

## **RESOLUTION NO. 1253**

### **A RESOLUTION ADJUSTING THE RATE AND CAPITAL IMPROVEMENT PLAN FOR STORM WATER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTIONS NO. 943, 1017, AND 1161.**

**WHEREAS**, Section 12.02.020 of the Troutdale Municipal Code establishes system development charges to impose an equitable share of the public costs of capital improvements upon those developments that create the need for, or increase the demands on, capital improvements; and

**WHEREAS**, Resolution No. 943 established the methodology for the storm water system development charge, which is incorporated in this updated Resolution; and

**WHEREAS**, Resolution No. 1161 established the storm water system development charge rate currently in effect; and

**WHEREAS**, Resolution No. 1017 establishing a previous rate for storm water system development charges has inadvertently not been rescinded; and

**WHEREAS**, Section 12.02.030 of the Troutdale Municipal Code requires staff to annually review the rate based on changes in construction costs and bring such changes to the Council for consideration; and

**WHEREAS**, staff has updated the Capital Improvement Plan for the storm water system and adjusted the cost estimates based upon the Construction Cost Index as published in the January 15, 1996 edition of Engineering News Record.

### **NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE**

#### **Section 1. Purpose.**

The purpose of the storm water system development charge is to require developments that create the need for storm water facilities or increase the demand on existing storm water facilities to pay an equitable share of the cost of those improvements. System development charges for storm water shall be improvement fees rather than reimbursement fees.

#### **Section 2. Definitions.**

Unless the context suggests otherwise, for this Resolution these terms and phrases mean as follows:

**Capital Improvement.** The construction of, or an addition to, facilities or assets used to convey, treat, or store storm water.

**Development.** Any man-made change to improved or unimproved real property, including but not limited to construction, installation, or alteration of a building or other structure; condominium conversion; land division; establishment or termination of a right of access; storage on real property; tree cutting; drilling and site alteration such as that due to land surface mining, dredging, grading, paving, excavating, or clearing.

**Director.** The Public Works Director of the City of Troutdale or his/her designee.

**Improvement Fee.** A fee for costs associated with capital improvements constructed after the date the system development charge was initially adopted.

### **Section 3. Methodology.**

- A. The methodology used to establish the improvement fee is based on the estimated cost of projected capital improvements needed to increase the capacity of the storm water system, including costs of financing, over a designated period, as reflected in the Capital Improvement Plan provided as Attachment A, and the impact the development has on the storm water system as measured in additional impervious surface area, as reflected in the estimate provided as Attachment B. This allows determination of a unit cost of system capacity.
- B. The maximum allowable cost per square foot of impervious surface area shall be computed by dividing the total cost of capacity increasing capital improvements (including financing costs) needed over a designated period by the estimated number of square feet of impervious surface area to be added to the system over that same period. The Council may choose to impose a cost per square foot of impervious surface area less than the maximum allowable cost.
- C. No storm water system development charge will be assessed for those properties previously assessed charges in the "Halsey Storm Sewer Local Improvement District (LID) 3-78" as identified in Ordinance No. 322.
- D. No storm water system development charge will be assessed for the impervious surface of a street, road, highway, runway, or taxiway constructed by a governmental entity or by a private entity when the street, road, highway, runway, or taxiway is to be transferred to a governmental entity immediately upon its completion.

### **Section 4. Cost.**

Based upon an estimated cost of capacity-increasing capital improvements (including financing) of \$ 3,980,378, less a projected ending balance on June 30, 1996 of \$ 450,000, and an estimated increase of 13,101,922 square feet of impervious surface area, the maximum allowable cost is \$ 0.2695 per square foot of impervious surface area. The Council establishes the rate to be

charged as \$ 0.2695 per square foot of impervious surface area; this equates to \$728 for a single family dwelling unit.

**Section 5. Effective Date.**

The effective date of this resolution is July 1, 1996.

**Section 6. Distribution of Funds.**

The system development funds collected under authority of this Resolution shall be deposited in the Storm Sewer Improvement Fund. These funds may only be expended for accomplishing the capacity-enhancing storm water projects as set forth in the Capital Improvement Plan in Attachment A, which may be amended from time to time by resolution of the Council.

**Section 7. Applicability of Troutdale Municipal Code.**

The provisions of Chapter 12.02 of the Troutdale Municipal Code govern exemptions, credits, collection, appeals, and other matters pertaining to the charge established in this Resolution.

**Section 8. Administration.**

The Director shall be responsible for the administration of this Resolution.


**Section 9. Previous Resolutions Rescinded.**

Resolutions No. 943, 1017, and 1161 are rescinded effective July 1, 1996.

YEAS: 7  
NAYS: 0  
ABSTAINED: 0

  
Paul Thalhoffer, Mayor

Dated: 5/30/96

  
George Martinez, City Recorder  
Adopted: 5-28-96

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**ATTACHMENT A**

<b>STORM WATER SYSTEM DEVELOPMENT CHARGE</b>				
<b>CAPITAL IMPROVEMENT PLAN</b>				
<b>PREPARED ON APRIL 22, 1996</b>				
<b>PROJECT DESCRIPTION</b>	<b>CITY COST</b>	<b>% CAPACITY</b>	<b>CAPACITY COST</b>	<b>FUNDING YEAR</b>
BEAVER CREEK GAGING STATION	40,000	100%	40,000	1996-97
HENSLEY ROAD STORM LINE	30,000	100%	30,000	1996-97
MARINE DRIVE DIVERSION, PHASE I	200,000	70%	140,000	1996-97
HARLOW HOUSE CULVERT UPSIZING	86,000	50%	43,000	1996-97
KIKU PARK OUTFALL UPGRADE	372,000	50%	186,000	1997-98
HARLOW AVENUE OUTFALL UPGRADE	116,000	50%	58,000	1997-98
COLUMBIA RIVER HIGHWAY CONTROL STRUCTURE	7,650	75%	5,738	1997-98
PUMP STATION UPGRADE, PHASE I	1,275,000	60%	765,000	2003-04
NORTH EVANS AVENUE OUTFALL UPGRADE	127,000	50%	63,500	2003-04
21ST STREET OUTFALL UPGRADE	146,000	50%	73,000	2003-04
MARINE DRIVE DIVERSION, PHASE II	214,500	70%	150,150	2004-05
SOUTH EVANS AVENUE OUTFALL UPGRADE	35,000	50%	17,500	2004-05
SOUTH FRONTAGE ROAD IMPROVEMENTS	27,000	50%	13,500	2004-05
MARINE DRIVE TO SUNDIAL ROAD CULVERT	423,000	75%	317,250	2008-09
SUNDIAL ROAD CULVERTS	49,000	25%	12,250	2008-09
PUMP STATION UPGRADE, PHASE II	241,000	100%	241,000	2008-09
COLUMBIA RIVER HIGHWAY UNDERPASS BYPASS	70,400	50%	35,200	2009-10
WOOD VILLAGE BYPASS	17,300	80%	13,840	2009-10
FOURTH STREET DRAINAGE IMPROVEMENT	65,500	50%	32,750	2009-10
PUMP STATION UPGRADE, PHASE III	505,200	100%	505,200	2011-12
STARK STREET FLOODPLAIN CREATION	2,475,000	50%	1,237,500	2020-21
<b>TOTAL</b>	<b>6,522,550</b>		<b>3,980,378</b>	
<b>NOTES</b>				
1. THESE COST ESTIMATES ARE FOR THE CITY OF TROUTDALE'S SHARE ONLY AND ASSUME THAT OTHER JURISDICTIONS WILL PAY THEIR SHARE AS DISCUSSED DURING PREPARATION OF THE NORTH TROUTDALE STORM DRAINAGE MASTER PLAN.				
2. THE COSTS NOT ASSOCIATED WITH CAPACITY WILL BE BORNE BY THE STORM UTILITY FUND.				

**ATTACHMENT B**

<b>STORM WATER SYSTEM DEVELOPMENT CHARGE</b>									
<b>ESTIMATE OF IMPERVIOUS SURFACE AREA</b>									
<b>PREPARED ON APRIL 22, 1996</b>									
<b>DATE:</b>	<b>BEGINNING</b>	<b>ENDING</b>	<b>INCREASE IN</b>	<b>INCREASE IN DWELLINGS</b>		<b>IMPERVIOUS SURFACE AREA</b>			
<b>JUNE 30,</b>	<b>POPULATION</b>	<b>POPULATION</b>	<b>POPULATION</b>	<b>SINGLE FAMILY</b>	<b>MULTI-FAMILY</b>	<b>SINGLE FAMILY</b>	<b>MULTI-FAMILY</b>	<b>OTHER</b>	<b>TOTAL</b>
1996	11,780	12,160	380	89	42	241,412	63,333	100,000	404,745
1997	12,160	12,540	380	89	42	241,412	63,333	100,000	404,745
1998	12,540	12,920	380	89	42	241,412	63,333	100,000	404,745
1999	12,920	13,300	380	89	42	241,412	63,333	100,000	404,745
2000	13,300	13,800	500	118	56	317,647	83,333	100,000	500,980
2001	13,800	14,300	500	118	56	317,647	83,333	100,000	500,980
2002	14,300	14,800	500	118	56	317,647	83,333	100,000	500,980
2003	14,800	15,300	500	118	56	317,647	83,333	100,000	500,980
2004	15,300	15,800	500	118	56	317,647	83,333	100,000	500,980
2005	15,800	16,320	520	122	58	330,353	86,667	100,000	517,020
2006	16,320	16,840	520	122	58	330,353	86,667	100,000	517,020
2007	16,840	17,360	520	122	58	330,353	86,667	100,000	517,020
2008	17,360	17,880	520	122	58	330,353	86,667	100,000	517,020
2009	17,880	18,400	520	122	58	330,353	86,667	100,000	517,020
2010	18,400	19,000	600	141	67	381,176	100,000	100,000	581,176
2011	19,000	19,600	600	141	67	381,176	100,000	100,000	581,176
2012	19,600	20,200	600	141	67	381,176	100,000	100,000	581,176
2013	20,200	20,800	600	141	67	381,176	100,000	100,000	581,176
2014	20,800	21,400	600	141	67	381,176	100,000	100,000	581,176
2015	21,400	22,000	600	141	67	381,176	100,000	100,000	581,176
2016	22,000	22,600	600	141	67	381,176	100,000	100,000	581,176
2017	22,600	23,200	600	141	67	381,176	100,000	100,000	581,176
2018	23,200	23,800	600	141	67	381,176	100,000	100,000	581,176
2019	23,800	24,400	600	141	67	381,176	100,000	100,000	581,176
2020	24,400	25,000	600	141	67	381,176	100,000	100,000	581,176
2021	25,000								
<b>TOTAL</b>			<b>13,220</b>	<b>3,111</b>	<b>1,469</b>	<b>8,398,588</b>	<b>2,203,333</b>	<b>2,500,000</b>	<b>13,101,922</b>

**NOTES**

1. POPULATION ESTIMATES HAVE BEEN INTERPOLATED BASED ON FORECAST VALUES FOR 1995, 2000, 2005, AND 2010 AS SHOWN IN "WATER MASTER PLAN FOR TROUTDALE", FEBRUARY 1993, PREPARED BY ECONOMIC AND ENGINEERING SERVICES.
2. ASSUME 80% OF THE POPULATION INCREASE WILL LIVE IN SINGLE FAMILY HOMES WITH 3.4 OCCUPANTS PER HOME AND 20% OF THE POPULATION INCREASE WILL LIVE IN MULTI-FAMILY HOMES WITH 1.8 OCCUPANTS PER HOME.
3. ASSUME 2700 SF IMPERVIOUS AREA PER SINGLE FAMILY UNIT AND 1500 SF PER MULTI-FAMILY UNIT.
4. ASSUME 10000 SF IMPERVIOUS AREA FOR EACH OF TEN COMMERCIAL / INDUSTRIAL DEVELOPMENTS ANNUALLY.