

RESOLUTION NO. 1696

A RESOLUTION ADJUSTING THE CAPITAL IMPROVEMENT PLAN FOR STORM WATER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1655.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. 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.
2. Resolution No. 1655, which is currently in effect, established the current capital improvement plan and rate for the storm water system development charge.
3. 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.
4. 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 collect, 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 \$3,968,260 less cash on hand on June 30, 2003 of \$945,468, less projected interest earning of \$367,295 and an estimated increase of 8,017,514 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, 2004.

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. 1655 is rescinded effective July 1, 2004.

**YEAS: 5
NAYS: 0
ABSTAINED: 0**



Paul A. Thalhofer, Mayor
May 12, 2004

Date



Debbie Stickney, City Recorder

Adopted: May 11, 2004

STORM WATER SYSTEM DEVELOPMENT CHARGE				
CAPITAL IMPROVEMENT PLAN				
PREPARED ON FEBRUARY 4, 2004				
PROJECT DESCRIPTION	CITY COST	% CAPACITY	CAPACITY COST	FUNDING YEAR
UPDATE NORTH TROUTDALE MASTER PLAN	60,000	100%	60,000	2004-05
21ST STREET OUTFALL UPGRADE	181,400	50%	90,700	2005-06
COLUMBIA RIVER HIGHWAY CONTROL STRUCTURE	9,500	75%	7,125	2005-06
SOUTH FRONTAGE ROAD IMPROVEMENTS	33,700	50%	16,850	2005-06
MARINE DRIVE TO SUNDIAL ROAD CULVERT	525,200	75%	393,900	2005-06
SUNDIAL ROAD CULVERTS	60,800	25%	15,200	2006-07
MARINE DRIVE DIVERSION	651,900	70%	456,330	2007-08
SW 21ST STREET STORM LINE	35,000	100%	35,000	2007-08
PUMP STATION UPGRADE, PHASE II	542,800	50%	271,400	2008-09
COLUMBIA RIVER HIGHWAY UNDERPASS BYPASS	87,300	50%	43,650	2009-10
WOOD VILLAGE BYPASS	22,600	80%	18,080	2009-10
FOURTH STREET DRAINAGE IMPROVEMENT	81,400	50%	40,700	2009-10
NW DUNBAR AVENUE STORM LINE	272,600	100%	272,600	2013-14
STARK STREET FLOODPLAIN CREATION	3,072,700	75%	2,304,525	2015-16
TOTAL	5,636,900		4,026,060	
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 4, 2004

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
2003-04	66	81	178,200	81,000	174,034	248,800	65,640	616,394
2004-05	68	83	183,600	83,000	174,034	248,800	65,640	623,794
2005-06	62	76	167,400	76,000	174,034	248,800	65,640	600,594
2006-07	64	78	172,800	78,000	174,034	248,800	65,640	607,994
2007-08	65	80	175,500	80,000	174,034	248,800	65,640	612,694
2008-09	67	82	180,900	82,000	174,034	248,800	65,640	620,094
2009-10	69	84	186,300	84,000	174,033	248,800	65,640	627,493
2010-11	68	83	183,600	83,000	174,033	248,800	65,640	623,793
2011-12	69	85	186,300	85,000	174,033	248,800	65,640	628,493
2012-13	71	87	191,700	87,000	174,033	248,800	65,640	635,893
2013-14	73	89	197,100	89,000	174,033	248,800	65,640	643,293
2014-15	75	91	202,500	91,000	174,033	248,800	65,640	650,693
2015-16	43	53	116,100	53,000	174,033	248,799	65,640	526,292
TOTAL	860	1,052	2,322,000	1,052,000	2,262,435	3,234,399	853,320	8,017,514

NOTES

- "SINGLE OR DUPLEX UNITS" AND "TRIPLEX OR LARGER UNITS" BASED ON COMMUNITY DEVELOPMENT DEPARTMENT "FUTURE HOUSING UNITS" REPORT, JULY 2001.
- "SINGLE OR DUPLEX ISA" IS BASED ON 2,700 SF OF IMPERVIOUS SURFACE AREA PER UNIT.
- "TRIPLEX OR LARGER ISA" IS BASED ON 1,000 SF OF IMPERVIOUS SURFACE AREA PER UNIT.
- "COMMERCIAL ISA " ASSUMES EXISTING RATIO OF 28,987 SF OF IMPERVIOUS SURFACE AREA PER ACRE FOR THE 78.05 UNBUILT COMMERCIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR UNTIL BUILDOUT.
- "INDUSTRIAL ISA" ASSUMES EXISTING RATIO OF 6,395 SF OF IMPERVIOUS SURFACE AREA PER ACRE FOR THE 505.77 UNBUILT INDUSTRIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR UNTIL BUILDOUT.
- UNBUILT COMMERCIAL AND INDUSTRIAL LAND PROVIDED BY COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM "FY 2002-2003 BUILDABLE COMMERCIAL AND INDUSTRIAL LANDS INVENTORY FOR THE PERIOD JULY 1, 2002 THROUGH JUNE 30, 2003" DATED DECEMBER 17, 2003.
- "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.