RESOLUTION NO. 536

A RESOLUTION ESTABLISHING A SYSTEMS DEVELOPMENT CHARGE FOR WATER SUPPLY, TREATMENT, TRANSMISSION, AND DISTRIBUTION.

WHEREAS, the City of Stayton Systems Development Charge Ordinance, Ordinance No. 691, provides for the setting of systems development charges upon completion of an analysis of projected capital improvements to be constructed and adoption of a methodology explaining how the systems development charges are calculated; and

WHEREAS, Stayton City Code Section 13.12.220, enacted by Ordinance No. 691, specifies that such charges shall be set by separate resolution of the Stayton City Council;

NOW, THEREFORE, THE STAYTON CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

SECTION 1: IMPOSITION OF SYSTEMS DEVELOPMENT CHARGES.

This resolution shall establish the methodology and be the basis for imposing a systems development charge (SDC) on those activities which create demand for capital improvements used for the water supply, storage, treatment, transmission, and distribution system within the City of Stayton.

SECTION 2. SCOPE

The charge imposed by this resolution is separate from and in addition to any applicable taxes, fees, assessments, charges, including but not limited to systems development charges, which may be required by the City of Stayton or imposed as a condition of a land use or development approval.

SECTION 3: IMPROVEMENT FEE

The system development charge imposed by this resolution is an improvement fee.

SECTION 4: METHODOLOGY

The Stayton City Council hereby adopts the following methodology as the basis for the systems development charge imposed by this resolution and authorized by Ordinance No. 691.

a. The adopted "Master Utilities Plan," (James M. Montgomery Consulting Engineers, December, 1980); the "Stayton/Sublimity Water Needs" (Boatwright Engineering, February, 1991); and the "Stayton Comprehensive Plan," (acknowledged April 25, 1991), shall be considered the primary source documents upon which the charges imposed under this resolution are promulgated and constitute the improvement plan described in Stayton City Code, Section 13.12.230 of the systems development ordinance.

b. The City of Stayton water system has the following components:

Water Rights:	16.66 cfs =	7,463 gpm	10,746,720 gpd
Water Filtration Pond Design Capacity:		9,000 gpm	12,960,000 gpd
Water Plant Operating Capacity			8,000,000 gpd
Normal Daily Demand (Winter)			1,125,000 gpd
Normal Daily Demand (Summer)			4,500,000 gpd
Peak 1-Day Demand (Summer)			7,500,000 gpd
Storage:			6,900,000 gal

Emergency Source of Supply: Connection with City of Salem 36-inch transmission main at Schedule M station on Holly Street.

The existing water system is adequate to serve most of the existing demands for water supply, treatment, transmission, and distribution. Current water storage is slightly deficient and does not meet the 7.3 million gallon requirement in the Master Utilities Plan. The city needs to add up to 400,000 gallons in water storage capacity to solve current system deficiencies. Fireflows are inadequate at various spots in the existing distribution system. The city needs to upgrade water mains in older areas of the city to solve these deficiencies. Systems development charges may not be used to solve these deficiencies. The city does have excess capacity in the water supply and water treatment facility to meet the demands of new growth. The City of Stayton can impose a reimbursement fee from new development to cover the capital costs for the remaining water supply and treatment capacity of the facility. No reimbursement fee is proposed.

c. The Stayton Comprehensive Plan, Table PF-1, page 31, lists capital improvement from the "Master Utilities Plan" to solve system deficiencies and to meet the projected water system demands for the northwest and southeast sections of the City of Stayton to serve new developments.

Exhibit A, attached and by this reference made a part of this resolution, lists the projected water system projects required to meet the demands of new growth in the City of Stayton.

e. The estimated cost of future water system capital improvements benefitting the City of Stayton is estimated to be $3 764 000

f. The city estimates that future demands will be placed on the system by both residential and non-residential users. According to the Master Utilities Plan sewer demands can be directly correlated with water demands. The Master Utilities Plan compared prior usage and determined that after cannery water usage was subtracted, water usage was divided 71 percent residential and 29 percent non-residential (commercial/industrial/public/semi-public, etc.). The city estimates residential use will generate 70 percent of the demand for future water and sewer services.

g. The Stayton Comprehensive Plan, Table LU-6, estimates a projected need for 4600 dwelling units in the Stayton Urban Growth Boundary (UGB) with an average density of 2.5 persons per dwelling unit. As of January 1994 there were approximately 2,285 dwelling units within the UGB and a projected demand of an additional 2,315 dwelling units to reach the projected planning population of 11,500 people.

h. Residential units will place 70 percent of the demand for expanded water supply, treatment, distribution, and storage facilities with a projected cost of $2,634,800 and $1,138.14 per dwelling unit. The maximum water systems development charge the City of Stayton may impose is $1,138.14 per dwelling unit.

i. Commercial units will place 30 percent of the demand for expanded water supply, treatment, distribution, and storage facilities with a projected cost of $1 129 200.

In order to reach an equitable charge for commercial, industrial, public, semi-public, and all other buildings based on their demands for water facilities, a plumbing fixture unit equivalent will be used. Each residential dwelling has an average of 16 plumbing fixtures units per residence. The exact number of plumbing fixture units within each new commercial/industrial/other will be determined at the time of building permit application. Based on the maximum $1 138.14 per dwelling unit charge divided by 16 fixture units per dwelling unit, the maximum water systems charge for all non-residential buildings may be $71.13 per plumbing fixture unit.

SECTION 5. FEE

The water SDC collected in accordance with Section 13.12.240 of the Stayton City Code shall be:

a.	New Residential Structures:	$1,000 per new residential dwelling unit
b.	Residential Additions or Alterations:	No fee.
c.	New Non-Residential Structures:	$1000.00 minimum charge for the first 20 plumbing fixture units plus $60.00 per plumbing fixture unit for each plumbing fixture unit beyond the first 20 (Exhibit B.)
d.	Non-Residential Additions or Alterations:	$60.00 per plumbing fixture unit (Exhibit B.)

SECTION 6. REVENUE AND EXPENDITURES

a. All funds derived from these charges shall be credited to the water systems development fees account of the Systems Development Fund.

b. All expenditures from this fund will be in accordance with the system development charge ordinance and will be expended for water system capital improvements to meet the demands for future growth of the City of Stayton.

SECTION 7. This resolution supersedes Resolution Nos. 512, 488, and 467, which are hereby repealed.

SECTION 8. EFFECTIVE DATE

This resolution shall be in full force and effect on Thursday, 1 October 1994.

SECTION 9. REVIEW

This resolution shall be reviewed on or before 1 October 1995.

PASSED BY THE STAYTON CITY COUNCIL this 15th day of August, 1994.

Date: 8-18-94 By: Willmer VanVleet
WILLMER VAN VLEET, Mayor

ATTEST

Date: Aug 17, 1994 By: David W. Kinney
DAVID W. KINNEY, City Administrator <res\wtrsdc.dft>

EXHIBIT A

WATER SYSTEMS DEVELOPMENT CHARGES
CITY OF STAYTON

PROJECTED COMPREHENSIVE PLAN POPULATIONS:

City of Stayton	11,500
City of Sublimity	4,025
Current Housing Density (1990 Census)	2.70 per dwelling
Projected Housing Density (Stayton Comp Plan)	2.50 per dwelling

PROJECTED NUMBER OF DWELLING UNITS:

Current number of Dwelling Units (1994 Census)	2,210
Current number of Dwelling Units outside City w/in UGB	75
Total number of Dwelling Units w/in UGB	2,285
Projected # of Needed Dwelling Units (11,500/2.50)	4,600
Less Current # of Dwelling Units in UGB	-2,285
Projected # of Needed Dwelling Units to meet UGB Demands	2,315

NEEDED WATER SYSTEM CAPITAL IMPROVEMENTS

A.	Transmission and Distribution Improvements		
1.	24" Transmission (Fern Ridge to Wilco Rd.)	17,000 lf	$1,071,000
2.	8"+ Grid network (north of Shaff Rd.)	40,000 lf	840,000
3.	12" Hi-Level Transmission	3,000 lf	700,000
4.	12" Shaff Rd. to High School	240 lf	74,400
5.	12"+ Golf Club Rd. (Shaff--Golf Course)	8,000 lf	288,000
6.	12" Shaff Rd.		37,200
7.	12" First Ave. to north city limits	5,000 lf	172,500
B.	Water Supply and Treatment		
1.	4 cfs Water Rights		80,000
C.	Water Storage		
1.	2.0 MG Ground Level Storage Reservoir		500,000
	TOTAL ESTIMATED COST OF IMPROVEMENTS		$3 764 000

ESTIMATED RESIDENTIAL SHARE OF IMPROVEMENT COSTS

Residential Share (total cost x 70%)	=	$ 2,634,800
Residential Dwelling Unit Share ($2,634.800 divided by 2,315 projected dwelling units)	=	$ 1,138.14

ESTIMATED NON-RESIDENTIAL SHARE OF IMPROVEMENT COSTS

Non-Residential Share (total cost x 30%)	=	$ 1,129,200
Average Non-Residential Plumbing Unit Share ($1,138.14 per res. unit divided by 16 plumbing units $71.13 per unit)	=	$ 71.13

EXHIBIT B.

CHARGE SCHEDULE FOR PLUMBING FIXTURES
for use in determining Water and Wastewater Systems Development Charges
June 1994

FIXTURE DESCRIPTION	FIXTURE UNITS	
	PRIVATE	PUBLIC
Bathtub (with or without shower)	2	4
Bidet	2	4
Drinking fountain (each head)	1	2
Laundry Tub or clothes washer (per pair of faucets)	2	4
Lavatory (sink with or without toilet)	1	2
Shower (each head)	2	4
Sink (bar)	1	2
Sink (standard)	2	4
Dishwasher	2	4
Sink (flushing rim, clinic)	5	10
Sink (wash-up, per pair of faucets)	1	2
Sink (wash-up, circular spray)	4	4
Urinal (pedestal or similar)	10	10
Urinal (stall)	5	5
Urinal (wall)	5	5
Water closet (flush tank)	3	5
Water closet (flushometer valve)	10	10
Water outlets for items not listed above shall be computed at:		
0.375 inch, 9.5 millimeters	1	2
0.5 inch, 12.7 millimeters	2	4
0.75 inch, 19.1 millimeters	3	6
1.00 inch, 25.4 millimeters	6	10