next a summary of facility needs through the year 2008 was produced, both for growth and to repair park deficiencies for current residents and employees. The "Current Need" is the proportionate share needed to provide facilities to current residents and employees at the levels of service planned for the year 2008. The "Growth Need" is the proportionate share needed to provide facilities to future residents and employees at the planned levels of service for 2008

FACILITY NEEDS FOR POPULATION AND EMPLOYMENT GROWTH AND DEFICIENCY REPAIR

Facility Type	Planned LOS (Units/1,000)	Current Inventory	Current Need	Surplus or (Deficiency)	2008 Need	Growth Need
Neighborhood Parks (acres)	0.68	19.06	36.21	(17.15)	39.80	3.59
Community Parks (acres)	1.81	102.87	112.03	(9.16)	122.87	10.84
Greenways (acres)	3.25	173.00	201.05	(28.06)	220.50	19.44
Linear Parks (acres)	.081	52.22	50.14	2.08	55.00	2.78
Total Acres	6.55	347.15	399.43	(52.29)	438.17	36.65
Trails (miles)	0.19	8.00	11.95	(3.95)	13.11	1.16

There are deficiencies in the number of acres of Neighborhood Parks, Community Parks, and greenways; and in the miles of trails available to serve current residents and employees. SDC Improvement fee revenues must be used only for growth needs, and may not be used to remedy deficiencies. Alternative non-SDC revenues must be used to repair deficiencies.

The SDC Parks Capacity Improvements Program identifies new facilities needed to serve parks and recreation needs through year 2008. The "Residential and Non-Residential Growth-Required New Facility Costs" table shows the breakout of residential and non-residential share of costs for these new facilities. As stated earlier, non-residents do not receive the same benefit from parks as residents. It has been calculated that the residential share of growth costs is 88.1% of the total of those facilities that benefit both residential and non-residential development (i.e., community parks, linear parks, etc.) and 100% for those facilities that benefit residential development only (e.g., neighborhood parks).

RESIDENTIAL AND NON-RESIDENTIAL GROWTH-REQUIRED NEW FACILITY COSTS

Facility	Cost Per Unit	Total New Facility Costs	New Facility Growth Costs	Residential Growth Costs	Non-Residential Growth Costs
Neighborhood Parks (acres)	$410,000	$8,503,400	$1,472,310	$1,472,310	$0
Community Parks (acres)	440,000	8,800,000	4,769,600	4,202,018	567,582
Greenways (acres)	130,000	6,175,000	2,527,200	2,226,463	300,737
Linear Parks (acres)	230,000	639,400	639,400	563,311	76,089
Trails (miles)	520,000	2,657,200	603,200	531,419	71,781
Totals		$26,775,000	$10,011,710	$8,995,521	$1,016,189

In addition to facility costs, the City incurs costs in the development and administration of the SDCs and may recoup a portion of those costs in accordance with ORS 223.307(5). Total compliance/administrative costs have been estimated to be $165,000 and include a master plan update, annual management, and SDC methodology review. These costs are allocated between residential and non-residential growth share. The residential portion is $148,252 and the non-residential portion is $16,782.

NET RESIDENTIAL AND NON-RESIDENTIAL SDC-ELIGIBLE COSTS

	Residential SDC Eligible Costs	Non-Residential SDC Eligible Costs
Growth-Required Facilities	$8,995,521	$1,016,189
+ Compliance/Administrative Costs	148,252	$16,782
= Total Growth-Required Costs	$9,143,774	$1,032,936

The SDC-Eligible costs along with anticipated population increase are used to calculate the SDC Improvement Fee. For the residential improvement fee, the total growth-required costs is divided by the population increase to obtain a per capita cost ($9,143,774/5,268 = $1,736). This per capita cost is then multiplied by the average number of persons per dwelling unit type. The number of persons per dwelling unit was calculated using the official U.S. Census data gathered in Tigard in 2000. Then, a tax credit is calculated based on the assumption that debt instruments will likely be used as a future source for funding capacity improvements. A portion of funds to repay these debts may come from property taxes paid by growth and the tax credit accounts for potential payments in order to avoid charging growth twice. The table below shows the residential SDC calculations.

	Average Persons Per Dwelling Unit	X	Total Residential Cost Per Capita	=	Residential Improvements Cost Per Dwelling Unit	-	Tax Credit Per Dwelling Unit	=	Residential SDC Per Dwelling Unit
Type of Dwelling Unit									
Single-Family:	2.67		$1,736		$4,634		$881		$3,753
Multi-Family:	1.86		$1,736		$3,228		$211		$3,017
Manufactured Housing:	1.81		$1,736		$3,142		$166		$,2976

A similar process is used to calculate the non-residential SDC improvement fee per employee. The table below shows the non-residential SDC calculations.

Net Non-Residential SDC Eligible Costs	÷	Employment Increase	=	Non-Residential Improvements Cost Per Employee	-	Tax Credit Per Employee	=	Non-Residential SDC Per Employee
$1,032,936		3,134		$330		$75		$255

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, 2006 are:

Residential Use	$302.00 per average weekday trip
Business and Commercial Use	$76.00 per average weekday trip
Office Use	$277.00 per average weekday trip
Industrial Use	$291.00 per average weekday trip
Institutional Use	$125.00 per weighted average daily trip
Transit Rate	$22.00

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 $277.00 = $92,165 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 $22.00 = $7,326

Then

Total TIF – Transit Amount = Road Amount

$92,165 – $7,326= $84,839

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

<u>Final SDC Charge:</u>

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. 04-97 and the accompanying report "Parks and Recreation System Development Charges Methodology Update" by Don Ganer & Associates, Inc., November 10, 2004.

[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.