



22500 Salamo Road
West Linn, Oregon 97068
<http://westlinnoregon.gov>

CITY COUNCIL AGENDA

Monday, June 5, 2017

6:00 p.m. – City Council Work Session - Council Chambers

1. Call to Order
2. Community Comment
3. Proclamation: Immigrant Month
4. Budget Committee Follow Up
 - a) Budget Process Wrap-Up
 - b) FY 2017-18 Master Fees & Charges Document Review
 - c) Final Supplemental Budget for Biennium 2016-2017
5. Community Development Code Amendment (White Oak Savanna Park Special Use Area)
6. Robinwood Station Discussion
7. City Manager Report
 - a) Highway 43 Ballot Measures Review
 - b) Summer Meeting Schedule
8. Adjourn

PROCLAMATION

West Linn, Oregon

WHEREAS, generations of immigrants from every corner of the globe have built our country's economy and created the unique character of our nation;

WHEREAS, immigrants continue to grow businesses, innovate, strengthen our economy, and create American jobs in West Linn;

WHEREAS, immigrants have provided the United States with unique social and cultural influence, fundamentally enriching the extraordinary character of our nation;

WHEREAS, immigrants have been tireless leaders not only in securing their own rights and access to equal opportunity, but have also campaigned to create a fairer and more just society for all Americans; and

WHEREAS, despite these countless contributions, the role of immigrants in building and enriching our nation has frequently been overlooked and undervalued throughout our history and continuing to the present day.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF WEST LINN, I, Russell Axelrod, Mayor of the City of West Linn, proclaim that June 2017 is Immigrant Heritage Recognition Month in West Linn, Oregon.

DATED THIS 5th DAY OF JUNE, 2017

MAYOR RUSSELL B. AXELROD

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

Work Session Agenda Report

Date: June 5, 2017
To: Russ Axelrod, Mayor
Members, West Linn City Council
From: Eileen Stein, City Manager *ES*
Subject: Budget Committee Follow Up Discussion

Purpose

To discuss and brief the Council on any follow up from the Budget Committee process for BN 2018-2019 and review the final supplemental budget for BN 2016-2017.

Question(s) for Council:

1. What further discussion does the Council wish to have to wrap up the process for preparing the 2018-2019 Biennial Budget?
2. Are there any questions with regard to the proposed changes in the City's Master Fees and Charges Document?
3. Are there any questions about the final Supplemental Budget adjustments for the 2016-2017 Biennial Budget?

Public Hearing Required: None required.

Background & Discussion:

This work session discussion will allow the Council to be prepared to consider for adoption the 2018-2019 Biennial Budget approved by the Citizen's Budget Committee on May 18th. The adoption, scheduled for the Council's June 19th business meeting will include various resolutions electing to receive state shared revenues, identifying the municipal services provided by the City of West Linn, adoption of the budget and setting a tax rate. A public hearing is required prior to adoption of the budget.

The June 19th agenda also includes adoption of a new Master Fees and Charges Document to set new City fees effective July 1, 2017. It also includes a supplemental budget request to prepare to close out the 2016-2017 biennial budget.

Budget Impact: None.

Council Options: Discussion only.

Recommendation: Discussion only.

Attachments: A – Master Fees and Charges Document
B – Supplemental Budget Request (to be provided)



Master Fees and Charges Document

Adopted: June __, 2017

Effective: July 1, 2017

(Unless otherwise noted)

Attachment A

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1. General Information

1.1. Overview

The City of West Linn provides a full range of municipal services to the community, which includes police protection, traffic control and improvement, street maintenance and improvement, water, sewer, and surface water management services, planning and zoning regulation, building inspection and regulation, parks and recreational activities, and community library services. This Master Fees Schedule consolidates all City fees and charges, adopted by City Council resolution, for the various services that the City provides. Typically, it is updated annually and reflects all fee resolutions passed by Council during the year. For easy reference, the current Master Fees Schedule booklet is available online at: <http://westlinnoregon.gov/finance>.

1.2. Fee Variance & Waiver Statement

Based upon an unusual circumstance or event, past practices, demonstrated hardship, or public benefit, the City Manager is authorized to waive or decrease a fee(s) or charge(s) in a particular matter or establish a fee not yet authorized in this schedule. When a new fee is established by the City Manager it shall be incorporated into this resolution, and it shall be included and specified during the next update to this document. It shall be communicated to Council in writing to allow opportunity for comment. The request for a waiver or reduction may be in writing. If the City Manager or his designee agrees to said waiver or reduction, he/she may inform the City Council, in writing, of the request and his/her decision, except in minor matters (defined as waivers or reductions valued at \$500 or less).

1.3. Statement of Hourly Rates

Unless otherwise specified, the City employee hourly rate shall be calculated as three times the employee's hourly pay rate, to the nearest \$5 increment. This calculation shall be used to recover costs for those services billed on an hourly basis, including but not limited to professional services such as planning, engineering, public works, utility, financial, legal, parks, and police services. The use of a multiplier of three is intended to recover all overhead, training, benefits, and other costs associated with a City employee's time. Any work performed during overtime hours shall be billed the calculated three times hourly rate multiplied by 125 percent. A schedule of hourly billing rates will be maintained. The City Manager or Department Directors are authorized to adjust calculated billings to reflect the impact of unusual circumstances or situations.

2. Utility and City Services Fees

Increased 5.00%

| | Effective January 1, 2016 | | Effective January 1, 2017 | | Effective January 1, 2018 | |
|--------------------------------|------------------------------|-----------------------|------------------------------|-----------------------|------------------------------|-----------------------|
| | Over 700 Cubic Feet; | | Over 700 Cubic Feet; | | Over 700 Cubic Feet; | |
| | First 700 Cubic Feet | Per 100 Cubic Feet | First 700 Cubic Feet | Per 100 Cubic Feet | First 700 Cubic Feet | Per 100 Cubic Feet |
| 2.1. Water Rates | | | | | | |
| 5/8" x 3/4" meter | \$ 20.45 | \$ 2.35 | \$ 21.47 | \$ 2.47 | \$ 22.54 | \$ 2.59 |
| 3/4" meter | 20.45 | 2.35 | 21.47 | 2.47 | 22.54 | 2.59 |
| 1" meter | 24.27 | 2.35 | 25.48 | 2.47 | 26.75 | 2.59 |
| Multi-family rate per dwelling | 20.45 | 2.35 | 21.47 | 2.47 | 22.54 | 2.59 |
| 1-1/4" to 1-1/2" meter | 27.75 | 2.35 | 29.14 | 2.47 | 30.60 | 2.59 |
| 2" meter | 35.54 | 2.35 | 37.32 | 2.47 | 39.19 | 2.59 |
| 3" meter | 44.63 | 2.35 | 46.86 | 2.47 | 49.20 | 2.59 |
| 6" meter | 89.29 | 2.35 | 93.75 | 2.47 | 98.44 | 2.59 |

Note: for water users outside of City limits, a factor of 1.5 is applied to applicable utility rates.

2.2. Water Service Shut Off

| | <u>Fee</u> | |
|--|------------|----------------------------|
| Shut off fee for non-payment | \$ 30 | Pursuant to Code 4.235 (2) |
| Shut off fees pursuant to request from customer: | | |
| Shut off fee for a period of less than 15 days | \$ 20 | Pursuant to Code 4.185 (2) |
| Shut off fee for a period of not less than 15 days | \$ - | Pursuant to Code 4.185 (1) |

Note: a onetime fee of \$30 will be charged for shut off due to non-payment. Water shall not be returned to service until the customer pays their account balance in full and the \$30 fee. A onetime fee of \$20 will be charged to a water customer that wishes to have their service discontinued for a period of less than 15 days. Water shall not be returned to service until the customer pays their account balance in full and the \$20 fee. No shut off fee will be charged for having service discontinued for a period of not less than 15 days. Please also refer to the section below as "turn on" fees may or may not apply as well.

2.3. Water Service Turn On

| | <u>Fee</u> |
|---|------------|
| Turn on fee when service is performed after regular working hours | \$ 100 |
| Turn on fee when service is performed during regular working hours: | |
| Turn on for a period of less than 15 days | \$ 20 |
| Turn on for a period of not less than 15 days | \$ - |

Note: a onetime fee of \$100, in addition to shut off fees, will be charged to turn on water service after hours. A onetime fee of \$20 dollars will be charged to turn on water and set up an active billing account for less than 15 days. No fee will be charged for turn on of water service for a period of not less than 15 days.

2.4. Delinquent Services Bill Accounts

| | <u>Fee</u> |
|---|------------|
| Interest: monthly interest rate on delinquent balances due | 1.00% |
| Ten-day Notice fee (sent out for 3 months past due and over \$200) | \$ 7.50 |
| Door Hanger Shut-off fee (received at least 2 days prior to shut-off) | \$ 10.00 |
| Door Hanger Shut-off fee- repeat occurrence (i.e. each additional door hanger after one is received for the year) | \$ 20.00 |

Increased 5.00%

2.5. Bulk Water Rates (per 1,000 gallons)

| | <u>eff. 1/1/16</u> | <u>eff. 1/1/17</u> | <u>eff. 1/1/17</u> |
|-------------------|--------------------|--------------------|--------------------|
| 5/8" x 3/4" meter | \$ 3.90 | \$ 4.10 | \$ 4.31 |

A special bulk water charge shall be charged to bulk users, such as commercial cleaning services, commercial spraying businesses, contractors and other commercial bulk users of water recognized by the city. Each bulk user shall obtain a permit from the public works department, which shall be free of charge, and the user may be required to pay a refundable cash deposit of one hundred dollars or more before the permit is granted.

2.6. Reduced Utility Bill Rates for Qualifying Low-income Households

Increased 5.00%

| | Effective January 1, 2016 | | Effective January 1, 2017 | | Effective January 1, 2018 | |
|-------------------|--|-----------------------|--|-----------------------|--|-----------------------|
| | Over 700 Cubic Feet; First 700 Cubic Feet | Per 100 Cubic Feet | Over 700 Cubic Feet; First 700 Cubic Feet | Per 100 Cubic Feet | Over 700 Cubic Feet; First 700 Cubic Feet | Per 100 Cubic Feet |
| 5/8" x 3/4" meter | \$ 10.23 | \$ 2.35 | \$ 10.74 | \$ 2.47 | \$ 11.27 | \$ 2.59 |
| 3/4" meter | 10.23 | 2.35 | 10.74 | 2.47 | 11.27 | 2.59 |

Monthly water service charges to the principal residence of low income citizens as defined in this section shall be as follows: for 5/8-inch or 3/4-inch water meter; the first 700 cubic feet of water use shall be charged at one-half the regular consumption rate; water used in excess of the first seven hundred cubic feet of water used shall be charged at the regular consumption rate. There shall be no reduced water service charge for meters in excess of those described above.

Only principal residences occupied by a person(s) having an annual income(s) that does not exceed 185% of the federal poverty low income guidelines (as established for both single and multiple person households, by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced utility bill rates renewable July 1st of every fiscal year.

Increased 5.00%

2.7. Water Meter Installation Services

| | Effective January 1, 2016 | | Effective January 1, 2017 | | Effective January 1, 2018 | |
|--------------------|------------------------------|--------------------|------------------------------|--------------------|------------------------------|--------------------|
| | Dig-In Service | Drop-In Service | Dig-In Service | Drop-In Service | Dig-In Service | Drop-In Service |
| 5/8" x 3/4" meter | \$ 2,492 | \$ 334 | \$ 2,616 | \$ 351 | \$ 2,747 | \$ 369 |
| 3/4" meter | 2,553 | 395 | 2,680 | 415 | 2,814 | 436 |
| 1" meter | 2,613 | 456 | 2,744 | 479 | 2,881 | 503 |
| 1" to 1-1/2" meter | 4,376 | 699 | 4,595 | 734 | 4,824 | 771 |
| 2" meter | 4,619 | 1,155 | 4,850 | 1,212 | 5,092 | 1,273 |

All other connection and installation charges for water meters in excess of two-inches shall be determined after the City has performed the work and the actual cost has been determined. Such cost shall include labor, materials and services, equipment and indirect overhead costs. An advance cash deposit shall be required at the time that a building permit is issued for water meters in excess of 2-inches: for each three-inch meter, \$10,000; four-inch meter, \$10,000; six-inch meter, \$15,000; and eight-inch meter \$15,000.

When the amount of the cash deposit exceeds the City's actual cost, the difference shall be refunded. When the City's actual cost exceeds the cash deposit, the difference shall be due immediately; if the difference is not paid within 30 days of the billing date, interest and finance charges shall accrue at the rates stated in Section 2.4. The price structure has been calculated to recover costs associated with dig-in service piping installations up to and including 40 linear feet.

Any service installation requiring piping extensions ranging from 40 linear feet up to 125 linear feet will be charged an additional \$50 per linear foot, in addition to the charge listed above. Service installations requiring piping extensions longer than 125 linear feet shall be negotiated. The West Linn Public Works Department will provide a written estimate detailing the work to be performed, and the applicant shall agree and make a cash deposit prior to the commencement of work. Final billings for this work shall be consistent with this fee schedule.

Service Definitions:

Dig-in Service: Condition where the City or its agent must physically tap into a main water line to extend water service to the property.

Drop-in Service: An existing condition where a developer of a residential subdivision or commercial complex has installed water services to each serviceable and buildable lot in accordance with City specifications.

| 2.8. Sanitary Sewer Collection Rates | Effective January 1, 2016 | | Effective January 1, 2017 | | Effective January 1, 2018 | |
|--------------------------------------|---------------------------|--|---------------------------|--|---------------------------|--|
| | Residential | Commercial | Residential | Commercial | Residential | Commercial |
| | | | | | Increased 5.00% | |
| City of West Linn | \$ 17.93 | \$ 17.93 plus \$1.72 per CCF over 10 per month | \$ 18.83 | \$ 18.83 plus \$1.81 per CCF over 10 per month | \$ 19.77 | \$ 19.77 plus \$1.90 per CCF over 10 per month |
| Tri-City Service District | Effective July 1, 2015 | | Effective July 1, 2016 | | Effective July 1, 2017 | |
| | Residential | Commercial | Residential | Commercial | Residential | Commercial |
| | \$ 20.00 | \$ 20.00 plus \$2.00 per CCF over 10 per month | \$ 21.50 | \$ 21.50 plus \$2.15 per CCF over 10 per month | tbd | tbd |

Tri-City Service District is the separate entity that treats City of West Linn sewage and accordingly, the City passes through their charges to West Linn citizens. These pass-through charges are not determined by the City, but rather by the Tri-City Service District and historically have changed every July 1st, as opposed to January 1st when the City's charges have historically changed.

The above sewer rates for Tri-City Service District are actually stated on a per "Equivalent Dwelling Unit (EDU) basis, which should be based on water consumption". So in converting their EDU rates over to CCFs which are used for billing commercial properties in West Linn, if for residential units, every residence is deemed to have 1 EDU and therefore 1 base fee charge applies, then for commercial property, West Linn has historically (since at least 1999) determined that since 1 EDU = 1 residence = which is also about 10 CCFs. Therefore, for commercial billing purposes in West Linn, bill one of Tri-City's base fee which would include 10 CCFs, as a minimum charge for all commercial properties, and then one-tenth of the same base rate per CCF for water consumption used over 10 CCFs per month.

| 2.9. Surface Water Management Rates | Effective January 1, 2016 | | Effective January 1, 2017 | | Effective January 1, 2018 | |
|-------------------------------------|---------------------------------|--|---------------------------------|--|---------------------------------|--|
| | Equivalent Service Units (ESUs) | | Equivalent Service Units (ESUs) | | Equivalent Service Units (ESUs) | |
| | | | | | Increased 5.00% | |
| Monthly charge per ESU | \$ 6.15 | | \$ 6.46 | | \$ 6.78 | |
| Single family residential | 1 ESU | | 1 ESU | | 1 ESU | |
| Apartments (per unit) | \$ 6.15 | | \$ 6.46 | | \$ 6.78 | |
| Duplex | 2 ESU | | 2 ESU | | 2 ESU | |
| Triplex | 3 ESU | | 3 ESU | | 3 ESU | |

Total equivalent service units are based on measured impervious area. The rate for "All Other Improved Premises" shall be computed by dividing the total measured impervious area by 2,914 square feet. The quotient is rounded to the nearest whole number and multiplied by the base equivalent service unit rate.

The City Council determines that the fees imposed upon by this resolution are not taxes subject to the property tax limitations of Article XI, section 11 of the Constitution.

2.10. Street Permit Fee

Permit Fee

Permit per project or contract \$ 50

Street permit fees are charged on a per project or per contract basis.

2.11. Roadway Maintenance Fee

(or commonly referred to as Street Maintenance Fee)

| | Effective July 1, 2015 | Effective July 1, 2016 | Increased 5.00% Effective July 1, 2017 |
|---------------------------------------|---------------------------|---------------------------|--|
| | Charge per Month | Charge per Month | Charge per Month |
| Residential: | | | |
| Single family residence | \$ 11.37 per month | \$ 11.94 per month | \$ 12.54 per month |
| Multi-family residence | 10.78 per month | 11.32 per month | 11.89 per month |
| Commercial, Public Properties: | | | |
| Home-based businesses | \$ 6.18 per month | \$ 6.49 per month | \$ 6.81 per month |
| 0 to 50 trips | 6.18 per month | 6.49 per month | 6.81 per month |
| 51 to 250 trips | 0.69 per trip | 0.72 per trip | 0.76 per trip |
| 251 to 500 trips | 0.83 per trip | 0.87 per trip | 0.91 per trip |
| 501+ trips | 0.95 per trip | 1.00 per trip | 1.05 per trip |
| Maximums and Caps: | | | |
| Commercial maximum | \$920 | \$948 | \$976 |
| Commercial yearly increase max | 3% | 3% | 3% |
| Public institution maximum | \$300 | \$300 | \$300 |

A residence is defined by the presence of any size water meter, for the roadway maintenance fee. The system and structure of fees for roadway maintenance can be controlled through the vacancy of a residence and turning off water service to the vacant residence. The City Council determines that the roadway maintenance fees imposed upon residences are not taxes subject to the property tax limitations of Article XI, section 11(b) of the Oregon Constitution.

A multi-family housing unit is defined as a residential structure with multiple dwelling units in the same building that share one water meter. Because multi-family housing units cannot define vacancy based on the absence of water service, a multi-family rate can apply to eligible multi-family housing units. The multi-family housing rate is discounted based on the city-wide vacancy rate as determined by the City of West Linn Planning Department in effect for a one-year period as of July 1 of each fiscal year.

Per trip calculation for business establishments shall be calculated using trip generation rates for various types of development as provided in the Trip Generation Manual of the Institute of Traffic Engineers. Business establishments shall have the opportunity to review and modify data used in the trip calculation formula.

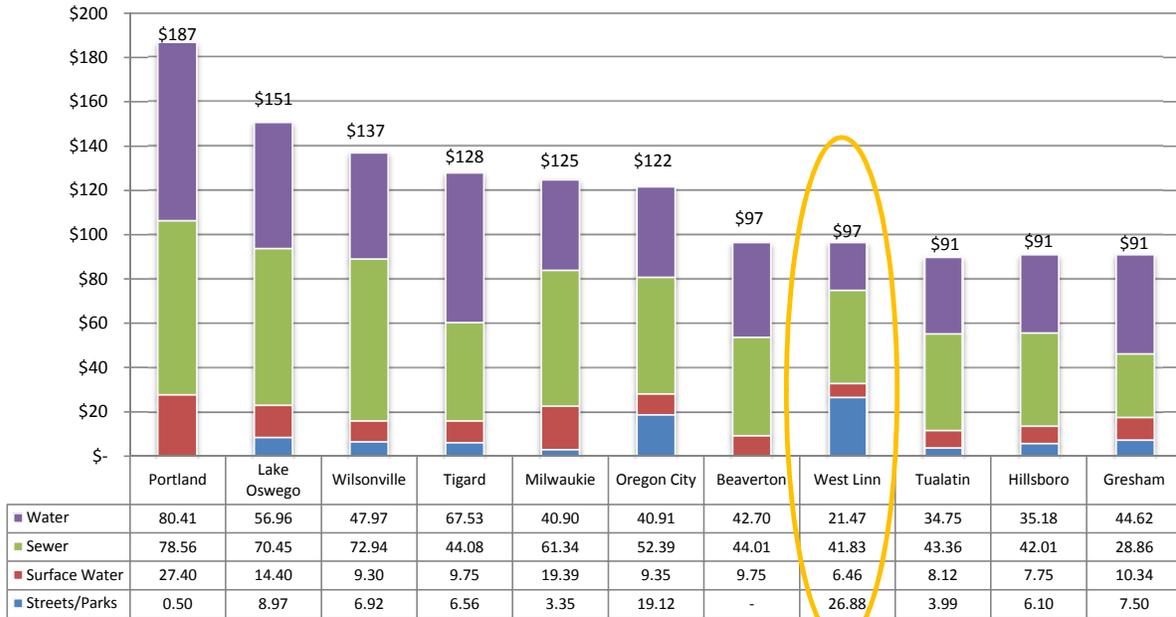
Monthly roadway maintenance fees to the principal residence of low income citizens as defined in this section shall be as follows: low income citizens shall be charged at one-half the regular rate. Any citizen currently receiving the reduced water service charge for low-income citizens shall automatically receive the reduced roadway maintenance fee. Principal residences occupied by a person(s) having an annual income(s) that does not exceed one hundred eighty-five percent (185%) of the most recently published federal poverty low income guidelines (as established by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced roadway maintenance fees.

2.12. Park Maintenance Fee

[refer to Section 6.9 of the Parks Fee and Charges]

2.13. Fees for Utility Services

Comparing Fees on Monthly Utility Bills
(Based on a recent survey of typical single-family homes)



This above graph compares the typical (i.e. median) utility bill for the neighboring cities surrounding West Linn. As some cities bill monthly, some bill every two months, and some bill every three months, these amounts are converted to typical monthly amounts so they are comparable to West Linn. Also, cities increase different rates at different times during the year; therefore, this graph is simply a picture in time reflecting the rates at the time that the survey was conducted. And finally, cities have different typical water consumption amounts per household; so for the sake of this comparison, these rates are computed using an average 8ccfs of water used per month so as to be most comparable.

| Typical City Services Bill (residential) | eff. January 1, 2017 | | eff. July 1, 2017 | | Increased 5.00% | |
|--|----------------------|------------------|-------------------|------------------|-----------------|------------------|
| | increased | median | increased | median | proposed | median |
| Water Service Fee | | | | | | |
| Base (includes up to 7ccf) | 5% | \$ 1.02 \$ 21.47 | | \$ 21.47 | 5% | \$ 1.07 \$ 22.54 |
| Sewer Service Fee | | | | | | |
| Base fee to West Linn | 5% | 0.90 18.83 | | 18.83 | 5% | 0.94 19.77 |
| Tri-City portion of sewer fee (est.) | | 21.50 | 7% | 1.50 23.00 | | 23.00 |
| Avg sewer per house | | 40.33 | | 41.83 | | 42.77 |
| Surface Water Management Fee | 5% | 0.31 6.46 | | 6.46 | 5% | 0.32 6.78 |
| Fees for Utility Services | | 68.26 | | 69.76 | | 72.09 |
| Fees for Other City Services | | | | | | |
| Street Maintenance Fee | | 11.94 | 5% | 0.60 12.54 | | 12.54 |
| Parks Maintenance Fee | | 13.66 | 5% | 0.68 14.34 | | 14.34 |
| Total City Services | | \$ 2.23 \$ 93.86 | | \$ 2.78 \$ 96.64 | | \$ 2.33 \$ 98.97 |
| Usage rate per 1ccf over 7ccf | 5% | 0.12 2.47 | | 2.47 | 5% | 0.12 2.59 |

3. Administrative Fees

3.1. City Facility Deposits

Deposits for the use of City facilities may be made via check/credit card to be cashed/charged immediately with any potential refund returned later at the applicable time.

If the City facility is left clean with no work required on behalf of City staff or contractor, the total amount of the deposit shall be refunded. If work is required by City staff or contractor, the actual costs as provided in the section above will be ascertained and subtracted from the deposit. If the deposit exceeds the costs, then any monies remaining shall be refunded; should costs exceed the deposit, the event organizer shall be billed for the difference. All refunds will be in compliance with Ordinance No. 1493, Section 7.870 and shall be made in no more than 30 days.

3.2. Special Events (permit)

| | <u>Fee</u> |
|------------|--|
| Filing fee | \$ 50 \$ 100 (has been \$100 for a number of years already) |
| Deposit | [see Section 3.1. above for deposit policy] |

All special events must file for a special event permit. Barricade rental will be a pass through from the Public Works Department. City personnel costs will be charged based on services required using the methodology described in Section 1.3.

3.3. Overstreet Banner (permit)

| | <u>Fee</u> |
|------------|------------|
| Filing fee | \$ 50 |

Note: all applicants must file for an Overstreet Banner permit and only City sponsored events may be advertised on a overstreet banner.

3.4. Business License Fee

| | Business License Fees | | | | Plus Home Occupation Fees | |
|-------------------|-----------------------------|-------|------------------------------|-------|---------------------------|-----------------------------|
| | Annual fee [inside City] | | Annual Fee (outside City) | | | |
| 1 to 2 employees | \$ 36 | \$ 41 | \$ 54 | \$ 59 | Initial annual fee | \$ 100 \$ 105 |
| 3 to 5 employees | 54 | 59 | 81 | 86 | Annual renewal fee | 10 |
| 6 to 10 employees | 72 | 77 | 115 | 120 | | |
| over 10 employees | 86 | 91 | 138 | 143 | | |

Persons having a fixed place of business within the City of West Linn and who are subject to being licensed under the provisions of Sections 7.00 to 7.08 shall pay a business license fee.

Note: Non-profit organizations are required to obtain a license, but are exempt from the fees.

For an apartment house as defined in sections 7.000 to 7.080, with ten dwelling units or less, a business license fee of \$72 per year shall be assessed, and an additional amount of \$1.50 per dwelling unit shall be assessed for every dwelling unit in an apartment house in excess of ten (10).

Metro Business License versus City Business License or Both?:

Instead of getting separate business licenses within each Portland-area city that you conduct business in, you can get a single license from Metro to construct, alter and repair structures in 20 cities that have licensing requirements in the metropolitan area. The license covers all construction trades, both commercial and residential, as well as all landscape contractors. The Metro license allows contractors or landscapers to operate in 20 cities surrounding Portland having licensing requirements in the metropolitan area, excluding Portland. Exception: if your principal place of business is inside the City of West Linn, the business is required to apply for a City of West Linn Business License in addition to the Metro License. For Metro applications, contact Metro at 503-797-1710 or visit their website at: <http://www.oregonmetro.gov/index.cfm/go/by.web/id=24216>.

The City Council finds that certain trades, shops, businesses or callings are carried on in the City by persons from regular places of business and by persons from vehicles who have not regular places of business within the City; that persons with regular places of business in the City pay City ad valorem property taxes upon real and personal

property which is used in and belongs to their business and that persons who do not have regular places of business in the City escape such ad valorem taxation.

Both receive the benefit of police and fire protection, public utilities and sidewalks, streetlights, health services and other public facilities and services of the City. Therefore, in order that each shall pay as nearly as may be not a discriminatory share, but a share in proportion to benefits received of the burden supporting such facilities and services of the City, such businesses not operating from regular places of business in the City shall pay one and one-half times the license fee previously designated herein for businesses operating from a fixed place of business within the City.

Maximum annual business license fee

Based on the criteria set forth in Section 6(d) of Resolution No. 94-42, no business shall be charged an annual business license fee greater than two hundred dollars (\$200).

Adult Businesses

The application fee for a permit to own, maintain, operate or conduct an adult business (Section 7.115(1) of the West Linn Municipal Code), shall be five hundred dollars (\$500) and non-refundable.

The application fee for a permit to entertain in, or be employed by any adult business (Section 7.115 (2) of the West Linn Municipal Code), shall be fifty dollars (\$50) and non-refundable.

| | Application Fee |
|-----------------------------------|----------------------------|
| Original application | \$ 100 |
| Change in ownership or management | 75 |
| Renewal or temporary application | 35 |

[These fees apply for applications of a liquor license per Section 7.715 of the WL Municipal Code.]

3.6. Dog License

Ordinance 1595 transfers dog licensing and fee collection over to Clackamas County effective 7/14/2010.

3.7. Public Record Requests

Every person has a right to inspect any public record of a public body in this state, except as otherwise provided by ORS 192. Please understand that the documents or records requested may not be immediately available for review and that an appointment to review the documents or records may be necessary. There may be a cost for the research time to retrieve the requested records and costs for duplication of requested documents. If research time is required, the requestor will be notified of the estimated cost prior to retrieving the documents or records. Prepayment for research time and copies may be required. Any documents or records made available for review must not be disassembled and copies may not be made by the requestor directly.

1. Requests must be in writing using the form provided (please note, the City will not create a new document in response to a records request).

2. Requests must be submitted to the City Recorder at 22500 Salamo Rd., West Linn, Oregon, 97068, by fax at 503-650-9041, or by e-mail at cwl_records@westlinnoregon.gov. For Police record requests, please contact the Police Department directly at <http://westlinnoregon.gov/police/police-report-request>.

3. The City shall respond to all requests as soon as practical and without unreasonable delay. Generally, responses will be made within five (5) business days or, if more time is needed for a full response, within seven (7) business days.

4. The inspection of documents is preferred over copies, such inspection shall occur during normal business hours. An acceptable inspection time and place will be arranged between the requestor and the staff person. Space is provided for one person to inspect records per request.

5. The City will submit a cost estimate to the requestor to provide the requested documents, including copying charges, research time (if required), and separating exempt from non-exempt materials.

6. If the estimated cost is \$25 or more, the City shall require a deposit in the full amount of the estimate before fulfilling the request. If the actual cost exceeds the estimate, the City will not release the documents until the fee is received in full.

Public Record Request services:

| | Fee |
|--|--------------------------------------|
| Photocopying records service - over 10 pages | See per page photocopying fees below |
| Records research fee: | Staff hourly wage, plus benefits |
| CD Duplication (per event/meeting, and or documents) | \$20 and \$15 for each additional |
| City Budget, City Audit, or City CIP document | \$ 35 for multiple copies |

3.8. Photocopying, Printing, Scanning and Faxing Fees

| | Per page fee |
|------------------------------|--------------|
| 8.5" x 11" (per page charge) | \$ 0.25 |
| 8.5" x 14" (per page charge) | 0.30 |
| 11" x 17" (per page charge) | 0.35 |

3.9. Non-sufficient Funds (NSF) Charge

| | Fee |
|--|-------|
| Relating to returned payments for NSF (pursuant to West Linn Code Section 4.015 and 4.235) | \$ 25 |

3.10. Finance Charges

[refer interest rates and applicable fees under Section 2.4. Delinquent Utility Bill Accounts]

3.11. Municipal Court Fees and Charges

| | Fee |
|--|---------------------|
| Fee for Setting Aside Records of Conviction / Arrest | \$ 252 |
| Civil Compromise Fee | 200 |
| Bench Probation / Probation Violation Fee | 100 |
| Local DUII Conviction Fee | 45 |
| Fee for Fix-it Citation issued by Police | 35 |
| File Review Fee | 25 |
| Fee for fine payment agreements | 20 |
| Suspension Fee | 15 |
| Deferral Fees: | |
| Criminal Deferred Sentence | \$ 200 |
| Seat-Belt / Cell Phone Deferral Fee | Range \$50 to \$110 |
| Safe Driving Deferral Fee (Students) | Range \$50 to \$435 |
| Safe Driving Deferral Fee (Adults) | Range \$75 to \$435 |

Fine schedule relating to infractions See separate conviction schedule of fines maintained by the Municipal Court Judge as summarized below pursuant to ORS 153:

| Penalty class | Presumptive | | Special | | Minimum Fine | Maximum Fine |
|---------------|-------------|--------|--------------|-----------------|-----------------|-----------------|
| | Fine | Fine | Zone Fine | Minimum Fine | | |
| Class A | \$ 435 | \$ 870 | \$ 220 | \$ 2,000 | | |
| Class B | 260 | 520 | 130 | 1,000 | | |
| Class C | 160 | 320 | 80 | 500 | | |
| Class D | 110 | 220 | 60 | 250 | | |

Note: Special Zones include highway work, school, and safety corridors

3.12 Administrative Appeal Fee

| | Fee |
|--|--------|
| Appeal to Hearings Officer pursuant to WLMC 1.400 for all municipal code appeals without a designated appeal fee | \$ 400 |

4. GIS/Mapping Fees

| 4.1. Map Printouts | <u>Per Copy</u> |
|--|-----------------|
| First five laser copies - 8.5" x 11", full color (A Size Letter) | \$ 0.25 |
| Each laser copy thereafter - 8.5" x 11", full color (A Size Letter) | 5.00 |
| Up to 11"x17", full color or black and white (B Size Tabloid) | 8.00 |
| Over 11"x17", up to 24"x36", full color or black and white (C & D Sizes) | 15.00 |
| Over 24"x36" up to 36"x48", full color or black and white (E Size) | 20.00 |
| Over 36"x48" up to 50"x60" (two map sheets), full color or b&w (Oversized) | 30.00 |

| 4.2. City Atlas | <u>Color</u> |
|---------------------------------|----------------------------------|
| 47 double-sided pages, 8.5"x11" | \$ 50.00 |
| <i>Road Maps:</i> | |
| 11x17 black & white | <u>First copy</u> Free |
| 11x17 color | <u>Additional copies</u> \$ 0.25 |
| | \$ 8.00 |

4.3. Custom Request Maps
Approved hourly billing rate per Section 1.3. plus map printout fees, limited to staff availability

| 4.4. Large Format Copies | <u>Black & White</u> | <u>Color</u> |
|--|--------------------------|--------------|
| Wide Format Scan and print (36" maximum width) | \$ 15 | \$ 25 |

| 4.5. Digital Data | <u>Per Section</u> | <u>Full City (15 sections)</u> |
|---|--------------------|--------------------------------|
| 1999 Ortho-rectified Aerial Photography, Color or Black and White, 1-foot pixels | \$ 50 | \$ 500 |

- Digital data may not be redistributed or resold.
- Other years of photography are not available for public distribution. Contact Metro DRC to purchase.
- Available in ESRI Shapefile format.
- DXF conversion or non-standard requests: data cost plus staff time.
- Some data layers are not available for public distribution due to licensing constraints and must be obtained through Metro's Data Resource Center or Clackamas County.
- All GIS digital data requests must go through the West Linn GIS Coordinator.
- A Release of Information Form must be filled out and signed prior to transfer of data.

| 4.6. GIS Digital Layers | <u>Per Layer</u> | <u>All City Layers</u> |
|-------------------------|------------------|------------------------|
| GIS Digital Data Layers | \$ 25 | \$ 250 |

Approved hourly billing rate per section 1.3 plus layer fees, limited to staff availability

5. Library Fees

| | | | |
|--|------------------------|-------------------------------|--|
| 5.1. Overdue items | <u>Per Day</u> | <u>Maximum</u> | |
| Adult items | \$ 0.25 | \$ 5.00 | |
| Children's items | \$ 0.15 | \$ 3.00 | |
| Children's AV materials | \$ 0.25 | \$ 3.00 | |
| Cultural Pass | \$ 5.00 | Cost of pass | |
| | | | |
| 5.2. Media Storage | <u>Per Item</u> | | |
| Blank Discs | \$1.00 | \$ - | deleted - no demand |
| USB | \$10.00 | \$ 3.00 | rate for many years - never increased |
| | | | |
| 5.3. Community Room | <u>Per Hour</u> | | |
| Fee Deposit | \$50.00 | \$ 30.00 | Only deposit charged - same for everyone |
| Non-profit | \$20.00 | | rate in effect for many years |
| | | | |
| 5.4. Replacement Library Card fee | <u>Per Card</u> | | |
| Fee | \$ 1.00 | | |
| | | | |
| 5.5. Lost & Damaged | <u>Per Item</u> | | |
| Item | Retail cost of item | | |
| Miscellaneous missing part | \$ 1.00 | | |
| | | | |
| 5.6. Photocopying, Printing, Scanning and Faxing Fees | | | |
| Black and White copying/printing | | \$0.10 per page | |
| Color copying/printing | | \$0.50 per page | |
| Color printing | | \$ 0.25 per page | (no change) |
| Faxing | | \$1.00 per page | |
| Scanning | | No charge | |
| 3D copying/printing | | \$3.00 per project | \$ 5.00 per project |
| | new - | \$3.00 per project | if designed in our Mal |

6. Parks, Recreation, and Facility Fees

6.1. Picnic Facility Fees - Residents

| Size of Group | Shelter/Stage | West Linn Non-Profit Service Group |
|---------------|---------------|------------------------------------|
| 1-49 | \$ 30 | \$ 15 |
| 50-99 | \$ 60 | \$ 30 |
| 100-199 | \$ 120 | \$ 60 |
| 200-300 | \$ 240 | \$ 120 |

Groups of 300+ must utilize a Special Event permit.

6.2. Picnic Facility Fees - Nonresidents

| Size of Group | Shelter/Stage | Non-Profit Service Group |
|---------------|---------------|--------------------------|
| 1-49 | \$ 90 | \$ 30 |
| 50-99 | \$ 150 | \$ 60 |
| 100-199 | \$ 300 | \$ 120 |
| 200-300 | \$ 450 | \$ 240 |

Groups of 300+ must utilize a Special Event permit.

Special Event fees for the use of infrastructure facilities, right of ways, streets, open space, trails, or groups areas necessary for event. Current fees for reservation of specific shelters and fields would still apply

Application Fee \$ 100 (also located under Section 3.2)

| Size of Event | Non Profit | Commercial/Private |
|------------------------|------------|--------------------|
| Event Size 1-199 | \$ 100 | \$ 150 |
| Event Size 200-499 | \$ 150 | \$ 250 |
| Event Size 500-999 | \$ 250 | \$ 400 |
| Event Size 1000 - 1999 | \$ 400 | \$ 700 |
| Event Size 2000-4999 | \$ 750 | \$ 1,000 |
| Event Size over 5000 | \$ 900 | \$ 1,500 |

* City personnel costs will be charged based on services required using the methodology described in Section 1.3.

6.3. Athletic Field Permits

| | With Picnic Permit | Field Permit Only |
|--------------|--------------------|-------------------|
| Hourly fee | \$ 10 | \$ 15 |
| Daily fee | \$ 60 | \$ 75 |
| Field set-up | \$ 50 | \$ 65 |

6.4. Tournament & Camp Fees

Adult & Youth Sports Camp Fee

| | |
|----------------------------------|---------------------|
| West Linn Resident or Non-Profit | \$10 hour per field |
| Non-Resident or For Profit | \$15 hour per field |
| Field Set up | \$25 per hour |

Adult & Youth Sports Tournament Fees

Fee to offset incurred costs for hosting tournaments (utilities, supplies and materials, and staff time)

| | |
|-----------------------------|-------|
| 1 - 5 teams in tournament | \$100 |
| 6 - 10 teams in tournament | \$250 |
| 11 - 20 teams in tournament | \$350 |
| 20+ teams in tournament | \$500 |

6.5. Adult Community Center Fees

| | Non Profit Meeting Application fees | Charges per hour | | |
|--|-------------------------------------|--------------------|-----------|---------------|
| | | Non-profits Events | Residents | Non-Residents |
| Required - Alcohol Fee (If served) | NA | \$ 75 | \$ 75 | \$ 75 |
| Facility Rental (All rooms except kitchen) | \$ 75 | 64 | 95 | 114 |
| Main Multi Purpose #1 | 38 | 26 | 45 | 57 |
| Multi Purpose #2 (Back left) | 32 | 19 | 26 | 32 |
| Multi Purpose #3 (Back right) | 32 | 19 | 26 | 32 |
| Classroom | 26 | 13 | 19 | 26 |
| Kitchen (Only with Multi #1 rental) | 19 | 32 | 13 | 32 |

See also Section 3.1 for facility deposit information.

as of 07/01/2017 - Adult Community Center Fees - after new expansion/remodel

| | | | | |
|--|-------|-------|--------|--------|
| Facility Rental (All rooms except kitchen) | NA | \$ 70 | \$ 100 | \$ 125 |
| Grand Fir | \$ 75 | 50 | 75 | 90 |
| Cedar Room (Dining Room) | 40 | 25 | 45 | 55 |
| Cedar Room (Dining Room) w/ Kitchen | 60 | 40 | 60 | 75 |
| Oak Room (back left) | 35 | 20 | 25 | 30 |
| Pine (back right) | 35 | 20 | 25 | 30 |
| Hermlock Room (front classroom) | 30 | 15 | 20 | 25 |
| Maple Room (back classroom) | 30 | 15 | 20 | 25 |

6.6. McLean House Fees

| | Weekend Rates | | Week-day rates (Monday - Thursday) | | |
|--|---------------------|--------------------------------------|--|--|--|
| | Saturday | Friday & Sunday | Level A | Level B | Level C |
| Refundable security deposit | \$250 | | \$100 | | |
| Cleaning fee (cleaning service provided) | included | | included | | |
| Required - alcohol fee (if served) | \$70 | | | | |
| Use fee - high season (May - Sept.) | \$2,600 for 8 hours | \$2,300 for 8 hours/ \$1,150 minimum | \$25 per hr for small groups (20 or fewer) | \$50 per hr for mid-size groups (21 to 40) | \$120 per hr for large groups (41-100) |
| Use fee - low season (Oct – April) | \$1,350 for 8 hours | \$1,150 for 8 hours/ \$575 minimum | | | |

Pre-event visits: first half-hour, no charge; additional time \$10 per half-hour.

The Friends of McLean Park and House (or Parks and Recreation Director) reserve the right to reduce or waive fees in regards to service-to-service trade, civic groups and non-profit groups.

Included in base rental rates: Premium quality chair rental, set up service, and tear-down service.

Active military discount on use fees 15%

6.7. Sunset Fire Hall Community Room Fees

Standardized fee structure in line with Adult Community Center

Allow Alcohol with fee

| | Charges per hour | | | |
|------------------------------------|-------------------------|-------------------|-----------|---------------|
| | Non Profit Meeting fees | Non Profit Events | Residents | Non-Residents |
| Civic Groups | | | | |
| Less than 25 people | \$ 7 | \$ 10 | \$ 30 | \$ 40 |
| 25 to 49 people | 7 | 15 | 40 | 50 |
| 50 to 99 people | 7 | 20 | 50 | 60 |
| Required - Alcohol Fee (If served) | NA | 70 | 70 | 70 |

**Sunset Fire Hall Community Room Fees
as of 07/01/2017**

| | Charges per hour | | | |
|------------------------------------|-------------------------|-------------------|-----------|---------------|
| | Non Profit Meeting fees | Non Profit Events | Residents | Non-Residents |
| Less than 25 people | \$ 10 | \$ 15 | \$ 30 | \$ 40 |
| 25 to 49 people | 15 | 20 | 40 | 50 |
| 50 to 99 people | 25 | 35 | 50 | 60 |
| Required - Alcohol Fee (If served) | NA | 70 | 70 | 70 |

Maximum number of attendees must be kept under 100.

No amplified music allowed.

Non profit fees established to assist with offsetting operational costs of facility (janitorial services, supplies, materials and utilities)

[See also Section 3.1 for facility deposit information.]

6.8. Street Trees

New Subdivisions:

Option #1 - The developer shall pay the cost of street trees at the time public improvements are bonded, prior to final plat approval. The fee shall be based on the number of trees required multiplied by \$175 (the cost per tree) unless the developer chooses Option 2. This fee includes the purchase cost of the tree, labor and equipment for original placement, regular maintenance following the City's schedule for two years, and a two-year replacement warranty.

Option #2 - At the developer's option, the street tree plan may be executed privately. In this case, a fee of \$75 per tree shall be charged prior to issuance of a final plat approval. If this option is exercised, trees shall be planted prior to an occupancy permit. This fee shall include permit and inspection fees, two-year maintenance fee, and a two-year replacement warranty.

All trees planted by the developer shall conform to types, grade, size, and planting specifications as specified by the City's street tree plan.

In special cases, a developer may choose to plant a larger tree than standard, or plant outside the normal planting periods, in which instance an additional fee may be agreed upon with the City to cover the costs of special order trees.

Existing Subdivisions/Older established Areas:

Landowners in existing subdivisions or other established areas might choose to initiate a beautification project by planting street trees. In which case, fees will be based on all or any combination of: permit and inspection fees, the actual cost of the tree, the actual cost of original placement, the projected cost of maintenance, and replacement warranty.

These fees shall be set and agreed upon prior to a permit being issued.

6.9. Park Maintenance Fee

Increased 5.00%

| | Effective July 1, 2015 | | Effective July 1, 2016 | | Effective July 1, 2017 | |
|-------------------------|------------------------|------------|------------------------|------------|------------------------|------------|
| | Charge per month | | Charge per month | | Charge per month | |
| | Residential | Commercial | Residential | Commercial | Residential | Commercial |
| Single family residence | \$ 13.01 | n/a | \$ 13.66 | n/a | \$ 14.34 | n/a |
| Multi-family residence | 12.35 | n/a | 12.97 | n/a | 13.62 | n/a |

For the park maintenance fee, a residence is defined by the presence of any size water meter. The system and structure of fees for parks maintenance can be controlled through the vacancy of a residence and turning off water service to the vacant residence. The City Council determines that the park maintenance fees imposed upon residences are not taxes subject to the property tax limitations of Article XI, section 11(b) of the Oregon Constitution.

A multi-family housing unit is defined as a residential structure with multiple dwelling units in the same building with that share one water meter. Because multi-family housing units cannot define vacancy based on the absence of water service, a multi-family rate can apply to eligible multi-family housing units. The multi-family housing rate is discounted based on the City-wide vacancy rate as determined by the City of West Linn Planning Department in effect for a one-year period as of July 1 of each fiscal year.

Monthly park maintenance fees to the principal residence of low income citizens as defined in this section shall be as follows: low income citizens shall be charged at one-half the regular rate. Any citizen currently receiving the reduced water service charge for low-income citizens shall automatically receive the reduced roadway maintenance fee. Principal residences occupied by a person(s) having an annual income(s) that does not exceed one hundred eighty-five percent (185%) of the most recently published federal poverty low income guidelines (as established by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced park maintenance fees.

6.10. Commercial Filming

| | |
|--|---------|
| Film/video one day fee - no park closure | \$50 |
| Film/video one day fee - Park Closure | \$1,000 |
| Still Photography per day | \$25 |

Tree Removal Permit Fee

Requires a change to Municipal Code prior to being enacted.

| | <u>Fee</u> | |
|------------|------------------|---|
| Tier 1 | \$25 | When Permit approval processed in office |
| Tier 2 | \$65 | When Permit approval requires site visit to address |
| Tier 3 | \$185 | When Permit approval requires site visit to address and mailing of notifications |
| Appeal Fee | \$100 | Applies to appeals to City Council |
| change to: | \$400 | Applies to Administrative appeals pursuant to WLMC 1.400 (ties to Section 3.12 under Administration section) |

7. Police Fees

| | |
|---|--------------------|
| 7.1. Release of Impounded Vehicles | <u>Per Vehicle</u> |
| Administrative Cost | \$ 200 |
| Criminal Vehicle Impound | 200 |

Whereas, state law and West Linn municipal codes authorize police officers to impound an abandoned vehicle or a vehicle that is disabled, abandoned, parked or left standing unattended on a road or highway right of way and creates a hazard or obstruction to traffic or is unlawfully parked; and whereas, ORS 809.716 and 809.720 were adopted by the state legislature in 1997 to promote public safety and financial responsibility by authorizing police officers to impound vehicles, without prior notice for the following offenses; Driving an uninsured vehicle in violation of ORS 806.010, Driving while suspended or revoked in violation of ORS 811.175 or 811.182, Driving while under the influence of intoxicants in violation of ORS 813.010; Operating without driving privileges or in violation of license restriction in violation of ORS 807.010; and whereas, such state statutes allow payment to a police agency of an administrative fee determined by the agency to be sufficient to recover its actual administrative cost for the impoundment.

Criminal vehicle impound fees apply to DUII, attempts to elude police, reckless driving, driving while felony suspended, hit and run felony.

| | |
|--|------------------------|
| 7.2. Security Alarm Permits | <u>Fee</u> |
| Annual fee for users permit | \$ 20 \$ 30 |
| Fee for first revoked users permit | 40 |
| Fee for second revoked users permit | 100 |
| Fee for third and additional revoked users permit(s) | 180 |
| Failure to obtain a permit or delinquent renewal | 25 |

| | |
|-------------------------------------|------------|
| 7.3. False Alarm System Fees | <u>Fee</u> |
| First false alarm | no charge |
| Second false alarm | no charge |
| Third false alarm | \$ 50 |
| Fourth false alarm | 75 |
| Fifth false alarm | 125 |
| Sixth and additional false alarm(s) | 150 |

Any alarm system, as defined in WLMC 7.230(3) and WLMC 7.230(5), that has false alarm(s) within any permit year are subject to fees or actions.

| | |
|---|------------------------|
| 7.4. Violation Compliance Citation | <u>Per Citation</u> |
| Administrative Fee | \$ 35 \$ 50 |

This would apply to citations such as: minor registration/licensing violations; equipment violations. This does not apply to moving violations.

| | |
|-------------------------------------|------------|
| 7.5. Fingerprinting Services | <u>Fee</u> |
| Per service fee amount | \$ 15 |

| | | |
|------------------------------------|-------|----------------------------|
| 7.6. Parking Citation Fines | \$ 30 | For each parking violation |
|------------------------------------|-------|----------------------------|

Fines for handicapped parking and parking in a firelane violations fall under the ORS related to speeding tickets and are much higher. Outstanding or unpaid parking citations will double if not paid within 30 days and, on the 45th day outstanding, unpaid parking citation fines may be turned over to a collection agency. Vehicles with four outstanding parking citations may be impounded at the owners expense and will be subject to the Release fee for Impounded Vehicles referenced above.

8. Public Works Fees

| | |
|---|---|
| 8.1. Public Works Construction Permit | <u>Fee/Deposit</u> |
| Flat permit fee | \$ 50 \$ 90 |
| Construction services deposit | 500 Pursuant to City Code Section 3.255 |
| Required deposit if street is cut | \$500 plus \$50 per lineal foot of street cut |
| | |
| 8.2. Public Improvement Permit | <u>Fee/Deposit</u> |
| Flat permit fee | \$ 50 \$ 90 |
| Construction services deposit | 6% of estimated construction costs |
| Pursuant to City Code Section 3.255 and West Linn Community Development Code 91.010(2) | |
| | |
| 8.3. Blasting Permits | <u>Fee</u> |
| Blasting permit fee | \$ 1,500 Pursuant to City Code Section 5.785 |
| | |
| 8.4. Erosion Control | <u>Fee</u> |
| Erosion Control Permit Application and Inspection Fees - under 1/2 Acre | \$ 450 |
| (\$150 - Application and \$300 - first year annual fee) | |
| Erosion Control Application Fees - over 1/2 Acre but under 1 acre | 875 |
| (\$375 - Application and \$500 - first year annual fee) | |
| Erosion Control Application Fees - over 1 acre (Over 5 acres - DEQ 1200C also is required) | 1,635 |
| (\$770 - Application and \$865 - first year annual fee. Every 1 acre or portion there of over 5 acres inspection fees increase \$75) | |
| One charge per plan review/inspection; additional charge for each inspection. | |
| Pursuant to Chapter 31 of the West Linn Community Development Code | |
| | |
| 8.5. Building Site Cleanup Deposits | <u>Deposit</u> |
| Building site cleanup deposit | \$ 350 Pursuant to City Code Section 8.110 |
| | |
| 8.6. Final Plats | <u>Fee</u> |
| Final Plats Partition | \$ 1,500 |
| Final Plats Subdivision | 2,000 |
| Pursuant to Section 89.080 of the West Linn Community Development Code | |
| | |
| 8.7. Vacations | <u>Fee</u> |
| Easement | \$ 1,500 |
| | |
| 8.8. Building Relocation Through Public Right-Of-Way (ROW) | <u>Fee</u> |
| Flat permit fee | \$ 1,500 |
| Pursuant to Section 8.255 of the West Linn Municipal Code | |
| | |
| 8.9 Asbuilts | <u>Fee</u> |
| Reconciliation of development project asbuilts if not provided in shape file format | Hourly billing rate per Section 1.3 |

9. Planning Fees

| | |
|--|--|
| 9.1. Annexation | Fee |
| (excludes election costs) | <u>\$15,000 + \$1,000 per acre up to a maximum of \$20,000</u> |
| 9.2. Appeal | Fee |
| Planning Director decision | \$ 400 |
| Expedite partition/subdivision to Hearing Officer | 400 |
| Planning Commission decision | 400 |
| Appeal fee through Neighborhood Association | no charge |
| 9.3. Code Interpretation | Fee |
| | <u>\$ 850</u> |
| 9.4. Conditional Use Permit | Deposit/Fee |
| Deposit | \$ 4,500 |
| Inspection Fee | 200 |
| 9.5. Design Review | Fee |
| Class I | <u>\$ 2,100</u> |
| | Deposit /Fee |
| Class II Based on Construction Value (CV): | |
| Less than \$100,000 of CV | 4% of CV (\$2,000 minimum deposit) |
| \$100,000 < \$500,000 of CV | 4% of CV (\$8,000 maximum deposit) |
| \$500,000+ of CV | \$4,000 plus 4% of CV (\$20,000 maximum deposit) |
| Inspection Fee | \$ 300 |
| 9.6. Enlarge/Alter Non-conforming Use/ Structure | Fee |
| Single family residence | \$ 1,000 |
| Other | \$ 3,000 |
| 9.7. Environmental Overlay Zones | Fee |
| Drainage /Wetland Protection Single Dwelling | <u>\$ 2,600</u> |
| Re-vegetation Plan/Inspection | <u>\$ 250</u> |
| Other Drainage/Wetland Protection determined by the Planning Director and Engineering to be: | Deposit |
| Less than \$5,000 in value | \$ 1,000 |
| In excess of \$5,000 in value | 1,850 |
| Flood Plain | 1,050 |
| Tualatin River | 1,700 |
| Willamette River Greenway | 1,700 |
| 9.8. Historic Review | Fee |
| Minor alterations and maintenance (subject to Section 25.100 or 26.060B) | <u>no charge</u> |
| Residential minor/major remodel or alteration (subject to Section 25.070 or 26.060C) | 100 |
| Residential new construction | 1,500 |
| Commercial minor alteration | 250 |
| Commercial major alteration | 500 |

| | |
|---------------------------------------|------------------------|
| Commercial new construction | see design review fees |
| Demolition (less than 500 sq. ft.) | 250 |
| Demolition (greater than 500 sq. ft.) | 600 |
| Landmark or District Designation | no charge |

| | |
|---|---|
| 9.9. Land Division | <u>Deposit /Fee</u> |
| Lot Line Adjustment | \$ 800 |
| Final Plats Lot Line Adjustment | 200 Fee |
| Partition (includes expedited review) | \$2,800 deposit |
| Subdivision | \$4,200 plus \$200 per lot |
| Inspection | 500 Fee |
| Expedited Subdivision | \$4,000 plus \$300 per lot plus referee costs |
| Modification to approval | 50% original deposit |
| Planned Unit Development (PUD) | \$4,200 plus \$400 AC deposit |
| Inspection | 500 Fee |
| 9.10. Pre-Application Conference | <u>Fee</u> |
| Level I (Planning review only) | \$ 350 |
| Level II (City-wide departmental review) | 1,000 |
| Historic Review | no charge |
| 9.11. Sidewalk Use Permit (Café) | <u>Fee</u> |
| Fee | \$ 100 |
| 9.12. Sign Review | <u>Fee</u> |
| Face change | \$ 50 |
| Temporary | 50 |
| Permanent | 250 |
| 9.13. Street Name Change | <u>Fee</u> |
| Deposit | \$ 940 |
| 9.14. Temporary Use Permit | <u>Fee</u> |
| Administrative | \$ 280 |
| Commission/Council | 3,500 |
| 9.15. Vacations | <u>Fee</u> |
| Street | \$ 6,000 |
| Tree Easement | 1,000 |
| 9.16. Variance | <u>Fee</u> |
| Class I | \$ 825 |
| Class II | 2,900 |
| After the initial charge for the first variance, subsequent variances will be charged one-half the fee when processed as one application. | |
| 9.17. Zone Change | <u>Deposit</u> |
| Plan Map Amendment | \$ 3,000 |
| 9.18. Land Use Declaration | <u>Fee</u> |
| Responding to land use information requests | \$ 100 |

10. Building Fees

10.1. Building and Solar Permit Fees

| | <u>Minimum base fee</u> | <u>Plus each additional \$1K of BV</u> |
|--------------------------|-----------------------------|--|
| Building Valuation (BV): | | |
| \$0 up to \$2,000 | \$ 100 | - |
| \$2,001 up to \$25,000 | 78 | \$ 14 |
| \$25,001 up to \$50,000 | 406 | 11 |
| \$50,001 up to \$100,000 | 672 | 7 |
| Over \$100,000 | 1,029 | 5 |

These fees are based on building valuation (BV) and set by the State Building Codes Division.

10.2. Plan Reviews

| | <u>Fee</u> |
|------------------------|---|
| Structural | 65% of permit fee |
| Fire, Life, and Safety | 45% of permit fee (Commercial only/when applicable) |

10.3. Deferred Submittals

\$250 for the first deferred item and \$125 for each additional item; or 10 percent of the of the permit fee for the value of the deferred work, whichever is greater.

The fee methodology is mandated by Oregon Administrative Rules.

10.4. Phased Permits

\$250 for the first phase and \$125 for each addition phase, plus 10 percent of the building fee. Maximum \$1,500 per phase added to the building permit fee.

10.5. Master Plans and Architect/Engineer Approved Plan Review

| | <u>Fee</u> |
|---------------------------------|---|
| Hourly rate - normal work hours | <i>[Refer to Section 1.3. for hourly rate information.]</i> |
| Evening and weekend hourly rate | <i>[Refer to Section 1.3. for hourly rate information.]</i> |

10.6. Demolition

| | <u>Fee</u> |
|-------------|--|
| Residential | \$ 60 |
| Commercial | Based on valuation. Apply contract price to building permit table. |

10.7. Dye Test

| | <u>Fee</u> |
|-------------|--|
| Residential | \$ 46 |
| Commercial | Charged an hourly rate (see Section 1.3. for hourly rate information). |

10.8. Consultation

| | <u>Fee</u> |
|-----|--|
| Fee | Charged an hourly rate (see Section 1.3. for hourly rate information). |

10.9. Grubbing

| | <u>Fee</u> |
|-----|------------|
| Fee | \$ 100 |

10.10. Tree Review

| | <u>Fee</u> |
|--|------------|
| Fee | \$ 75 |
| Associated with residential permit - \$75 flat fee | |

10.11. Administrative Civil Penalties Appeal

| | <u>Fee</u> |
|--|------------|
| Appeal to the City Manager, the amount of the penalty the Building Official assessed for violating the Specialty Codes | \$ 400 |

10.12. Grading Plan Review Fee

| Cubic Yards (CY): | <u>Fee for first 10,000 Cubic Yards</u> | <u>Plus fee for each additional CY over 10,000 Cubic Yards</u> |
|--------------------|---|--|
| | 0 to 50 | No fee, no permit required |
| 51 to 100 | \$ 27 | n/a |
| 101 to 1,000 | 43 (for 1st 100 CY) | n/a |
| 1,001 to 10,000 | 57 (for 1st 1,000 CY) | n/a |
| 10,001 to 100,000 | 57 (for 1st 10,000 CY) | \$28 (each additional 10,000 CY) |
| 100,001 to 200,000 | 309 (for 1st 100,000 CY) | 15 (each additional 10,000 CY) |
| Over 200,000 | 462 (for 1st 200,000 CY) | 8 (each additional 10,000 CY) |

10.13. Grading Permit Fee

| Cubic Yards (CY): | <u>Fee for first 1,000 of Cubic Yards</u> | <u>Plus fee for each additional CY over 1,000 (or fraction thereof)</u> |
|-------------------|---|---|
| | 0 to 50 | No fee, no permit required |
| 51 to 100 | \$ 43 | n/a |
| 101 to 1,000 | 43 (for 1st 100 CY) | \$20 (each additional 100 CY) |
| 1,001 to 10,000 | 224 (for 1st 1,000 CY) | 17 (each additional 1,000 CY) |
| 10,001 to 100,000 | 374 (for 1st 10,000 CY) | 76 (each additional 10,000 CY) |
| Over 100,000 | 1,057 (for 1st 100,000 CY) | 42 (each additional 10,000 CY) |

10.14. Fire Sprinkler Permit Fee

| | <u>Fee</u> |
|-----------------------------------|---|
| Residential House square footage: | |
| 0 to 2,000 | \$100 (one hour) |
| 2,001 to 3,600 | \$125 (1.25 hours) |
| 3,601 to 7,200 | \$150 (1.50 hours) |
| Over 7,200 | \$200 (two hours) |
| All other sprinklers | Based on the valuation of the work, applied to the Building Permit Fee schedule |

10.15. Fire Sprinkler Plan Review

| | <u>Fee</u> |
|-----|-------------------|
| Fee | 25% of permit fee |

10.16. Medical Gas

Based on the valuation of the work, applied to the Building Permit Fee schedule.

10.17. Public Works Review and Inspection

| | <u>Fee</u> |
|---|------------|
| General review associated with residential permit | \$ 350 |
| All others, see Public Works Department fee schedule. | |
| Stormwater Management Facility Review and Inspection | 150 |

10.18. Partial Permit

| | <u>Fee</u> |
|-------------|------------|
| Residential | \$ 75 |
| Commercial | 250 |

10.19. Occupancy Certificate

| | <u>Fee</u> |
|-----------------|---|
| Commercial only | \$ 300 (Temporary certificate of occupancy) |

10.20. Plumbing Permit Fees

New One- and Two-family dwellings only (includes 100 feet for each utility connection)

| | Fee |
|--------------------------------|------------|
| SFR (1) Bath | \$ 392 |
| SFR (2) Bath | 519 |
| SFR (3) Bath | 633 |
| Each additional ½ bath/kitchen | 68 |

10.21. Site Utility Fees

| | Fee |
|---------------------------------------|------------|
| Catch basin/area drain | \$ 18 |
| Drywells/leach line/trench drain | 18 |
| Footing drain (Per 100' or fraction) | 76 |
| Manufactured home utilities | 76 |
| Manholes | 18 |
| Rain drain connector | 18 |
| Sanitary sewer (Per 100' or fraction) | 76 |
| Storm sewer (Per 100' or fraction) | 76 |
| Water services (Per 100' or fraction) | 76 |

10.22. Fixture or Item

| | Fee |
|----------------------------------|------------|
| Absorption valve | \$ 18 |
| Back flow preventer (irrigation) | 18 |
| Backwater valve | 18 |
| Basins/lavatory | 18 |
| Clothes washer | 18 |
| Dishwasher | 18 |
| Drinking fountain(s) | 18 |
| Ejectors/sump | 18 |
| Expansion tank | 18 |
| Fixture/sewer cap | 18 |
| Floor drains/floor sinks/hub | 18 |
| Garbage disposal | 18 |
| Hose bib | 18 |
| Ice maker | 18 |
| Interceptor/grease trap | 18 |
| Primer(s) | 18 |
| Roof drain (commercial) | 18 |
| Sink(s), basin(s), lav(s) | 18 |
| Sump | 18 |
| Tubs/shower/shower pan | 18 |
| Urinal | 18 |
| Water closet | 18 |
| Water heater | 18 |
| Minimum | 100 |

10.23. Mechanical Permit Fees

| | <u>Fee</u> |
|-------------------------------------|------------|
| Duct Work | \$ 19 |
| Air Conditioning | 25 |
| Alteration of Existing | 19 |
| Boiler | 25 |
| Heat Pumps | 25 |
| Furnace | 31 |
| Heaters-Wall Mounted | 25 |
| Appliance Vent | 19 |
| Dryer Vent | 19 |
| Kit. Hood | 19 |
| Exhaust Vent | 13 |
| Fuel Piping (4 outlets) | 9 |
| Fuel Piping (each above 4) | 2 |
| Decorative Fireplace (manufactured) | 31 |
| Insert | 31 |
| Wood Stove | 31 |
| Hydronic hot water system | 31 |
| Log lighter | 19 |
| Barbecue | 19 |
| Gas clothes dryer | 19 |
| Other | 19 |
| Minimum | 100 |

11. Systems Development Charges (SDCs)

City SDCs Increased
for ENR CCI Index at 3.90%

11.1. General SDC Information

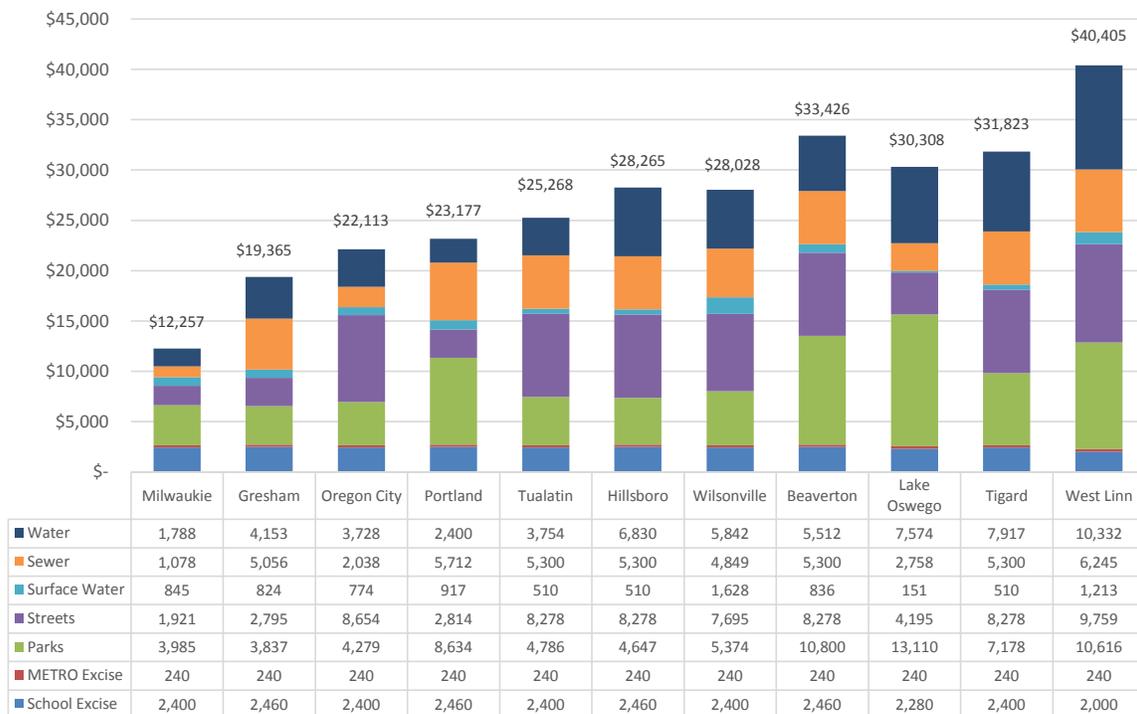
West Linn SDC fees shall be indexed for inflation annually using the Engineering News – Record Construction Cost Index (20-city average) for the most recent 12-month period per Code Section 4.415(3).

Below is a summary table of all SDC charges for a Single Family Dwelling (effective July 1, 2017):

| Per Single Family Dwelling: | Reimbursement | Improvement | Administrative | Total |
|---|---------------|-------------|----------------|-----------|
| Street SDC | \$ 1,652 | \$ 6,474 | \$ - | \$ 8,126 |
| Bike/Ped SDC | - | 1,633 | - | 1,633 |
| Water SDC | 655 | 7,799 | 220 | 8,674 |
| Surface Water SDC | 888 | 267 | 58 | 1,213 |
| Parks SDC | - | 10,332 | 284 | 10,616 |
| Sewer SDC | 685 | 2,669 | 126 | 3,480 |
| Sub-total, SDCs to City | \$ 3,880 | \$ 29,174 | \$ 688 | \$ 33,742 |
| Plus Water SDC collected for South Fork Water Board (updated effective January 1, 2017) | | | | 1,658 |
| Plus Sewer SDC collected for Tri-City Service District | | | | 2,765 |
| Plus Excise Tax collected for Metro on valuations over \$100,000 | | | | 240 |
| Plus Excise Tax collected for School District on new construction or additions | | | | 2,000 |
| Total SDCs due for Single Family Dwelling | | | | \$ 40,405 |

Comparison of Neighboring Cities' New Single-Family SDC Fees

Based on a 2,000sqft home with 500sqft garage, \$200,000 value



11.2. Street SDC

Effective July 1, 2017 [see updated 7/1/17 table attached]

11.3. Bike/Ped SDC

Effective July 1, 2017 [see updated 7/1/17 table attached]

11.4. Water SDC

Note: see also the additional SDC collected on behalf of South Fork Water Board

[SFWB Water SDC for 5/8" meter is currently = \$1,658 for 2017 and \$1,655 for 2016]

Effective July 1, 2016 [ENR CCI increase 2.00%]

| Size of Meter | Meter Equivalency | Reimbursement | Improvement | Administrative | Total | |
|------------------------|-------------------|---------------|-------------|----------------|-------------|---------|
| <i>per factor of 1</i> | | 1.00 | \$630 | \$7,506 | \$212 | \$8,348 |
| 5/8" | 1 | \$630 | \$7,506 | \$212 | \$8,348 | |
| 3/4" | 1.5 | \$945 | \$11,259 | \$318 | \$12,522 | |
| 1" | 2.5 | \$1,575 | \$18,765 | \$530 | \$20,870 | |
| 1.5" | 5 | \$3,150 | \$37,530 | \$1,060 | \$41,740 | |
| 2" | 8 | \$5,040 | \$60,048 | \$1,696 | \$66,784 | |
| 3" | 16 | \$10,080 | \$120,096 | \$3,392 | \$133,568 | |
| 4" | 25 | \$15,750 | \$187,650 | \$5,300 | \$208,700 | |
| 6" | 50 | \$31,500 | \$375,300 | \$10,600 | \$417,400 | |
| 8" | 80 | \$50,400 | \$600,480 | \$16,960 | \$667,840 | |
| 10" | 125 | \$78,750 | \$938,250 | \$26,500 | \$1,043,500 | |

Effective July 1, 2017 [ENR CCI increase 3.90%]

| Size of Meter | Meter Equivalency | Reimbursement | Improvement | Administrative | Total | |
|------------------------|-------------------|---------------|-------------|----------------|-------------|---------|
| <i>per factor of 1</i> | | 1.00 | \$655 | \$7,799 | \$220 | \$8,674 |
| 5/8" | 1 | \$655 | \$7,799 | \$220 | \$8,674 | |
| 3/4" | 1.5 | \$983 | \$11,699 | \$329 | \$13,011 | |
| 1" | 2.5 | \$1,638 | \$19,498 | \$549 | \$21,685 | |
| 1.5" | 5 | \$3,275 | \$38,995 | \$1,100 | \$43,370 | |
| 2" | 8 | \$5,240 | \$62,392 | \$1,760 | \$69,392 | |
| 3" | 16 | \$10,480 | \$124,784 | \$3,520 | \$138,784 | |
| 4" | 25 | \$16,375 | \$194,975 | \$5,500 | \$216,850 | |
| 6" | 50 | \$32,750 | \$389,950 | \$11,000 | \$433,700 | |
| 8" | 80 | \$52,400 | \$623,920 | \$17,600 | \$693,920 | |
| 10" | 125 | \$81,875 | \$974,875 | \$27,500 | \$1,084,250 | |

11.5. Surface Water SDC

Based on impervious area, City surface water per ESU (2,914ft²)

Effective July 1, 2016 [ENR CCI increase 2.00%]

| Unit | | Reimbursement | Improvement | Administrative | Total |
|------------------------|------|---------------|-------------|----------------|---------|
| <i>per factor of 1</i> | 1.00 | \$855 | \$257 | \$55 | \$1,167 |
| Single family | 1.00 | \$855 | \$257 | \$55 | \$1,167 |

Effective July 1, 2017 [ENR CCI increase 3.90%]

| Unit | | Reimbursement | Improvement | Administrative | Total |
|------------------------|------|---------------|-------------|----------------|---------|
| <i>per factor of 1</i> | 1.00 | \$888 | \$267 | \$58 | \$1,213 |
| Single family | 1.00 | \$888 | \$267 | \$58 | \$1,213 |

11.6. Park SDC

Effective July 1, 2016 [ENR CCI increase 2.00%]

| Unit | | Reimbursement | Improvement | Administrative | Total |
|------------------------|-------|---------------|-------------|----------------|----------|
| <i>per factor of 1</i> | 1.00 | \$0 | \$3,752 | \$103 | \$3,855 |
| Single family | 2.65 | \$0 | \$9,943 | \$273 | \$10,216 |
| Multi-family | 1.874 | \$0 | \$7,030 | \$193 | \$7,223 |

Effective July 1, 2017 [ENR CCI increase 3.90%]

| Unit | | Reimbursement | Improvement | Administrative | Total |
|------------------------|-------|---------------|-------------|----------------|----------|
| <i>per factor of 1</i> | 1.00 | \$0 | \$3,899 | \$107 | \$4,006 |
| Single family | 2.65 | \$0 | \$10,332 | \$284 | \$10,616 |
| Multi-family | 1.874 | \$0 | \$7,305 | \$201 | \$7,506 |

11.6. Sewer SDC

Note: see also the additional SDC collected on behalf of Tri-City Service District
 [Tri-City Service District Sewer SDC is currently 1 EDU = \$2,765]

Effective July 1, 2016 [ENR CCI increase 2.00%]

| Unit | Meter Size | Factor | Reimbursement | Improvement | Administrative | Total |
|------------------------|------------|--------|---------------|-------------|----------------|-----------|
| <i>per factor of 1</i> | | 1.00 | \$659 | \$2,569 | \$121 | \$3,349 |
| Single family | - | - | \$659 | \$2,569 | \$121 | \$3,349 |
| Multi-family | - | - | \$367 | \$1,431 | \$67 | \$1,865 |
| Commercial | 5/8" | 1 | \$659 | \$2,569 | \$121 | \$3,349 |
| Commercial | 3/4" | 1.5 | \$989 | \$3,854 | \$181 | \$5,024 |
| Commercial | 1" | 2.5 | \$1,648 | \$6,423 | \$302 | \$8,373 |
| Commercial | 1.5" | 5 | \$3,295 | \$12,845 | \$605 | \$16,745 |
| Commercial | 2" | 8 | \$5,272 | \$20,552 | \$968 | \$26,792 |
| Commercial | 3" | 16 | \$10,544 | \$41,104 | \$1,936 | \$53,584 |
| Commercial | 4" | 25 | \$16,475 | \$64,225 | \$3,025 | \$83,725 |
| Commercial | 6" | 50 | \$32,950 | \$128,450 | \$6,050 | \$167,450 |
| Commercial | 8" | 80 | \$52,720 | \$205,520 | \$9,680 | \$267,920 |
| Commercial | 10" | 125 | \$82,375 | \$321,125 | \$15,125 | \$418,625 |

Effective July 1, 2017 [ENR CCI increase 3.90%]

| Unit | Meter Size | Factor | Reimbursement | Improvement | Administrative | Total |
|------------------------|------------|--------|---------------|-------------|----------------|-----------|
| <i>per factor of 1</i> | | 1.00 | \$685 | \$2,669 | \$126 | \$3,480 |
| Single family | - | - | \$685 | \$2,669 | \$126 | \$3,480 |
| Multi-family | - | - | \$382 | \$1,487 | \$69 | \$1,938 |
| Commercial | 5/8" | 1 | \$685 | \$2,669 | \$126 | \$3,480 |
| Commercial | 3/4" | 1.5 | \$1,028 | \$4,004 | \$188 | \$5,220 |
| Commercial | 1" | 2.5 | \$1,713 | \$6,673 | \$314 | \$8,700 |
| Commercial | 1.5" | 5 | \$3,425 | \$13,345 | \$630 | \$17,400 |
| Commercial | 2" | 8 | \$5,480 | \$21,352 | \$1,008 | \$27,840 |
| Commercial | 3" | 16 | \$10,960 | \$42,704 | \$2,016 | \$55,680 |
| Commercial | 4" | 25 | \$17,125 | \$66,725 | \$3,150 | \$87,000 |
| Commercial | 6" | 50 | \$34,250 | \$133,450 | \$6,300 | \$174,000 |
| Commercial | 8" | 80 | \$54,800 | \$213,520 | \$10,080 | \$278,400 |
| Commercial | 10" | 125 | \$85,625 | \$333,625 | \$15,750 | \$435,000 |

City of West Linn
 Transportation SDC
 SDC per Land Use

New Methodology and Fees Adopted Effective July 1, 2015
 [ENR CCI increased all SDC Fees by 3.90% Effective July 1, 2017]

| | | ITE Average Daily Trips | Number of Person Trips ¹ | % Primary Trips | New Person Trip Ends | Effective July 1, 2017 | | | |
|--|---------------|-------------------------------|---|--------------------|----------------------------|------------------------|----------|-------------------------|--------------------------------|
| | | | | | | Improvement Cost | | Street Reimbursement | Bike/Ped & Street Total SDC |
| | | | | | | Bike/Ped | Street | | |
| 21 Commercial Airport | CFD | 123.1 | 206.8 | 100% | 206.8 | | | | |
| 30 Intermodal Truck Terminal | Acre | 62.5 | 105.0 | 100% | 105.0 | | | | |
| 110 General Light Industrial | 1,000 SFGFA | 5.3 | 8.8 | 100% | 8.8 | | | | |
| 130 Industrial Park | 1,000 SFGFA | 5.3 | 9.0 | 100% | 9.0 | | | | |
| 140 Manufacturing | 1,000 SFGFA | 3.0 | 5.1 | 100% | 5.1 | | | | |
| 151 Mini-Warehouse | 1,000 SFGFA | 2.4 | 4.0 | 100% | 4.0 | | | | |
| 160 Data Center | 1,000 SFGFA | 1.0 | 1.7 | 100% | 1.7 | | | | |
| 210 Single-Family Detached Housing | Dwelling unit | 9.4 | 15.9 | 100% | 15.9 | | | | |
| 220 Apartment | Dwelling unit | 6.5 | 10.9 | 100% | 10.9 | | | | |
| 230 Residential Condominium/Townhouse | Dwelling unit | 5.7 | 9.5 | 100% | 9.5 | | | | |
| 240 Mobile Home Park | ODU | 4.9 | 8.2 | 100% | 8.2 | | | | |
| 254 Assisted Living | Bed | 2.6 | 4.3 | 100% | 4.3 | | | | |
| 310 Hotel | Room | 7.9 | 13.2 | 100% | 13.2 | | | | |
| 320 Motel | Room | 5.6 | 9.5 | 100% | 9.5 | | | | |
| 411 City Park | Acre | 6.1 | 10.3 | 100% | 10.3 | | | | |
| 417 Regional Park | Acre | 5.0 | 8.4 | 100% | 8.4 | | | | |
| 430 Golf Course | Acre | 5.3 | 8.9 | 100% | 8.9 | | | | |
| 444 Movie Theater with Matinee | Movie screen | 387.0 | 650.2 | 100% | 650.2 | | | | |
| 492 Health/Fitness Club | 1,000 SFGFA | 30.3 | 50.9 | 100% | 50.9 | | | | |
| 495 Recreational Community Center | 1,000 SFGFA | 27.4 | 46.0 | 100% | 46.0 | | | | |
| 520 Elementary School | 1,000 SFGFA | 7.1 | 12.0 | 59% | 7.1 | | | | |
| 522 Middle School/Junior High School | 1,000 SFGFA | 6.4 | 10.7 | 59% | 6.3 | | | | |
| 530 High School | 1,000 SFGFA | 6.0 | 10.0 | 59% | 5.9 | | | | |
| 540 Junior/Community College | 1,000 SFGFA | 21.4 | 36.0 | 100% | 36.0 | | | | |
| 560 Church | 1,000 SFGFA | 13.2 | 22.2 | 100% | 22.2 | | | | |
| 565 Day Care Center | 1,000 SFGFA | 18.0 | 30.3 | 33% | 10.0 | | | | |
| 590 Library | 1,000 SFGFA | 50.5 | 84.8 | 100% | 84.8 | | | | |
| 610 Hospital | 1,000 SFGFA | 12.2 | 20.4 | 100% | 20.4 | | | | |
| 620 Nursing Home | 1,000 SFGFA | 7.2 | 12.1 | 100% | 12.1 | | | | |
| 710 General Office Building | 1,000 SFGFA | 8.4 | 14.1 | 100% | 14.1 | | | | |
| 720 Medical-Dental Office Building | 1,000 SFGFA | 27.3 | 45.9 | 100% | 45.9 | | | | |
| 731 State Motor Vehicles Department | 1,000 SFGFA | 120.9 | 203.1 | 100% | 203.1 | | | | |
| 732 United States Post Office | 1,000 SFGFA | 88.4 | 148.4 | 100% | 148.4 | | | | |
| 750 Office Park | 1,000 SFGFA | 8.5 | 14.3 | 100% | 14.3 | | | | |
| 760 Research and Development Center | 1,000 SFGFA | 6.2 | 10.5 | 100% | 10.5 | | | | |
| 770 Business Park | 1,000 SFGFA | 9.4 | 15.9 | 100% | 15.9 | | | | |
| 812 Building Materials and Lumber Store | 1,000 SFGFA | 43.1 | 72.5 | 100% | 72.5 | | | | |
| 813 Free-Standing Discount Superstore | 1,000 SFGFA | 38.5 | 64.6 | 72% | 46.5 | | | | |
| 814 Variety Store | 1,000 SFGFA | 30.6 | 51.4 | 48% | 24.5 | | | | |
| 815 Free-Standing Discount Store | 1,000 SFGFA | 28.2 | 47.4 | 48% | 22.6 | | | | |
| 816 Hardware/Paint Store | 1,000 SFGFA | 25.9 | 43.5 | 45% | 19.4 | | | | |
| 817 Nursery (Garden Center) | 1,000 SFGFA | 82.9 | 139.2 | 100% | 139.2 | | | | |
| 820 Shopping Center | 1,000 SFGFA | 20.7 | 34.7 | 50% | 17.4 | | | | |
| 826 Specialty Retail Center | 1,000 SFGFA | 40.6 | 68.2 | 100% | 68.2 | | | | |
| 841 Automobile Sales | 1,000 SFGFA | 29.3 | 49.2 | 100% | 49.2 | | | | |
| 843 Automobile Parts Sales | 1,000 SFGFA | 27.2 | 45.8 | 44% | 20.1 | | | | |
| 848 Tire Store | 1,000 SFGFA | 17.1 | 28.7 | 69% | 19.7 | | | | |
| 850 Supermarket | 1,000 SFGFA | 47.3 | 79.5 | 39% | 30.8 | | | | |
| 851 Convenience Market (Open 24 Hours) | 1,000 SFGFA | 246.8 | 414.6 | 33% | 134.9 | | | | |
| 857 Discount Club | 1,000 SFGFA | 42.3 | 71.1 | 100% | 71.1 | | | | |
| 862 Home Improvement Superstore | 1,000 SFGFA | 16.7 | 28.1 | 44% | 12.4 | | | | |
| 880 Pharmacy/Drugstore without Drive-Through | 1,000 SFGFA | 38.1 | 64.1 | 42% | 27.1 | | | | |
| 881 Pharmacy/Drugstore with Drive-Through | 1,000 SFGFA | 36.8 | 61.9 | 38% | 23.5 | | | | |
| 890 Furniture Store | 1,000 SFGFA | 1.8 | 3.1 | 37% | 1.1 | | | | |
| 911 Walk-in Bank | 1,000 SFGFA | 121.3 | 203.8 | 100% | 203.8 | | | | |
| 912 Drive-in Bank | 1,000 SFGFA | 33.5 | 56.3 | 27% | 15.4 | | | | |
| 925 Drinking Place | 1,000 SFGFA | 154.9 | 260.2 | 100% | 260.2 | | | | |
| 931 Quality Restaurant | 1,000 SFGFA | 37.4 | 62.9 | 43% | 26.7 | | | | |
| 932 High-Turnover (Sit-Down) Restaurant | 1,000 SFGFA | 52.6 | 88.3 | 40% | 35.1 | | | | |
| 933 Fast-Food Restaurant without Drive-Through | 1,000 SFGFA | 208.3 | 349.9 | 40% | 139.1 | | | | |
| 934 Fast-Food Restaurant with Drive-Through | 1,000 SFGFA | 219.1 | 368.0 | 41% | 150.7 | | | | |
| 936 Coffee/Donut Shop without Drive-Through | 1,000 SFGFA | 102.6 | 172.4 | 40% | 68.5 | | | | |
| 937 Coffee/Donut Shop with Drive-Through | 1,000 SFGFA | 335.2 | 563.1 | 41% | 230.5 | | | | |
| 938 Coffee/Donut Kiosk | 1,000 SFGFA | 306.0 | 514.1 | 17% | 87.4 | | | | |
| 944 Gasoline/Service Station | VFP | 59.0 | 99.1 | 35% | 34.7 | | | | |
| 945 Gasoline/Service Station with Convenience | VFP | 20.8 | 34.9 | 13% | 4.5 | | | | |
| 946 Gasoline/Service Station with Car Wash | VFP | 36.5 | 61.3 | 24% | 14.7 | | | | |
| *** Other (median) | | 27.2 | 45.8 | 100% | 45.8 | | | | |
| *** Other (average) | | 54.0 | 90.7 | 76% | 68.8 | | | | |
| Per Average Daily Person Trip-End Unit SDC Fee (eff. 7/1/17) | | | | | | \$102.91 | \$407.91 | \$104.09 | \$614.91 |

Source: ITE Trip Generation Manual, 9th Edition, compiled by FCS GROUP

1.68 ¹Person trip conversion rate of 1.68 derived from 2009 U.S. National Household Transportation Survey findings

Abbreviations

- CFD - commercial flights per day
- ODU - occupied dwelling unit
- SFGFA - square feet of gross floor area
- SFGLA - square feet of gross leasable area
- VFP - vehicle fueling position

Attachments

1. Fees of other entities that the City of West Linn is required to pass through
 - 1.1. METRO - Construction Excise Tax
 - 1.2. WLWSD - Construction Excise Tax
 - 1.3. LOSD - Construction Excise Tax
 - 1.4. Water SDC - South Fork Water Board water SDC charges
 - 1.5. Sewer SDC - Tri-City Service District sewer SDC charges
2. Copy of Resolution adopting Master Fees and Charges booklet
3. Copies of the three Construction Excise Tax agreements and provisions

Attachments

1. Construction Excise Tax agreement with other entities

1.1. METRO - Construction Excise Tax

| | <u>Fee</u> | |
|---|--------------|-----------------|
| Tax percentage to be assessed on value of construction | 0.12% | of construction |
| City's administrative fee retained to cover collection costs | 5% | of tax amount |
| Maximum amount of tax assessed | \$ 12,000 | |
| Exempt construction projects that are under this value | \$ 100,000 | |
| Expiration date (extended in June 2009) | 2014 | |
| Date the tax first went into effect | July 1, 2006 | |
| http://www.metro-region.org/index.cfm/go/by.web/id=18459 | | |

1.2. WLWSD - Construction Excise Tax

| | | |
|--|------------------|-----------------|
| Residential - tax amount on value of construction | \$ 1.00 | per square foot |
| Nonresidential - tax amount on value of construction | \$ 0.50 | per square foot |
| City's administrative fee retained to cover collection costs | 4% | of tax amount |
| Date the tax first went into effect | October 24, 2007 | |

1.3. LOSD - Construction Excise Tax [increased for CCI eff. 10/01/2010]

| | | |
|--|---------------|-----------------|
| Residential - tax amount on value of construction | \$ 1.05 | per square foot |
| Nonresidential - tax amount on value of construction | \$ 0.53 | per square foot |
| City's administrative fee retained to cover collection costs | 4% | of tax amount |
| Date the tax first went into effect | April 1, 2010 | |

1.4. South Fork Water Board - Water SDC Fee

| Meter Size | Equivalent Meter Factor (EMF) | Water SDC Fee (eff. 1/1/15) | Water SDC Fee (eff. 1/1/16) | Water SDC Fee (eff. 1/1/17) |
|-------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| 5/8" x 3/4" | 1 | \$ 1,621 | \$ 1,655 | \$ 1,658 |
| 3/4" | 1.5 | 2,432 | 2,484 | 2,487 |
| 1" | 2.5 | 4,053 | 4,139 | 4,146 |
| 1.5" | 5 | 8,106 | 8,278 | 8,292 |
| 2" | 8 | 12,969 | 13,245 | 13,267 |
| 3" | 16 | 25,938 | 26,489 | 26,533 |
| 4" | 25 | 40,529 | 41,390 | 41,458 |
| 6" | 50 | 81,058 | 82,780 | 82,916 |
| 8" | 80 | 129,692 | 132,448 | 132,666 |
| 10" | 115 | 186,432 | 190,394 | 190,708 |

1.5. Tri-City Service District - Sewer SDC Fee

[see next page for table, details, and information]

1.5. Tri-City Service District Sewer SDC Fee

1 EDU = \$2,765

| Class of Service | System Development Charge | Sewer Use Charge |
|---|--|--|
| Residential | | |
| 01. Single Family Dwelling | 1 EDU | 1 EDU |
| 02. Duplex | 0.8 EDU per dwelling unit | 1 EDU per dwelling unit |
| 03. Triplex | 0.8 EDU per dwelling unit | 1 EDU per dwelling unit |
| 04. Multi-Family (Four Plex and Up) | 0.8 EDU per dwelling unit | 1 EDU per dwelling unit |
| 05. Trailer/Mobile Home Parks | 0.8 EDU per dwelling unit | 1 EDU per rental space provided sewer service |
| 06. Adult Foster Care Homes ¹ | 1 EDU | 1 EDU per five occupants |
| Institutional | | |
| 10. High Schools | 1 EDU per 29 students (ADA) ² | 1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption |
| 11. Junior High Schools | 1 EDU per 29 students (ADA) ² | Same as 10. (above) |
| 12. Elementary and Pre Schools | 1 EDU per 65 students (ADA) ² | Same as 10. (above) |
| 13. Community Colleges | 1 EDU per 29 students (ADA) ² | Same as 10. (above) |
| 14. Churches | 1 EDU per 180 seats (ADA) ³ | Same as 10. (above) |
| -if parsonage | 1 EDU per 29 students (ADA) ² | Same as 10. (above) |
| -if weekday child care or church school | 1 EDU per 65 additional students | Same as 10. (above) |
| -if full time business officer | 1 EDU per 1,900 sq. ft. additional meeting area | Same as 10. (above) |
| -if evening programs conducted three night or more per week | 1 EDU per 1,900 sq. ft. additional meeting area | Same as 10. (above) |
| 15. Hospitals - General | 1 EDU per bed | Same as 10. (above) |
| 16. Convalescent/Rest Homes | 1 EDU per two beds | Same as 10. (above) |
| 17. Adult Foster Care Homes ⁴ | 1 EDU per two beds | Same as 10. (above) |
| Commercial | | |
| 20. Hotels, Motels | 1 EDU per two rooms | 1 EDU per two rooms ⁵ |
| -if quality restaurant | 1 EDU per 10 seats, 1 EDU per 10 additional seats | 1 EDU per 10 seats ⁵ |
| 21. Restaurants | 1 EDU per 11 seats | 1 EDU per 11 seats ⁵ |
| 22. Fast Food | 1 EDU per 18 seats | 1 EDU per 18 seats ⁵ |
| 23. Tavern/Lounge | 1 EDU per 18 seats | 1 EDU per 18 seats ⁵ |
| 24. Service Stations (without car wash) | 1.7 EDU | 1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption |
| 25. Car Wash | UEDUs per stall | Same as 24. (above) |
| 26. Rollover (with service station) | 5.6 EDUs | Same as 24. (above) |
| 27. Tunnel (with service station) | 16 EDUs | Same as 24. (above) |
| 28. Laundromats | 1 EDU per machine | Same as 24. (above) |
| 29. Other Commercial (shall include all classes not otherwise included in this table) | The lesser of 1 EDU per 1,900 sq. ft. or less of floor space or 1 EDU per quarter acre or fraction thereof of land acre but not less than 50 percent of maximum charge resulting from the two options. | Same as 24. (above) |
| Industrial | | |
| 30. Light Industrial Waste ⁶ | Same as 29. (above) | 1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption and actual cost to District for removal of SS and BOD per pound for amount resulting from sewage strength in excess of domestic sewage strength. Based on District cost per pound for removal off BOD and SS and cost per gallon for processing sewage flow. |
| 31. Heavy Industrial Waste ⁷ | Based on actual cost to District but not less than 16. (above) | |
| Public Authorities | | |
| 40. Cities | See applicable agreements | See applicable agreements |

Note: For the purpose of equivalent dwelling units for connection charge purposes, the quotient will be carried to two decimal places.

- 1 Adult foster care homes having an occupancy capacity of five or fewer persons for whom the owner/operator of the facility receives remuneration of any kind shall be charged for one EDU.
- 2 ADA = Average Daily Attendance
- 3 Where seating is on benches or pews, the number of seats shall be computer on the basis of one seat for each 18 inches of bench or pews length.
- 4 Adult foster care homes having an occupancy capacity in excess of five persons for whom the owner/operator of the facility receives remuneration of any kind.
- 5 First year of service is based on seating capacity as shown. Subsequent service based on one EDU per 1,000 cubic feet or fraction thereof of metered water consumption.
- 6 With 30 pounds to 200 pounds of SS per day; 30 pounds to 200 pounds of BOD per day; and less than 10,000 gallons per day
- 7 With more than 200 pounds of SS per day; 200 pounds of BOD per day; and 10,000 gallons or more per day



Master Fees and Charges Document

Adopted: June __, 2017

Effective: July 1, 2017

(Unless otherwise noted)

Attachment A

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1. General Information

1.1. Overview

The City of West Linn provides a full range of municipal services to the community, which includes police protection, traffic control and improvement, street maintenance and improvement, water, sewer, and surface water management services, planning and zoning regulation, building inspection and regulation, parks and recreational activities, and community library services. This Master Fees Schedule consolidates all City fees and charges, adopted by City Council resolution, for the various services that the City provides. Typically, it is updated annually and reflects all fee resolutions passed by Council during the year. For easy reference, the current Master Fees Schedule booklet is available online at: <http://westlinnoregon.gov/finance>.

1.2. Fee Variance & Waiver Statement

Based upon an unusual circumstance or event, past practices, demonstrated hardship, or public benefit, the City Manager is authorized to waive or decrease a fee(s) or charge(s) in a particular matter or establish a fee not yet authorized in this schedule. When a new fee is established by the City Manager it shall be incorporated into this resolution, and it shall be included and specified during the next update to this document. It shall be communicated to Council in writing to allow opportunity for comment. The request for a waiver or reduction may be in writing. If the City Manager or his designee agrees to said waiver or reduction, he/she may inform the City Council, in writing, of the request and his/her decision, except in minor matters (defined as waivers or reductions valued at \$500 or less).

1.3. Statement of Hourly Rates

Unless otherwise specified, the City employee hourly rate shall be calculated as three times the employee's hourly pay rate, to the nearest \$5 increment. This calculation shall be used to recover costs for those services billed on an hourly basis, including but not limited to professional services such as planning, engineering, public works, utility, financial, legal, parks, and police services. The use of a multiplier of three is intended to recover all overhead, training, benefits, and other costs associated with a City employee's time. Any work performed during overtime hours shall be billed the calculated three times hourly rate multiplied by 125 percent. A schedule of hourly billing rates will be maintained. The City Manager or Department Directors are authorized to adjust calculated billings to reflect the impact of unusual circumstances or situations.

2. Utility and City Services Fees

Increased 5.00%

| | Effective January 1, 2016 | | Effective January 1, 2017 | | Effective January 1, 2018 | |
|--------------------------------|------------------------------|-----------------------|------------------------------|-----------------------|------------------------------|-----------------------|
| | Over 700 Cubic Feet; | | Over 700 Cubic Feet; | | Over 700 Cubic Feet; | |
| | First 700 Cubic Feet | Per 100 Cubic Feet | First 700 Cubic Feet | Per 100 Cubic Feet | First 700 Cubic Feet | Per 100 Cubic Feet |
| 2.1. Water Rates | | | | | | |
| 5/8" x 3/4" meter | \$ 20.45 | \$ 2.35 | \$ 21.47 | \$ 2.47 | \$ 22.54 | \$ 2.59 |
| 3/4" meter | 20.45 | 2.35 | 21.47 | 2.47 | 22.54 | 2.59 |
| 1" meter | 24.27 | 2.35 | 25.48 | 2.47 | 26.75 | 2.59 |
| Multi-family rate per dwelling | 20.45 | 2.35 | 21.47 | 2.47 | 22.54 | 2.59 |
| 1-1/4" to 1-1/2" meter | 27.75 | 2.35 | 29.14 | 2.47 | 30.60 | 2.59 |
| 2" meter | 35.54 | 2.35 | 37.32 | 2.47 | 39.19 | 2.59 |
| 3" meter | 44.63 | 2.35 | 46.86 | 2.47 | 49.20 | 2.59 |
| 6" meter | 89.29 | 2.35 | 93.75 | 2.47 | 98.44 | 2.59 |

Note: for water users outside of City limits, a factor of 1.5 is applied to applicable utility rates.

2.2. Water Service Shut Off

| | <u>Fee</u> | |
|--|------------|----------------------------|
| Shut off fee for non-payment | \$ 30 | Pursuant to Code 4.235 (2) |
| Shut off fees pursuant to request from customer: | | |
| Shut off fee for a period of less than 15 days | \$ 20 | Pursuant to Code 4.185 (2) |
| Shut off fee for a period of not less than 15 days | \$ - | Pursuant to Code 4.185 (1) |

Note: a onetime fee of \$30 will be charged for shut off due to non-payment. Water shall not be returned to service until the customer pays their account balance in full and the \$30 fee. A onetime fee of \$20 will be charged to a water customer that wishes to have their service discontinued for a period of less than 15 days. Water shall not be returned to service until the customer pays their account balance in full and the \$20 fee. No shut off fee will be charged for having service discontinued for a period of not less than 15 days. Please also refer to the section below as "turn on" fees may or may not apply as well.

2.3. Water Service Turn On

| | <u>Fee</u> |
|---|------------|
| Turn on fee when service is performed after regular working hours | \$ 100 |
| Turn on fee when service is performed during regular working hours: | |
| Turn on for a period of less than 15 days | \$ 20 |
| Turn on for a period of not less than 15 days | \$ - |

Note: a onetime fee of \$100, in addition to shut off fees, will be charged to turn on water service after hours. A onetime fee of \$20 dollars will be charged to turn on water and set up an active billing account for less than 15 days. No fee will be charged for turn on of water service for a period of not less than 15 days.

2.4. Delinquent Services Bill Accounts

| | <u>Fee</u> |
|---|------------|
| Interest: monthly interest rate on delinquent balances due | 1.00% |
| Ten-day Notice fee (sent out for 3 months past due and over \$200) | \$ 7.50 |
| Door Hanger Shut-off fee (received at least 2 days prior to shut-off) | \$ 10.00 |
| Door Hanger Shut-off fee- repeat occurrence (i.e. each additional door hanger after one is received for the year) | \$ 20.00 |

Increased 5.00%

2.5. Bulk Water Rates (per 1,000 gallons)

| | <u>eff. 1/1/16</u> | <u>eff. 1/1/17</u> | <u>eff. 1/1/17</u> |
|-------------------|--------------------|--------------------|--------------------|
| 5/8" x 3/4" meter | \$ 3.90 | \$ 4.10 | \$ 4.31 |

A special bulk water charge shall be charged to bulk users, such as commercial cleaning services, commercial spraying businesses, contractors and other commercial bulk users of water recognized by the city. Each bulk user shall obtain a permit from the public works department, which shall be free of charge, and the user may be required to pay a refundable cash deposit of one hundred dollars or more before the permit is granted.

2.6. Reduced Utility Bill Rates for Qualifying Low-income Households

Increased 5.00%

| | Effective January 1, 2016 | | Effective January 1, 2017 | | Effective January 1, 2018 | |
|-------------------|--|-----------------------|--|-----------------------|--|-----------------------|
| | Over 700 Cubic Feet; First 700 Cubic Feet | Per 100 Cubic Feet | Over 700 Cubic Feet; First 700 Cubic Feet | Per 100 Cubic Feet | Over 700 Cubic Feet; First 700 Cubic Feet | Per 100 Cubic Feet |
| 5/8" x 3/4" meter | \$ 10.23 | \$ 2.35 | \$ 10.74 | \$ 2.47 | \$ 11.27 | \$ 2.59 |
| 3/4" meter | 10.23 | 2.35 | 10.74 | 2.47 | 11.27 | 2.59 |

Monthly water service charges to the principal residence of low income citizens as defined in this section shall be as follows: for 5/8-inch or 3/4-inch water meter; the first 700 cubic feet of water use shall be charged at one-half the regular consumption rate; water used in excess of the first seven hundred cubic feet of water used shall be charged at the regular consumption rate. There shall be no reduced water service charge for meters in excess of those described above.

Only principal residences occupied by a person(s) having an annual income(s) that does not exceed 185% of the federal poverty low income guidelines (as established for both single and multiple person households, by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced utility bill rates renewable July 1st of every fiscal year.

Increased 5.00%

2.7. Water Meter Installation Services

| | Effective January 1, 2016 | | Effective January 1, 2017 | | Effective January 1, 2018 | |
|--------------------|------------------------------|--------------------|------------------------------|--------------------|------------------------------|--------------------|
| | Dig-In Service | Drop-In Service | Dig-In Service | Drop-In Service | Dig-In Service | Drop-In Service |
| 5/8" x 3/4" meter | \$ 2,492 | \$ 334 | \$ 2,616 | \$ 351 | \$ 2,747 | \$ 369 |
| 3/4" meter | 2,553 | 395 | 2,680 | 415 | 2,814 | 436 |
| 1" meter | 2,613 | 456 | 2,744 | 479 | 2,881 | 503 |
| 1" to 1-1/2" meter | 4,376 | 699 | 4,595 | 734 | 4,824 | 771 |
| 2" meter | 4,619 | 1,155 | 4,850 | 1,212 | 5,092 | 1,273 |

All other connection and installation charges for water meters in excess of two-inches shall be determined after the City has performed the work and the actual cost has been determined. Such cost shall include labor, materials and services, equipment and indirect overhead costs. An advance cash deposit shall be required at the time that a building permit is issued for water meters in excess of 2-inches: for each three-inch meter, \$10,000; four-inch meter, \$10,000; six-inch meter, \$15,000; and eight-inch meter \$15,000.

When the amount of the cash deposit exceeds the City's actual cost, the difference shall be refunded. When the City's actual cost exceeds the cash deposit, the difference shall be due immediately; if the difference is not paid within 30 days of the billing date, interest and finance charges shall accrue at the rates stated in Section 2.4. The price structure has been calculated to recover costs associated with dig-in service piping installations up to and including 40 linear feet.

Any service installation requiring piping extensions ranging from 40 linear feet up to 125 linear feet will be charged an additional \$50 per linear foot, in addition to the charge listed above. Service installations requiring piping extensions longer than 125 linear feet shall be negotiated. The West Linn Public Works Department will provide a written estimate detailing the work to be performed, and the applicant shall agree and make a cash deposit prior to the commencement of work. Final billings for this work shall be consistent with this fee schedule.

Service Definitions:

Dig-in Service: Condition where the City or its agent must physically tap into a main water line to extend water service to the property.

Drop-in Service: An existing condition where a developer of a residential subdivision or commercial complex has installed water services to each serviceable and buildable lot in accordance with City specifications.

| 2.8. Sanitary Sewer Collection Rates | Effective January 1, 2016 | | Effective January 1, 2017 | | Effective January 1, 2018 | |
|--------------------------------------|---------------------------|------------|--|------------|--|------------|
| | Residential | Commercial | Residential | Commercial | Residential | Commercial |
| | City of West Linn | \$ 17.93 | \$ 17.93 plus \$1.72 per CCF over 10 per month | \$ 18.83 | \$ 18.83 plus \$1.81 per CCF over 10 per month | \$ 19.77 |

Increased 5.00%

| Tri-City Service District | Effective July 1, 2015 | | Effective July 1, 2016 | | Effective July 1, 2017 | |
|---------------------------|------------------------|------------|--|------------|--|------------|
| | Residential | Commercial | Residential | Commercial | Residential | Commercial |
| | | \$ 20.00 | \$ 20.00 plus \$2.00 per CCF over 10 per month | \$ 21.50 | \$ 21.50 plus \$2.15 per CCF over 10 per month | <i>tbd</i> |

Tri-City Service District is the separate entity that treats City of West Linn sewage and accordingly, the City passes through their charges to West Linn citizens. These pass-through charges are not determined by the City, but rather by the Tri-City Service District and historically have changed every July 1st, as opposed to January 1st when the City's charges have historically changed.

The above sewer rates for Tri-City Service District are actually stated on a per "Equivalent Dwelling Unit (EDU) basis, which should be based on water consumption". So in converting their EDU rates over to CCFs which are used for billing commercial properties in West Linn, if for residential units, every residence is deemed to have 1 EDU and therefore 1 base fee charge applies, then for commercial property, West Linn has historically (since at least 1999) determined that since 1 EDU = 1 residence = which is also about 10 CCFs. Therefore, for commercial billing purposes in West Linn, bill one of Tri-City's base fee which would include 10 CCFs, as a minimum charge for all commercial properties, and then one-tenth of the same base rate per CCF for water consumption used over 10 CCFs per month.

| 2.9. Surface Water Management Rates | Effective January 1, 2016 | | Effective January 1, 2017 | | Effective January 1, 2018 | |
|-------------------------------------|---------------------------------|---------|---------------------------------|---------|---------------------------------|-------|
| | Equivalent Service Units (ESUs) | | Equivalent Service Units (ESUs) | | Equivalent Service Units (ESUs) | |
| | Monthly charge per ESU | \$ 6.15 | \$ 6.46 | \$ 6.78 | 1 ESU | 1 ESU |
| Single family residential | \$ 6.15 | \$ 6.46 | \$ 6.78 | 2 ESU | 2 ESU | 2 ESU |
| Duplex | 3 ESU | 3 ESU | 3 ESU | 3 ESU | 3 ESU | 3 ESU |

Increased 5.00%

Total equivalent service units are based on measured impervious area. The rate for "All Other Improved Premises" shall be computed by dividing the total measured impervious area by 2,914 square feet. The quotient is rounded to the nearest whole number and multiplied by the base equivalent service unit rate.

The City Council determines that the fees imposed upon by this resolution are not taxes subject to the property tax limitations of Article XI, section 11 of the Constitution.

2.10. Street Permit Fee

Permit Fee

Permit per project or contract \$ 50

Street permit fees are charged on a per project or per contract basis.

2.11. Roadway Maintenance Fee

(or commonly referred to as Street Maintenance Fee)

| | Effective July 1, 2015 | Effective July 1, 2016 | Effective July 1, 2017 |
|---------------------------------------|---------------------------|---------------------------|---------------------------|
| | Charge per Month | Charge per Month | Charge per Month |
| Residential: | | | |
| Single family residence | \$ 11.37 per month | \$ 11.94 per month | \$ 12.54 per month |
| Multi-family residence | 10.78 per month | 11.32 per month | 11.89 per month |
| Commercial, Public Properties: | | | |
| Home-based businesses | \$ 6.18 per month | \$ 6.49 per month | \$ 6.81 per month |
| 0 to 50 trips | 6.18 per month | 6.49 per month | 6.81 per month |
| 51 to 250 trips | 0.69 per trip | 0.72 per trip | 0.76 per trip |
| 251 to 500 trips | 0.83 per trip | 0.87 per trip | 0.91 per trip |
| 501+ trips | 0.95 per trip | 1.00 per trip | 1.05 per trip |
| Maximums and Caps: | | | |
| Commercial maximum | \$920 | \$948 | \$976 |
| Commercial yearly increase max | 3% | 3% | 3% |
| Public institution maximum | \$300 | \$300 | \$300 |

Increased 5.00%

A residence is defined by the presence of any size water meter, for the roadway maintenance fee. The system and structure of fees for roadway maintenance can be controlled through the vacancy of a residence and turning off water service to the vacant residence. The City Council determines that the roadway maintenance fees imposed upon residences are not taxes subject to the property tax limitations of Article XI, section 11(b) of the Oregon Constitution.

A multi-family housing unit is defined as a residential structure with multiple dwelling units in the same building that share one water meter. Because multi-family housing units cannot define vacancy based on the absence of water service, a multi-family rate can apply to eligible multi-family housing units. The multi-family housing rate is discounted based on the city-wide vacancy rate as determined by the City of West Linn Planning Department in effect for a one-year period as of July 1 of each fiscal year.

Per trip calculation for business establishments shall be calculated using trip generation rates for various types of development as provided in the Trip Generation Manual of the Institute of Traffic Engineers. Business establishments shall have the opportunity to review and modify data used in the trip calculation formula.

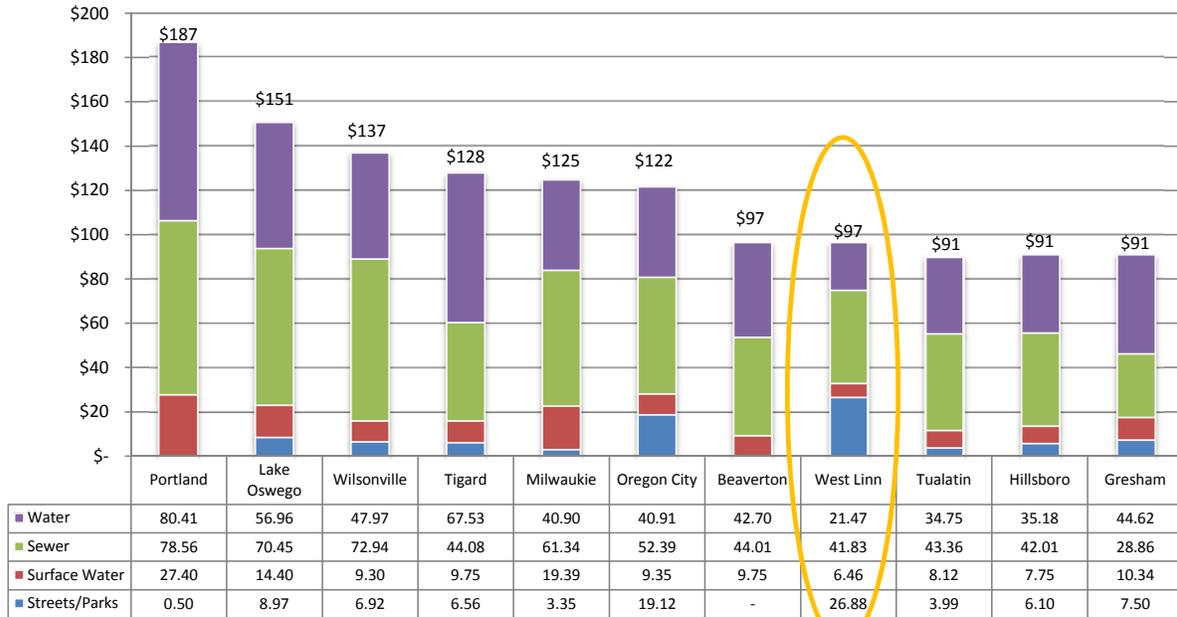
Monthly roadway maintenance fees to the principal residence of low income citizens as defined in this section shall be as follows: low income citizens shall be charged at one-half the regular rate. Any citizen currently receiving the reduced water service charge for low-income citizens shall automatically receive the reduced roadway maintenance fee. Principal residences occupied by a person(s) having an annual income(s) that does not exceed one hundred eighty-five percent (185%) of the most recently published federal poverty low income guidelines (as established by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced roadway maintenance fees.

2.12. Park Maintenance Fee

[refer to Section 6.9 of the Parks Fee and Charges]

2.13. Fees for Utility Services

Comparing Fees on Monthly Utility Bills
(Based on a recent survey of typical single-family homes)



This above graph compares the typical (i.e. median) utility bill for the neighboring cities surrounding West Linn. As some cities bill monthly, some bill every two months, and some bill every three months, these amounts are converted to typical monthly amounts so they are comparable to West Linn. Also, cities increase different rates at different times during the year; therefore, this graph is simply a picture in time reflecting the rates at the time that the survey was conducted. And finally, cities have different typical water consumption amounts per household; so for the sake of this comparison, these rates are computed using an average 8ccfs of water used per month so as to be most comparable.

| Typical City Services Bill (residential) | eff. January 1, 2017 | | eff. July 1, 2017 | | Increased 5.00% | |
|--|----------------------|------------------|-------------------|------------------|-----------------|------------------|
| | increased | median | increased | median | proposed | median |
| Water Service Fee | | | | | | |
| Base (includes up to 7ccf) | 5% | \$ 1.02 \$ 21.47 | | \$ 21.47 | 5% | \$ 1.07 \$ 22.54 |
| Sewer Service Fee | | | | | | |
| Base fee to West Linn | 5% | 0.90 18.83 | | 18.83 | 5% | 0.94 19.77 |
| Tri-City portion of sewer fee (est.) | | 21.50 | 7% | 1.50 23.00 | | 23.00 |
| Avg sewer per house | | 40.33 | | 41.83 | | 42.77 |
| Surface Water Management Fee | 5% | 0.31 6.46 | | 6.46 | 5% | 0.32 6.78 |
| Fees for Utility Services | | 68.26 | | 69.76 | | 72.09 |
| Fees for Other City Services | | | | | | |
| Street Maintenance Fee | | 11.94 | 5% | 0.60 12.54 | | 12.54 |
| Parks Maintenance Fee | | 13.66 | 5% | 0.68 14.34 | | 14.34 |
| Total City Services | | \$ 2.23 \$ 93.86 | | \$ 2.78 \$ 96.64 | | \$ 2.33 \$ 98.97 |
| Usage rate per 1ccf over 7ccf | 5% | 0.12 2.47 | | 2.47 | 5% | 0.12 2.59 |

3. Administrative Fees

3.1. City Facility Deposits

Deposits for the use of City facilities may be made via check/credit card to be cashed/charged immediately with any potential refund returned later at the applicable time.

If the City facility is left clean with no work required on behalf of City staff or contractor, the total amount of the deposit shall be refunded. If work is required by City staff or contractor, the actual costs as provided in the section above will be ascertained and subtracted from the deposit. If the deposit exceeds the costs, then any monies remaining shall be refunded; should costs exceed the deposit, the event organizer shall be billed for the difference. All refunds will be in compliance with Ordinance No. 1493, Section 7.870 and shall be made in no more than 30 days.

3.2. Special Events (permit)

| | <u>Fee</u> |
|------------|--|
| Filing fee | \$ 50 \$ 100 (has been \$100 for a number of years already) |
| Deposit | [see Section 3.1. above for deposit policy] |

All special events must file for a special event permit. Barricade rental will be a pass through from the Public Works Department. City personnel costs will be charged based on services required using the methodology described in Section 1.3.

3.3. Overstreet Banner (permit)

| | <u>Fee</u> |
|------------|------------|
| Filing fee | \$ 50 |

Note: all applicants must file for an Overstreet Banner permit and only City sponsored events may be advertised on a overstreet banner.

3.4. Business License Fee

- 1 to 2 employees
- 3 to 5 employees
- 6 to 10 employees
- over 10 employees

| Business License Fees | | | | Plus Home Occupation Fees | |
|-----------------------------|-------|------------------------------|-------|---------------------------|-----------------------------|
| Annual fee [inside City] | | Annual Fee (outside City) | | | |
| \$ 36 | \$ 41 | \$ 54 | \$ 59 | Initial annual fee | \$ 100 \$ 105 |
| 54 | 59 | 81 | 86 | Annual renewal fee | 10 |
| 72 | 77 | 115 | 120 | | |
| 86 | 91 | 138 | 143 | | |

Persons having a fixed place of business within the City of West Linn and who are subject to being licensed under the provisions of Sections 7.00 to 7.08 shall pay a business license fee.

Note: Non-profit organizations are required to obtain a license, but are exempt from the fees.

For an apartment house as defined in sections 7.000 to 7.080, with ten dwelling units or less, a business license fee of \$72 per year shall be assessed, and an additional amount of \$1.50 per dwelling unit shall be assessed for every dwelling unit in an apartment house in excess of ten (10).

Metro Business License versus City Business License or Both?:

Instead of getting separate business licenses within each Portland-area city that you conduct business in, you can get a single license from Metro to construct, alter and repair structures in 20 cities that have licensing requirements in the metropolitan area. The license covers all construction trades, both commercial and residential, as well as all landscape contractors. The Metro license allows contractors or landscapers to operate in 20 cities surrounding Portland having licensing requirements in the metropolitan area, excluding Portland. Exception: if your principal place of business is inside the City of West Linn, the business is required to apply for a City of West Linn Business License in addition to the Metro License. For Metro applications, contact Metro at 503-797-1710 or visit their website at: <http://www.oregonmetro.gov/index.cfm/go/by.web/id=24216>.

The City Council finds that certain trades, shops, businesses or callings are carried on in the City by persons from regular places of business and by persons from vehicles who have not regular places of business within the City; that persons with regular places of business in the City pay City ad valorem property taxes upon real and personal

property which is used in and belongs to their business and that persons who do not have regular places of business in the City escape such ad valorem taxation.

Both receive the benefit of police and fire protection, public utilities and sidewalks, streetlights, health services and other public facilities and services of the City. Therefore, in order that each shall pay as nearly as may be not a discriminatory share, but a share in proportion to benefits received of the burden supporting such facilities and services of the City, such businesses not operating from regular places of business in the City shall pay one and one-half times the license fee previously designated herein for businesses operating from a fixed place of business within the City.

Maximum annual business license fee

Based on the criteria set forth in Section 6(d) of Resolution No. 94-42, no business shall be charged an annual business license fee greater than two hundred dollars (\$200).

Adult Businesses

The application fee for a permit to own, maintain, operate or conduct an adult business (Section 7.115(1) of the West Linn Municipal Code), shall be five hundred dollars (\$500) and non-refundable.

The application fee for a permit to entertain in, or be employed by any adult business (Section 7.115 (2) of the West Linn Municipal Code), shall be fifty dollars (\$50) and non-refundable.

| | Application Fee |
|-----------------------------------|----------------------------|
| Original application | \$ 100 |
| Change in ownership or management | 75 |
| Renewal or temporary application | 35 |

[These fees apply for applications of a liquor license per Section 7.715 of the WL Municipal Code.]

3.6. Dog License

Ordinance 1595 transfers dog licensing and fee collection over to Clackamas County effective 7/14/2010.

3.7. Public Record Requests

Every person has a right to inspect any public record of a public body in this state, except as otherwise provided by ORS 192. Please understand that the documents or records requested may not be immediately available for review and that an appointment to review the documents or records may be necessary. There may be a cost for the research time to retrieve the requested records and costs for duplication of requested documents. If research time is required, the requestor will be notified of the estimated cost prior to retrieving the documents or records. Prepayment for research time and copies may be required. Any documents or records made available for review must not be disassembled and copies may not be made by the requestor directly.

1. Requests must be in writing using the form provided (please note, the City will not create a new document in response to a records request).

2. Requests must be submitted to the City Recorder at 22500 Salamo Rd., West Linn, Oregon, 97068, by fax at 503-650-9041, or by e-mail at cwl_records@westlinnoregon.gov. For Police record requests, please contact the Police Department directly at <http://westlinnoregon.gov/police/police-report-request>.

3. The City shall respond to all requests as soon as practical and without unreasonable delay. Generally, responses will be made within five (5) business days or, if more time is needed for a full response, within seven (7) business days.

4. The inspection of documents is preferred over copies, such inspection shall occur during normal business hours. An acceptable inspection time and place will be arranged between the requestor and the staff person. Space is provided for one person to inspect records per request.

5. The City will submit a cost estimate to the requestor to provide the requested documents, including copying charges, research time (if required), and separating exempt from non-exempt materials.

6. If the estimated cost is \$25 or more, the City shall require a deposit in the full amount of the estimate before fulfilling the request. If the actual cost exceeds the estimate, the City will not release the documents until the fee is received in full.

Public Record Request services:

| <u>Public Record Request services:</u> | <u>Fee</u> |
|--|--------------------------------------|
| Photocopying records service - over 10 pages | See per page photocopying fees below |
| Records research fee: | Staff hourly wage, plus benefits |
| CD Duplication (per event/meeting, and or documents) | \$20 and \$15 for each additional |
| City Budget, City Audit, or City CIP document | \$ 35 for multiple copies |

3.8. Photocopying, Printing, Scanning and Faxing Fees

| | <u>Per page fee</u> |
|------------------------------|---------------------|
| 8.5" x 11" (per page charge) | \$ 0.25 |
| 8.5" x 14" (per page charge) | 0.30 |
| 11" x 17" (per page charge) | 0.35 |

3.9. Non-sufficient Funds (NSF) Charge

| | <u>Fee</u> |
|--|------------|
| Relating to returned payments for NSF (pursuant to West Linn Code Section 4.015 and 4.235) | \$ 25 |

3.10. Finance Charges

[refer interest rates and applicable fees under Section 2.4. Delinquent Utility Bill Accounts]

3.11. Municipal Court Fees and Charges

| | <u>Fee</u> |
|--|---------------------|
| Fee for Setting Aside Records of Conviction / Arrest | \$ 252 |
| Civil Compromise Fee | 200 |
| Bench Probation / Probation Violation Fee | 100 |
| Local DUII Conviction Fee | 45 |
| Fee for Fix-it Citation issued by Police | 35 |
| File Review Fee | 25 |
| Fee for fine payment agreements | 20 |
| Suspension Fee | 15 |
| Deferral Fees: | |
| Criminal Deferred Sentence | \$ 200 |
| Seat-Belt / Cell Phone Deferral Fee | Range \$50 to \$110 |
| Safe Driving Deferral Fee (Students) | Range \$50 to \$435 |
| Safe Driving Deferral Fee (Adults) | Range \$75 to \$435 |

Fine schedule relating to infractions See separate conviction schedule of fines maintained by the Municipal Court Judge as summarized below pursuant to ORS 153:

| Penalty class | Presumptive | | Special | |
|---------------|-------------|--------|---------|-----------------|
| | Fine | Fine | Zone | Minimum Maximum |
| | | | Fine | Fine |
| Class A | \$ 435 | \$ 870 | \$ 220 | \$ 2,000 |
| Class B | 260 | 520 | 130 | 1,000 |
| Class C | 160 | 320 | 80 | 500 |
| Class D | 110 | 220 | 60 | 250 |

Note: Special Zones include highway work, school, and safety corridors

3.12 Administrative Appeal Fee

| | <u>Fee</u> |
|--|------------|
| Appeal to Hearings Officer pursuant to WLMC 1.400 for all municipal code appeals without a designated appeal fee | \$ 400 |

4. GIS/Mapping Fees

| 4.1. Map Printouts | <u>Per Copy</u> |
|--|-----------------|
| First five laser copies - 8.5" x 11", full color (A Size Letter) | \$ 0.25 |
| Each laser copy thereafter - 8.5" x 11", full color (A Size Letter) | 5.00 |
| Up to 11"x17", full color or black and white (B Size Tabloid) | 8.00 |
| Over 11"x17", up to 24"x36", full color or black and white (C & D Sizes) | 15.00 |
| Over 24"x36" up to 36"x48", full color or black and white (E Size) | 20.00 |
| Over 36"x48" up to 50"x60" (two map sheets), full color or b&w (Oversized) | 30.00 |

| 4.2. City Atlas | <u>Color</u> | |
|---------------------------------|-------------------|--------------------------|
| 47 double-sided pages, 8.5"x11" | \$ 50.00 | |
| <i>Road Maps:</i> | | |
| | <u>First copy</u> | <u>Additional copies</u> |
| 11x17 black & white | Free | \$ 0.25 |
| 11x17 color | \$ 8.00 | \$ 8.00 |

4.3. Custom Request Maps
Approved hourly billing rate per Section 1.3. plus map printout fees, limited to staff availability

| 4.4. Large Format Copies | <u>Black & White</u> | <u>Color</u> |
|--|--------------------------|--------------|
| Wide Format Scan and print (36" maximum width) | \$ 15 | \$ 25 |

| 4.5. Digital Data | <u>Per Section</u> | <u>Full City (15 sections)</u> |
|---|--------------------|--------------------------------|
| 1999 Ortho-rectified Aerial Photography, Color or Black and White, 1-foot pixels | \$ 50 | \$ 500 |

- Digital data may not be redistributed or resold.
- Other years of photography are not available for public distribution. Contact Metro DRC to purchase.
- Available in ESRI Shapefile format.
- DXF conversion or non-standard requests: data cost plus staff time.
- Some data layers are not available for public distribution due to licensing constraints and must be obtained through Metro's Data Resource Center or Clackamas County.
- All GIS digital data requests must go through the West Linn GIS Coordinator.
- A Release of Information Form must be filled out and signed prior to transfer of data.

| 4.6. GIS Digital Layers | <u>Per Layer</u> | <u>All City Layers</u> |
|---|------------------|------------------------|
| GIS Digital Data Layers | \$ 25 | \$ 250 |
| Approved hourly billing rate per section 1.3 plus layer fees, limited to staff availability | | |

5. Library Fees

| | | | |
|--|---------------------|-------------------------------|--|
| 5.1. Overdue items | Per Day | Maximum | |
| Adult items | \$ 0.25 | \$ 5.00 | |
| Children's items | \$ 0.15 | \$ 3.00 | |
| Children's AV materials | \$ 0.25 | \$ 3.00 | |
| Cultural Pass | \$ 5.00 | Cost of pass | |
| 5.2. Media Storage | Per Item | | |
| Blank Discs | \$1.00 | \$ - | deleted - no demand |
| USB | \$10.00 | \$ 3.00 | rate for many years - never increased |
| 5.3. Community Room | Per Hour | | |
| Fee Deposit | \$50.00 | \$ 30.00 | Only deposit charged - same for everyone |
| Non-profit | \$20.00 | | rate in effect for many years |
| 5.4. Replacement Library Card fee | Per Card | | |
| Fee | \$ 1.00 | | |
| 5.5. Lost & Damaged | Per Item | | |
| Item | Retail cost of item | | |
| Miscellaneous missing part | \$ 1.00 | | |
| 5.6. Photocopying, Printing, Scanning and Faxing Fees | | | |
| Black and White copying/printing | | \$0.10 per page | |
| Color copying/printing | | \$0.50 per page | |
| Color printing | | \$ 0.25 per page | (no change) |
| Faxing | | \$1.00 per page | |
| Scanning | | No charge | |
| 3D copying/printing | | \$3.00 per project | \$ 5.00 per project |
| | new - | \$3.00 per project | if designed in our Mal |

6. Parks, Recreation, and Facility Fees

6.1. Picnic Facility Fees - Residents

| Size of Group | Shelter/Stage | West Linn Non-Profit Service Group |
|---------------|---------------|------------------------------------|
| 1-49 | \$ 30 | \$ 15 |
| 50-99 | \$ 60 | \$ 30 |
| 100-199 | \$ 120 | \$ 60 |
| 200-300 | \$ 240 | \$ 120 |

Groups of 300+ must utilize a Special Event permit.

6.2. Picnic Facility Fees - Nonresidents

| Size of Group | Shelter/Stage | Non-Profit Service Group |
|---------------|---------------|--------------------------|
| 1-49 | \$ 90 | \$ 30 |
| 50-99 | \$ 150 | \$ 60 |
| 100-199 | \$ 300 | \$ 120 |
| 200-300 | \$ 450 | \$ 240 |

Groups of 300+ must utilize a Special Event permit.

Special Event fees for the use of infrastructure facilities, right of ways, streets, open space, trails, or groups areas necessary for event. Current fees for reservation of specific shelters and fields would still apply

Application Fee \$ 100 (also located under Section 3.2)

| Size of Event | Non Profit | Commercial/Private |
|------------------------|------------|--------------------|
| Event Size 1-199 | \$ 100 | \$ 150 |
| Event Size 200-499 | \$ 150 | \$ 250 |
| Event Size 500-999 | \$ 250 | \$ 400 |
| Event Size 1000 - 1999 | \$ 400 | \$ 700 |
| Event Size 2000-4999 | \$ 750 | \$ 1,000 |
| Event Size over 5000 | \$ 900 | \$ 1,500 |

* City personnel costs will be charged based on services required using the methodology described in Section 1.3.

6.3. Athletic Field Permits

| | With Picnic Permit | Field Permit Only |
|--------------|--------------------|-------------------|
| Hourly fee | \$ 10 | \$ 15 |
| Daily fee | \$ 60 | \$ 75 |
| Field set-up | \$ 50 | \$ 65 |

6.4. Tournament & Camp Fees

Adult & Youth Sports Camp Fee

| | |
|----------------------------------|---------------------|
| West Linn Resident or Non-Profit | \$10 hour per field |
| Non-Resident or For Profit | \$15 hour per field |
| Field Set up | \$25 per hour |

Adult & Youth Sports Tournament Fees

Fee to offset incurred costs for hosting tournaments (utilities, supplies and materials, and staff time)

| | |
|-----------------------------|-------|
| 1 - 5 teams in tournament | \$100 |
| 6 - 10 teams in tournament | \$250 |
| 11 - 20 teams in tournament | \$350 |
| 20+ teams in tournament | \$500 |

6.5. Adult Community Center Fees

| | Non Profit Meeting Application fees | Charges per hour | | |
|--|-------------------------------------|--------------------|-----------|---------------|
| | | Non-profits Events | Residents | Non-Residents |
| Required - Alcohol Fee (If served) | NA | \$ 75 | \$ 75 | \$ 75 |
| Facility Rental (All rooms except kitchen) | \$ 75 | 64 | 95 | 114 |
| Main Multi Purpose #1 | 38 | 26 | 45 | 57 |
| Multi Purpose #2 (Back left) | 32 | 19 | 26 | 32 |
| Multi Purpose #3 (Back right) | 32 | 19 | 26 | 32 |
| Classroom | 26 | 13 | 19 | 26 |
| Kitchen (Only with Multi #1 rental) | 19 | 32 | 13 | 32 |

See also Section 3.1 for facility deposit information.

as of 07/01/2017 - Adult Community Center Fees - after new expansion/remodel

| | | | | |
|--|-------|-------|--------|--------|
| Facility Rental (All rooms except kitchen) | NA | \$ 70 | \$ 100 | \$ 125 |
| Grand Fir | \$ 75 | 50 | 75 | 90 |
| Cedar Room (Dining Room) | 40 | 25 | 45 | 55 |
| Cedar Room (Dining Room) w/ Kitchen | 60 | 40 | 60 | 75 |
| Oak Room (back left) | 35 | 20 | 25 | 30 |
| Pine (back right) | 35 | 20 | 25 | 30 |
| Hermlock Room (front classroom) | 30 | 15 | 20 | 25 |
| Maple Room (back classroom) | 30 | 15 | 20 | 25 |

6.6. McLean House Fees

| | Weekend Rates | | Week-day rates (Monday - Thursday) | | |
|--|---------------------|--------------------------------------|--|--|--|
| | Saturday | Friday & Sunday | Level A | Level B | Level C |
| Refundable security deposit | \$250 | | \$100 | | |
| Cleaning fee (cleaning service provided) | included | | included | | |
| Required - alcohol fee (if served) | \$70 | | | | |
| Use fee - high season (May - Sept.) | \$2,600 for 8 hours | \$2,300 for 8 hours/ \$1,150 minimum | \$25 per hr for small groups (20 or fewer) | \$50 per hr for mid-size groups (21 to 40) | \$120 per hr for large groups (41-100) |
| Use fee - low season (Oct – April) | \$1,350 for 8 hours | \$1,150 for 8 hours/ \$575 minimum | | | |

Pre-event visits: first half-hour, no charge; additional time \$10 per half-hour.

The Friends of McLean Park and House (or Parks and Recreation Director) reserve the right to reduce or waive fees in regards to service-to-service trade, civic groups and non-profit groups.

Included in base rental rates: Premium quality chair rental, set up service, and tear-down service.

Active military discount on use fees 15%

6.7. Sunset Fire Hall Community Room Fees

Standardized fee structure in line with Adult Community Center

Allow Alcohol with fee

| | Charges per hour | | | |
|------------------------------------|-------------------------|-------------------|-----------|---------------|
| | Non Profit Meeting fees | Non Profit Events | Residents | Non-Residents |
| Civic Groups | | | | |
| Less than 25 people | \$ 7 | \$ 10 | \$ 30 | \$ 40 |
| 25 to 49 people | 7 | 15 | 40 | 50 |
| 50 to 99 people | 7 | 20 | 50 | 60 |
| Required - Alcohol Fee (If served) | NA | 70 | 70 | 70 |

**Sunset Fire Hall Community Room Fees
as of 07/01/2017**

| | Charges per hour | | | |
|------------------------------------|-------------------------|-------------------|-----------|---------------|
| | Non Profit Meeting fees | Non Profit Events | Residents | Non-Residents |
| Less than 25 people | \$ 10 | \$ 15 | \$ 30 | \$ 40 |
| 25 to 49 people | 15 | 20 | 40 | 50 |
| 50 to 99 people | 25 | 35 | 50 | 60 |
| Required - Alcohol Fee (If served) | NA | 70 | 70 | 70 |

Maximum number of attendees must be kept under 100.

No amplified music allowed.

Non profit fees established to assist with offsetting operational costs of facility (janitorial services, supplies, materials and utilities)

[See also Section 3.1 for facility deposit information.]

6.8. Street Trees

New Subdivisions:

Option #1 - The developer shall pay the cost of street trees at the time public improvements are bonded, prior to final plat approval. The fee shall be based on the number of trees required multiplied by \$175 (the cost per tree) unless the developer chooses Option 2. This fee includes the purchase cost of the tree, labor and equipment for original placement, regular maintenance following the City's schedule for two years, and a two-year replacement warranty.

Option #2 - At the developer's option, the street tree plan may be executed privately. In this case, a fee of \$75 per tree shall be charged prior to issuance of a final plat approval. If this option is exercised, trees shall be planted prior to an occupancy permit. This fee shall include permit and inspection fees, two-year maintenance fee, and a two-year replacement warranty.

All trees planted by the developer shall conform to types, grade, size, and planting specifications as specified by the City's street tree plan.

In special cases, a developer may choose to plant a larger tree than standard, or plant outside the normal planting periods, in which instance an additional fee may be agreed upon with the City to cover the costs of special order trees.

Existing Subdivisions/Older established Areas:

Landowners in existing subdivisions or other established areas might choose to initiate a beautification project by planting street trees. In which case, fees will be based on all or any combination of: permit and inspection fees, the actual cost of the tree, the actual cost of original placement, the projected cost of maintenance, and replacement warranty.

These fees shall be set and agreed upon prior to a permit being issued.

6.9. Park Maintenance Fee

Increased 5.00%

| | Effective July 1, 2015 | | Effective July 1, 2016 | | Effective July 1, 2017 | |
|-------------------------|------------------------|------------|------------------------|------------|------------------------|------------|
| | Charge per month | | Charge per month | | Charge per month | |
| | Residential | Commercial | Residential | Commercial | Residential | Commercial |
| Single family residence | \$ 13.01 | n/a | \$ 13.66 | n/a | \$ 14.34 | n/a |
| Multi-family residence | 12.35 | n/a | 12.97 | n/a | 13.62 | n/a |

For the park maintenance fee, a residence is defined by the presence of any size water meter. The system and structure of fees for parks maintenance can be controlled through the vacancy of a residence and turning off water service to the vacant residence. The City Council determines that the park maintenance fees imposed upon residences are not taxes subject to the property tax limitations of Article XI, section 11(b) of the Oregon Constitution.

A multi-family housing unit is defined as a residential structure with multiple dwelling units in the same building with that share one water meter. Because multi-family housing units cannot define vacancy based on the absence of water service, a multi-family rate can apply to eligible multi-family housing units. The multi-family housing rate is discounted based on the City-wide vacancy rate as determined by the City of West Linn Planning Department in effect for a one-year period as of July 1 of each fiscal year.

Monthly park maintenance fees to the principal residence of low income citizens as defined in this section shall be as follows: low income citizens shall be charged at one-half the regular rate. Any citizen currently receiving the reduced water service charge for low-income citizens shall automatically receive the reduced roadway maintenance fee. Principal residences occupied by a person(s) having an annual income(s) that does not exceed one hundred eighty-five percent (185%) of the most recently published federal poverty low income guidelines (as established by the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).), are eligible for reduced park maintenance fees.

6.10. Commercial Filming

| | |
|--|---------|
| Film/video one day fee - no park closure | \$50 |
| Film/video one day fee - Park Closure | \$1,000 |
| Still Photography per day | \$25 |

Tree Removal Permit Fee

Requires a change to Municipal Code prior to being enacted.

| | <u>Fee</u> | |
|------------|------------------|---|
| Tier 1 | \$25 | When Permit approval processed in office |
| Tier 2 | \$65 | When Permit approval requires site visit to address |
| Tier 3 | \$185 | When Permit approval requires site visit to address and mailing of notifications |
| Appeal Fee | \$100 | Applies to appeals to City Council |
| change to: | \$400 | Applies to Administrative appeals pursuant to WLMC 1.400 (ties to Section 3.12 under Administration section) |

7. Police Fees

| | |
|---|--------------------|
| 7.1. Release of Impounded Vehicles | <u>Per Vehicle</u> |
| Administrative Cost | \$ 200 |
| Criminal Vehicle Impound | 200 |

Whereas, state law and West Linn municipal codes authorize police officers to impound an abandoned vehicle or a vehicle that is disabled, abandoned, parked or left standing unattended on a road or highway right of way and creates a hazard or obstruction to traffic or is unlawfully parked; and whereas, ORS 809.716 and 809.720 were adopted by the state legislature in 1997 to promote public safety and financial responsibility by authorizing police officers to impound vehicles, without prior notice for the following offenses; Driving an uninsured vehicle in violation of ORS 806.010, Driving while suspended or revoked in violation of ORS 811.175 or 811.182, Driving while under the influence of intoxicants in violation of ORS 813.010; Operating without driving privileges or in violation of license restriction in violation of ORS 807.010; and whereas, such state statutes allow payment to a police agency of an administrative fee determined by the agency to be sufficient to recover its actual administrative cost for the impoundment.

Criminal vehicle impound fees apply to DUII, attempts to elude police, reckless driving, driving while felony suspended, hit and run felony.

| | |
|--|------------------------|
| 7.2. Security Alarm Permits | <u>Fee</u> |
| Annual fee for users permit | \$ 20 \$ 30 |
| Fee for first revoked users permit | 40 |
| Fee for second revoked users permit | 100 |
| Fee for third and additional revoked users permit(s) | 180 |
| Failure to obtain a permit or delinquent renewal | 25 |

| | |
|-------------------------------------|------------|
| 7.3. False Alarm System Fees | <u>Fee</u> |
| First false alarm | no charge |
| Second false alarm | no charge |
| Third false alarm | \$ 50 |
| Fourth false alarm | 75 |
| Fifth false alarm | 125 |
| Sixth and additional false alarm(s) | 150 |

Any alarm system, as defined in WLMC 7.230(3) and WLMC 7.230(5), that has false alarm(s) within any permit year are subject to fees or actions.

| | |
|---|------------------------|
| 7.4. Violation Compliance Citation | <u>Per Citation</u> |
| Administrative Fee | \$ 35 \$ 50 |

This would apply to citations such as: minor registration/licensing violations; equipment violations. This does not apply to moving violations.

| | |
|-------------------------------------|------------|
| 7.5. Fingerprinting Services | <u>Fee</u> |
| Per service fee amount | \$ 15 |

| | | |
|------------------------------------|-------|----------------------------|
| 7.6. Parking Citation Fines | \$ 30 | For each parking violation |
|------------------------------------|-------|----------------------------|

Fines for handicapped parking and parking in a firelane violations fall under the ORS related to speeding tickets and are much higher. Outstanding or unpaid parking citations will double if not paid within 30 days and, on the 45th day outstanding, unpaid parking citation fines may be turned over to a collection agency. Vehicles with four outstanding parking citations may be impounded at the owners expense and will be subject to the Release fee for Impounded Vehicles referenced above.

8. Public Works Fees

| | | |
|---|---|-------------------------------------|
| 8.1. Public Works Construction Permit | Fee/Deposit | |
| Flat permit fee | \$ 50 \$ 90 | |
| Construction services deposit | 500 | Pursuant to City Code Section 3.255 |
| Required deposit if street is cut | \$500 plus \$50 per lineal foot of street cut | |
| 8.2. Public Improvement Permit | Fee/Deposit | |
| Flat permit fee | \$ 50 \$ 90 | |
| Construction services deposit | 6% of estimated construction costs | |
| Pursuant to City Code Section 3.255 and West Linn Community Development Code 91.010(2) | | |
| 8.3. Blasting Permits | Fee | |
| Blasting permit fee | \$ 1,500 | Pursuant to City Code Section 5.785 |
| 8.4. Erosion Control | | Fee |
| Erosion Control Permit Application and Inspection Fees - under 1/2 Acre (\$150 - Application and \$300 - first year annual fee) | | \$ 450 |
| Erosion Control Application Fees - over 1/2 Acre but under 1 acre (\$375 - Application and \$500 - first year annual fee) | | 875 |
| Erosion Control Application Fees - over 1 acre (Over 5 acres - DEQ 1200C also is required) (\$770 - Application and \$865 - first year annual fee. Every 1 acre or portion there of over 5 acres inspection fees increase \$75) | | 1,635 |
| One charge per plan review/inspection; additional charge for each inspection. Pursuant to Chapter 31 of the West Linn Community Development Code | | |
| 8.5. Building Site Cleanup Deposits | Deposit | |
| Building site cleanup deposit | \$ 350 | Pursuant to City Code Section 8.110 |
| 8.6. Final Plats | Fee | |
| Final Plats Partition | \$ 1,500 | |
| Final Plats Subdivision | 2,000 | |
| Pursuant to Section 89.080 of the West Linn Community Development Code | | |
| 8.7. Vacations | Fee | |
| Easement | \$ 1,500 | |
| 8.8. Building Relocation Through Public Right-Of-Way (ROW) | Fee | |
| Flat permit fee | \$ 1,500 | |
| Pursuant to Section 8.255 of the West Linn Municipal Code | | |
| 8.9 Asbuilts | Fee | |
| Reconciliation of development project asbuilts if not provided in shape file format | | Hourly billing rate per Section 1.3 |

9. Planning Fees

| | |
|---|---|
| 9.1. Annexation (excludes election costs) | <u>Fee</u> \$15,000 + \$1,000 per acre up to a maximum of \$20,000 |
| 9.2. Appeal | <u>Fee</u> |
| Planning Director decision | \$ 400 |
| Expedite partition/subdivision to Hearing Officer | 400 |
| Planning Commission decision | 400 |
| Appeal fee through Neighborhood Association | no charge |
| 9.3. Code Interpretation | <u>Fee</u> \$ 850 |
| 9.4. Conditional Use Permit | <u>Deposit/Fee</u> |
| Deposit | \$ 4,500 |
| Inspection Fee | 200 |
| 9.5. Design Review | <u>Fee</u> |
| Class I | \$ 2,100 |
| | <u>Deposit /Fee</u> |
| Class II Based on Construction Value (CV): | |
| Less than \$100,000 of CV | 4% of CV (\$2,000 minimum deposit) |
| \$100,000 < \$500,000 of CV | 4% of CV (\$8,000 maximum deposit) |
| \$500,000+ of CV | \$4,000 plus 4% of CV (\$20,000 maximum deposit) |
| Inspection Fee | \$ 300 |
| 9.6. Enlarge/Alter Non-conforming Use/ Structure | <u>Fee</u> |
| Single family residence | \$ 1,000 |
| Other | \$ 3,000 |
| 9.7. Environmental Overlay Zones | <u>Fee</u> |
| Drainage /Wetland Protection Single Dwelling | \$ 2,600 |
| Re-vegetation Plan/Inspection | \$ 250 |
| Other Drainage/Wetland Protection determined by the Planning Director and Engineering to be: | <u>Deposit</u> |
| Less than \$5,000 in value | \$ 1,000 |
| In excess of \$5,000 in value | 1,850 |
| Flood Plain | 1,050 |
| Tualatin River | 1,700 |
| Willamette River Greenway | 1,700 |
| 9.8. Historic Review | <u>Fee</u> |
| Minor alterations and maintenance (subject to Section 25.100 or 26.060B) | no charge |
| Residential minor/major remodel or alteration (subject to Section 25.070 or 26.060C) | 100 |
| Residential new construction | 1,500 |
| Commercial minor alteration | 250 |
| Commercial major alteration | 500 |

| | |
|---------------------------------------|------------------------|
| Commercial new construction | see design review fees |
| Demolition (less than 500 sq. ft.) | 250 |
| Demolition (greater than 500 sq. ft.) | 600 |
| Landmark or District Designation | no charge |

| | |
|---|---|
| 9.9. Land Division | <u>Deposit /Fee</u> |
| Lot Line Adjustment | \$ 800 |
| Final Plats Lot Line Adjustment | 200 Fee |
| Partition (includes expedited review) | \$2,800 deposit |
| Subdivision | \$4,200 plus \$200 per lot |
| Inspection | 500 Fee |
| Expedited Subdivision | \$4,000 plus \$300 per lot plus referee costs |
| Modification to approval | 50% original deposit |
| Planned Unit Development (PUD) | \$4,200 plus \$400 AC deposit |
| Inspection | 500 Fee |
| 9.10. Pre-Application Conference | <u>Fee</u> |
| Level I (Planning review only) | \$ 350 |
| Level II (City-wide departmental review) | 1,000 |
| Historic Review | no charge |
| 9.11. Sidewalk Use Permit (Café) | <u>Fee</u> |
| Fee | \$ 100 |
| 9.12. Sign Review | <u>Fee</u> |
| Face change | \$ 50 |
| Temporary | 50 |
| Permanent | 250 |
| 9.13. Street Name Change | <u>Fee</u> |
| Deposit | \$ 940 |
| 9.14. Temporary Use Permit | <u>Fee</u> |
| Administrative | \$ 280 |
| Commission/Council | 3,500 |
| 9.15. Vacations | <u>Fee</u> |
| Street | \$ 6,000 |
| Tree Easement | 1,000 |
| 9.16. Variance | <u>Fee</u> |
| Class I | \$ 825 |
| Class II | 2,900 |
| After the initial charge for the first variance, subsequent variances will be charged one-half the fee when processed as one application. | |
| 9.17. Zone Change | <u>Deposit</u> |
| Plan Map Amendment | \$ 3,000 |
| 9.18. Land Use Declaration | <u>Fee</u> |
| Responding to land use information requests | \$ 100 |

10. Building Fees

10.1. Building and Solar Permit Fees

| | <u>Minimum base fee</u> | <u>Plus each additional \$1K of BV</u> |
|--------------------------|-----------------------------|--|
| Building Valuation (BV): | | |
| \$0 up to \$2,000 | \$ 100 | - |
| \$2,001 up to \$25,000 | 78 | \$ 14 |
| \$25,001 up to \$50,000 | 406 | 11 |
| \$50,001 up to \$100,000 | 672 | 7 |
| Over \$100,000 | 1,029 | 5 |

These fees are based on building valuation (BV) and set by the State Building Codes Division.

10.2. Plan Reviews

| | <u>Fee</u> |
|------------------------|---|
| Structural | 65% of permit fee |
| Fire, Life, and Safety | 45% of permit fee (Commercial only/when applicable) |

10.3. Deferred Submittals

\$250 for the first deferred item and \$125 for each additional item; or 10 percent of the of the permit fee for the value of the deferred work, whichever is greater.

The fee methodology is mandated by Oregon Administrative Rules.

10.4. Phased Permits

\$250 for the first phase and \$125 for each addition phase, plus 10 percent of the building fee. Maximum \$1,500 per phase added to the building permit fee.

10.5. Master Plans and Architect/Engineer Approved Plan Review

| | <u>Fee</u> |
|---------------------------------|---|
| Hourly rate - normal work hours | <i>[Refer to Section 1.3. for hourly rate information.]</i> |
| Evening and weekend hourly rate | <i>[Refer to Section 1.3. for hourly rate information.]</i> |

10.6. Demolition

| | <u>Fee</u> |
|-------------|--|
| Residential | \$ 60 |
| Commercial | Based on valuation. Apply contract price to building permit table. |

10.7. Dye Test

| | <u>Fee</u> |
|-------------|--|
| Residential | \$ 46 |
| Commercial | Charged an hourly rate (see Section 1.3. for hourly rate information). |

10.8. Consultation

| | <u>Fee</u> |
|-----|--|
| Fee | Charged an hourly rate (see Section 1.3. for hourly rate information). |

10.9. Grubbing

| | <u>Fee</u> |
|-----|------------|
| Fee | \$ 100 |

10.10. Tree Review

| | <u>Fee</u> |
|--|------------|
| Fee | \$ 75 |
| Associated with residential permit - \$75 flat fee | |

10.11. Administrative Civil Penalties Appeal

| | <u>Fee</u> |
|--|------------|
| Appeal to the City Manager, the amount of the penalty the Building Official assessed for violating the Specialty Codes | \$ 400 |

10.12. Grading Plan Review Fee

| Cubic Yards (CY): | <u>Fee for first 10,000 Cubic Yards</u> | <u>Plus fee for each additional CY over 10,000 Cubic Yards</u> |
|--------------------|---|--|
| | 0 to 50 | No fee, no permit required |
| 51 to 100 | \$ 27 | n/a |
| 101 to 1,000 | 43 (for 1st 100 CY) | n/a |
| 1,001 to 10,000 | 57 (for 1st 1,000 CY) | n/a |
| 10,001 to 100,000 | 57 (for 1st 10,000 CY) | \$28 (each additional 10,000 CY) |
| 100,001 to 200,000 | 309 (for 1st 100,000 CY) | 15 (each additional 10,000 CY) |
| Over 200,000 | 462 (for 1st 200,000 CY) | 8 (each additional 10,000 CY) |

10.13. Grading Permit Fee

| Cubic Yards (CY): | <u>Fee for first 1,000 of Cubic Yards</u> | <u>Plus fee for each additional CY over 1,000 (or fraction thereof)</u> |
|-------------------|---|---|
| | 0 to 50 | No fee, no permit required |
| 51 to 100 | \$ 43 | n/a |
| 101 to 1,000 | 43 (for 1st 100 CY) | \$20 (each additional 100 CY) |
| 1,001 to 10,000 | 224 (for 1st 1,000 CY) | 17 (each additional 1,000 CY) |
| 10,001 to 100,000 | 374 (for 1st 10,000 CY) | 76 (each additional 10,000 CY) |
| Over 100,000 | 1,057 (for 1st 100,000 CY) | 42 (each additional 10,000 CY) |

10.14. Fire Sprinkler Permit Fee

| | <u>Fee</u> |
|-----------------------------------|---|
| Residential House square footage: | |
| 0 to 2,000 | \$100 (one hour) |
| 2,001 to 3,600 | \$125 (1.25 hours) |
| 3,601 to 7,200 | \$150 (1.50 hours) |
| Over 7,200 | \$200 (two hours) |
| All other sprinklers | Based on the valuation of the work, applied to the Building Permit Fee schedule |

10.15. Fire Sprinkler Plan Review

| | <u>Fee</u> |
|-----|-------------------|
| Fee | 25% of permit fee |

10.16. Medical Gas

Based on the valuation of the work, applied to the Building Permit Fee schedule.

10.17. Public Works Review and Inspection

| | <u>Fee</u> |
|---|------------|
| General review associated with residential permit | \$ 350 |
| All others, see Public Works Department fee schedule. | |
| Stormwater Management Facility Review and Inspection | 150 |

10.18. Partial Permit

| | <u>Fee</u> |
|-------------|------------|
| Residential | \$ 75 |
| Commercial | 250 |

10.19. Occupancy Certificate

| | <u>Fee</u> |
|-----------------|---|
| Commercial only | \$ 300 (Temporary certificate of occupancy) |

10.20. Plumbing Permit Fees

New One- and Two-family dwellings only (includes 100 feet for each utility connection)

| | Fee |
|--------------------------------|------------|
| SFR (1) Bath | \$ 392 |
| SFR (2) Bath | 519 |
| SFR (3) Bath | 633 |
| Each additional ½ bath/kitchen | 68 |

10.21. Site Utility Fees

| | Fee |
|---------------------------------------|------------|
| Catch basin/area drain | \$ 18 |
| Drywells/leach line/trench drain | 18 |
| Footing drain (Per 100' or fraction) | 76 |
| Manufactured home utilities | 76 |
| Manholes | 18 |
| Rain drain connector | 18 |
| Sanitary sewer (Per 100' or fraction) | 76 |
| Storm sewer (Per 100' or fraction) | 76 |
| Water services (Per 100' or fraction) | 76 |

10.22. Fixture or Item

| | Fee |
|----------------------------------|------------|
| Absorption valve | \$ 18 |
| Back flow preventer (irrigation) | 18 |
| Backwater valve | 18 |
| Basins/lavatory | 18 |
| Clothes washer | 18 |
| Dishwasher | 18 |
| Drinking fountain(s) | 18 |
| Ejectors/sump | 18 |
| Expansion tank | 18 |
| Fixture/sewer cap | 18 |
| Floor drains/floor sinks/hub | 18 |
| Garbage disposal | 18 |
| Hose bib | 18 |
| Ice maker | 18 |
| Interceptor/grease trap | 18 |
| Primer(s) | 18 |
| Roof drain (commercial) | 18 |
| Sink(s), basin(s), lav(s) | 18 |
| Sump | 18 |
| Tubs/shower/shower pan | 18 |
| Urinal | 18 |
| Water closet | 18 |
| Water heater | 18 |
| Minimum | 100 |

10.23. Mechanical Permit Fees

| | <u>Fee</u> |
|-------------------------------------|------------|
| Duct Work | \$ 19 |
| Air Conditioning | 25 |
| Alteration of Existing | 19 |
| Boiler | 25 |
| Heat Pumps | 25 |
| Furnace | 31 |
| Heaters-Wall Mounted | 25 |
| Appliance Vent | 19 |
| Dryer Vent | 19 |
| Kit. Hood | 19 |
| Exhaust Vent | 13 |
| Fuel Piping (4 outlets) | 9 |
| Fuel Piping (each above 4) | 2 |
| Decorative Fireplace (manufactured) | 31 |
| Insert | 31 |
| Wood Stove | 31 |
| Hydronic hot water system | 31 |
| Log lighter | 19 |
| Barbecue | 19 |
| Gas clothes dryer | 19 |
| Other | 19 |
| Minimum | 100 |

11. Systems Development Charges (SDCs)

City SDCs Increased
for ENR CCI Index at 3.90%

11.1. General SDC Information

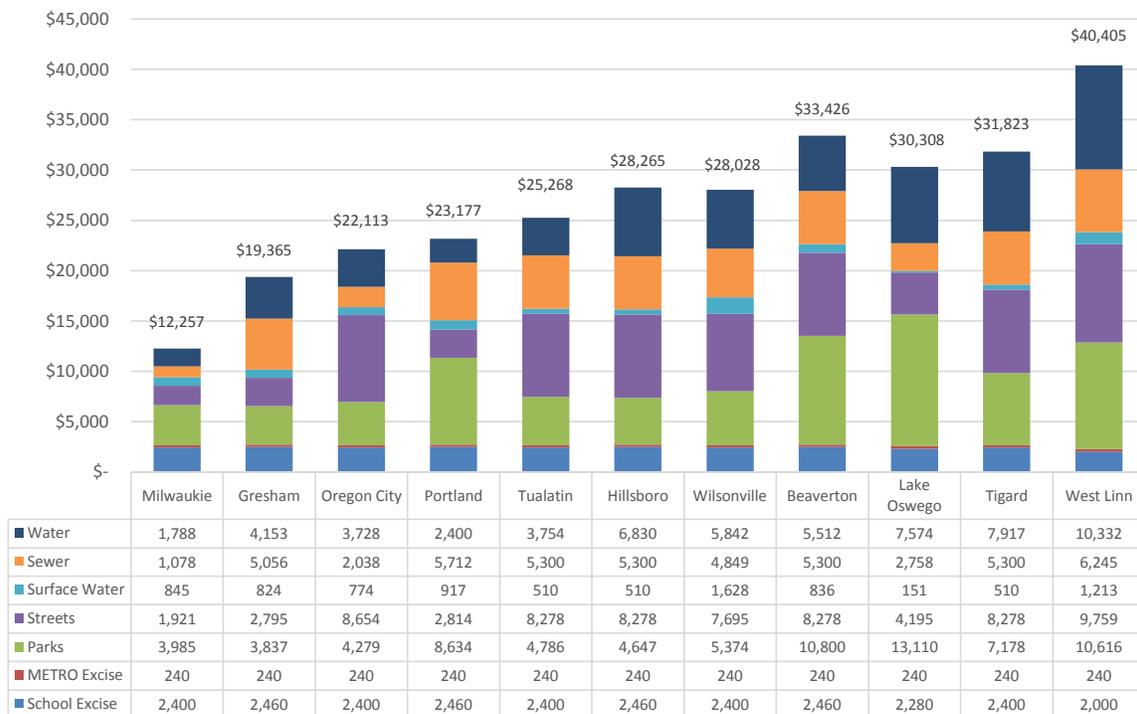
West Linn SDC fees shall be indexed for inflation annually using the Engineering News – Record Construction Cost Index (20-city average) for the most recent 12-month period per Code Section 4.415(3).

Below is a summary table of all SDC charges for a Single Family Dwelling (effective July 1, 2017):

| Per Single Family Dwelling: | Reimbursement | Improvement | Administrative | Total |
|---|-----------------|------------------|----------------|-------------------------|
| Street SDC | \$ 1,652 | \$ 6,474 | \$ - | \$ 8,126 |
| Bike/Ped SDC | - | 1,633 | - | 1,633 |
| Water SDC | 655 | 7,799 | 220 | 8,674 |
| Surface Water SDC | 888 | 267 | 58 | 1,213 |
| Parks SDC | - | 10,332 | 284 | 10,616 |
| Sewer SDC | 685 | 2,669 | 126 | 3,480 |
| Sub-total, SDCs to City | <u>\$ 3,880</u> | <u>\$ 29,174</u> | <u>\$ 688</u> | <u>\$ 33,742</u> |
| Plus Water SDC collected for South Fork Water Board (updated effective January 1, 2017) | | | | 1,658 |
| Plus Sewer SDC collected for Tri-City Service District | | | | 2,765 |
| Plus Excise Tax collected for Metro on valuations over \$100,000 | | | | 240 |
| Plus Excise Tax collected for School District on new construction or additions | | | | 2,000 |
| Total SDCs due for Single Family Dwelling | | | | <u><u>\$ 40,405</u></u> |

Comparison of Neighboring Cities' New Single-Family SDC Fees

Based on a 2,000sqft home with 500sqft garage, \$200,000 value



11.2. Street SDC

Effective July 1, 2017 [see updated 7/1/17 table attached]

11.3. Bike/Ped SDC

Effective July 1, 2017 [see updated 7/1/17 table attached]

11.4. Water SDC

Note: see also the additional SDC collected on behalf of South Fork Water Board

[SFWB Water SDC for 5/8" meter is currently = \$1,658 for 2017 and \$1,655 for 2016]

Effective July 1, 2016 [ENR CCI increase 2.00%]

| Size of Meter | Meter Equivalency | Reimbursement | Improvement | Administrative | Total | |
|------------------------|-------------------|---------------|-------------|----------------|-------------|---------|
| <i>per factor of 1</i> | | 1.00 | \$630 | \$7,506 | \$212 | \$8,348 |
| 5/8" | 1 | \$630 | \$7,506 | \$212 | \$8,348 | |
| 3/4" | 1.5 | \$945 | \$11,259 | \$318 | \$12,522 | |
| 1" | 2.5 | \$1,575 | \$18,765 | \$530 | \$20,870 | |
| 1.5" | 5 | \$3,150 | \$37,530 | \$1,060 | \$41,740 | |
| 2" | 8 | \$5,040 | \$60,048 | \$1,696 | \$66,784 | |
| 3" | 16 | \$10,080 | \$120,096 | \$3,392 | \$133,568 | |
| 4" | 25 | \$15,750 | \$187,650 | \$5,300 | \$208,700 | |
| 6" | 50 | \$31,500 | \$375,300 | \$10,600 | \$417,400 | |
| 8" | 80 | \$50,400 | \$600,480 | \$16,960 | \$667,840 | |
| 10" | 125 | \$78,750 | \$938,250 | \$26,500 | \$1,043,500 | |

Effective July 1, 2017 [ENR CCI increase 3.90%]

| Size of Meter | Meter Equivalency | Reimbursement | Improvement | Administrative | Total | |
|------------------------|-------------------|---------------|-------------|----------------|-------------|---------|
| <i>per factor of 1</i> | | 1.00 | \$655 | \$7,799 | \$220 | \$8,674 |
| 5/8" | 1 | \$655 | \$7,799 | \$220 | \$8,674 | |
| 3/4" | 1.5 | \$983 | \$11,699 | \$329 | \$13,011 | |
| 1" | 2.5 | \$1,638 | \$19,498 | \$549 | \$21,685 | |
| 1.5" | 5 | \$3,275 | \$38,995 | \$1,100 | \$43,370 | |
| 2" | 8 | \$5,240 | \$62,392 | \$1,760 | \$69,392 | |
| 3" | 16 | \$10,480 | \$124,784 | \$3,520 | \$138,784 | |
| 4" | 25 | \$16,375 | \$194,975 | \$5,500 | \$216,850 | |
| 6" | 50 | \$32,750 | \$389,950 | \$11,000 | \$433,700 | |
| 8" | 80 | \$52,400 | \$623,920 | \$17,600 | \$693,920 | |
| 10" | 125 | \$81,875 | \$974,875 | \$27,500 | \$1,084,250 | |

11.5. Surface Water SDC

Based on impervious area, City surface water per ESU (2,914ft²)

Effective July 1, 2016 [ENR CCI increase 2.00%]

| Unit | | Reimbursement | Improvement | Administrative | Total |
|------------------------|------|---------------|-------------|----------------|---------|
| <i>per factor of 1</i> | 1.00 | \$855 | \$257 | \$55 | \$1,167 |
| Single family | 1.00 | \$855 | \$257 | \$55 | \$1,167 |

Effective July 1, 2017 [ENR CCI increase 3.90%]

| Unit | | Reimbursement | Improvement | Administrative | Total |
|------------------------|------|---------------|-------------|----------------|---------|
| <i>per factor of 1</i> | 1.00 | \$888 | \$267 | \$58 | \$1,213 |
| Single family | 1.00 | \$888 | \$267 | \$58 | \$1,213 |

11.6. Park SDC

Effective July 1, 2016 [ENR CCI increase 2.00%]

| Unit | | Reimbursement | Improvement | Administrative | Total |
|------------------------|-------|---------------|-------------|----------------|----------|
| <i>per factor of 1</i> | 1.00 | \$0 | \$3,752 | \$103 | \$3,855 |
| Single family | 2.65 | \$0 | \$9,943 | \$273 | \$10,216 |
| Multi-family | 1.874 | \$0 | \$7,030 | \$193 | \$7,223 |

Effective July 1, 2017 [ENR CCI increase 3.90%]

| Unit | | Reimbursement | Improvement | Administrative | Total |
|------------------------|-------|---------------|-------------|----------------|----------|
| <i>per factor of 1</i> | 1.00 | \$0 | \$3,899 | \$107 | \$4,006 |
| Single family | 2.65 | \$0 | \$10,332 | \$284 | \$10,616 |
| Multi-family | 1.874 | \$0 | \$7,305 | \$201 | \$7,506 |

11.6. Sewer SDC

Note: see also the additional SDC collected on behalf of Tri-City Service District
 [Tri-City Service District Sewer SDC is currently 1 EDU = \$2,765]

Effective July 1, 2016 [ENR CCI increase 2.00%]

| Unit | Meter Size | Factor | Reimbursement | Improvement | Administrative | Total |
|------------------------|------------|--------|---------------|-------------|----------------|-----------|
| <i>per factor of 1</i> | | 1.00 | \$659 | \$2,569 | \$121 | \$3,349 |
| Single family | - | - | \$659 | \$2,569 | \$121 | \$3,349 |
| Multi-family | - | - | \$367 | \$1,431 | \$67 | \$1,865 |
| Commercial | 5/8" | 1 | \$659 | \$2,569 | \$121 | \$3,349 |
| Commercial | 3/4" | 1.5 | \$989 | \$3,854 | \$181 | \$5,024 |
| Commercial | 1" | 2.5 | \$1,648 | \$6,423 | \$302 | \$8,373 |
| Commercial | 1.5" | 5 | \$3,295 | \$12,845 | \$605 | \$16,745 |
| Commercial | 2" | 8 | \$5,272 | \$20,552 | \$968 | \$26,792 |
| Commercial | 3" | 16 | \$10,544 | \$41,104 | \$1,936 | \$53,584 |
| Commercial | 4" | 25 | \$16,475 | \$64,225 | \$3,025 | \$83,725 |
| Commercial | 6" | 50 | \$32,950 | \$128,450 | \$6,050 | \$167,450 |
| Commercial | 8" | 80 | \$52,720 | \$205,520 | \$9,680 | \$267,920 |
| Commercial | 10" | 125 | \$82,375 | \$321,125 | \$15,125 | \$418,625 |

Effective July 1, 2017 [ENR CCI increase 3.90%]

| Unit | Meter Size | Factor | Reimbursement | Improvement | Administrative | Total |
|------------------------|------------|--------|---------------|-------------|----------------|-----------|
| <i>per factor of 1</i> | | 1.00 | \$685 | \$2,669 | \$126 | \$3,480 |
| Single family | - | - | \$685 | \$2,669 | \$126 | \$3,480 |
| Multi-family | - | - | \$382 | \$1,487 | \$69 | \$1,938 |
| Commercial | 5/8" | 1 | \$685 | \$2,669 | \$126 | \$3,480 |
| Commercial | 3/4" | 1.5 | \$1,028 | \$4,004 | \$188 | \$5,220 |
| Commercial | 1" | 2.5 | \$1,713 | \$6,673 | \$314 | \$8,700 |
| Commercial | 1.5" | 5 | \$3,425 | \$13,345 | \$630 | \$17,400 |
| Commercial | 2" | 8 | \$5,480 | \$21,352 | \$1,008 | \$27,840 |
| Commercial | 3" | 16 | \$10,960 | \$42,704 | \$2,016 | \$55,680 |
| Commercial | 4" | 25 | \$17,125 | \$66,725 | \$3,150 | \$87,000 |
| Commercial | 6" | 50 | \$34,250 | \$133,450 | \$6,300 | \$174,000 |
| Commercial | 8" | 80 | \$54,800 | \$213,520 | \$10,080 | \$278,400 |
| Commercial | 10" | 125 | \$85,625 | \$333,625 | \$15,750 | \$435,000 |

City of West Linn
 Transportation SDC
 SDC per Land Use

New Methodology and Fees Adopted Effective July 1, 2015
 [ENR CCI increased all SDC Fees by 3.90% Effective July 1, 2017]

| | | ITE Average Daily Trips | Number of Person Trips ¹ | % Primary Trips | New Person Trip Ends | Effective July 1, 2017 | | | |
|--|---------------|-------------------------------|---|--------------------|----------------------------|------------------------|----------|-------------------------|--------------------------------|
| | | | | | | Improvement Cost | | Street Reimbursement | Bike/Ped & Street Total SDC |
| | | | | | | Bike/Ped | Street | | |
| 21 Commercial Airport | CFD | 123.1 | 206.8 | 100% | 206.8 | | | | |
| 30 Intermodal Truck Terminal | Acre | 62.5 | 105.0 | 100% | 105.0 | | | | |
| 110 General Light Industrial | 1,000 SFGFA | 5.3 | 8.8 | 100% | 8.8 | | | | |
| 130 Industrial Park | 1,000 SFGFA | 5.3 | 9.0 | 100% | 9.0 | | | | |
| 140 Manufacturing | 1,000 SFGFA | 3.0 | 5.1 | 100% | 5.1 | | | | |
| 151 Mini-Warehouse | 1,000 SFGFA | 2.4 | 4.0 | 100% | 4.0 | | | | |
| 160 Data Center | 1,000 SFGFA | 1.0 | 1.7 | 100% | 1.7 | | | | |
| 210 Single-Family Detached Housing | Dwelling unit | 9.4 | 15.9 | 100% | 15.9 | | | | |
| 220 Apartment | Dwelling unit | 6.5 | 10.9 | 100% | 10.9 | | | | |
| 230 Residential Condominium/Townhouse | Dwelling unit | 5.7 | 9.5 | 100% | 9.5 | | | | |
| 240 Mobile Home Park | ODU | 4.9 | 8.2 | 100% | 8.2 | | | | |
| 254 Assisted Living | Bed | 2.6 | 4.3 | 100% | 4.3 | | | | |
| 310 Hotel | Room | 7.9 | 13.2 | 100% | 13.2 | | | | |
| 320 Motel | Room | 5.6 | 9.5 | 100% | 9.5 | | | | |
| 411 City Park | Acre | 6.1 | 10.3 | 100% | 10.3 | | | | |
| 417 Regional Park | Acre | 5.0 | 8.4 | 100% | 8.4 | | | | |
| 430 Golf Course | Acre | 5.3 | 8.9 | 100% | 8.9 | | | | |
| 444 Movie Theater with Matinee | Movie screen | 387.0 | 650.2 | 100% | 650.2 | | | | |
| 492 Health/Fitness Club | 1,000 SFGFA | 30.3 | 50.9 | 100% | 50.9 | | | | |
| 495 Recreational Community Center | 1,000 SFGFA | 27.4 | 46.0 | 100% | 46.0 | | | | |
| 520 Elementary School | 1,000 SFGFA | 7.1 | 12.0 | 59% | 7.1 | | | | |
| 522 Middle School/Junior High School | 1,000 SFGFA | 6.4 | 10.7 | 59% | 6.3 | | | | |
| 530 High School | 1,000 SFGFA | 6.0 | 10.0 | 59% | 5.9 | | | | |
| 540 Junior/Community College | 1,000 SFGFA | 21.4 | 36.0 | 100% | 36.0 | | | | |
| 560 Church | 1,000 SFGFA | 13.2 | 22.2 | 100% | 22.2 | | | | |
| 565 Day Care Center | 1,000 SFGFA | 18.0 | 30.3 | 33% | 10.0 | | | | |
| 590 Library | 1,000 SFGFA | 50.5 | 84.8 | 100% | 84.8 | | | | |
| 610 Hospital | 1,000 SFGFA | 12.2 | 20.4 | 100% | 20.4 | | | | |
| 620 Nursing Home | 1,000 SFGFA | 7.2 | 12.1 | 100% | 12.1 | | | | |
| 710 General Office Building | 1,000 SFGFA | 8.4 | 14.1 | 100% | 14.1 | | | | |
| 720 Medical-Dental Office Building | 1,000 SFGFA | 27.3 | 45.9 | 100% | 45.9 | | | | |
| 731 State Motor Vehicles Department | 1,000 SFGFA | 120.9 | 203.1 | 100% | 203.1 | | | | |
| 732 United States Post Office | 1,000 SFGFA | 88.4 | 148.4 | 100% | 148.4 | | | | |
| 750 Office Park | 1,000 SFGFA | 8.5 | 14.3 | 100% | 14.3 | | | | |
| 760 Research and Development Center | 1,000 SFGFA | 6.2 | 10.5 | 100% | 10.5 | | | | |
| 770 Business Park | 1,000 SFGFA | 9.4 | 15.9 | 100% | 15.9 | | | | |
| 812 Building Materials and Lumber Store | 1,000 SFGFA | 43.1 | 72.5 | 100% | 72.5 | | | | |
| 813 Free-Standing Discount Superstore | 1,000 SFGFA | 38.5 | 64.6 | 72% | 46.5 | | | | |
| 814 Variety Store | 1,000 SFGFA | 30.6 | 51.4 | 48% | 24.5 | | | | |
| 815 Free-Standing Discount Store | 1,000 SFGFA | 28.2 | 47.4 | 48% | 22.6 | | | | |
| 816 Hardware/Paint Store | 1,000 SFGFA | 25.9 | 43.5 | 45% | 19.4 | | | | |
| 817 Nursery (Garden Center) | 1,000 SFGFA | 82.9 | 139.2 | 100% | 139.2 | | | | |
| 820 Shopping Center | 1,000 SFGFA | 20.7 | 34.7 | 50% | 17.4 | | | | |
| 826 Specialty Retail Center | 1,000 SFGFA | 40.6 | 68.2 | 100% | 68.2 | | | | |
| 841 Automobile Sales | 1,000 SFGFA | 29.3 | 49.2 | 100% | 49.2 | | | | |
| 843 Automobile Parts Sales | 1,000 SFGFA | 27.2 | 45.8 | 44% | 20.1 | | | | |
| 848 Tire Store | 1,000 SFGFA | 17.1 | 28.7 | 69% | 19.7 | | | | |
| 850 Supermarket | 1,000 SFGFA | 47.3 | 79.5 | 39% | 30.8 | | | | |
| 851 Convenience Market (Open 24 Hours) | 1,000 SFGFA | 246.8 | 414.6 | 33% | 134.9 | | | | |
| 857 Discount Club | 1,000 SFGFA | 42.3 | 71.1 | 100% | 71.1 | | | | |
| 862 Home Improvement Superstore | 1,000 SFGFA | 16.7 | 28.1 | 44% | 12.4 | | | | |
| 880 Pharmacy/Drugstore without Drive-Through | 1,000 SFGFA | 38.1 | 64.1 | 42% | 27.1 | | | | |
| 881 Pharmacy/Drugstore with Drive-Through | 1,000 SFGFA | 36.8 | 61.9 | 38% | 23.5 | | | | |
| 890 Furniture Store | 1,000 SFGFA | 1.8 | 3.1 | 37% | 1.1 | | | | |
| 911 Walk-in Bank | 1,000 SFGFA | 121.3 | 203.8 | 100% | 203.8 | | | | |
| 912 Drive-in Bank | 1,000 SFGFA | 33.5 | 56.3 | 27% | 15.4 | | | | |
| 925 Drinking Place | 1,000 SFGFA | 154.9 | 260.2 | 100% | 260.2 | | | | |
| 931 Quality Restaurant | 1,000 SFGFA | 37.4 | 62.9 | 43% | 26.7 | | | | |
| 932 High-Turnover (Sit-Down) Restaurant | 1,000 SFGFA | 52.6 | 88.3 | 40% | 35.1 | | | | |
| 933 Fast-Food Restaurant without Drive-Through | 1,000 SFGFA | 208.3 | 349.9 | 40% | 139.1 | | | | |
| 934 Fast-Food Restaurant with Drive-Through | 1,000 SFGFA | 219.1 | 368.0 | 41% | 150.7 | | | | |
| 936 Coffee/Donut Shop without Drive-Through | 1,000 SFGFA | 102.6 | 172.4 | 40% | 68.5 | | | | |
| 937 Coffee/Donut Shop with Drive-Through | 1,000 SFGFA | 335.2 | 563.1 | 41% | 230.5 | | | | |
| 938 Coffee/Donut Kiosk | 1,000 SFGFA | 306.0 | 514.1 | 17% | 87.4 | | | | |
| 944 Gasoline/Service Station | VFP | 59.0 | 99.1 | 35% | 34.7 | | | | |
| 945 Gasoline/Service Station with Convenience | VFP | 20.8 | 34.9 | 13% | 4.5 | | | | |
| 946 Gasoline/Service Station with Car Wash | VFP | 36.5 | 61.3 | 24% | 14.7 | | | | |
| *** Other (median) | | 27.2 | 45.8 | 100% | 45.8 | | | | |
| *** Other (average) | | 54.0 | 90.7 | 76% | 68.8 | | | | |
| Per Average Daily Person Trip-End Unit SDC Fee (eff. 7/1/17) | | | | | | \$102.91 | \$407.91 | \$104.09 | \$614.91 |

Source: ITE Trip Generation Manual, 9th Edition, compiled by FCS GROUP

1.68 ¹Person trip conversion rate of 1.68 derived from 2009 U.S. National Household Transportation Survey findings

Abbreviations

- CFD - commercial flights per day
- ODU - occupied dwelling unit
- SFGFA - square feet of gross floor area
- SFGLA - square feet of gross leasable area
- VFP - vehicle fueling position

Attachments

1. Fees of other entities that the City of West Linn is required to pass through
 - 1.1. METRO - Construction Excise Tax
 - 1.2. WLWSD - Construction Excise Tax
 - 1.3. LOSD - Construction Excise Tax
 - 1.4. Water SDC - South Fork Water Board water SDC charges
 - 1.5. Sewer SDC - Tri-City Service District sewer SDC charges
2. Copy of Resolution adopting Master Fees and Charges booklet
3. Copies of the three Construction Excise Tax agreements and provisions

Attachments

1. Construction Excise Tax agreement with other entities

1.1. METRO - Construction Excise Tax

| | <u>Fee</u> | |
|---|--------------|-----------------|
| Tax percentage to be assessed on value of construction | 0.12% | of construction |
| City's administrative fee retained to cover collection costs | 5% | of tax amount |
| Maximum amount of tax assessed | \$ 12,000 | |
| Exempt construction projects that are under this value | \$ 100,000 | |
| Expiration date (extended in June 2009) | 2014 | |
| Date the tax first went into effect | July 1, 2006 | |
| http://www.metro-region.org/index.cfm/go/by.web/id=18459 | | |

1.2. WLWSD - Construction Excise Tax

| | | |
|--|------------------|-----------------|
| Residential - tax amount on value of construction | \$ 1.00 | per square foot |
| Nonresidential - tax amount on value of construction | \$ 0.50 | per square foot |
| City's administrative fee retained to cover collection costs | 4% | of tax amount |
| Date the tax first went into effect | October 24, 2007 | |

1.3. LOSD - Construction Excise Tax [increased for CCI eff. 10/01/2010]

| | | |
|--|---------------|-----------------|
| Residential - tax amount on value of construction | \$ 1.05 | per square foot |
| Nonresidential - tax amount on value of construction | \$ 0.53 | per square foot |
| City's administrative fee retained to cover collection costs | 4% | of tax amount |
| Date the tax first went into effect | April 1, 2010 | |

1.4. South Fork Water Board - Water SDC Fee

| Meter Size | Equivalent Meter Factor (EMF) | Water SDC Fee (eff. 1/1/15) | Water SDC Fee (eff. 1/1/16) | Water SDC Fee (eff. 1/1/17) |
|-------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| 5/8" x 3/4" | 1 | \$ 1,621 | \$ 1,655 | \$ 1,658 |
| 3/4" | 1.5 | 2,432 | 2,484 | 2,487 |
| 1" | 2.5 | 4,053 | 4,139 | 4,146 |
| 1.5" | 5 | 8,106 | 8,278 | 8,292 |
| 2" | 8 | 12,969 | 13,245 | 13,267 |
| 3" | 16 | 25,938 | 26,489 | 26,533 |
| 4" | 25 | 40,529 | 41,390 | 41,458 |
| 6" | 50 | 81,058 | 82,780 | 82,916 |
| 8" | 80 | 129,692 | 132,448 | 132,666 |
| 10" | 115 | 186,432 | 190,394 | 190,708 |

1.5. Tri-City Service District - Sewer SDC Fee

[see next page for table, details, and information]

1.5. Tri-City Service District Sewer SDC Fee

1 EDU = \$2,765

| Class of Service | System Development Charge | Sewer Use Charge |
|---|--|--|
| Residential | | |
| 01. Single Family Dwelling | 1 EDU | 1 EDU |
| 02. Duplex | 0.8 EDU per dwelling unit | 1 EDU per dwelling unit |
| 03. Triplex | 0.8 EDU per dwelling unit | 1 EDU per dwelling unit |
| 04. Multi-Family (Four Plex and Up) | 0.8 EDU per dwelling unit | 1 EDU per dwelling unit |
| 05. Trailer/Mobile Home Parks | 0.8 EDU per dwelling unit | 1 EDU per rental space provided sewer service |
| 06. Adult Foster Care Homes ¹ | 1 EDU | 1 EDU per five occupants |
| Institutional | | |
| 10. High Schools | 1 EDU per 29 students (ADA) ² | 1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption |
| 11. Junior High Schools | 1 EDU per 29 students (ADA) ² | Same as 10. (above) |
| 12. Elementary and Pre Schools | 1 EDU per 65 students (ADA) ² | Same as 10. (above) |
| 13. Community Colleges | 1 EDU per 29 students (ADA) ² | Same as 10. (above) |
| 14. Churches | 1 EDU per 180 seats (ADA) ³ | Same as 10. (above) |
| -if parsonage | 1 EDU per 29 students (ADA) ² | Same as 10. (above) |
| -if weekday child care or church school | 1 EDU per 65 additional students | Same as 10. (above) |
| -if full time business officer | 1 EDU per 1,900 sq. ft. additional meeting area | Same as 10. (above) |
| -if evening programs conducted three night or more per week | 1 EDU per 1,900 sq. ft. additional meeting area | Same as 10. (above) |
| 15. Hospitals - General | 1 EDU per bed | Same as 10. (above) |
| 16. Convalescent/Rest Homes | 1 EDU per two beds | Same as 10. (above) |
| 17. Adult Foster Care Homes ⁴ | 1 EDU per two beds | Same as 10. (above) |
| Commercial | | |
| 20. Hotels, Motels | 1 EDU per two rooms | 1 EDU per two rooms ⁵ |
| -if quality restaurant | 1 EDU per 10 seats, 1 EDU per 10 additional seats | 1 EDU per 10 seats ⁵ |
| 21. Restaurants | 1 EDU per 11 seats | 1 EDU per 11 seats ⁵ |
| 22. Fast Food | 1 EDU per 18 seats | 1 EDU per 18 seats ⁵ |
| 23. Tavern/Lounge | 1 EDU per 18 seats | 1 EDU per 18 seats ⁵ |
| 24. Service Stations (without car wash) | 1.7 EDU | 1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption |
| 25. Car Wash | UEDUs per stall | Same as 24. (above) |
| 26. Rollover (with service station) | 5.6 EDUs | Same as 24. (above) |
| 27. Tunnel (with service station) | 16 EDUs | Same as 24. (above) |
| 28. Laundromats | 1 EDU per machine | Same as 24. (above) |
| 29. Other Commercial (shall include all classes not otherwise included in this table) | The lesser of 1 EDU per 1,900 sq. ft. or less of floor space or 1 EDU per quarter acre or fraction thereof of land acre but not less than 50 percent of maximum charge resulting from the two options. | Same as 24. (above) |
| Industrial | | |
| 30. Light Industrial Waste ⁶ | Same as 29. (above) | 1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption and actual cost to District for removal of SS and BOD per pound for amount resulting from sewage strength in excess of domestic sewage strength. Based on District cost per pound for removal off BOD and SS and cost per gallon for processing sewage flow. |
| 31. Heavy Industrial Waste ⁷ | Based on actual cost to District but not less than 16. (above) | |
| Public Authorities | | |
| 40. Cities | See applicable agreements | See applicable agreements |

Note: For the purpose of equivalent dwelling units for connection charge purposes, the quotient will be carried to two decimal places.

- 1 Adult foster care homes having an occupancy capacity of five or fewer persons for whom the owner/operator of the facility receives remuneration of any kind shall be charged for one EDU.
- 2 ADA = Average Daily Attendance
- 3 Where seating is on benches or pews, the number of seats shall be computer on the basis of one seat for each 18 inches of bench or pews length.
- 4 Adult foster care homes having an occupancy capacity in excess of five persons for whom the owner/operator of the facility receives remuneration of any kind.
- 5 First year of service is based on seating capacity as shown. Subsequent service based on one EDU per 1,000 cubic feet or fraction thereof of metered water consumption.
- 6 With 30 pounds to 200 pounds of SS per day; 30 pounds to 200 pounds of BOD per day; and less than 10,000 gallons per day
- 7 With more than 200 pounds of SS per day; 200 pounds of BOD per day; and 10,000 gallons or more per day



Agenda Report

Date: May 22, 2017

To: Russ Axelrod, Mayor
Members, West Linn City Council

From: Darren Wyss, Associate Planner, Community Development Department *DSW*

Through: John Boyd, Planning Manager *JB*
Eileen Stein, City Manager *ES*

Subject: Community Development Code Amendment (CDC-17-01)

Purpose

To receive a briefing on the proposed Community Development Code (CDC) amendment recommended by the Planning Commission at its May 17, 2017 public hearing. This change would allow development of a nature play area in the White Oak Savanna Park.

Council will hold its public hearing on June 19, 2017. The proposed amendment will permit special use areas on three City owned properties in the Office Business Center (OBC) zone.

Question(s) for Council:

Does the Council need additional background information regarding the CDC amendment recommended by the Planning Commission?

Public Hearing Required:

None required.

Background & Discussion:

The White Oak Savanna Park properties were recommended for acquisition/development in both the West Linn 1998 Park, Recreation and Open Space Plan, and the 2007 Park, Recreation and Open Space Plan. In the 2007 Plan, the properties were identified as suitable for special use areas and trails, although the OBC zone currently only permits Indoor Participant Sports and Recreation. This designation would not allow a Special Use Area park. Parks staff has concluded that a land use map designation of Special Use Area, which is defined in Section 56.015 of the Development Code, will allow the proposed park use, which again is not currently allowed in the OBC zone.

Subsequent to the 2007 Park Plan being adopted, the City worked to acquire the properties and the following series of events occurred:

2009 – At the direction of City Council, the City acquired approximately 14 acres of the White Oak Savanna properties with the help of grants from Metro and the Oregon Parks and Recreation Department.



2016 – At the direction of City Council, the City acquired the remaining approximately 6 acres of the White Oak Savanna properties with the help of another Metro grant and donations from the community.

2017 – The City Council dedicated the White Oak Savanna properties as a City park.

In order for the City to take the next step and develop the nature play area in the park, the land must be zoned to allow this use. The City Attorney was asked by the City Council how the City might accomplish this through a text amendment of the OBC zone without permitting that use on all properties within the zone. The City Attorney indicated this could be accomplished through a text amendment which included Special Use Area as a permissible use, subject to mapping the specific properties to be allowed this use.

Earlier this year, the Council authorized staff to initiate such an amendment. The Planning Commission has recommended the amendment as discussed in the attached memorandum. A copy of Ordinance 1660 is also included for Council's reference.

Budget Impact:

None

Council Options:

1. Receive briefing and discuss proposed amendments.

Staff Recommendation:

Receive briefing and discuss.

Potential Motions:

N/A

Attachments:

1. Planning Commission Recommendation Memorandum
2. Ordinance 1660

ORDINANCE NO. 1660

AN ORDINANCE RELATING TO THE AMENDMENT OF WEST LINN COMMUNITY DEVELOPMENT CODE SECTION 21.030(10) TO ALLOW OUTDOOR RECREATION AS A FORM OF PERMITTED USE IN THE OFFICE BUSINESS CENTER (OBC) ZONE ONLY ON THE PROPERTY LOCATED AT 2445 TANNER DRIVE, WEST LINN FOR PURPOSES OF A CITY PARK AND DECLARING AN EMERGENCY

Annotated to show ~~deletions~~ and additions to the code sections being modified. Deletions are ~~bold lined through~~ and additions are bold underlined.

WHEREAS, Chapter II, Section 4, of the West Linn City Charter provides:

Powers of the City. The City shall have all powers which the Constitution, statutes and common law of the United States and of this State now or hereafter expressly or implied grant or allow the City, as fully as though this Charter specifically enumerated each of those powers;

WHEREAS, in 2009 at the direction of City Council, the City agreed to take title to approximately 14 acres, otherwise known as Tax Lots 21E 35D 0704 and 21E 35D 0700; and

WHEREAS, in 2016 at the direction of City Council, the City agreed to take title to approximately 6 acres, otherwise known as Tax Lot 21E 35D 0703, and completed the transfer of the three White Oak Savanna properties; and

WHEREAS, by Resolution No 2017-04, the City Council designated the property as City-owned White Oak Savanna Park in accordance with the West Linn Charter and further directed staff to amend the Community Development Code to allow outdoor recreation as a form of permitted recreation in the Office Business Center (OBC) Zone only for this site; and

WHEREAS, The White Oak Savanna Park is now complete and consists of approximately 20 acres of park land; and

WHEREAS, the City is moving forward with the plans for construction of the nature play area at The White Oak Savanna Park; and

WHEREAS, the Parks and Recreation Department indicates that the park will closely align with the definition of a “special use area” as defined by the 2007 Parks, Recreation and Open Space Plan; and

WHEREAS, adding that use to Community Development Code Section 21.030 implements the City’s Council’s direction that the property be used for outdoor recreation;

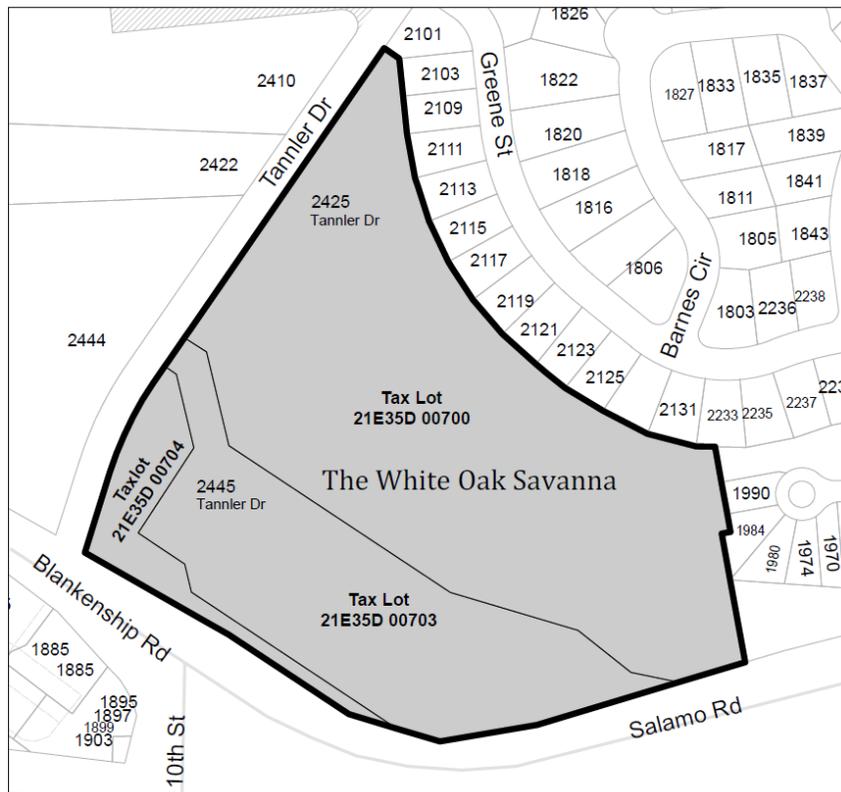
NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

SECTION 1. Amendment. West Linn Community Development Code Section 21.030, Permitted Uses, is amended to read as follows:

21.030 PERMITTED USES

The following uses are permitted outright in this zone:

1. Business equipment sales and services.
2. Business support services.
3. Communications services.
4. Cultural exhibits and library services.
5. Family day care.
6. Financial, insurance and real estate services.
7. Hotel/motel, including those operating as extended hour businesses.
8. Medical and dental services.
9. Parking facilities.
10. Participant sports and recreation, indoor.
11. Personal services and facilities.
12. Professional and administrative services.
13. Utilities, minor.
14. Transportation facilities (Type I).
- 15. Special use areas only if located on those properties indicated on the map below.**



SECTION 2. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION 3. Savings. Notwithstanding this amendment/repeal, the City ordinances in existence at the time any criminal or civil enforcement actions were commenced, shall remain valid and in full force and effect for purposes of all cases filed or commenced during the times said ordinance(s) or portions of the ordinance were operative. This section simply clarifies the existing situation that nothing in this Ordinance affects the validity of prosecutions commenced and continued under the laws in effect at the time the matters were originally filed.

SECTION 4. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 2-5) need not be codified and the City Recorder or his/her designee is authorized to correct any cross-references and any typographical errors.

SECTION 5. Effective Date. Conditions in the City of West Linn are such that this Ordinance is necessary for the immediate preservation of the public health, peace, welfare and safety. An emergency is declared to exist in order to fulfill the terms of the intergovernmental agreements for this project and to take advantage of improved weather conditions for construction of the project. To accomplish this, notices must be given to Metro, DLCD and other entities and the park plans must go through the City's design review process, all of which put the project on a very tight timeline to avoid the loss of funds and avoid weather-related construction delays; therefore, this Ordinance shall be in full force and effect after its passage.

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 33(c) of the City Charter on the ____ day of _____, 2017, and duly PASSED and ADOPTED this ____ day of _____, 2017.

RUSSELL B. AXELROD, MAYOR

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY



Memorandum

Date: May 18, 2017
To: West Linn City Council
From: West Linn Planning Commission
Subject: CDC-17-01 Recommendation

The Planning Commission held a public hearing on May 17, 2017 for the purpose of making a recommendation to the City Council on the adoption of the proposed Community Development Code Amendment found in Ordinance 1660 (Land Use File CDC-17-01). The proposed amendment was previously discussed at the Commission's May 3, 2017 worksession.

After conducting the public hearing, the Commission deliberated and voted unanimously (5 to 0) to recommend adoption of the proposed amendment as presented in Ordinance 1660. Neither written nor oral testimony was submitted prior to or at the public hearing.

Respectfully,

Charles Mathews
Vice-Chair

Work Session Agenda Report

Date: June 5, 2017
To: Russ Axelrod, Mayor
Members, West Linn City Council
From: Eileen Stein, City Manager *ES*
Subject: Robinwood Station Discussion

Purpose

To discuss the issues raised with the use of the Robinwood Station by the Friends of Robinwood Station.

Question(s) for Council:

1. What is the direction of the Council with respect to the issues and options identified by the City Attorney about the 1964 County Conditional Use Permit?
2. What is the direction of the Council with respect to installing wireless fiber at Robinwood Station?

Public Hearing Required: Not required.

Background & Discussion:

The Friends of Robinwood Station have had longstanding requests for upgrades to the Old Robinwood Fire Station. This has been a point of discussion for many years and there exists a master plan for improvements to the building and grounds. Advancement on this issue has centered on the need for the Friends of Robinwood Station to obtain a conditional use permit (CUP) for use of the property as a community center. Most recently, the City Council asked the City Attorney to prepare a memo about the validity of the original 1964 CUP issued by Clackamas County to grant the use of the building as a community center. The City Attorney's memo is attached to this report.

The entirety of improvements needed at the Robinwood Station are estimated around \$1 million according to the City's Capital Improvement Plan. The project is programmed in out years, primarily due to there being no funding source for it. In the short term, Friends of Robinwood Station have requested the installation of WiFi at the building on the basis that WiFi is being installed at some city parks. Attached to this report is a memo from the City's IT Director discussing the capital and operating costs for installing WiFi at this location.

Budget Impact: Incorporated into the attached memos.

Council Options: Incorporated into the attached memos.

Recommendation: **None.** Direction needed.

Attachment: A – Memorandum from City Attorney
B – Memorandum from IT Director

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LEGAL MEMORANDUM

TO: Mayor and City Council
Eileen Stein, City Manager
Megan Thornton, Assistant City Attorney

FROM: Tim Ramis, City Attorney

DATE: May 15, 2017

RE: **Options for Robinwood Station**
File No. 50015-36839

**PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION**

BACKGROUND

The fire station now known as "Robinwood Station" was constructed in 1964 on property which was, at that time, outside of the city limits of the City. Clackamas County approved the application for a fire station and meeting room as a conditional use in the R-10, Single Family Residential Detached zone. Use of the building as a fire station ended in 2010 and the building has operated as community center under a series of temporary use permits issued by the City to the Friends of Robinwood Station.

QUESTION

What are the City's zoning options with respect to continued use of Robinwood Station as a community center?

DISCUSSION

The City has three options which would permit Robinwood Station to be used as a community center under the development code.

Option 1: Accept the argument made by Andrew Stamp and Friends of Robinwood Station and agree that the conditional use permit issued by Clackamas County authorizes continued use as a community center. The risk associated with this option is rooted in the fact that the City previously rejected the argument that the non-fire service component of the use can be expanded beyond what was contemplated in 1964.

May 15, 2017

Page 2

In a March 26, 2013 memorandum to the Friends of Robinwood Station, Mr. Andrew Stamp makes the argument that "although the fire station use has been discontinued, the use of some portion of the building as a meeting hall has been constant and uninterrupted since 1964." He further argues that under West Linn Community Development Code Sections 66.050 – Status of Non-Conforming Structures and 66.060 – Discontinuance or Change of Conforming Use in A Non-Conforming Structure, that even if the structure is found to be non-conforming, there hasn't been a discontinuance or change in use. In May 2013, Planning Director John Sonnen issued a Planning Director Decision in which he rejected the argument that the existing conditional use permit issued by Clackamas County in 1964 would allow the fire station to be used as community center without a new conditional use permit. He found that the proposed use as a community center would be an alteration in use as well as an enlargement of the existing conditional use.

Should someone object to the alteration or expansion of the conditional use, they may be able to enjoin use of the building as a community center. There is case law which supports the argument that the use of a property must closely resemble the approved use. See *Frankland v. City of Lake Oswego*, 267 Or 452, 517 P2d 1042 (1973).

Option 2: Require the Friends of Robinwood Station to apply for a new conditional use to allow for the operation of a community center in an R-10, Single Family Residential Detached zone. There is relatively little risk with this option assuming neighbors do not object to the continued use of the building as a community center. The application could also be initiated by the City.

West Linn Community Development Code Section 11.060 lists the conditional uses which may be allowed in this zone. CDC Section 11.060.2 lists the uses of "lodge, fraternal, community center and civic assembly."

Option 3: Initiate a text amendment which allows for a "community building" (as defined by the CDC) as an outright permitted use in the R-10, Single Family Residential Detached zone, either generally in the zone or for the Robinwood Station property specifically.

The City Council has the authority under CDC 98.030.B. to initiate a text amendment to the CDC which would allow use of the fire station as a community building. A "community building" is defined in CDC Section 02.030 as "[A] building operated by the public or a non-profit group, neighborhood or association for public assembly for meetings, arts, crafts or similar uses. Examples of a community building are a senior center or arts center." This definition appears to accurately reflect the current use of the building.

Other Issues: In resolving the land use status of the community center use of the building, the City should be mindful of the existence of other issues that would also require action. Confirming the legality of the use for land use regulation purposes does not resolve matters of ADA compliance, building code requirements on insurance matters.

CONCLUSION

Option 1, agreeing that the County's conditional use approval still applies to the former fire station, carries the highest degree of risk because the City is already on record as rejecting that argument. Options 2 and 3 are not immediate solutions but they assure an outcome that can be relied upon as more investment is made in the building. Both Options 2 and 3 can be initiated by the City.

Memorandum

Date: May 24, 2017

To: Eileen Stein, City Manager

From: Shane Boyle, Information Technology Manager

Subject: Robinwood Station WIFI

At the request of city council via the city manager, the IT department conducted executive level research on the cost to implement WIFI services at Robinwood Station. The research and subsequent memo describes implementation expense in capital and operating.

Capital Expenses

- Robinwood station lacks basic IT infrastructure required to support WIFI hardware.
 - Demarcation closet infrastructure, Category 6 Data Cable...
- Wireless Networking Equipment
- Installation labor for infrastructure install &

Operating Expenses

- Monthly service fees to Comcast for internet services
- Annual renewal of hardware maintenance on WIFI equipment

Financial Summary

The capital expense line in year one includes core IT infrastructure as well as wireless equipment. As an IT best practice, in operating year six a replenishment of wireless gear and other equipment is highly recommend.

The operating expense line is for Comcast business class service with a speed of 75/15 (75 meg download / 15 meg upload). The annual cost for services assumes Comcast does not increase its fee for internet services over the term of service

| Expense Type | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|---------------------|---------|---------|---------|---------|---------|---------|
| Capital | \$6,000 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,655 |
| Operating | \$2,093 | \$2,093 | \$2,093 | \$2,093 | \$2,093 | \$2,093 |
| | | | | | | |
| Annual Total | \$8,093 | \$2,093 | \$2,093 | \$2,093 | \$2,093 | \$5,748 |

Other Considerations

Comcast is not able to service the Robinwood Station location without incurring an estimated \$1,900 in construction costs. Comcast will cover any construction cost up to \$3,000 dollars. If construction exceeds \$3,000 the City of West Linn will be responsible for the additional installation expense. The construction requirement has a 60-90 day lead time to deliver services to the Robinwood station.



Work Session Agenda Report

Date: May 25, 2017

To: Russ Axelrod, Mayor
Members, West Linn City Council

From: Megan Thornton, Assistant City Attorney

Through: Lance Calvert, Public Works Director
Eileen Stein, City Manager *ES*

Subject: Highway 43 Ballot Measures for road, sidewalk, and bike improvements in open space

Purpose

The Highway 43 Conceptual Design Plan (“HWY 43 Plan”) includes road improvements, sidewalks, and separated bike lanes along Highway 43. These future improvements may require the use of portions of city-owned park and open space along Highway 43.

Question(s) for Council:

Does the Council want to place the attached ballot measures on the November 2017 election to allow citizens to consider whether park and open spaces next to Highway 43 should be utilized to provide road, sidewalk and bike improvements for the Highway?

Public Hearing Required:

None required.

Background & Discussion:

The 2016 Transportation System Plan (“TSP”) and the HWY 43 Plan demonstrate the need for better road, sidewalk, and bike facilities along Highway 43 so that residents, including youth and those with disabilities, can travel safely along the corridor. The TSP found that there is limited pedestrian connectivity with significant gaps in the sidewalk network that results in residential areas not being consistently connected to commercial centers, bus routes, schools, or other pedestrian destinations. The TSP identifies sidewalks and separated bike lanes along Highway 43 as safety improvement priorities.

Constructing road, sidewalk, and bike improvements along Highway 43 poses some challenges because additional space is necessary in some areas to accommodate the needed improvements.

There are a number of city-owned open spaces and parks along Highway 43, as well as commercial and residential properties. The City will need to utilize some area in four different parks and open spaces along Highway 43 to properly grade and construct road, sidewalk and bike facilities.

To comply with Chapter XI, Section 46, of the West Linn City Charter there must be a public vote to determine if these park and open space lands should be used to construct these road improvements. The City must adopt resolutions referring these matters to the ballot by August 8, 2017, for the General Election on November 7, 2017.

The City is proposing ballot measures for four properties along Highway 43:

1. Open space located at 19095 Willamette Drive,
2. Open space at 21395 Willamette Drive (West A Street Property),
3. Hammerle Park, and
4. Hidden Springs Open Space.

If the ballot measures for any one of these properties do not pass, the City may not be able to construct some of the road, sidewalk, or bike improvements along Highway 43 in front of those locations thus leaving gaps in connectivity. However, it is important to note that the HWY 43 Plan is not a final design; so, the exact locations of the road improvements in these locations have not yet been determined. As indicated in the HWY 43 Plan, the intent of the planned improvements is to minimize impact to these locations while providing safe and efficient facilities. The detailed design of impacts will be vetted through the general public and City Council following city and state standard processes prior to construction.

State law requires that ballot titles for local measures are “a concise and impartial statement” that summarizes the measure.¹ Ballot titles cannot be insufficient, unfair, misleading, or urge a yes or no vote. In addition, all of the statements and facts in the ballot title must be accurate, and it should be factually balanced.² Draft ballot titles for all four properties are attached that were drafted to meet the statutory requirements. The ballot titles all follow the format of the ballot title for the 19095 Willamette Drive open space that the Council reviewed during its April 17 work session. A map of the Highway 43 project area is also attached that shows all city owned properties along Highway 43.

Budget Impact:

The future cost of improvements at these parks and open spaces has not yet been determined.

Council Options:

1. Direct staff to take all necessary actions to place the four attached ballot measures on the November 2017 General Election.
2. Direct staff not to pursue ballot measures for park and open space properties along Highway 43.

Staff Recommendation:

Staff recommends that the Council direct staff to take all necessary actions to place the four ballot measures on the November 7, 2017, General Election.

Attachments:

1. Resolution 2017-11 – 19095 Willamette Drive Open Space Ballot Measure
2. Resolution 2017-12 – 21395 Willamette Drive Open Space Ballot Measure
3. Resolution 2017-13 – Hammerle Park Ballot Measure
4. Resolution 2017-14 – Hidden Springs Open Space Ballot Measure
5. Map – West Linn City Owned Property, Willamette Drive/HWY 43 Area

¹ ORS 250.035(1)(c).

² *Dunagan v. Thornton*, 237 Or. 379 (1964); *Restrictions on Political Campaigning by Public Employees – ORS 260.432*, Secretary of State, Elections Division (Jan. 2016); ORS 260.532(1).

RESOLUTION NO. 2017 – XX

A RESOLUTION TO SUBMIT A MEASURE TO VOTERS TO AUTHORIZE SIDEWALK, BIKE, AND ROAD IMPROVEMENTS TO HIGHWAY 43 ALONG OPEN SPACE LOCATED AT 19095 WILLAMETTE DRIVE

WHEREAS, 19095 Willamette Drive is city-owned open space located south of Walling Circle;

WHEREAS, the 2016 West Linn Transportation System Plan (“TSP”) found that there is limited pedestrian and bicycle connectivity with significant gaps in the sidewalk network that results in residential areas not being consistently connected to commercial centers, bus routes, schools, or other pedestrian destinations (TSP Figures 5 and 9);

WHEREAS, there is a current need for designated bike and pedestrian routes in key bicycle and pedestrian corridors that connect to parks, schools, and retail centers to accommodate the many trips that occur on local streets (TSP 21; TSP Figure 5; TSP 26; TSP 41; TSP Figure 9; TSP 45);

WHEREAS, the TSP identifies the need for sidewalks and separated bike lanes (cycle tracks) along Highway 43 as a high priority (TSP Table 4; TSP Table 6);

WHEREAS, the proposed sidewalk, bike, and road improvements along the perimeter of 19095 Willamette Drive would require use of city-owned open space;

WHEREAS, the West Linn City Charter requires a vote to approve a nonauthorized use of city-owned open space, which includes any facilities that are not directly necessary for the open space’s use; and

WHEREAS, the Highway 43 project will likely require use of the frontage at 19095 Willamette Drive to efficiently provide sidewalk, bike, and road improvements proposed in the Highway 43 Conceptual Design Plan;

NOW, THEREFORE, THE CITY OF WEST LINN RESOLVES AS FOLLOWS:

SECTION 1. Referral. The ballot title attached in Exhibit A shall be referred to the legal voters of the City of West Linn, Clackamas County, Oregon at the election on Tuesday, November 7, 2017.

SECTION 2. Tuesday, November 7, 2017, is designated as the date for holding the election for the purpose of voting on the measure. The precinct for the election shall be all of the territory within the corporate limits of the City of West Linn, and the election will be conducted by the Clackamas County Elections Department by mail.

SECTION 3. The City Elections Officer is directed to publish notice of receipt of the ballot title in the West Linn Tidings or The Oregonian in compliance with ORS 250.275(5).

SECTION 4. The City Elections Officer shall file the ballot title with the county clerk as required by ORS 254.095 and include the proposed measure in the statement of city measures to be voted on.

SECTION 5. City staff is directed to prepare an Explanatory Statement for the measure and submit it for inclusion in the voters' pamphlet as provided in ORS 251.345.

SECTION 6. If a majority of eligible voters vote "yes" on the measure, the City can provide sidewalks, separated bike lanes (cycle tracks), and road improvements in a portion of the open space at 19095 Willamette Drive along Highway 43.

This resolution was PASSED and ADOPTED this _____ day of _____, 2017, and takes effect upon passage.

RUSSELL B. AXELROD, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT A
(FINAL VERSION WILL BE IN ATTACHED FORM SEL 802)

CAPTION – 10 words

Highway 43 road improvements in 19095 Willamette Drive open space

QUESTION – 20 words

Shall the City use a portion of the 19095 Willamette Drive open space to construct road improvements to Highway 43?

SUMMARY – 175 words

If approved, this measure would allow the eastern portion of the 19095 Willamette Drive open space to be used for road improvements, including required grading to install sidewalks and separated bike lanes along Highway 43. Highway 43 road improvements are proposed in this area to provide improved facilities that are safer for pedestrians, cyclists, and motorists.

The 2016 West Linn Transportation System Plan “TSP” identified a need for bike and pedestrian routes that connect parks, schools, and retail. The TSP includes bicycle and pedestrian facilities along Highway 43 as high priorities. The City is putting this measure on the ballot because Section 46 of the City Charter requires West Linn voters to approve any use of City owned open space for a “nonauthorized use,” including “construction of facilities that are not directly required for the use of the open space.” If this measure passes, the City can impact a portion of the open space at 19095 Willamette Drive along Highway 43 to provide sidewalks, separated bike lanes, and road improvements. (171 words)

EXPLANATORY STATEMENT – 500 words

About this Measure

If approved, this measure would allow a portion of the open space at 19095 Willamette Drive (“Open Space”) along Highway 43 (“HWY43”) to be used to complete improvements to HWY43, such as sidewalks and separated bike lanes (cycle tracks). Pedestrian and bike access is proposed in this area to provide safer facilities for pedestrians, cyclists, and motorists along HWY43. The City is placing this measure on the ballot because the Highway 43 Conceptual Design Plan (“HWY43 Plan”) included in the TSP will result in the construction of road improvements that impact this location.

This is not a Funding Measure

This is not a funding measure for road, sidewalk and bike improvements along HWY43. Chapter XI, Section 46 of the West Linn Charter states that “[o]nly facilities directly necessary for the use of open space shall be considered authorized.” Therefore, to comply with the Charter there must be a public vote to determine if the Open Space should be used to construct road improvements along HWY43. The HWY43 Plan is not a final design; so, the exact location of the road improvements has not been determined.

Why this Measure is Proposed

HWY43 is a road running through West Linn, connecting Oregon City at the south and Lake Oswego at the north. Currently, some areas have one vehicle travel lane in each direction without a center turn lane. There are sidewalks and bike lanes along parts of HWY43, but many areas lack these facilities. Crossing opportunities are also limited. Adding improvements along HWY43 in accordance with the HWY43 Plan will better connect commercial areas to the rest of the community and provide safer transportation facilities for all users, while improving access to City parks and open space.

Some additional space in city-owned parks and open space is needed to construct road, sidewalk and bike improvements along HWY43. If this measure passes, the City will use a portion of the Open Space to grade and construct these improvements.

Research & Background

The HWY43 Plan and the 2016 West Linn Transportation System Plan (“TSP”) update resulted in a conceptual design that provides pedestrian and bike access along Highway 43 so residents can safely travel by foot, bike, or vehicle. The TSP found that there is limited pedestrian and bike connectivity with significant gaps in the sidewalk network that results in residential areas that are not consistently connected to commercial centers, bus routes, schools, or other pedestrian destinations. The TSP identifies sidewalks and bike lanes along Highway 43 as a high priority.

If This Measure is Approved

This measure is not a bond measure to fund road improvements. However, if this measure passes, road, sidewalk and bike facilities would be allowed in the eastern portion of the 19095 Willamette Drive open space. More information on the HWY43 Plan and the proposed locations of road, sidewalk and bike facilities are available online at: www.WestLinnOregon.gov/elections. (481 words)

RESOLUTION NO. 2017 – XX

A RESOLUTION TO SUBMIT A MEASURE TO VOTERS TO AUTHORIZE SIDEWALK, BIKE, AND ROAD IMPROVEMENTS TO HIGHWAY 43 ALONG OPEN SPACE LOCATED AT 21395 WILLAMETTE DRIVE

WHEREAS, 21395 Willamette Drive is city-owned open space located south of Buck Street;

WHEREAS, the 2016 West Linn Transportation System Plan (“TSP”) found that there is limited pedestrian and bicycle connectivity with significant gaps in the sidewalk network that results in residential areas not being consistently connected to commercial centers, bus routes, schools, or other pedestrian destinations (TSP Figures 5 and 9);

WHEREAS, there is a current need for designated bike and pedestrian routes in key bicycle and pedestrian corridors that connect to parks, schools, and retail centers to accommodate the many trips that occur on local streets (TSP 21; TSP Figure 5; TSP 26; TSP 41; TSP Figure 9; TSP 45);

WHEREAS, the TSP identifies the need for sidewalks and separated bike lanes (cycle tracks) along Highway 43 as a high priority (TSP Table 4; TSP Table 6);

WHEREAS, the proposed sidewalk, bike, and road improvements along the perimeter of 21395 Willamette Drive would require use of city-owned open space;

WHEREAS, the West Linn City Charter requires a vote to approve a nonauthorized use of city-owned open space, which includes any facilities that are not directly necessary for the open space’s use; and

WHEREAS, the Highway 43 project will likely require use of the frontage at 21395 Willamette Drive to efficiently provide sidewalk, bike, and road improvements proposed in the Highway 43 Conceptual Design Plan;

NOW, THEREFORE, THE CITY OF WEST LINN RESOLVES AS FOLLOWS:

SECTION 1. Referral. The ballot title attached in Exhibit A shall be referred to the legal voters of the City of West Linn, Clackamas County, Oregon at the election on Tuesday, November 7, 2017.

SECTION 2. Tuesday, November 7, 2017, is designated as the date for holding the election for the purpose of voting on the measure. The precinct for the election shall be all of the territory within the corporate limits of the City of West Linn, and the election will be conducted by the Clackamas County Elections Department by mail.

SECTION 3. The City Elections Officer is directed to publish notice of receipt of the ballot title in the West Linn Tidings or The Oregonian in compliance with ORS 250.275(5).

SECTION 4. The City Elections Officer shall file the ballot title with the county clerk as required by ORS 254.095 and include the proposed measure in the statement of city measures to be voted on.

SECTION 5. City staff is directed to prepare an Explanatory Statement for the measure and submit it for inclusion in the voters' pamphlet as provided in ORS 251.345.

SECTION 6. If a majority of eligible voters vote "yes" on the measure, the City can provide sidewalks, separated bike lanes (cycle tracks), and road improvements in a portion of the open space at 21395 Willamette Drive along Highway 43.

This resolution was PASSED and ADOPTED this _____ day of _____, 2017, and takes effect upon passage.

RUSSELL B. AXELROD, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT A
(FINAL VERSION WILL BE IN ATTACHED FORM SEL 802)

CAPTION – 10 words

Highway 43 road improvements in 21395 Willamette Drive open space

QUESTION – 20 words

Shall the City use a portion of the 21395 Willamette Drive open space to construct road improvements to Highway 43?

SUMMARY – 175 words

If approved, this measure would allow the eastern portion of the 21395 Willamette Drive open space to be used for road improvements, including required grading to install sidewalks and separated bike lanes along Highway 43. Highway 43 road improvements are proposed in this area to provide improved facilities that are safer for pedestrians, cyclists, and motorists.

The 2016 West Linn Transportation System Plan “TSP” identified a need for bike and pedestrian routes that connect parks, schools, and retail. The TSP includes bicycle and pedestrian facilities along Highway 43 as high priorities. The City is putting this measure on the ballot because Section 46 of the City Charter requires West Linn voters to approve any use of City owned open space for a “nonauthorized use,” including “construction of facilities that are not directly required for the use of the open space.” If this measure passes, the City can impact a portion of the open space at 21395 Willamette Drive along Highway 43 to provide sidewalks, separated bike lanes, and road improvements. (171 words)

EXPLANATORY STATEMENT – 500 words

About this Measure

If approved, this measure would allow a portion of the open space at 21395 Willamette Drive (“Open Space”) along Highway 43 (“HWY43”) to be used to complete improvements to HWY43, such as sidewalks and separated bike lanes (cycle tracks). Pedestrian and bike access is proposed in this area to provide safer facilities for pedestrians, cyclists, and motorists along HWY43. The City is placing this measure on the ballot because the Highway 43 Conceptual Design Plan (“HWY43 Plan”) included in the TSP will result in the construction of road improvements that impact this location.

This is not a Funding Measure

This is not a funding measure for road, sidewalk and bike improvements along HWY43. Chapter XI, Section 46 of the West Linn Charter states that “[o]nly facilities directly necessary for the use of open space shall be considered authorized.” Therefore, to comply with the Charter there must be a public vote to determine if the Open Space should be used to construct road improvements along HWY43. The HWY43 Plan is not a final design; so, the exact location of the road improvements has not been determined.

Why this Measure is Proposed

HWY43 is a road running through West Linn, connecting Oregon City at the south and Lake Oswego at the north. Currently, some areas have one vehicle travel lane in each direction without a center turn lane. There are sidewalks and bike lanes along parts of HWY43, but many areas lack these facilities. Crossing opportunities are also limited. Adding improvements along HWY43 in accordance with the HWY43 Plan will better connect commercial areas to the rest of the community and provide safer transportation facilities for all users, while improving access to City parks and open space.

Some additional space in city-owned parks and open space is needed to construct road, sidewalk and bike improvements along HWY43. If this measure passes, the City will use a portion of the Open Space to grade and construct these improvements.

Research & Background

The HWY43 Plan and the 2016 West Linn Transportation System Plan (“TSP”) update resulted in a conceptual design that provides pedestrian and bike access along Highway 43 so residents can safely travel by foot, bike, or vehicle. The TSP found that there is limited pedestrian and bike connectivity with significant gaps in the sidewalk network that results in residential areas that are not consistently connected to commercial centers, bus routes, schools, or other pedestrian destinations. The TSP identifies sidewalks and bike lanes along Highway 43 as a high priority.

If This Measure is Approved

This measure is not a bond measure to fund road improvements. However, if this measure passes, road, sidewalk and bike facilities would be allowed in the eastern portion of the 21395 Willamette Drive open space. More information on the HWY43 Plan and the proposed locations of road, sidewalk and bike facilities are available online at: www.WestLinnOregon.gov/elections. (481 words)

RESOLUTION NO. 2017 – XX

A RESOLUTION TO SUBMIT A MEASURE TO VOTERS TO AUTHORIZE SIDEWALK, BIKE, AND ROAD IMPROVEMENTS TO HAMMERLE PARK

WHEREAS, Hammerle Park is a city-owned park located along Willamette Falls Drive;

WHEREAS, the 2016 West Linn Transportation System Plan (“TSP”) found that there is limited pedestrian and bicycle connectivity with significant gaps in the sidewalk network that results in residential areas not being consistently connected to commercial centers, bus routes, schools, or other pedestrian destinations (TSP Figures 5 and 9);

WHEREAS, there is a current need for designated bike and pedestrian routes in key bicycle and pedestrian corridors that connect to parks, schools, and retail centers to accommodate the many trips that occur on local streets (TSP 21; TSP Figure 5; TSP 26; TSP 41; TSP Figure 9; TSP 45);

WHEREAS, the TSP identifies the need for sidewalks and separated bike lanes (cycle tracks) along Highway 43 as a high priority (TSP Table 4; TSP Table 6);

WHEREAS, the proposed sidewalk, bike, and road improvements along the perimeter of Hammerle Park would require use of a city-owned park;

WHEREAS, the West Linn City Charter requires a vote to approve a nonauthorized use of a city-owned park, which includes any facilities that are not directly necessary for the park’s use; and

WHEREAS, the Highway 43 project will likely require use of the frontage along Hammerle Park to efficiently provide sidewalk, bike, and road improvements proposed in the Highway 43 Conceptual Design Plan;

NOW, THEREFORE, THE CITY OF WEST LINN RESOLVES AS FOLLOWS:

SECTION 1. Referral. The ballot title attached in Exhibit A shall be referred to the legal voters of the City of West Linn, Clackamas County, Oregon at the election on Tuesday, November 7, 2017.

SECTION 2. Tuesday, November 7, 2017, is designated as the date for holding the election for the purpose of voting on the measure. The precinct for the election shall be all of the territory within the corporate limits of the City of West Linn, and the election will be conducted by the Clackamas County Elections Department by mail.

SECTION 3. The City Elections Officer is directed to publish notice of receipt of the ballot title in the West Linn Tidings or The Oregonian in compliance with ORS 250.275(5).

SECTION 4. The City Elections Officer shall file the ballot title with the county clerk as required by ORS 254.095 and include the proposed measure in the statement of city measures to be voted on.

SECTION 5. City staff is directed to prepare an Explanatory Statement for the measure and submit it for inclusion in the voters' pamphlet as provided in ORS 251.345.

SECTION 6. If a majority of eligible voters vote "yes" on the measure, the City can provide sidewalks, separated bike lanes (cycle tracks), and road improvements in the portion of Hammerle Park along Highway 43.

This resolution was PASSED and ADOPTED this _____ day of _____, 2017, and takes effect upon passage.

RUSSELL B. AXELROD, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT A
(FINAL VERSION WILL BE IN ATTACHED FORM SEL 802)

CAPTION – 10 words

Highway 43 road improvements in Hammerle Park (7 words)

QUESTION – 20 words

Shall the City use a portion of Hammerle Park to construct road improvements to Highway 43? (16 words)

SUMMARY – 175 words

If approved, this measure would allow the western portion of Hammerle Park along Highway 43 to be used for road improvements, including required grading to install sidewalks and separated bike lanes along Highway 43. Highway 43 road improvements are proposed in this area to provide improved facilities that are safer for pedestrians, cyclists, and motorists.

The 2016 West Linn Transportation System Plan “TSP” identified a need for bike and pedestrian routes that connect parks, schools, and retail. The TSP includes bicycle and pedestrian facilities along Highway 43 as high priorities. The City is putting this measure on the ballot because Section 46 of the City Charter requires West Linn voters to approve any use of a City owned park for a “nonauthorized use,” including “siting or construction of facilities that are not directly required for the park’s use.” If this measure passes, the City can impact a portion of Hammerle Park along Highway 43 to provide sidewalks, separated bike lanes, and road improvements. (163 words)

EXPLANATORY STATEMENT – 500 words

About this Measure

If approved, this measure would allow a portion of Hammerle Park (“Park”) along Highway 43 (“HWY43”) to be used to complete improvements to HWY43, such as sidewalks and separated bike lanes (cycle tracks). Pedestrian and bike access is proposed in this area to provide safer facilities for pedestrians, cyclists, and motorists along HWY43. The City is placing this measure on the ballot because the Highway 43 Conceptual Design Plan (“HWY43 Plan”) included in the TSP will result in the construction of road improvements that impact this location.

This is not a Funding Measure

This is not a funding measure for road, sidewalk and bike improvements along HWY43. Chapter XI, Section 46 of the West Linn Charter states that “[o]nly facilities directly necessary for the park’s use shall be considered authorized.” Therefore, to comply with the Charter there must be a public vote to determine if the Park should be used to construct road improvements along HWY43. The HWY43 Plan is not a final design; so, the exact location of the road improvements has not been determined.

Why this Measure is Proposed

HWY43 is a road running through West Linn, connecting Oregon City at the south and Lake Oswego at the north. Currently, some areas have one vehicle travel lane in each direction without a center turn lane. There are sidewalks and bike lanes along parts of HWY43, but many areas lack these facilities. Crossing opportunities are also limited. Adding improvements along HWY43 in accordance with the HWY43 Plan will better connect commercial areas to the rest of the community and provide safer transportation facilities for all users, while improving access to City parks and open space.

Some additional space in city-owned parks and open space is needed to construct road, sidewalk and bike improvements along HWY43. If this measure passes, the City will use a portion of the Park to grade and construct these improvements.

Research & Background

The HWY43 Plan and the 2016 West Linn Transportation System Plan (“TSP”) update resulted in a conceptual design that provides pedestrian and bike access along Highway 43 so residents can safely travel by foot, bike, or vehicle. The TSP found that there is limited pedestrian and bike connectivity with significant gaps in the sidewalk network that results in residential areas that are not consistently connected to commercial centers, bus routes, schools, or other pedestrian destinations. The TSP identifies sidewalks and bike lanes along Highway 43 as a high priority.

If This Measure is Approved

This measure is not a bond measure to fund road improvements. However, if this measure passes, road, sidewalk and bike facilities would be allowed in the western portion of Hammerle Park. More information on the HWY43 Plan and the proposed locations of road, sidewalk and bike facilities are available online at:

www.WestLinnOregon.gov/elections. (467 words)

RESOLUTION NO. 2017 – XX

A RESOLUTION TO SUBMIT A MEASURE TO VOTERS TO AUTHORIZE SIDEWALK, BIKE, AND ROAD IMPROVEMENTS TO HIGHWAY 43 ALONG THE HIDDEN SPRINGS OPEN SPACE LOCATED SOUTH OF PIMLICO DRIVE

WHEREAS, Hidden Springs Open Space is city-owned open space located south of Pimlico Drive;

WHEREAS, the 2016 West Linn Transportation System Plan (“TSP”) found that there is limited pedestrian and bicycle connectivity with significant gaps in the sidewalk network that results in residential areas not being consistently connected to commercial centers, bus routes, schools, or other pedestrian destinations (TSP Figures 5 and 9);

WHEREAS, there is a current need for designated bike and pedestrian routes in key bicycle and pedestrian corridors that connect to parks, schools, and retail centers to accommodate the many trips that occur on local streets (TSP 21; TSP Figure 5; TSP 26; TSP 41; TSP Figure 9; TSP 45);

WHEREAS, the TSP identifies the need for sidewalks and separated bike lanes (cycle tracks) along Highway 43 as a high priority (TSP Table 4; TSP Table 6);

WHEREAS, the proposed sidewalk, bike, and road improvements along the edge of Hidden Springs Open Space would require use of city-owned open space;

WHEREAS, the West Linn City Charter requires a vote to approve a nonauthorized use of city-owned open space, which includes any facilities that are not directly necessary for the open space’s use; and

WHEREAS, the Highway 43 project will likely require use of the Hidden Springs Open Space frontage to efficiently provide sidewalk, bike, and road improvements proposed in the Highway 43 Conceptual Design Plan;

NOW, THEREFORE, THE CITY OF WEST LINN RESOLVES AS FOLLOWS:

SECTION 1. Referral. The ballot title attached in Exhibit A shall be referred to the legal voters of the City of West Linn, Clackamas County, Oregon at the election on Tuesday, November 7, 2017.

SECTION 2. Tuesday, November 7, 2017, is designated as the date for holding the election for the purpose of voting on the measure. The precinct for the election shall be all of the territory within the corporate limits of the City of West Linn, and the election will be conducted by the Clackamas County Elections Department by mail.

SECTION 3. The City Elections Officer is directed to publish notice of receipt of the ballot title in the West Linn Tidings or The Oregonian in compliance with ORS 250.275(5).

SECTION 4. The City Elections Officer shall file the ballot title with the county clerk as required by ORS 254.095 and include the proposed measure in the statement of city measures to be voted on.

SECTION 5. City staff is directed to prepare an Explanatory Statement for the measure and submit it for inclusion in the voters' pamphlet as provided in ORS 251.345.

SECTION 6. If a majority of eligible voters vote "yes" on the measure, the City can provide sidewalks, separated bike lanes (cycle tracks), and road improvements in a portion of the Hidden Spring Open Space that abuts Highway 43.

This resolution was PASSED and ADOPTED this _____ day of _____, 2017, and takes effect upon passage.

RUSSELL B. AXELROD, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT A
(FINAL VERSION WILL BE IN ATTACHED FORM SEL 802)

CAPTION – 10 words

Highway 43 road improvements in Hidden Springs Open Space (9 words)

QUESTION – 20 words

Shall the City use a portion of the Hidden Springs Open Space to construct road improvements to Highway 43? (19 words)

SUMMARY – 175 words

If approved, this measure would allow the eastern portion of Hidden Springs Open Space to be used for road improvements, including required grading to install sidewalks and separated bike lanes along Highway 43. Highway 43 road improvements are proposed in this area to provide improved facilities that are safer for pedestrians, cyclists, and motorists.

The 2016 West Linn Transportation System Plan “TSP” identified a need for bike and pedestrian routes that connect parks, schools, and retail. The TSP includes bicycle and pedestrian facilities along Highway 43 as high priorities. The City is putting this measure on the ballot because Section 46 of the City Charter requires West Linn voters to approve any use of City owned open space for a “nonauthorized use,” including “construction of facilities that are not directly required for the use of the open space.” If this measure passes, the City can impact a portion of the Hidden Springs Open Space along Highway 43 to provide sidewalks, separated bike lanes, and road improvements. (166 words)

EXPLANATORY STATEMENT – 500 words

About this Measure

If approved, this measure would allow a portion of the Hidden Springs Open Space (“Open Space”) along Highway 43 (“HWY43”) to be used to complete improvements to HWY43, such as sidewalks and separated bike lanes (cycle tracks). Pedestrian and bike access is proposed in this area to provide safer facilities for pedestrians, cyclists, and motorists along HWY43. The City is placing this measure on the ballot because the Highway 43 Conceptual Design Plan (“HWY43 Plan”) included in the TSP will result in the construction of road improvements that impact this location.

This is not a Funding Measure

This is not a funding measure for road, sidewalk and bike improvements along HWY43. Chapter XI, Section 46 of the West Linn Charter states that “[o]nly facilities directly necessary for the use of open space shall be considered authorized.” Therefore, to comply with the Charter there must be a public vote to determine if the Open Space should be used to construct road improvements along HWY43. The HWY43 Plan is not a final design; so, the exact location of the road improvements has not been determined.

Why this Measure is Proposed

HWY43 is a road running through West Linn, connecting Oregon City at the south and Lake Oswego at the north. Currently, some areas have one vehicle travel lane in each direction without a center turn lane. There are sidewalks and bike lanes along parts of HWY43, but many areas lack these facilities. Crossing opportunities are also limited. Adding improvements along HWY43 in accordance with the HWY43 Plan will better connect commercial areas to the rest of the community and provide safer transportation facilities for all users, while improving access to City parks and open space.

Some additional space in city-owned parks and open space is needed to construct road, sidewalk and bike improvements along HWY43. If this measure passes, the City will use a portion of the Open Space to grade and construct these improvements.

Research & Background

The HWY43 Plan and the 2016 West Linn Transportation System Plan (“TSP”) update resulted in a conceptual design that provides pedestrian and bike access along Highway 43 so residents can safely travel by foot, bike, or vehicle. The TSP found that there is limited pedestrian and bike connectivity with significant gaps in the sidewalk network that results in residential areas that are not consistently connected to commercial centers, bus routes, schools, or other pedestrian destinations. The TSP identifies sidewalks and bike lanes along Highway 43 as a high priority.

If This Measure is Approved

This measure is not a bond measure to fund road improvements. However, if this measure passes, road, sidewalk and bike facilities would be allowed in the eastern portion of the Hidden Springs Open Space. More information on the HWY43 Plan and the proposed locations of road, sidewalk and bike facilities are available online at: www.WestLinnOregon.gov/elections. (478 words)

Northern City Limits at Lake Oswego

West Linn City Owned Property Willamette Drive/Hwy 43 Area

FEBRUARY 2017

Legend

- City Property Classification**
- Park
 - Open Space with Trails and Other Assets (OS)
 - Open Space Natural Area (OSN)
 - Public Facility
 - City
- Hwy 43 Highlight**
-

- Other Map Elements**
- City Property, Unique ID
 - Parks Outlines
 - Openspace Outlines
 - Other City Areas
 - Significant Ownership*
 - West Linn Wilsonville School District
 - State of Oregon**
 - Portland General Electric
 - West Linn Paper
 - Falls Legacy LLC (Formerly Blue Heron)
 - Tri-City Service District
 - Conservancy / Land Trust
 - Other Public Agencies (City, County, Etc.)
 - Taxlot Lines
 - Buildings
 - Ponds
 - Rivers
 - Paper Plant Industrial Ponds
 - Streams
 - Paths and Trails
 - Roadways
 - Private Electric
 - Unimproved Right-of-Way
 - West Linn City Limits
 - Metro's Urban Growth Boundary



This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

THIS MAP PUBLISHED BY WEST LINN GIS CITY / CITYOWNED_TYPE_201702_FEBRUARY.MXD CARTOGRAPHER: K. ANA, GISP FEBRUARY 21, 2017 PREVIOUS PUBLISHED MAPS: 2/23/2005, 1/8/2005, 4/8/2004, 1/30/2004, 2/4/2002

West Linn City Owned Property with Neighborhood Associations, showing city property acreage by NA, published 4/18/2016, updated 5/9/2016. For West Linn Parks, Citizen Committee

- REFER TO CITY DOCUMENTS:**
- RESOLUTION NO. 2016-14 & -15**
Resolution Date: November 14, 2016
Map Publication: February 21, 2017
 - RESOLUTION NO. 2016-11**
Resolution Date: September 12, 2016
Map Publication: February 21, 2017
 - RESOLUTION NO. 2012-05**
Resolution Date: March 12, 2012
Map Publication: March 6, 2012
 - RESOLUTION NO. 2011-08**
Resolution Date: June 13, 2011
Map Publication: May 30, 2011
 - RESOLUTION NO. 2010-30**
Resolution Date: August 9, 2010
Map Publication: October 29, 2010
 - RESOLUTION NO. 08-48**
Resolution Date: December 8, 2008
Map Publication: January 5, 2009
 - RESOLUTION NO. 05-04**
Resolution Date: February 14, 2005
Map Publication: February 22, 2005
 - RESOLUTION NO. 04-24**
Resolution Date: December 22, 2004
Map Publication: January 6, 2005
 - COUNCIL APPROVAL**
Resolution Date: March 3, 2004
Map Publication: January 30, 2004
 - RESOLUTION NO. 02-02**
Resolution Date: February 4, 2002
Map Publication: February 4, 2002

City-Owned Open Space South of Walling Circle

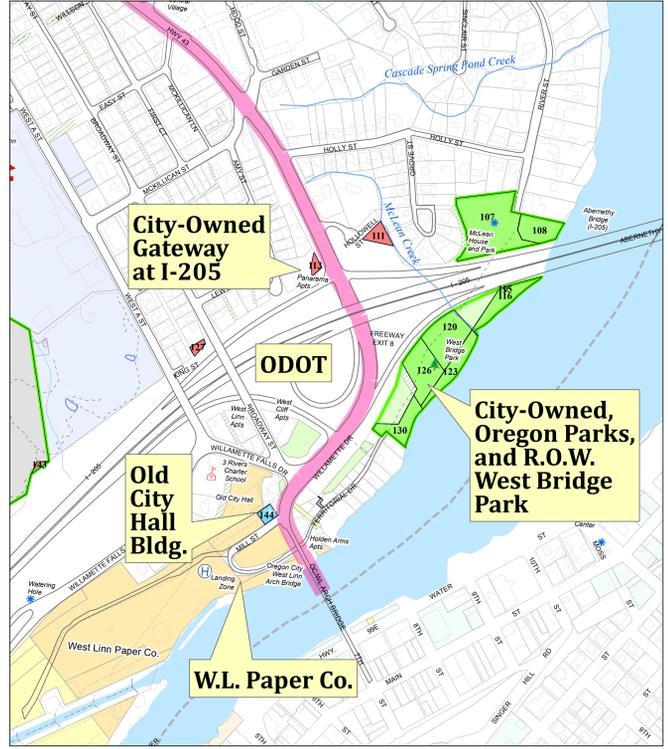
Commercial Center

City-Owned Water Intertie Pump Station at Hidden Springs Road

Mary S. Young Park Owned by the State of Oregon Maintained by the City of West Linn

City-Owned Park and Open Space at Pimlico Drive

Willamette Drive/Hwy 43 Area at I-205, Inset Map



City-Owned Public Facility Old Bolton Fire Station

Various City-Owned Property

School District (WLWSD) Bolton Primary School

City-Owned Hammerle Park

Commercial Center

City-Owned Gateway at I-205

See Inset Map

I wish to speak during **Community Comments (limited to five minutes):**

Please specify topic (required): ~~TRAFFIC SAFETY~~ TRAFFIC SAFETY COMMITTEE

I wish to speak during the **Business Meeting (limited to five minutes):**

Please specify agenda report number(s) or topic(s) (required):

Please print:

Name: DAVID BAICER Email (optional): _____

Phonetic spelling, if difficult to pronounce: _____

Address (Optional): _____ Phone (Optional): _____

This form is subject to public records laws. If requested, it may be disclosed to another party unless exempt from disclosure under Oregon Public Records Law.

6/24
9-1
①

I wish to speak during **Community Comments (limited to five minutes):**

Please specify topic (required): Robinwood STATION / Recycling Event

I wish to speak during the **Business Meeting (limited to five minutes):**

Please specify agenda report number(s) or topic(s) (required):

Please print:

Name: Randall Hestebone Email (optional): randaroud@hotmail.com

Phonetic spelling, if difficult to pronounce: _____

Address (Optional): _____ Phone (Optional): _____