

RESOLUTION NO. 1811

A RESOLUTION ADJUSTING THE CAPITAL IMPROVEMENT PLAN PROJECT LISTING FOR STORM WATER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1761.

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. 1761, which is currently in effect, established the current capital improvement plan project listing 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 Project Listing for the storm water system, adjusted the cost estimates, and proposed no change to 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 Project Listing 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 \$4,522,350 less cash on hand on June 30, 2005 of \$1,209,490, less projected interest earning of \$457,036 and an estimated increase of 8,309,609 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, 2006.

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 Project Listing 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. 1761 is rescinded effective July 1, 2006.

YEAS: 6
NAYS: 0
ABSTAINED: 0



Paul A. Thalhofer, Mayor
May 12, 2006

Date



Debbie Stickney, City Recorder

Adopted: May 9, 2006

**STORM WATER SYSTEM DEVELOPMENT CHARGE
CAPITAL IMPROVEMENT PLAN PROJECT LISTING
PREPARED ON MARCH 20, 2006**

PROJECT DESCRIPTION	ESTIMATED COST	PERCENT ELIGIBLE FOR SDCS	ESTIMATED SDC FUNDING	FUNDING YEAR
UPDATE NORTH TROUTDALE MASTER PLAN	100,000	100%	100,000	2006-07
21ST STREET OUTFALL UPGRADE	195,000	50%	97,500	2007-08
COLUMBIA RIVER HIGHWAY CONTROL STRUCTURE	10,000	75%	7,500	2007-08
SOUTH FRONTAGE ROAD DRAINAGE IMPROVEMENTS	36,000	50%	18,000	2007-08
MARINE DRIVE TO SUNDIAL ROAD CULVERT	565,000	75%	423,750	2007-08
SUNDIAL ROAD CULVERTS	65,000	25%	16,250	2008-09
MARINE DRIVE DIVERSION	702,000	70%	491,400	2008-09
SW 21ST STREET STORM LINE	37,000	100%	37,000	2008-09
NW GRAHAM ROAD DRAINAGE	255,000	100%	255,000	2009-10
PUMP STATION UPGRADE, PHASE II	584,000	50%	292,000	2009-10
COLUMBIA RIVER HIGHWAY UNDERPASS BYPASS	94,000	50%	47,000	2010-11
WOOD VILLAGE BYPASS	24,000	80%	19,200	2010-11
4TH STREET DRAINAGE IMPROVEMENT	87,000	50%	43,500	2010-11
STORM IMPROVEMENTS IN NORTH INDUSTRIAL AREA	300,000	100%	300,000	2010-11
NW DUNBAR AVENUE STORM LINE	293,000	100%	293,000	2015-16
STARK STREET FLOODPLAIN CREATION	2,775,000	75%	2,081,250	2015-16
TOTAL	6,122,000		4,522,350	
NOTES				
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 MARCH 20, 2006**

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
2005-06	106	55	286,200	55,000	178,402	300,821	65,640	754,783
2006-07	106	55	286,200	55,000	178,402	300,821	65,640	754,783
2007-08	106	55	286,200	55,000	178,402	300,821	65,640	754,783
2008-09	106	55	286,200	55,000	178,402	300,821	65,640	754,783
2009-10	106	56	286,200	56,000	178,402	300,821	65,640	755,783
2010-11	106	56	286,200	56,000	178,402	300,821	65,640	755,783
2011-12	106	56	286,200	56,000	178,402	300,821	65,640	755,783
2012-13	106	56	286,200	56,000	178,402	300,821	65,640	755,783
2013-14	106	56	286,200	56,000	178,402	300,821	65,640	755,783
2014-15	106	56	286,200	56,000	178,401	300,820	65,640	755,781
2015-16	106	56	286,200	56,000	178,401	300,820	65,640	755,781
TOTAL	1,166	612	3,148,200	612,000	1,962,420	3,309,029	722,040	8,309,609

NOTES

- "SINGLE OR DUPLEX UNITS" AND "TRIPLEX OR LARGER UNITS" BASED ON COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM "REMAINING RESIDENTIAL CAPACITY" DATED DECEMBER 30, 2004 PROJECTED ABOUT EQUALLY FOR EACH YEAR UNTIL BUILDOUT.
- "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 67.70 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 517.44 UNBUILT INDUSTRIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR UNTIL BUILDOUT.
- UNBUILT COMMERCIAL AND INDUSTRIAL LAND PROVIDED BY COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM "FY 04-05 BUILDABLE COMMERCIAL AND INDUSTRIAL LANDS INVENTORY" DATED NOVEMBER 22, 2005.
- "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.