

**CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 10-38**

A RESOLUTION TO AMEND THE MASTER FEES AND CHARGES SCHEDULE AS ADOPTED BY RESOLUTION 10-30 TO INSTITUTE A REVISED FEE FOR TEMPORARY USE PERMIT FEES IN THE MU-CBD ZONE AND TO CREATE TIERS FOR THE DEVELOPMENT CODE PROVISION REVIEW FEE APPLIED TO TENANT IMPROVEMENT PROJECTS IN COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL DEVELOPMENT.

WHEREAS, the City of Tigard has an interest in promoting seasonal and special events in Downtown Tigard; and

WHEREAS, seasonal and special events are important to the vitality of downtown and business districts by drawing people to places; and

WHEREAS, the current requirement for businesses to pay the full temporary use permit fee for multiple seasonal and special events is a disincentive for small businesses to hold these events and discounting the fee for multiple events within a calendar year is reasonable to promote the City's Downtown redevelopment objectives; and

WHEREAS, tenant improvement projects in existing commercial, industrial, and institutional buildings range from simple to complex, and the work required to perform a Development Code Provision Review varies accordingly;

WHEREAS, the City of Tigard desires to establish equitable development review fees that reflect the work required to complete the review; and

WHEREAS, the City of Tigard has a Master Fees and Charges Schedule that was last adopted by Resolution 10-30 with later amendments.


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

SECTION 1: The amended fees and charges are enumerated and set shown on the attached schedule (Exhibit A).

SECTION 2: The revised fee schedule applies to Temporary Use permits retroactively to January 1, 2010.

SECTION 3: This resolution is effective immediately upon passage.

PASSED: This 27th day of July 2010.



Mayor - City of Tigard

ATTEST:

Catherine Wheatley
City Recorder - City of Tigard

City of Tigard
Fees and Charges Schedule

EXHIBIT A

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - DEVELOPMENT SERVICES PLANNING			
	<u>Accessory Residential Units</u>	\$294.00	7/1 2010
	<u>Annexation</u> (As of July 1, 2006 a moratorium on this fee was in effect, per Resolution 08-12, through February 2009)	\$2,750.00	7/1 2010
	<u>Appeal</u>		
	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	\$2,765.00	7/1 2010
	<u>Approval Extension</u>	\$294.00	7/1 2010
	<u>Conditional Use</u>		
	Initial	\$5,474.00	7/1 2010
	Major Modification	\$5,474.00	7/1 2010
	Minor Modification	\$599.00	7/1 2010
	<u>Design Evaluation Team (DET)</u>		
	<u>Recommendation (deposit)</u>	\$1,529.00	7/1 2010
	<u>Development Code Provision Review</u>		
	Single-Family Building Plan	\$73.00	7/1 2010
	<u>New Commercial/Industrial/Institution Development</u>	\$294.00	7/1 2010
	<u>Tenant Improvements in Existing</u>		
	<u>Commercial/Industrial/Institution Development</u>		
	<u>Project Valuation up to \$4,999</u>	<u>\$0.00</u>	<u>7/27/2010</u>
	<u>Project Valuation \$5,000 - 74,999</u>	<u>\$73.00</u>	<u>7/27/2010</u>
	<u>Project Valuation \$75,000 - \$149,999</u>	<u>\$184.00</u>	<u>7/27/2010</u>
	<u>Project Valuation \$150,000 and more</u>	<u>\$294.00</u>	<u>7/27/2010</u>

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Department	Revenue Source	Fee or Charge	Effective Date
	<u>Downtown Review</u>		
	Downtown Review Compliance Letter	\$599.00	7/1 2010
	Downtown Design Administrative Review		
	Under \$1,000,000.00	\$1,401.00	+ 0.004 x project valuation 7/1 2010
	\$1,000,000.00 and over (max fee \$25,000.00)	\$5,401.00	+0.002 x project valuation 7/1 2010
	Downtown Design Review - Design Review Board	\$2,843.00	+ applicable Type II fee 7/1 2010
	<u>Hearing Postponement</u>	\$334.00	7/1 2010
	<u>Historic Overlay/Review District</u>		
	Historic Overlay Designation	\$4,281.00	7/1 2010
	Removal Historic Overlay Designation	\$4,281.00	7/1 2010
	Exterior Alteration in Historic Overlay District	\$642.00	7/1 2010
	New Construction in Historic Overlay District	\$642.00	7/1 2010
	Demolition in Historic Overlay District	\$642.00	7/1 2010
	<u>Home Occupation Permit</u>		
	Type I	\$101.00	7/1 2010
	Type II	\$599.00	7/1 2010
	<u>Interpretation of the Community Development Code</u>		
	Director's Interpretation	\$599.00	7/1 2010
	Appeal to City Council	\$2,765.00	7/1 2010
	<u>Land Partition</u>		
	Residential and Non-Residential (3 Lots)	\$3,962.00	7/1 2010
	Residential and Non-Residential (2 Lots)	\$3,295.00	7/1 2010
	Expedited	\$4,623.00	7/1 2010
	Final Plat	\$920.00	7/1 2010
	<u>Lot Line Adjustment</u>	\$599.00	7/1 2010
	<u>Minor Modification to an Approved Plan</u>	\$599.00	7/1 2010
	<u>Non-Conforming Use Confirmation</u>	\$599.00	7/1 2010

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Department	Revenue Source	Fee or Charge	Effective Date
	<u>Planned Development</u>		
	Conceptual Plan Review	\$7,752.00	7/1 2010
	Detailed Plan Review (Concurrent Hearing)	Applicable SDR Fee or Subdivision Fee + \$375.00	7/1 2010
	Detailed Plan Review (Separate Hearing)	Applicable SDR Fee or Subdivision Fee + \$2,313.00	7/1 2010
	<u>Plat Name Change</u>		
		\$335.00	7/1 2010
	<u>Pre-Application Conference</u>		
		\$599.00	7/1 2010
	<u>Sensitive Lands Review</u>		
	With Excessive Slopes/Within Drainage Ways/ Within 100-Year Floodplain (Type I)	\$599.00	7/1/2010
	With Excessive Slopes/Within Drainage Ways/ Within Wetlands (Type II)	\$2,629.00	7/1 2010
	With Excessive Slopes/Within Drainage Ways/ Within Wetlands/Within the 100-Year Floodplain (Type III)	\$2,841.00	7/1 2010
	<u>Sign Permit</u>		
	Existing and Modification to an Existing Sign (No Size Differential)	\$164.00	7/1 2010
	Temporary Sign (Per Sign)	\$52.00	7/1 2010
	<u>Site Development Review & Major Modification</u>		
	Under \$100,000,000.00	\$4,645.00	7/1 2010
	\$1,000,000.00/Over	\$6,034.00	7/1 2010
	Minor Modification	(\$6.00/per each \$10,000.00 over \$1,000,000.00) \$599.00	7/1 2010

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Fees and Charges Schedule

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	<u>Subdivision</u>		
	Preliminary Plat without Planned Development	\$5,363.00 /+ \$93.00 per lot	7/1 2010
	Preliminary Plat with Planned Development	\$7,422.00	7/1 2010
	Expedited Preliminary Plat without Planned Development	\$6,148.00 /+ \$93.00 per lot	7/1 2010
	Expedited Preliminary Plat with Planned Development	\$7,422.00	7/1 2010
	Final Plat	\$1,855.00	7/1 2010
	<u>Temporary Use</u>		
	Director's Decision	\$294.00	7/1/2010
	<u>Special Mixed Use-Central Business</u>		
	<u>District zone rate</u>		
	<u>1st Temporary use in a calendar year</u>	\$294.00	<u>1/1/2010</u>
	<u>2nd through 5th temporary use with substantially the same site plan within a calendar year</u>	\$52.00	
			<u>1/1/2010</u>
	<u>Each additional temporary use within a calendar year</u>	\$294 .00	<u>1/1/2010</u>
	Special Exemption/Non-Profit		7/1/2003
	<u>Tree Removal</u>	\$294.00	7/1 2010

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Department	Revenue Source	Fee or Charge	Effective Date
	<u>Variance/Adjustment</u>		
	Administrative Variance	\$642.00	7/1 2010
	Development Adjustment	\$294.00	7/1 2010
	Special Adjustments		
	Adjustment to a Subdivision	\$294.00	7/1 2010
	Reduction of Minimum		
	Residential Density	\$294.00	7/1 2010
	Access/Egress Standards		
	Adjustment	\$642.00	7/1 2010
	Landscaping Adjustments		
	Existing/New Street Trees	\$294.00	7/1 2010
	Parking Adjustments		
	Reduction in Minimum or Increase		
	In Maximum Parking Ratio	\$642.00	7/1 2010
	Reduction in New or Existing		
	Development/Transit Imprvmnt	\$642.00	7/1 2010
	Reduction in Bicycle Parking	\$642.00	7/1 2010
	Alternative Parking Garage		
	Layout	\$642.00	7/1 2010
	Reduction in Stacking Lane		
	Length	\$294.00	7/1 2010
	Sign Code Adjustment	\$642.00	
	Street Improvement Adjustment	\$642.00	7/1 2010
	Tree Removal Adjustment	\$294.00	7/1 2010
	Wireless Communication Facility Adjustments		
	Setback from Nearby Residence	\$642.00	7/1 2010
	Distance from Another Tower	\$294.00	7/1 2010
	<u>Zoning Map/Text Amendment</u>		
	Legislative - Comprehensive Plan	\$9,195.00	7/1 2010
	Legislative - Community Development Code	\$3,754.00	7/1 2010
	Quasi-Judicial	\$3,459.00	7/1 2010

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Department	Revenue Source	Fee or Charge	Effective Date
	<u>Zoning Analysis (Detailed)</u>	\$599.00	7/1 2010
	<u>Zoning Inquiry Letter (Simple)</u>	\$88.00	7/1 2010
COMMUNITY DEVELOPMENT - MISCELLANEOUS FEES & CHARGES			
	<u>Building Plan Copies</u>	\$2.50 /copy	7/1/2007
	<u>Community Development Code</u>		7/1/2006
	CD Rom	\$10.00	
	<u>Comprehensive Plan - Volumes 1 & 2</u>	\$77.00	1997
	<u>GIS Maps</u>		2/7/2002
	8-1/2" x 11"		
	Black and White	\$0.25	
	Color	\$1.50	7/1/2007
	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	

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Department	Revenue Source	Fee or Charge	Effective Date
	<u>Information Processing & Archiving (IPA) Fee</u>		
	Temporary Sign	\$5.00	7/1/2010
	Type I Review	\$18.00	7/1/2010
	Type II Review	\$175.00	7/1/2010
	Type III Review	\$200.00	7/1/2010
	Type IV Review	\$200.00	7/1/2010
	<u>Maps</u>		
	Address Maps by Section	\$2.50 /plot	2/7/2002
	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	
	<u>Neighborhood Meeting Signs (Land Use)</u>	\$2.00	1997
	<u>Oversize Load Permit</u>	\$200.00	7/1/2005
	<u>Planimetric Maps</u>		3/10/1986
	Blueline print - quarter section	\$5.00	
	Mylar - quarter section	\$150.00 /+ reproduction cost	

**City of Tigard
Fees and Charges Schedule**

EXHIBIT A

Department	Revenue Source	Fee or Charge	Effective Date
	<u>Retrieval of Materials Confiscated in ROW</u>		
	Lawn and A-board signs	\$40.00 /sign	7/1/2010
	Other signs and materials (based on size and value)	City Manager's Discretion (per TMC 7.61.035 Ord 10-06)	7/1/2010
	<u>Tigard Transportation System Plan</u>		
		\$15.00	2000
	<u>Tigard Triangle</u>		
	Master Plan (3/92)	\$10.00	Obsolete
	Master Plan Color Map (Adopted 11/92)	\$2.50	
	Specific Area Plan (1/94)	\$7.50	
	Transportation & Traffic Evaluation Report (10/93)	\$7.50	
	<u>Visual Preference Survey</u>	\$5.00 /for second copy	Obsolete
	<u>Washington Square Regional Center</u>		
	Task Force Recommendations	\$10.00	1999
	Master Plan Map (Zoning/Plan)	\$2.50	