

RESOLUTION NO. 537

A RESOLUTION ESTABLISHING A SYSTEMS DEVELOPMENT CHARGE FOR WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL.

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 fees were 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 the demand for capital improvements used for the wastewater collection, treatment and disposal 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 fee imposed by this resolution and authorized by Ordinance No. 691.

- a. The adopted "Master Utilities Plan" (James M. Montgomery Consulting Engineers, December, 1980); and the "Stayton Comprehensive Plan" (acknowledged April 25, 1991) and the "Second Draft," City of Stayton, Oregon Wastewater Facilities Plan, August, 1992" shall be considered the primary source documents upon which the charges imposed under this resolution are promulgated and constitute the improvement plan described in the Stayton City Code, Section 13.12.230 of the systems development ordinance.
- b. The City of Stayton sewer treatment plant serves the cities of Sublimity and Stayton. The plant was designed to treat 1.35 million gallons per day (MGD) of sewage influent per day (average dry weather flow). As of April 1, 1991 the sewer plant was operating at 75-80 percent design efficiency and can operate up to 90 percent efficiency, or 1.25 MGD. The plant has some remaining capacity to handle additional influent. The City of Stayton could impose a reimbursement fee from new development to cover the capital costs for the remaining 200,000 GPD capacity of the facility. No reimbursement fee is proposed.

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- c. The City of Stayton pays approximately 83 percent of the cost of operating the sewage treatment facilities and the City of Sublimity pays 17 percent of the cost. For planning purposes, the City of Stayton estimates Stayton's share will be 80 percent.
- d. The Stayton Comprehensive Plan, Table PF-2, page 40, lists capital improvement for the wastewater collection system from the "Master Utilities Plan" which will be required to meet the projected wastewater system demands for both the projected populations of the cities of Stayton and Sublimity. In addition, Sigurdson Engineering prepared the "City of Stayton, Oregon Wastewater Facilities Plan, August 1992" for expansion of the wastewater treatment facilities to meet the projected growth demands for both the cities of Stayton and Sublimity.

Exhibit A, attached and by this reference made a part of this resolution, lists the projected wastewater collection and treatment projects and the allocation of costs to the City of Sublimity and the City of Stayton. All listed projects are required to meet the demands of new growth in the communities.

- e. The estimated cost of future capital improvements benefiting the City of Stayton is estimated to be \$8,525,342.
- 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 April, 1990 there were approximately 2,285 dwelling units within the Stayton 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 sewage collection and treatment facilities with a projected cost of \$5,967,739 and \$2,577 per dwelling unit. The maximum sewer systems development charge the City of Stayton may impose is \$2,577 per dwelling unit.
- i. Commercial units will place 30 percent of the demand for expanded sewage collection and treatment facilities with a projected cost of \$2,557,602.

In order to reach an equitable charge for commercial, industrial, public, semi-public and all other buildings based on their demands for sewage treatment facilities, a plumbing 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 \$2,577 per dwelling unit charge divided by 16 fixtures per dwelling unit the maximum sewer systems charge for all non-residential buildings may be \$161.06 per plumbing fixture unit.

SECTION 5. FEE

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

- a. New Residential Structures: \$2,000.00 per new residential dwelling unit
- b. Residential Additions or Alterations: No fee.
- c. New Non-Residential Structures: \$2,000 minimum charge for the first 20 plumbing fixture units plus \$125.00 per plumbing fixture unit for each plumbing fixture unit beyond the first 20.
- d. Non-residential Additions or Alterations \$125.00 per plumbing fixture unit (see Exhibit B.)

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SECTION 6. REVENUE AND EXPENDITURES

- a. All funds derived from these charges shall be credited to the sewer systems development fees account of the Systems Development Fund.
- b. All expenditures from this fund will be in accordance with the systems development ordinance and will be expended for sewer system capital improvements to meet the demands for future growth of the City of Stayton.

SECTION 7. EFFECTIVE DATE

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

SECTION 8. REVIEW

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

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

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

ATTEST

Date: Aug 17, 1994 By: David W. Kinney
DAVID W. KINNEY, City Administrator

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**SEWER SYSTEM DEVELOPMENT CHARGE
CITY OF STAYTON**

ITEM	POPULATION	
	CURRENT	PROJECTED
PROJECTED COMPREHENSIVE PLAN POPULATIONS		
City of Stayton	5 490	11 500
City of Sublimity	1 761	4 025
Total	7 161	15 525
Current Housing Density (1990 census)		2.7/dwelling
Projected Housing Density (Stayton Comprehensive Plan)		2.5/dwelling
PROJECTED NUMBER OF DWELLING UNITS		
Current number of dwelling units (1994)		2 210
Current number of dwelling units outside city within urban growth boundary		75
Total number of dwelling units within urban growth boundary		2 285
Projected number of needed dwelling units (11 500/2.5)		4 600
Less current number of dwelling units in urban growth boundary		2 285
Projected number of needed dwelling units to meet urban growth demands		2 315
PROJECTED SHARE OF SEWER SYSTEM CAPACITY		
City of Stayton	83%	80%
City of Sublimity	17%	20%

NEEDED CAPITAL IMPROVEMENTS

a. Total Improvements (all improvements required)	
1. Interest cost on new plant construction (\$115,000 annual interest cost for first 20 years)	2 300 000
2. Wastewater treatment plant expansion (53.9%)	4 739 427 ¹
3. Interceptors (12-inch or larger collection lines)	1 500 000 ²
4. Force mains	196 000 ³
5. Lift Station (Wilco Road)	650 000 ⁴
6. Engineering/Administration/Legal (30% of 3,4,5 under this section)	703 800
Total Estimated Cost of Sewage System Improvements	10 089 227

¹ Final estimates for expansion of the wastewater treatment plant have not been completed by Sigurdson Engineering. The preliminary estimate in the second draft of the "City of Stayton, Oregon Wastewater Facilities Plan, August 1992" (revised January 1994), is \$8 793 000 plus \$2 399 000 in debt service interest costs for first 20 years of interest payments. The new sewer plant will serve existing users and new growth. With 46.1 percent serving existing residents, ($\frac{7\ 161\ \text{current residents}}{15\ 525} = 46.1\%$), 53.9 percent of the plant capacity will be to serve new growth.

² Estimates for collection system improvements were prepared by city staff in 1985 and are listed in Table PF-2 of the Stayton Comprehensive Plan (page 40), and updated in the second draft of the "City of Stayton, Oregon Wastewater Facilities Plan, August 1992." Only those improvements which are directly related to growth have been included in the estimate.

³ Ibid

⁴ Ibid

b.	Shared Improvements (Cities of Stayton and Sublimity)	
	1. Wastewater Treatment Plant Expansion + interest costs	7 039 427
	2. Wilco Road Pump Station Expansion	650 000
	3. Engineering/Administration/Legal/Contingencies (30% on pump station)	130 000
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	Total Estimated cost of Shared Improvements	7 819 427
c.	Determination of City of Sublimity Share of Improvements	
	Total Cost of Shared Improvements	7 819 427
	City of Sublimity Share (20 percent)	x 20
		<hr/>
	City of Sublimity Share of Improvements	1 563 885
d.	Determination of City of Stayton Share of Improvements	
	Total Cost of All Improvements	10 089 227
	Less City of Sublimity Share	(1 563 885)
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	City of Stayton Share of Improvements	8 525 342
	ESTIMATED RESIDENTIAL SHARE OF IMPROVEMENTS COSTS	
	Residential Share (total cost x 70 percent)	5 967 739
	Residential Dwelling Unit Share (5 967 739 ÷ 2 315 projected dwelling units)	2 577
	ESTIMATED NON-RESIDENTIAL SHARE OF IMPROVEMENT COSTS	
	Non-Residential Share (total cost x 30%)	2 557 602
	Average Non-Residential Plumbing Unit Share (2 577/unit ÷ 16 plumbing units)	161.06

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