

RESOLUTION NO. 1604

A RESOLUTION ADJUSTING THE CAPITAL IMPROVEMENT PLAN FOR STORM WATER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1563.

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. 1563, 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 no change 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 \$3,576,920 less cash on hand on June 30, 2001 of \$1,099,582, and an estimated increase of 7,888,430 square feet of impervious surface area, less an allowance of 620,000 square feet of impervious surface area in the Halsey LID, 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, 2002.

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. 1563 is rescinded effective July 1, 2002.

YEAS:	<u>6</u>
NAYS:	<u>0</u>
ABSTAINED:	<u>0</u>


 Paul Thalhofer, Mayor
 Dated: 5-15-02


 Debbie Stickney, City Recorder
 Adopted: May 14, 2002

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STORM WATER SYSTEM DEVELOPMENT CHARGE

CAPITAL IMPROVEMENT PLAN

PREPARED ON FEBRUARY 1, 2002

PROJECT DESCRIPTION	CITY COST	% CAPACITY	CAPACITY COST	FUNDING YEAR
HALSEY STREET DRAINAGE	500,000	100%	500,000	2001-02
21ST STREET OUTFALL UPGRADE	174,400	50%	87,200	2003-04
COLUMBIA RIVER HIGHWAY CONTROL STRUCTURE	9,100	75%	6,825	2003-04
SOUTH FRONTAGE ROAD IMPROVEMENTS	32,400	50%	16,200	2003-04
MARINE DRIVE TO SUNDIAL ROAD CULVERT	505,000	75%	378,750	2003-04
HENSLEY ROAD STORM LINE	35,800	100%	35,800	2004-05
SUNDIAL ROAD CULVERTS	58,500	25%	14,625	2004-05
MARINE DRIVE DIVERSION	626,800	70%	438,760	2006-07
PUMP STATION UPGRADE, PHASE II	521,900	50%	260,950	2008-09
COLUMBIA RIVER HIGHWAY UNDERPASS BYPASS	83,900	50%	41,950	2009-10
WOOD VILLAGE BYPASS	21,700	80%	17,360	2009-10
FOURTH STREET DRAINAGE IMPROVEMENT	78,300	50%	39,150	2009-10
NW DUNBAR AVENUE STORM LINE	262,100	100%	262,100	2013-14
STARK STREET FLOODPLAIN CREATION	2,954,500	50%	1,477,250	2017-18
TOTAL	5,864,400		3,576,920	

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 (ISA)
PREPARED ON FEBRUARY 1, 2002**

FISCAL YEAR	SINGLE OR DUPLEX UNITS	TRIPLEX OR LARGER UNITS	SINGLE OR DUPLEX ISA	TRIPLEX OR LARGER ISA	COMMERCIAL ISA	INDUSTRIAL ISA	TOTAL ISA
2001-02	63	76	170,100	76,000	161,572	106,264	513,936
2002-03	64	78	172,800	78,000	161,572	106,264	518,636
2003-04	66	81	178,200	81,000	161,572	106,264	527,036
2004-05	68	83	183,600	83,000	161,572	106,264	534,436
2005-06	62	76	167,400	76,000	161,572	106,264	511,236
2006-07	64	78	172,800	78,000	161,572	106,264	518,636
2007-08	65	80	175,500	80,000	161,572	106,264	523,336
2008-09	67	82	180,900	82,000	161,572	106,264	530,736
2009-10	69	84	186,300	84,000	161,572	106,264	538,136
2010-11	68	83	183,600	83,000	161,571	106,264	534,435
2011-12	69	85	186,300	85,000	161,571	106,264	539,135
2012-13	71	87	191,700	87,000	161,571	106,263	546,534
2013-14	73	89	197,100	89,000	161,571	106,263	553,934
2014-15	75	91	202,500	91,000	161,571	106,263	561,334
2015-16	43	53	116,100	53,000	161,571	106,263	436,934
TOTAL	987	1,206	2,664,900	1,206,000	2,423,574	1,593,956	7,888,430

NOTES

1. "SINGLE OR DUPLEX UNITS" AND "TRIPLEX OR LARGER UNITS" BASED ON COMMUNITY DEVELOPMENT DEPARTMENT "RESIDENTIAL UNITS AND BUILDABLE LANDS SUMMARY REPORT", JUNE 27, 2001.
2. "SINGLE OR DUPLEX ISA" IS BASED ON 2,700 SF OF ISA PER UNIT.
3. "TRIPLEX OR LARGER ISA" IS BASED ON 1000 SF OF ISA PER UNIT.
4. "COMMERCIAL ISA " ASSUMES EXISTING RATIO OF 28,987 SF OF ISA PER ACRE FOR THE 83.61 UNBUILT COMMERCIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR UNTIL BUILDOUT.
5. "INDUSTRIAL ISA" ASSUMES EXISTING RATIO OF 6,395 SF OF ISA PER ACRE FOR THE 249.26 UNBUILT INDUSTRIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR UNTIL BUILDOUT.
6. UNBUILT COMMERCIAL AND INDUSTRIAL LAND PROVIDED BY COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM "INDUSTRIAL AND COMMERCIAL BUILDABLE LANDS INVENTORY-NOVEMBER 2001" DATED NOVEMBER 30, 2001.