

RESOLUTION NO. 1563

A RESOLUTION ADJUSTING THE RATE AND CAPITAL IMPROVEMENT PLAN FOR STORM WATER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1494.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

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.

Resolution No. 1494, which is currently in effect, adjusted the capital improvement plan and rate for the storm water system development charge.

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.

Staff has updated the Capital Improvement Plan for the storm water system, adjusted the cost estimates, and proposed a revision of the rate.

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 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, until projected buildout, 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 \$3,632,390, less cash on hand on June 30, 2000 of \$1,187,221, less projected interest earnings of \$400,000, and an estimated increase of 6,000,909 square feet of impervious surface area, the maximum allowable cost is \$ 0.3408 per square foot of impervious surface area. The Council establishes the rate to be charged as \$ 0.3408 per square foot of impervious surface area; this equates to \$920 for a single family dwelling unit.

Section 5. Effective Date.

The effective date of this resolution is July 1, 2001.

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.

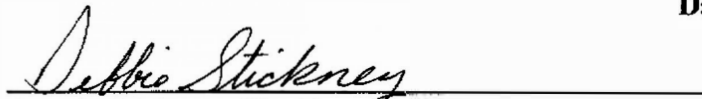
Section 9. Previous Resolution Rescinded.

Resolution No. 1494 is rescinded effective July 1, 2001.

YEAS: 6
NAYS: 0
ABSTAINED: 0



Paul Thalhofer, Mayor
Dated: 6-13-01



Debbie Stickney, City Recorder
Adopted: 6-12-01

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STORM WATER SYSTEM DEVELOPMENT CHARGE

CAPITAL IMPROVEMENT PLAN

PREPARED ON APRIL 26, 2001

PROJECT DESCRIPTION	CITY COST	% CAPACITY	CAPACITY COST	FUNDING YEAR
ADDITIONAL DRYWELLS, VARIOUS LOCATIONS	30,000	100%	30,000	AS REQUIRED
NORTH EVANS AVENUE OUTFALL UPGRADE	172,000	50%	86,000	2000-01
HALSEY STREET DRAINAGE	500,000	100%	500,000	2001-02
21ST STREET OUTFALL UPGRADE	169,800	50%	84,900	2002-03
SOUTH EVANS AVENUE OUTFALL UPGRADE	40,800	50%	20,400	2002-03
COLUMBIA RIVER HIGHWAY CONTROL STRUCTURE	8,900	75%	6,675	2003-04
SOUTH FRONTAGE ROAD IMPROVEMENTS	31,500	50%	15,750	2003-04
MARINE DRIVE TO SUNDIAL ROAD CULVERT	491,700	75%	368,775	2003-04
HENSLEY ROAD STORM LINE	34,900	100%	34,900	2004-05
SUNDIAL ROAD CULVERTS	57,000	25%	14,250	2004-05
MARINE DRIVE DIVERSION	610,300	70%	427,210	2006-07
PUMP STATION UPGRADE, PHASE II	508,200	50%	254,100	2008-09
COLUMBIA RIVER HIGHWAY UNDERPASS BYPASS	81,700	50%	40,850	2009-10
WOOD VILLAGE BYPASS	21,100	80%	16,880	2009-10
FOURTH STREET DRAINAGE IMPROVEMENT	76,200	50%	38,100	2009-10
NW DUNBAR AVENUE STORM LINE	255,200	100%	255,200	2013-14
STARK STREET FLOODPLAIN CREATION	2,876,800	50%	1,438,400	2016-17
TOTAL	5,966,100		3,632,390	

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.

**STORM WATER SYSTEM DEVELOPMENT CHARGE
ESTIMATE OF IMPERVIOUS SURFACE AREA
PREPARED ON APRIL 26, 2001**

FISCAL YEAR	BEGINNING POPULATION	ENDING POPULATION	INCREASE IN POPULATION	INCREASE IN DWELLINGS		IMPERVIOUS SURFACE AREA			TOTAL
				SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY	OTHER	
2000-01	13,975	14,100	125	34	8	90,909	12,626	41,414	144,949
2001-02	14,100	14,791	691	186	47	502,545	69,798	228,937	801,281
2002-03	14,791	15,207	416	112	28	302,545	42,020	137,826	482,392
2003-04	15,207	15,635	428	115	29	311,273	43,232	141,802	496,307
2004-05	15,635	15,962	327	88	22	237,818	33,030	108,339	379,188
2005-06	15,962	16,016	54	15	4	39,273	5,455	17,891	62,618
2006-07	16,016	16,416	400	108	27	290,909	40,404	132,525	463,838
2007-08	16,416	16,829	413	111	28	300,364	41,717	136,832	478,913
2008-09	16,829	17,250	421	113	28	306,182	42,525	139,483	488,190
2009-10	17,250	17,587	337	91	23	245,091	34,040	111,653	390,784
2010-11	17,587	17,692	105	28	7	76,364	10,606	34,788	121,758
2011-12	17,692	18,117	425	114	29	309,091	42,929	140,808	492,828
2012-13	18,117	18,552	435	117	29	316,364	43,939	144,121	504,424
2013-14	18,552	18,998	446	120	30	324,364	45,051	147,766	517,180
2014-15	18,998	19,150	152	41	10	110,545	15,354	50,360	176,259
2015-16	19,150	19,150	0	0	0	0	0	0	0
TOTAL			5,175	1,394	348	3,763,636	522,727	1,714,545	6,000,909

NOTES

1. ASSUME 80% OF THE POPULATION INCREASE WILL LIVE IN SINGLE FAMILY HOMES AND 20% OF THE POPULATION INCREASE WILL LIVE IN MULTI-FAMILY HOMES.
2. ASSUME 2.97 PERSONS PER DWELLING UNIT.
3. ASSUME 2700 SF IMPERVIOUS AREA PER SINGLE FAMILY UNIT AND 1500 SF PER MULTI-FAMILY UNIT.
4. ASSUME COMMERCIAL AND INDUSTRIAL DEMAND EQUALS 40% OF THE RESIDENTIAL DEMAND.