

RESOLUTION NO. 1996

A RESOLUTION CONFIRMING, APPROVING AND RATIFYING A TWO AND FOUR TENTHS PERCENT (2.4%) SYSTEMS DEVELOPMENT CHARGE INFLATIONARY COST IMPACT INCREASE, WITH THE EXCEPTION OF A SEWER SDC INCREASE, AS MEASURED BY THE ANNUAL CHANGE IN THE PACIFIC NORTHWEST CONSTRUCTION COST INDEX.

WHEREAS, Ordinance No. 386, Article IV, has established and imposed a Systems Development Charge and determined that inflationary cost impacts shall be measured and calculated annually each March and charged accordingly; and

WHEREAS, inflationary calculations are to be based upon Pacific Northwest Construction cost changes in the Engineering News Record Construction Cost Index as represented by the City of Seattle, Washington; and

WHEREAS, the March 20, 2006, issue of Engineering News Record (Exhibit "A") reported an increase of two and four tenths percent (2.4%) in the annual construction cost index for Seattle, Washington.

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

1. That the City Council accepts and ratifies an inflationary construction cost index adjustment of two and four tenths percent (2.4%) as presented in Exhibit "A" for all Systems Development Charges.
2. The inflationary cost impact shall be assessed against all Systems Development Charges to wit: street, supplemental street, parks, water, and storm sewer systems development charges except sewer, beginning July 1, 2006.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 15th day of May, 2006, and filed with the City Recorder this date.



CHARLOTTE LEHAN, MAYOR

ATTEST:

Sandra C. King
Sandra C. King, CMC, City Recorder

SUMMARY of votes:

Mayor Lehan	Yea
Councilor Kirk	Yea
Councilor Holt	Yea
Councilor Knapp	Yea
Councilor Ripple	Excused

CITY OF WILSONVILLE SYSTEMS DEVELOPMENT CHARGES
Effective July 1, 2006

SEWER	
Residential:	
Single Family Dwelling	\$4068.00 per du
Multi-Family Dwelling	\$3051.00 per du
Mobile Home Residential	\$3051.00 per du
Manufactured Home Residential	\$4068.00 per du
Hotel/Motel @ 25 efu	\$4068.00 per du
Commercial (per equivalent dwelling unit):	
Banks	\$4,475.00
Amusement/Recreation	\$4,068.00
Car Wash/recycle	\$9,356.00
Day Care	\$4,475.00
Eating Places	\$10,984.00
Grocery Stores	\$19,120.00
Indoor Theater	\$4,068.00
Office	\$2,848.00
Professional Building	\$4,882.00
Service Shop	\$4,068.00
Service Station	\$6,102.00
Shopping Center	\$11,797.00
Store	\$11,797.00
Warehouse	\$10,577.00
Other Commercial	\$4,068.00
Industrial (per equivalent dwelling unit):	
<i>Users not requiring an industrial discharge pretreatment permit</i>	
Construction/Special Trade	\$2,441.00
Apparel/Fabric Finished Products	\$2,441.00
Printing/Publishing/Allied	\$8,136.00
Rubber/Misc. Plastic Products	\$5,695.00
Fab. Metal Products	\$10,984.00
Ind/Comm Machinery/Computer Equip	\$23,594.00
Electric/Equip. Components	\$14,645.00
Mis. Manufacturing Industries	\$17,492.00
Terminal Maint/Motor Freight Transp.	\$7,322.00
Transportation Services	\$2,848.00

Electric/Gas/Sanitary Services	\$13,018.00
Wholesale Trade/Durable Goods	\$17,899.00
Business Services	\$6,102.00
Other Industrial Facilities	\$4,068.00
<i>Users requiring an industrial discharge pretreatment permit</i>	
WATER SDC & METER FEE TOTAL	
Water - 5/8" x 3/4"	\$4,645.00
Water - 3/4"	\$6,865.00
Water - 1"	\$11,241.00
Water - 1-1/2"	\$16,292.00
Water - 2"	\$35,576.00
Water - 3"	\$67,447.00
Water - 4"	\$112,062.00
Water - 6"	\$223,384.00
Water - 8"	\$357,384.00
Water - 10"	\$649,199.00
SEWER PERMIT	
Single Family Dwelling	\$78.00
Multi-Family Per Building	\$116.00
Commercial and Industrial	\$558.00
PARKS SDC	
Single Family Dwelling	\$2,451.46
Multi-Family Unit	\$1,863.68
Commercial and Industrial per employee	\$64.51
STREET SDC	
Single Family Dwelling/Dwelling Unit	\$3,082.00
Multi Family Dwelling/Dwelling Unit	\$2,150.00
Retail/Commercial per employee	\$3,898.00
Industrial per employee	\$1,508.00
Distribution/Warehouse/per employee	\$3,515.00
Flex Zoning per employee	\$1,084.00
Hotel per employee	\$1,759.00
Office/Schools/Church/Gover/employee	\$1,646.00
Utility per employee	\$1,312.00
PM Peak Hour trip	\$1,794.00

I-5 SUPPLEMENTAL SDC	
Residential per unit	\$0-3272.00
Charbonneau	\$0.00
(Supplemental (1) eff. before 9-20-04) Commercial/Industrial/Residential	\$2,501.00
(Supplemental (2) eff. after 9-20-04) Commercial/Industrial/Residential	\$3,272.00
STORM SDC	
Storm SDC residential dwelling unit	\$482.00
Storm SDC impervious drainage area	23.0 cents/square foot
DESIGN REVIEW FEE- NEW CONSTRUCTION OR ADDITIONS	
Single Family/Duplexes	\$100.00
Commercial/Industrial/Multi-Family	Larger of \$300/.004 of value(7500) maximum
DRIVEWAY/SIDEWALK FEE	
Single Family	\$51.00

**2006-07 WATER FEE BREAKDOWN – City of Wilsonville
Effective July 1, 2006**

WATER METER SIZE	Meter Charge	7/1/2006	7/1/2006
		SDC	TOTAL FEE*
Water - 5/8" x 3/4"	\$300.00	\$4,345.00	\$4,645.00
Water - 3/4"	\$350.00	\$6,515.00	\$6,865.00
Water - 1"	\$380.00	\$10,861.00	\$11,241.00
Water - 1-1/2"	\$650.00	\$15,642.00	\$16,292.00
Water - 2"	\$825.00	\$34,751.00	\$35,576.00
Water - 3"	\$2,285.00	\$65,162.00	\$67,447.00
Water - 4"	\$3,458.00	\$108,604.00	\$112,062.00
Water - 6"	\$6,178.00	\$217,206.00	\$223,384.00
Water - 8"	\$9,854.00	\$347,530.00	\$357,384.00
Water - 10"	\$12,764.00	\$636,435.00	\$649,199.00
* This total fee includes meter charge and SDC charge			

COMMUNITY DEVELOPMENT STAFF REPORT

Date: April 20, 2006
To: Arlene Loble, City Manager
From: Eldon R. Johansen, Community Development Director
Re: Increase in Systems Development Charges Caused by Change in Seattle's
Construction Cost Index – July 2006

RECOMMENDATION

That Council approves Resolution No. 1996, that will increase all systems development charges by 2.4% effective July 1, 2006, with the exception of sewer systems development charges.

DISCUSSION

Ordinance No. 386 established the systems development charge program for the City of Wilsonville. This ordinance established a procedure whereby the systems development charges shall be increased because of inflationary cost impacts and that increase will be based on the annual change in the construction cost index for the City of Seattle, Washington. This increase is included in one of the March issues of Engineering News Record. This year the increase is 2.4% as included in the Engineer's News Record in the March 20, 2006 issue.

Exhibit "A" to the resolution contains the changes of 2.4% of the construction cost index represented by the city of Seattle, Washington at the end of March of 2.4%.

ERJ:bgs

Cc: SDC File
IOC-CD File

Attachments: Exhibit A - Construction Cost Index from Engineering News Report
Exhibit B – City of Wilsonville System Development Charges