

## RESOLUTION NO. 1655

### A RESOLUTION ADJUSTING THE CAPITAL IMPROVEMENT PLAN FOR STORM WATER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1604.

#### 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. 1604, 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 (less cash on hand and anticipated interest income) 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 \$3,506,670 less cash on hand on June 30, 2002 of \$913,264, less projected interest earning of \$ 353,000 and an estimated increase of 6,573,648 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, 2003.

**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.**

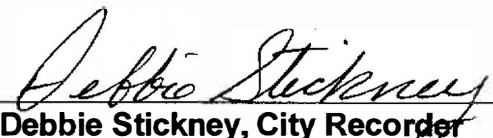
The Director shall be responsible for the administration of this Resolution.

**Section 9. Previous Resolution Rescinded.**

Resolution No. 1604 is rescinded effective July 1, 2003.

YEAS: 7  
NAYS: 0  
ABSTAINED: 0

  
Paul Thalhofer, Mayor  
Dated: 5-15-03

  
Debbie Stickney, City Recorder  
Adopted: May 13, 2003

**STORM WATER SYSTEM DEVELOPMENT CHARGE****CAPITAL IMPROVEMENT PLAN****PREPARED ON FEBRUARY 24, 2003**

| PROJECT DESCRIPTION                      | CITY COST        | % CAPACITY | CAPACITY COST    | FUNDING YEAR |
|--|------------------|------------|------------------|--------------|
| 21ST STREET OUTFALL UPGRADE              | 174,400          | 50%        | 87,200           | 2005-06      |
| COLUMBIA RIVER HIGHWAY CONTROL STRUCTURE | 9,100            | 75%        | 6,825            | 2005-06      |
| SOUTH FRONTAGE ROAD IMPROVEMENTS         | 32,400           | 50%        | 16,200           | 2005-06      |
| MARINE DRIVE TO SUNDIAL ROAD CULVERT     | 505,000          | 75%        | 378,750          | 2005-06      |
| HENSLEY ROAD STORM LINE                  | 35,800           | 100%       | 35,800           | 2006-07      |
| SUNDIAL ROAD CULVERTS                    | 58,500           | 25%        | 14,625           | 2006-07      |
| MARINE DRIVE DIVERSION                   | 626,800          | 70%        | 438,760          | 2007-08      |
| 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        | 75%        | 1,907,000        | 2015-16      |
| <b>TOTAL</b>                             | <b>5,364,400</b> |            | <b>3,506,670</b> |              |

**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 24, 2003**

| FISCAL YEAR  | SINGLE OR DUPLEX UNITS | TRIPLEX OR LARGER UNITS | SINGLE OR DUPLEX ISA | TRIPLEX OR LARGER ISA | COMMERCIAL ISA   | INDUSTRIAL ISA   | HALSEY LID EXCLUSION | TOTAL ISA        |
|--------------|------------------------|-------------------------|----------------------|-----------------------|------------------|------------------|----------------------|------------------|
| 2002-03      | 64                     | 78                      | 172,800              | 78,000                | 162,492          | 113,780          | 65,640               | 461,432          |
| 2003-04      | 66                     | 81                      | 178,200              | 81,000                | 162,492          | 113,780          | 65,640               | 469,832          |
| 2004-05      | 68                     | 83                      | 183,600              | 83,000                | 162,492          | 113,780          | 65,640               | 477,232          |
| 2005-06      | 62                     | 76                      | 167,400              | 76,000                | 162,492          | 113,780          | 65,640               | 454,032          |
| 2006-07      | 64                     | 78                      | 172,800              | 78,000                | 162,492          | 113,780          | 65,640               | 461,432          |
| 2007-08      | 65                     | 80                      | 175,500              | 80,000                | 162,492          | 113,780          | 65,640               | 466,132          |
| 2008-09      | 67                     | 82                      | 180,900              | 82,000                | 162,492          | 113,780          | 65,640               | 473,532          |
| 2009-10      | 69                     | 84                      | 186,300              | 84,000                | 162,492          | 113,780          | 65,640               | 480,932          |
| 2010-11      | 68                     | 83                      | 183,600              | 83,000                | 162,492          | 113,780          | 65,640               | 477,232          |
| 2011-12      | 69                     | 85                      | 186,300              | 85,000                | 162,492          | 113,780          | 65,640               | 481,932          |
| 2012-13      | 71                     | 87                      | 191,700              | 87,000                | 162,492          | 113,780          | 65,640               | 489,332          |
| 2013-14      | 73                     | 89                      | 197,100              | 89,000                | 162,492          | 113,780          | 65,640               | 496,732          |
| 2014-15      | 75                     | 91                      | 202,500              | 91,000                | 162,492          | 113,780          | 65,640               | 504,132          |
| 2015-16      | 43                     | 53                      | 116,100              | 53,000                | 162,492          | 113,780          | 65,640               | 379,732          |
| <b>TOTAL</b> | <b>924</b>             | <b>1,130</b>            | <b>2,494,800</b>     | <b>1,130,000</b>      | <b>2,274,888</b> | <b>1,592,920</b> | <b>918,960</b>       | <b>6,573,648</b> |

**NOTES**

1. "SINGLE OR DUPLEX UNITS" AND "TRIPLEX OR LARGER UNITS" BASED ON COMMUNITY DEVELOPMENT DEPARTMENT "FUTURE HOUSING UNITS" REPORT, JULY 2001.
2. "SINGLE OR DUPLEX ISA" IS BASED ON 2,700 SF OF IMPERVIOUS SURFACE AREA PER UNIT.
3. "TRIPLEX OR LARGER ISA" IS BASED ON 1,000 SF OF IMPERVIOUS SURFACE AREA PER UNIT.
4. "COMMERCIAL ISA " ASSUMES EXISTING RATIO OF 28,987 SF OF IMPERVIOUS SURFACE AREA PER ACRE FOR THE 78.48 UNBUILT COMMERCIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR UNTIL BUILDOUT.
5. "INDUSTRIAL ISA" ASSUMES EXISTING RATIO OF 6,395 SF OF IMPERVIOUS SURFACE AREA PER ACRE FOR THE 249.09 UNBUILT INDUSTRIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR UNTIL BUILDOUT.
6. UNBUILT COMMERCIAL AND INDUSTRIAL LAND PROVIDED BY COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM "BUILDABLE COMMERCIAL AND INDUSTRIAL INVENTORY THROUGH JUNE 30, 2002" DATED JANUARY 27, 2003.
7. "HALSEY LID EXCLUSION" IS ESTIMATED ISA WITHIN HALSEY LID AS IDENTIFIED IN REPORT ENTITLED "HALSEY LID DEVELOPMENT POTENTIAL", PROJECTED EQUALLY FOR EACH YEAR UNTIL BUILDOUT. THIS AREA IS EXEMPT FROM STORM SEWER SDC PAYMENTS.