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City of Sherwood, Oregon

RESOLUTION NO. 91-498

WATER SUPPLY SYSTEM DEVELOPMENT CHARGE

Section 1. Authorization.

The Water Supply System Development Charge (WSDC) is adopted pursuant to City Ordinance No. 91-927.

Section 2. Purpose.

The WSDC shall be reserved and used exclusively for the acquisition, expansion, extension, and capital development or redevelopment of the City public water supply and storage system, water treatment facilities, and other water facilities designed to provide extra system capacity, and as designated in the Water Service Plan Update, and on the Water Service Master Plan Map, as listed in the Water section of the City's Long Range Capital Improvement Program list, all attached hereto as Appendix "A", and as included in Chapter 7 of the Sherwood Community Development Plan, incorporated herein by reference. The WSDC may also be utilized for expenditures relating to repayment of debt for such improvements. The WSDC may not be used for water system preservation improvements or for routine water system maintenance and operations.

Section 3. Methodology.

Methodology used to establish the WSDC is in conformity with ORS 223.304 and is included in the "City System Development Charge Study", prepared for the City by ECO Northwest, as approved by the City Council as part of this Resolution on June 26, 1991, and incorporated herein and attached hereto as Appendix "B". The methodology described in the Study was used to establish unit charges for different kinds of development. The methodology used to establish reimbursement charges is that described as "Method 1" in the Study. No legal challenge to the methodology used in establishing the WSDC may be filed after sixty (60) days following the adoption of this Resolution.

Section 4. Schedule of Charges.

WSDC's shall be assessed against all new residential, commercial, industrial, institutional, and other development in the City to support extra capacity water supply system improvements. Wherever in this section there is reference to a charge based upon meter size, the same charge shall also apply to any service connection or service tap, made without installation of a meter, that has a flow capacity equivalent to that size meter. The WSDC shall be:

(a) Reimbursement Charge

| <u>Meter Size</u> | <u>Charge</u> |
|-------------------|---------------|
| 5/8 - 3/4" | \$ 170.00 |
| 1" | \$ 341.00 |
| 1 - 1/2" | \$ 682.00 |
| 2" | \$ 1,194.00 |
| 3" | \$ 2,559.00 |
| 4" | \$ 4,435.00 |
| 6" | \$ 9,554.00 |
| 8" | \$ 17,743.00 |

(b) Improvement Charge

| <u>Meter Size</u> | <u>Charge</u> |
|-------------------|---------------|
| 5/8 - 3/4" | \$ 2,129.00 |
| 1" | \$ 3,338.00 |
| 1 - 1/2" | \$ 8,515.00 |
| 2" | \$ 13,751.00 |
| 3" | \$ 31,010.00 |
| 4" | \$ 55,346.00 |
| 6" | \$118,284.00 |
| 8" | \$221,839.00 |

(c) Fire Flow Only \$ 2,299.00

Section 5. Credits.

Credits issued against the WSDC for qualified public improvements shall be governed by City Ordinance No. 91-927, Section 10, with the following exceptions and additions:

- (a) The qualified public improvement must be listed in the System Development Charge Study referenced in Section 3 of this Resolution, and the Water Service Plan Update and Plan Map referenced in Section 2 of this Resolution.

- (b) For qualified public improvements, whether located on, contiguous to, or off-site of the parcel or parcels subject to development, credit shall generally be given for the full value of the improvements made, except for eight inch (8") diameter water lines which shall not be eligible for credit unless specifically listed as per subsection (a) of this section. Credits shall include the cost of rights-of-way, easements, or other land necessary for the construction of such improvements, provided such land is acquired exclusively for water supply system purposes.
- (c) Any credits for qualified public improvements shall be reduced to the extent that other agreements or provisions exist that compensate a development for the same public improvements. For the WSDC such provisions include, but are not limited to, City "payback" agreements. If the value of the qualified public improvement exceeds the maximum credit available, "payback" agreements or similar provisions may be allowed for the difference.
- (d) The qualified public improvements otherwise conform to Ordinance No. 91-927, Section 10.

Section 6. "Grandfathered" Applications.

Notwithstanding City Ordinance No. 91-927, Section 15, developments for which applications have been accepted by June 30, 1991 for final subdivision plat, as per Zoning and Community Development Code Section 7.301, for planned unit development final development plan, as per Code Section 2.202.03, or for final improvement plans, as per Code Section 6.201, shall be subject to the City system development charges in effect on that date, if so requested in writing by the applicant, subject to the following conditions:

- (a) Such applications must receive final City approval by September 30, 1991, and
- (b) All building permits associated with such applications must be issued by September 30, 1993.

For all developments otherwise subject to this section, plans approved and building permits issued after the dates specified in subsections (a) and (b) of this section shall be subject to Ordinance No. 91-927, Section 15.

Section 7. Appeals.

All appeals against application or expenditure of the WSDC shall be governed by Ordinance No. 91-927, Section 12. The appeal fee shall be \$450.00.

Section 8. Effective Date. This Resolution shall become effective July 1, 1991.

Duly passed by the City Council _____.

Rick A. Hohnbaum, Mayor

Attest:

Polly Blankenbaker, Recorder