RESOLUTION NO. 1301

A RESOLUTION ADJUSTING THE RATE AND CAPITAL IMPROVEMENT PLAN FOR STORM WATER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1253.

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. 1253, which is currently in effect, adjusted the methodology and rate for the storm water system development charge; and

WHEREAS, Section 12.02.030 of the Troutdale Municipal Code requires staff to annually review the rate and bring proposed 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 6,1997 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 $3,715,630, less cash on hand on June 30, 1996 of $ 466,259, and an estimated increase of 11,000,656 square feet of impervious surface area, the maximum allowable cost is $ 0.2954 per square foot of impervious surface area. The Council establishes the rate to be charged as $ 0.2954 per square foot of impervious surface area; this equates to $798 for a single family dwelling unit.

Section 5. Effective Date.

The effective date of this resolution is April 1, 1997.

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 Resolution Rescinded.

Resolution No. 1253 is rescinded effective April 1, 1997.

YEAS: 6
NAYS: 0
ABSTAINED: 0

Paul Thalhofer, Mayor

Dated: 3-18-97

George Martinez, City Recorder
Adopted: 3-11-97

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ATTACHMENT A

STORM WATER SYSTEM DEVELOPMENT CHARGE CAPITAL IMPROVEMENT PLAN PREPARED ON FEBRUARY 5, 1997				
PROJECT DESCRIPTION	CITY COST	% CAPACITY	CAPACITY COST	FUNDING YEAR
HARLOW HOUSE CULVERT UPSIZING	15,000	50%	7,500	1996-97
BEAVER CREEK GAGING STATION	10,000	100%	10,000	1996-97
PUMP STATION UPGRADE, PHASE I	200,000	50%	100,000	1997-98
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	7,800	75%	5,850	1998-99
HENSLEY ROAD STORM LINE	30,500	100%	30,500	1998-99
NORTH EVANS AVENUE OUTFALL UPGRADE	129,200	50%	64,600	1999-00
21ST STREET OUTFALL UPGRADE	148,500	50%	74,250	1999-00
SOUTH EVANS AVENUE OUTFALL UPGRADE	35,600	50%	17,800	2000-01
SOUTH FRONTAGE ROAD IMPROVEMENTS	27,500	50%	13,750	2000-01
MARINE DRIVE TO SUNDIAL ROAD CULVERT	430,200	75%	322,650	2003-04
SUNDIAL ROAD CULVERTS	49,800	25%	12,450	2004-05
MARINE DRIVE DIVERSION	421,500	70%	295,050	2006-07
PUMP STATION UPGRADE, PHASE II	1,338,400	50%	669,200	2008-09
COLUMBIA RIVER HIGHWAY UNDERPASS BYPASS	71,600	50%	35,800	2009-10
WOOD VILLAGE BYPASS	17,600	80%	14,080	2009-10
FOURTH STREET DRAINAGE IMPROVEMENT	66,600	50%	33,300	2009-10
PUMP STATION UPGRADE, PHASE III	513,800	100%	513,800	2011-12
STARK STREET FLOODPLAIN CREATION	2,517,100	50%	1,258,550	2020-21
TOTAL	6,503,700		3,715,630	

NOTES

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 CITY COSTS NOT ASSOCIATED WITH CAPACITY WILL BE BORNE BY THE STORM UTILITY FUND.

ATTACHMENT B

STORM WATER SYSTEM DEVELOPMENT CHARGE
ESTIMATE OF IMPERVIOUS SURFACE AREA
PREPARED ON FEBRUARY 5, 1997

DATE:	BEGINNING	ENDING	INCREASE IN	INCREASE IN DWELLINGS		IMPERVIOUS SURFACE AREA			
JUNE 30,	POPULATION	POPULATION	POPULATION	SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY	OTHER	TOTAL
1996	12,750	13,668	918	216	102	583,200	153,000	294,480	1,030,680
1997	13,668	14,652	984	232	109	625,129	164,000	315,652	1,104,781
1998	14,652	15,707	1,055	248	117	670,235	175,833	338,427	1,184,496
1999	15,707	16,838	1,131	266	126	718,518	188,500	362,807	1,269,825
2000	16,838	17,225	387	91	43	245,859	64,500	124,144	434,502
2001	17,225	17,621	396	93	44	251,576	66,000	127,031	444,607
2002	17,621	18,027	406	96	45	257,929	67,667	130,238	455,835
2003	18,027	18,441	414	97	46	263,012	69,000	132,805	464,816
2004	18,441	18,865	424	100	47	269,365	70,667	136,013	476,044
2005	18,865	19,224	359	84	40	228,071	59,833	115,162	403,065
2006	19,224	19,589	365	86	41	231,882	60,833	117,086	409,802
2007	19,589	19,961	372	88	41	236,329	62,000	119,332	417,661
2008	19,961	20,341	380	89	42	241,412	63,333	121,898	426,643
2009	20,341	20,727	386	91	43	245,224	64,333	123,823	433,380
2010	20,727	21,328	601	141	67	381,812	100,167	192,791	674,770
2011	21,328	21,947	619	146	69	393,247	103,167	198,565	694,979
2012	21,947	22,548	601	141	67	381,812	100,167	192,791	674,770
2013	22,548								
TOTAL			9,798	2,305	1,089	6,224,612	1,633,000	3,143,045	11,000,656

NOTES

1. 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.

2. ASSUME 2700 SF IMPERVIOUS AREA PER SINGLE FAMILY UNIT AND 1500 SF PER MULTI-FAMILY UNIT.

3. ASSUME COMMERCIAL AND INDUSTRIAL DEMAND EQUALS 40% OF THE RESIDENTIAL DEMAND.