

ORDINANCE No. 827-A

Introduced by all City Commissioners

ESTABLISHING DEVELOPMENT CHARGES; PROVIDING FOR FUNDING THROUGH A FEE TO BE IMPOSED UPON ALL PERSONS, EXCEPT THOSE EXEMPTED THEREFROM AS HEREINAFTER PROVIDED, WHO MAKE APPLICATION FOR A BUILDING PERMIT IN THE CITY OF WARRENTON, OREGON, A MUNICIPAL CORPORATION IN THE STATE OF OREGON

WHEREAS, the Warrenton City Commission does hereby find and determine that the addition of new construction to the City of Warrenton will create increased demands upon said city's public facilities, including water, sewer, streets, drainage, dikes and parks; and

WHEREAS, additional demands upon said public facilities will cause more rapid deterioration and require accelerated expansion and replacement thereof; and

WHEREAS, the City Commission hereby finds and determines that the cost to expand and replace these public facilities should be borne, in part, by the applicants for new construction;

NOW, THEREFORE, the City Commission of the City of Warrenton ordains as follows:

Section 1: That a fund for the accumulation of monies required for the construction of expanded or new public facilities be, and is hereby, created, to be called the "System Development Fund".

Section 2: Based upon the determination of the City Commission there is hereby imposed upon all persons, except those exempted therefrom as herein provided, who make application for a building permit, a "Systems Development" charge which shall be computed for payment by the applicant, as follows:

- a. The sum of \$50.00 for each single-family residence.
- b. The sum of \$50.00 for each additional living unit, in excess of one, in a duplex or apartment house complex.
- c. The sum of \$50.00 for each space in a mobile home court.
- d. The sum of \$20.00 for each 100 square feet of gross floor area of a restaurant, motel or hotel.
- e. The sum of \$35.00 for each individual space in a recreational vehicle park.
- f. The sum of \$20.00 for each 100 square feet of gross floor area for all other commercial- or industrial-type buildings.

Section 3: The revenues received from the "Systems Development" charges shall be utilized for the expansion and replacement of public facilities, including water, sewer, streets, drainage, dikes and parks.

Section 4: The following persons shall be exempt from the payment of "Systems Development" charges:

- a. Persons applying for building permits for alterations or repairs of residential-type buildings or structures, unless the alteration or change of the building would result in the addition of one or more living units, in which event the amount of the "Systems Development" charge for such alteration shall reflect the amount applicable to the additional living units.
- b. Persons applying for building permits for alteration or repair of non-residential types of buildings or structures, unless the alteration or change of the building would result in the increase of the gross floor area, in which event the "Systems Development" charge for such alteration shall reflect the amount applicable to the additional gross floor area.
- c. Persons who have made application for a building permit prior to the effective date of this ordinance.

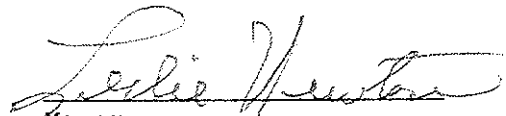
Section 5: This ordinance shall become effective 1 November 1988.

First reading: 10-05-88

Second reading: 10-19-88

PASSED by the City Commission of the City of Warrenton, Oregon, this 19th day of October 1988.

APPROVED by the Mayor of the City of Warrenton, this 19th day of October 1988.


Mayor

ATTEST:


City Manager/Auditor