

RESOLUTION NO.1940

A RESOLUTION ADJUSTING THE CAPITAL IMPROVEMENT PLAN PROJECT LISTING FOR STORM WATER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1880.

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. 1880, 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.

Impervious Surface Area. The portion of land upon which are improvements such as buildings or pavements that do not readily allow the penetration of storm water.

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 1, 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 2. 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) by the estimated number of square feet of impervious surface area to be added to the system. 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.
- E. Each single family dwelling unit shall be deemed to have 2,700 square feet of impervious surface area.

Section 4. Cost.

Based upon an estimated cost of capacity-increasing capital improvements (including financing) of \$3,730,000 less cash on hand on June 30, 2007 of \$1,286,681, less projected interest earning of \$194,023 and an estimated increase of 7,072,567 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, 2008.

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 1, 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. 1880 is rescinded effective July 1, 2008.

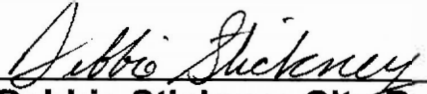
YEAS: 7

NAYS: 0

ABSTAINED: 0


Paul A. Tharhofer, Mayor
May 29, 2008

Date



Debbie Stickney, City Recorder

Adopted: May 27, 2008

**STORM WATER SYSTEM DEVELOPMENT CHARGE
CAPITAL IMPROVEMENT PLAN PROJECT LISTING
PREPARED ON MARCH 10, 2008**

PROJECT DESCRIPTION	ESTIMATED COST	PERCENT ELIGIBLE FOR SDCS	ESTIMATED SDC FUNDING	FUNDING YEAR
SALMON CREEK WEIR IMPROVEMENTS	150,000	100%	150,000	2008-09
NW GRAHAM ROAD DRAINAGE	260,000	100%	260,000	2008-09
SOUTH TROUTDALE ROAD STORM DRAINAGE STUDY	30,000	100%	30,000	2008-09
CONSTRUCT DETENTION FACILITIES	50,000	100%	50,000	2009-10
COLUMBIA RIVER HIGHWAY BYPASS	386,000	100%	386,000	2009-10
STORM IMPROVEMENTS IN NORTH INDUSTRIAL AREA	300,000	100%	300,000	2010-11
SE 21ST STREET OUTFALL UPGRADE	199,000	50%	99,500	2010-11
NORTH ARATA CREEK DRAIN LINE IMPROVEMENTS	628,000	100%	628,000	2010-11
SOUTH ARATA CREEK DRAIN LINE IMPROVEMENTS	560,000	100%	560,000	2010-11
UPDATE SOUTH TROUTDALE STORM MASTER PLAN	100,000	100%	100,000	2010-11
PUMP STATION UPGRADE, PHASE II	594,000	50%	297,000	2012-13
MARINE DRIVE CULVERT BYPASS	526,000	100%	526,000	2013-14
4TH STREET DRAINAGE IMPROVEMENT	89,000	50%	44,500	2015-16
NW DUNBAR AVENUE STORM LINE	299,000	100%	299,000	2015-16
TOTAL	4,171,000		3,730,000	
NOTES				
1. 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 10, 2008

FISCAL YEAR	SINGLE OR DUPLEX UNITS	TRIPLEX OR LARGER UNITS	SINGLE OR DUPLEX ISA	TRIPLEX OR LARGER ISA	COMMERCIAL ISA	INDUSTRIAL ISA	EXCLUDED ISA	TOTAL ISA
2007-08	14	0	37,800	0	15,000	110,000	81,400	81,400
2008-09	46	14	124,200	14,000	0	1,945,000	1,041,600	1,041,600
2009-10	85	79	229,500	79,000	285,662	1,102,685	848,424	848,424
2010-11	86	79	232,200	79,000	285,662	1,102,685	849,774	849,774
2011-12	86	80	232,200	80,000	285,662	1,102,685	850,274	850,274
2012-13	86	80	232,200	80,000	285,663	1,102,685	850,274	850,274
2013-14	86	80	232,200	80,000	285,663	1,102,685	850,274	850,274
2014-15	86	80	232,200	80,000	285,663	1,102,685	850,274	850,274
2015-16	86	80	232,200	80,000	285,663	1,102,685	850,274	850,274
TOTAL	661	572	1,784,700	572,000	2,014,638	9,773,795	7,072,567	7,072,567

NOTES

1. "SINGLE OR DUPLEX UNITS" AND "TRIPLEX OR LARGER UNITS" BASED ON COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM "FY 06-07 DWELLING UNIT AND HOUSING CAPACITY YEAR-END REPORT" DATED JULY 26, 2007 AND RICH FAITH'S EMAIL DATED AUGUST 8, 2007. DEVELOPMENT IS PROJECTED ABOUT EQUALLY FOR EACH YEAR AFTER FY 2008-09.
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 26,869 SF OF IMPERVIOUS SURFACE AREA PER ACRE FOR THE 74.98 UNBUILT COMMERCIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR AFTER 2008-09 UNTIL BUILDOUT BASED ON SPREADSHEET ENTITLED "SDCs & ACREAGE FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT 1996-PRESENT" DATED 6/30/07.
5. "INDUSTRIAL ISA" ASSUMES EXISTING RATIO OF 17,777 SF OF IMPERVIOUS SURFACE AREA PER ACRE FOR THE 549.80 UNBUILT INDUSTRIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR AFTER FY 2008-09 UNTIL BUILDOUT BASED ON SPREADSHEET ENTITLED "SDCs & ACREAGE FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT 1996-PRESENT" DATED 6/30/07.
6. ACREAGE OF UNBUILT COMMERCIAL AND INDUSTRIAL LAND PROVIDED BY COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM "COMMERCIAL AND INDUSTRIAL LAND USE INVENTORY FY 06-07" DATED JULY 9, 2007.
7. "EXCLUDED ISA" IS ESTIMATE OF ISA WITHIN HALSEY LID AND ESTIMATE OF ISA WHERE RUNOFF IS ENTIRELY RETAINED ON SITE, WHICH ARE EXEMPT FROM STORM SEWER SDC PAYMENTS. THIS IS ESTIMATED AT 50% OF THE TOTAL ISA.