RESOLUTION NO. 04-47

A RESOLUTION REPLACING EXHIBIT 4, EQUIVALENT RESIDENTIAL UNIT DEFINITIONS, TO RESOLUTION NO. 97-55, PURSUANT TO WHICH OREGON CITY ADOPTED AN AMOUNT AND METHODOLOGY FOR ITS STORMWATER SYSTEM DEVELOPMENT CHARGE AND ESTABLISHED AN EFFECTIVE DATE

OREGON CITY MAKES THE FOLLOWING FINDINGS:

WHEREAS, the City Commission adopted Resolution No. 97-55 on November 19, 1997, pursuant to which it adopted an amount and methodology for a system development charge ("SDC") for the City's stormwater system pursuant to ORS 223.309; and

WHEREAS, that resolution provided an Exhibit 4 titled "Stormdrain System Development Charge Equivalent Residential Unit Definitions" that defined the Development Intensity Factor (DIF) for the various City Land Use Zones; and

WHEREAS, the City recently adopted revisions to the Zoning Code that deleted some land use zones and created other land use zones; and

WHEREAS, the City's said Exhibit 4 reflects DIFs for the former land use zones and is therefore outdated; and

WHEREAS, the City has prepared a replacement for the outdated Exhibit 4 to Resolution 97-55 that properly reflects the City's current land use zones and appropriate DIFs for use in calculating stormwater system development charges; and

WHEREAS, updated land use zones and DIFs are presented in Exhibit 1 to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Commission that the attached Exhibit 1 is adopted and incorporated herein by this reference as though set forth in its entirety to replace Exhibit 4 of Resolution No. 97-55.

Adopted, signed and approved this 15th day of December 2004.

Mayor

Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

Comprising the City Commission of Oregon City, Oregon

Effective Date: December 15, 2004, upon approval by the City Commission of Oregon City

Resolution No. 04-47 - Exhibit 1
(Replaces Exhibit 4 from Resolution 97-55)

Stormdrain System Development Charge
Equivalent Residential Unit Definitions

To determine the system improvement charge for non-single family residential properties the representative number of equivalent residential units for that property must be determined. The equivalent residential units (ERU) of a non-single family residential property are computed by multiplying the property's area range number (ARN) by its development intensity factor (DIF) as follows:

$$ERU = ARN \times DIF$$

The area range number (ARN) groups non-single family residential properties into groups of similar parcel size. All parcels with gross areas of 1 to 5,000 square feet would be assigned an area range number (ARN) of 1. Parcels with gross areas of 5,001 to 10,000 square feet would have an ARN of 2. Parcels with gross areas of 10,001 to 15,000 square feet would have an ARN of 3 and so on.

The development intensity factor (DIF) is the runoff coefficient that is indicative of the land use of impervious coverage of each property. The following table represents the DIFs for each of the existing land uses and zoning in use in the calculations:

	Land Use or Zoning	Development Intensity Factor
R10	(10,000 sq.ft./dwelling unit)	0.25*
R8	(8,000 sq.ft./dwelling unit)	0.50*
R6	(6,000 sq.ft./dwelling unit)	0.50*
RD-4MDP	Manufactured Dwelling Unit	0.60*
R3.5	(3,500 sq.ft./dwelling unit)	0.60*
R-2	Multi-Family	0.65*
LO	Limited Office	0.80
NC	Neighborhood Commercial	0.80
HC	Historical Commercial	0.70
C	General Commercial	0.90
GI	General Industrial	0.75
CI	Campus Industrial	0.80
MUC1	Mixed Use Corridor 1	0.80
MUC2	Mixed Use Corridor 2	0.90
MUD	Mixed Use Downtown	0.90
MUE	Mixed Use Employment	0.80
I	Institutional District	Use Actual Impervious**

* These districts allow conditional uses that present such a wide range of impervious surface development that it is best to use the actual developed impervious area for the non-residential uses.

** This district presents such a wide range of impervious surface development patterns that it is best to use the actual developed impervious area for calculating the DIF.