

ORDINANCE NO. 231

AN ORDINANCE RELATING TO A SEWER SYSTEM DEVELOPMENT CHARGE, REPEALING ORDINANCE NO. 216 AND PORTIONS OF ORDINANCE NO. 139 AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE:

WHEREAS, the granting of permission to connect to the City of Troutdale sewer system is a discretionary function of the City of Troutdale, and

WHEREAS, the Common Council finds that the rate of housing construction within the City is such that the existing sewage treatment facilities of the City of Troutdale will be inadequate in approximately 18 months, and

WHEREAS, the Common Council finds that temporary sewage treatment facilities must be constructed to provide for the projected growth, and

WHEREAS, there are insufficient funds accrued from assessments or charges to pay for construction of a temporary sewage treatment facility, and

WHEREAS, the Common Council finds that advance payments made by property owners desiring to connect to the City sewer system may be a feasible means of providing sufficient funds for the construction of temporary sewage treatment facilities, and

WHEREAS, the Common Council finds it desirable and equitable to provide reasonable assurances to property owners desiring to make connections to the sewer system, and

WHEREAS, the Common Council finds that it is most equitable to grant priority to those property owners who make advance payments, and

WHEREAS, the Common Council finds that the collection of advance payments will be necessary to generate the funds required for the construction of temporary sewage treatment facilities.

Section 1. Section V of Section 1 of Ordinance No. 139 is hereby amended to read as follows:

V. "Connection charge" or "system development charge" shall have the identical meaning wherever used herein. Either term shall mean the fee levied by the City of Troutdale for the purpose of paying for sewage system facilities including but not limited to administrative costs, inspections, engineering, studies, treatment plant facilities, sewer transmission lines such as mains, lift stations and appurtenances.

Section 2. Section 3, Connection Charges of Ordinance No. 139 is hereby amended to read as follows:

(a) All houses, buildings or properties used for human occupancy, employment, recreation, or other purposes which are required to connect to the public sewer under the provisions of this Ordinance shall pay a system development charge. The system development charge set forth below shall be the charge made to one single family dwelling unit. Multiple family units shall pay a system development charge determined by the number of dwelling units multiplied by the system development charge set forth below. All other buildings or properties which are connected to the public sewer shall pay a system development charge which shall be equal to the amount set forth below multiplied by the equivalent number of dwelling units as determined by the City Engineer.

(b) The system development charge per unit from and after November 15, 1976 shall be \$ 1,000.00.

(c) No sewer facility shall be constructed or connected to the City sewer system unless they are constructed in accordance with plans and specifications first approved by the Engineer of the City of Troutdale and upon such reasonable conditions as the Engineer may require.

Section 3. System Development charge payment: The system development charge shall be paid prior to the issuance of any building permit. This requirement shall not apply to building permits issued for construction not requiring a sewer connection. Each property owner who pays the system development charge shall designate the property for which the fee has been paid. Those properties within the City of Troutdale for which no system development charge has been paid prior to April 30, 1977 will not be permitted to connect to the City sewer system until such time as the Common Council determines and declares by resolution that adequate permanent sewage treatment facilities have been constructed and are operating. In the event the system development charge is increased subsequent to the payment of the system development charge by a property owner and prior to said property owner applying for a building permit, the building permit shall not be issued unless the property owner pays the amount of the increase in the system development charge.

Section 4. Inasmuch as this ordinance is necessary for the immediate preservation of public health, peace and safety of the people of the City of Troutdale and the judgment of the Common Council, now therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Troutdale and its signing by the Mayor.

Passed by the Common Council of the City of Troutdale this 12th day of October, 1976.

YEAS: 6

NAYS: 0

Signed by the Mayor this 12th day of October, 1976.



R. M. Sturges, Mayor

ATTEST:



Recorder