

RESOLUTION NO. 23-37

A RESOLUTION ESTABLISHING WATER, WASTEWATER, STORM DRAINAGE, TRANSPORTATION, AND PARKS SYSTEM DEVELOPMENT CHARGES

WHEREAS, the City of Astoria ("City") has adopted Ordinance No. 23-06 to create a System Development Charge (SDC) program and provide a uniform framework for the imposition of development charges in the City and provide equitable funding for orderly growth and development; and

WHEREAS, in compliance with ORS 223.304 FCS GROUP has prepared a report dated October 17, 2023, entitled *City of Astoria System Development Charge Study* which justifies the establishment of a combined reimbursement and improvement SDC within the City; and

WHEREAS, the City desires to phase-in the SDC to help alleviate cost burdens on new development in a manner that is consistent with the *City of Astoria System Development Charge Study*, dated October 17, 2023, and in a manner that complies with ORS 223.297 – 223.316.

NOW, THEREFORE, THE CITY OF ASTORIA RESOLVES AS FOLLOWS:

Section 1. The report, *City of Astoria System Development Charge Study*, dated October 17, 2023, is adopted as the statutory methodology required by ORS 223.304. Planned capital improvements listed therein shall serve as the list of capital improvements required by ORS 223.309(1).

Section 2. The SDC unit rates are adopted as follows:

SDC's Effective		
Service	Charge Basis	December 1, 2023
Water	MCE	\$1,317
Sewer	MCE	\$175
Stormwater	ISF	\$0.98
Transportation	PM p.h.p.t.	\$1,558
Parks	RE	\$95

Section 3. SDC unit rates contained in this resolution will be effective on December 1 of 2023 as indicated in Section 2. The SDC unit rates, as indicated in Section 2, will be reviewed within 1 year from effective date.

Section 4. For all development types other than single-family residential, the following SDCs shall be imposed. Water SDCs shall be imposed on the number of MCEs

of Astoria System Development Charge Study, dated October 17, 2023. Sewer SDCs shall be imposed on the number of MCEs indicated for the development's meter size as shown on Exhibit 3.5 (page 12) of the *City of Astoria System Development Charge Study, dated October 17, 2023*. Storm drainage SDCs shall be imposed based on the size of impervious surface area (ISF) added by the development. Transportation SDCs shall be imposed based on the number of new PM peak hour person trip ends (p.h.p.t.) added by the development as indicated in Appendix B (starting on page 30) of the *City of Astoria System Development Charge Study, dated October 17, 2023*. Park SDCs shall be imposed based on the number of residential equivalents added by each development type, as indicated by Exhibits 6.8 and 6.9 (page 24) of the *City of Astoria System Development Charge Study, dated October 17, 2023*.

Section 5. As derived from the *City of Astoria System Development Charge Study, dated October 17, 2023, Appendix C*, when charging SDCs to single-family residential developments, the stormwater SDC shall be based on the size of impervious surface area (ISF) added by the development. The number of MCEs for the water SDC, MCEs for the sewer SDC, PM p.h.p.t., and residential equivalents shall be based on total square footage of the heated floor area of each single-family dwelling unit as follows:

Sq. ft.	Water MCE	Sewer MCE	Transportation PM p.h.p.t.	Parks RE
≤ 1,108	0.73	0.48	0.75	1.00
1,109 to 1,500	0.78	0.56	0.89	1.18
1,501 to 2,000	0.87	0.75	1.19	1.58
2,001 to 2,500	1.00	1.00	1.58	2.10
2,501 to 3,000	1.09	1.12	1.77	2.35
3,001 to 3,500	1.20	1.12	1.77	2.35
≥ 3,501	1.25	1.12	1.77	2.35

Section 6. The provisions of this resolution shall be effective on December 1, 2023.

ADOPTED BY THE CITY COUNCIL THIS 20 DAY OF NOVEMBER 2023

APPROVED BY THE MAYOR THIS 20 DAY OF NOVEMBER 2023



Mayor

ATTEST:



City Manager

ROLL CALL ON ADOPTION		YEA	NAY	ABSENT
Councilor	Davis	X	X	
	Brownson	X		
	Adams		X	
	Hilton	X		
Mayor	Fitzpatrick	X		