

CITY OF RIVERGROVE

DEVELOPMENT PERMIT APPLICATION

Applying for	(check all	that apply)):
--------------	------------	-------------	----

•	Permit ⁱ (Includes land and buil y Development ⁱⁱ	ding developmer	nt and remodeling	g projects) \$400.00+Actual Costs \$500.00+Actual Costs
 Land Division ⁱⁱⁱ	'			actual costs
Future Street a	nd Public Facilities Plan ^{iv}			actual costs
Hardship Relie	f ^v			actual costs
	eet, Plat, Public Square or Ot	her Public Place	⁄i	actual costs
Annexation ^{vii}		vi		actual costs
Systems Devel	opment Charge, per newly cr	eated lot^		\$500.00
1.) List all property of	owners. Use separate page	if necessary.		
Owner #1				
Name	Address	City	State Zip	Hm/Office Phone
e-mail address	Cell Phone		FAX Numbe	er
Owner #2				
Name	Address	City	State Zip	Hm/Office Phone
e-mail address	Cell Phone		FAX Numbe	er
2.) Applicant (if diffe	rent than property owner)			
Name	Address	City	State Zip	Hm/Office Phone
e-mail address	Cell Phone		FAX Numbe	
Relationship to proper	ty owner	Po	wer of Attorney?	

3.) Property to be developed (if	different than at	oove)		
Current Resident Address	City	State	Zip	Phone
4.) Legal description of property	y			
5.) Pre-application conference r6.) Please describe the intent of		es apply)	Ye	sNo
Submission Requirements:				
7 sets of the following: Application Proof of ownership County building permit app Notarized Agreement to M Permit fee Building plans, including se	eet Costs of Deve cale drawings and	elopment Ro		
	and south ons of the lot(s) in rees over 36 inch by the proposed p sewer or septic s sed surface water	question, a les in circun roject ^{ix} system		cks clearly marked measured 4.5 feet from the groun
Location of signification wetlands		es, such as	cliffs, cre	eks, trees

100' or 200' radius mailing labels or pre-addressed envelopes (TBD at the PC meeting) Any other pertinent materials

The floodwayand 100-year floodplain of the Tualatin River

Some applications may require other items, such as:

Elevation certificate if property is within the 100-year flood elevation^x

Grading plan

Landscape plan

Utility plan

Certified survey

Proof of sewer connection or proof that the septic system is approved by the county for the proposed construction if adding more bedrooms or new construction

Tree mitigation plan if more than three (3) jurisdictional trees are removed

A wetland delineation plan and mitigation plan by a certified specialist if wetlands exist on the property or within 25 feet of the side setback

Descriptive written request for hardship relief

Traffic impact study

See RLDO Section 4.040

[&]quot;See RLDO Sections 6.010

iii See RLDO Section 6.130-6.150

iv See RLDO Section 6.130-6.150

^v See RLDO Section 6.060

vi See RLDO Section 6.223

vii See RLDO Section 6.235

viii See RLDO Section 4.030

ix See Rivergrove Ordinance #74-2004

^x See Rivergrove Ordinance 70-2001

xi See Rivergrove Ordinance 82-2011

CITY OF RIVERGROVE

AGREEMENT TO MEET COSTS OF DEVELOPMENT REVIEW

This Agreement to Meet Costs of Development Review ("Agreement") is entered into on the last signed
date indicated below by and between the City of Rivergrove, Oregon (hereinafter the "City") and
(hereinafter "Applicant") in connection with Applicant's land use application for the
property located at
RECITALS
WHEREAS, Applicant has submitted to City a Development Application pursuant to the Rivergrove Code;

WHEREAS, City is obligated by state law and City Code to review this

Application, and determine whether it complies with the approval criteria and standards of state law and City's ordinances and development standards; and

WHEREAS, the parties are uncertain about the total costs of land use planners, engineers or attorneys necessary to review and process the Applicant's Application;

WHEREAS, ORS 227.175 authorizes City to charge Applicant for the actual cost of processing Applicant's Application and the City has elected to do so under Ordinance #54-89 Section 9.030 (the City's right to charge for fees incurred by the City for legal services, engineering services, planning services, etc.), Resolution 200-2005 (a fee schedule), and Resolution 238-2013 (amending the fee schedule); and

WHEREAS, if actual costs are less than the deposit, a refund will be given.

NOW THEREFORE, the premises being generally stated in the foregoing Recitals,

the parties agree as follows:

and

- 1. Applicant agrees to be responsible for paying the actual costs incurred by City in reviewing the aforesaid Application for compliance with the applicable approval criteria, development and design standards.
 - a. Such costs shall include the actual costs of City's land use planners, engineers and attorneys incurred in reviewing that Application, including any appeal to any City authority, whether filed by Applicant or others.
 - b. Prior to the City undertaking review of any land use application, the Applicant shall submit a deposit in the following amounts:

Deposit Amounts:

Type I Review - \$1000

Type II Review - \$1500

Type III Review - \$2,500

Type III Review for a Dock - \$2,500

Partition - \$2,500

Subdivision - \$5,000

Where the applicant seeks a variance or hardship relief the applicant shall submit a \$500 deposit in addition to the amount of deposit for the relevant review described above.

Where the City's actual cost of review of the land use application does not amount to the total deposit, a refund to the Applicant of any remaining balance of the deposit shall be issued within sixty (60) days of issuance of the land use decision.

- 2. Applicant agrees to be responsible for paying the actual costs incurred by City in inspecting and verifying Applicant's compliance with any representations made in its Development Applications and with any requirements of City's development and design standards.
- 3. Applicant agrees that the City will issue monthly invoices for costs incurred and Applicant is required to remit payment within thirty (30) days of the City-issued invoice date. The City Manager shall be authorized to deem the application void if the monthly invoice is not paid in full within sixty (60) days of the invoice date. Overdue balances remain overdue until paid in full (including all late payment fees and interest charges.) All overdue accounts will be charged a late payment fee of \$50 or 3% of the overdue balance, whichever is greater, each billing cycle. Interest at the rate of 9% on the unpaid balance, calculated daily and compounded monthly, will also be charged to all overdue accounts from the date of the original billing, each billing cycle. Accounts paid in a timely manner will not be charged any accrued interest.
- 4. Applicant shall raise any dispute about an entry on an invoice in writing within fifteen (15) days of the invoice date. City shall have thirty (30) days to provide a written response to such disputed entry. Applicant shall submit full payment for the invoice with the disputed entry by the agreed upon timeline in section (3) above and City shall credit a subsequent invoice if it determines that the disputed charge should be credited to Applicant. If applicant continues to dispute an entry, it shall request arbitration under section (5) below within fifteen (15) days of transmittal of the City's written response.
- 5. Dispute Resolution. Applicant or City may at any time request final and binding arbitration of any dispute relating to invoices, costs, or payments due, but in no event does this Agreement extend the statute of limitations under Oregon law. Any party who fails to submit to binding arbitration following a lawful demand by the other party shall bear all costs and expenses, including reasonable attorney fees (including those incurred in any trial, bankruptcy proceeding, appeal or review) incurred by the other party who must seek court assistance to enforce these arbitration provisions. A party may request arbitration by giving written notice to that effect to the other party, specifying in the notice the nature of the dispute. The dispute shall be heard and determined in the City of Rivergrove, Oregon, by a single arbitrator agreed upon by the parties. If an agreement cannot be reached, then the arbitrator shall be appointed in accordance with the rules then pertaining to the Clackamas County Circuit Court Arbitration Program, except to the extent provided otherwise under Oregon laws on arbitration and as otherwise provided herein. If such program is terminated, then the rules of the Arbitration Services of Portland, Inc. shall be used.
 - a. The prevailing party shall recover fees and expenses of any arbitration under section (5), including all of its attorneys and experts fees.
 - b. The arbitrator shall resolve all disputes in accordance with the substantive law of the State of Oregon. The arbitrator shall have no authority or jurisdiction to award any damages or any other remedies beyond those that could have been awarded in a court of law had the parties litigated the claims in court instead of arbitrating them. The parties shall not assert any claim for punitive damages except to the extent such awards are specifically authorized by statute.

- c. The parties shall use their best efforts to complete any arbitration within sixty (60) days of the filing of the dispute. The arbitrator shall be empowered to impose sanctions for any party's failure to do so. These arbitration provisions shall survive any termination, amendment, or expiration of the Agreement unless the parties otherwise expressly agree in writing. Each party agrees to keep all disputes and arbitration proceedings strictly confidential, except for the disclosure of information required in the ordinary course of business of the parties or as required by applicable law or regulation. Any time limitation (such as the statute of limitations or laches) that would bar litigation of a claim shall also bar arbitration of the claim. If any provision of this arbitration program is declared invalid by any court, the remaining provisions shall not be affected thereby and shall remain fully enforceable. The parties understand that they have decided that on demand of either of them, their disputes as described herein will be resolved by final and binding arbitration rather than in a court.
- 6. Should the arbitrator find in favor of the City, the City shall have the right to enforce that right through entry of judgment and seek a lien against any property owned by applicant and applicant waives all objections against the entry of judgment or lien.

IT IS SO AGREED BETWEEN THE CITY OF RIVERGROVE AND:

Applicant:	
Ву:	(name)Date:
Signature:	Title:
STATE OF OREGON)) ss.
County of	·
This instrument was ack	nowledged before me on this day of, 20 by
	(notary name), the
<u>(position)</u> of	(institution), for and on
behalf thereof.	
	Notary Public for Oregon
	My commission expires: