

RESOLUTION NO. 925

A RESOLUTION ESTABLISHING THE CITY OF STAYTON'S SYSTEM DEVELOPMENT CHARGES FOR STORMWATER

WHEREAS, Stayton Municipal Code (SMC) Chapter 13.12 provides for the establishment of Systems Development Charges (SDCs) upon completion of an analysis of the City's current investment in its stormwater system and the projected capital improvements to be constructed and for the adoption of a methodology explaining how the SDCs are calculated;

WHEREAS, the SMC Chapter 13.12.220 (2) specifies that such charges shall be set by separate Resolution of the Stayton City Council following a public hearing;

WHEREAS, the Oregon Revised Statutes (ORS) provide the framework for establishing an SDC, and for notification and public hearing of the City of Stayton's intent to impose SDCs;

WHEREAS, the Stayton City Council adopted a Stormwater Master Plan in 2009 which included capital improvement plans for the City's stormwater system;

WHEREAS, the 2009 Stormwater Master Plan includes an opinion of probable cost for the capital improvements of \$25,939,600, expressed in 2007 dollars;

WHEREAS, the 2009 Stormwater Master Plan includes an estimate of the percentage of the cost for each capital improvement that will benefit growth;

WHEREAS, it is appropriate that new development pay for the cost of capital improvements to the stormwater system that benefit that development;

WHEREAS, the City's Planning and Development Department and Public Works Department worked together to develop a Stormwater SDC;

WHEREAS, the City staff issued its report *Stormwater System Development Charge Methodology*, dated December 1, 2014, with the methodology;

WHEREAS, the City Council held a public hearing on December 1, 2014 on the proposed Stormwater SDC methodology;

WHEREAS, following the public hearing, the City Council requested staff revise the methodology to reduce the proposed Stormwater SDC; and

WHEREAS, the City Council has determined that the December 15, 2014 methodology and rates hereinafter specified and established are just, reasonable and necessary.

NOW THEREFORE, BE IT RESOLVED that:

SECTION 1: ESTABLISHMENT OF SYSTEM DEVELOPMENT CHARGES

In accordance with SMC Chapter 13.12, this Resolution establishes the methodology and provides the basis for the SDCs on those activities which create the demand for capital improvements used for stormwater.

SECTION 2: SCOPE

The SDCs established by this Resolution are separate from, and in addition to, any other applicable taxes, fees, assessments, or charges, including but not limited to SDCs, which may be required by the City of Stayton or represent a condition of a land use or development approval.

SECTION 3: METHODOGY

The methodology produced by the City of Stayton Planning and Development Department and Public Works Department to establish SDCs for Stormwater is described in the attached report and, by this reference, hereby made a part of this Resolution.

SECTION 4: FEE

The City establishes its Stormwater SDCs as follows:

The **Stormwater System Development Charge** is based on an improvement fee of \$0.5191 per square foot of new impervious surface. For a single family detached dwelling, two averages of impervious surface shall be used. For a new home on a street that was in existence at the time the Stormwater Master Plan was adopted, an average of 3,500 square feet of impervious surface shall be used. For a new home on a street constructed after 2009, an average of 5,020 square feet of impervious surface shall be used. For all other uses, the actual square footage of impervious surface shall be calculated based on the plans submitted with the building permit application.

The Stormwater SDC collected in accordance with Chapter 13.12 of the Stayton Municipal Code shall be:

- \$1,817 for a detached single family dwelling on a street constructed in 2009 or earlier
- \$2,606 for a detached single family dwelling on a street constructed after 2009
- \$0.5191 per square foot of new impervious surface for all other land uses

SECTION 5: EFFECTIVE DATE

This Resolution shall become effective upon its adoption by the Stayton City Council.

SECTION 6: REVIEW

This Resolution shall be reviewed annually during the month of June and the rates amended as appropriate for the next fiscal year. Consideration shall be given to the rate of inflation for construction as reported in the Engineering News Record, published by the McGraw-Hill companies, as the 20-City Average Construction Cost Index for the period June of the preceding year through May of the current year.

ADOPTED BY THE STAYTON CITY COUNCIL this 20th day of April, 2015.

Signed: 4/20/2015, 2015.

CITY OF STAYTON

By: Henry A. Porter
Henry Porter, Mayor

Signed: 4/20/15, 2015.

Attest: Keith D Campbell
Keith D Campbell, City Administrator

APPROVED AS TO FORM:

David A. Rhoten
David A. Rhoten, City Attorney