

RESOLUTION NO. 1887

A RESOLUTION ADOPTING A REDUCTION IN WATER SYSTEMS DEVELOPMENT CHARGES FOR ONE AND TWO FAMILY HOMES, TOWNHOMES, ROW HOUSES AND OTHER BUILDINGS WITHIN THE WILSONVILLE WEST SIDE URBAN RENEWAL PLAN AREA THAT INSTALL FIRE SPRINKLER SYSTEMS NOT REQUIRED BY THE UNIFORM BUILDING CODE.

WHEREAS, Resolution Number 1624 establishes the Water Systems Development Charges for new connections to the City's water distribution system; and

WHEREAS, Resolution Number 1834 increases these charges by 1.9% to reflect the increase in the Construction Cost Index; and

WHEREAS, the Water Systems Development Charge, effective July 1, 2004, is \$4,214 per equivalent dwelling unit; and

WHEREAS, the construction of the facilities within the West Side Urban Renewal Plan Area has been estimated to include over 2,300 dwelling units as well as other commercial buildings within the Villebois Village Development (Northern Sub-Area) and about 276 dwelling units as well as other commercial buildings within the Southern Sub-Area; and

WHEREAS, the Wilsonville West Side Urban Renewal Plan, adopted on November 4, 2003 as a model for fire protection authorizes financial assistance in the amount of \$2.5 million to property owner/lessees for rehabilitation redevelopment or development of fire sprinklers in all residential structures within the area for which sprinklers are not otherwise required by Building Codes; and

WHEREAS, the initial installation of fire sprinklers will be by the builder with a credit against water SDCs; and

WHEREAS, installation of the fire sprinkler systems at the time of home construction with a water SDC credit in advance of reimbursement to the water SDC fund from the West Side Urban Renewal District for creditable amounts provides benefits from sprinkler systems as Villebois develops; and

WHEREAS, the transmission mains and storage reservoirs to provide the required Uniform Building Code fire protection for the Area are substantial; and

WHEREAS, the Oregon State Structural Specialty Codes would not normally require automatic fire sprinkler systems in one and two family homes, town homes, row houses and in some commercial buildings; and

WHEREAS, where sprinklers in multi-family homes have been activated by fires, damages have been limited; and

WHEREAS, if the Urban Renewal Area was 100% sprinkled for fire protection, this would substantially reduce the trips by the Tualatin Valley Fire and Rescue District and thereby defer the requirement for additional Tualatin Valley Fire and Rescue District facilities in the Area; and

WHEREAS, the delay in the schedule for construction of City facilities and reduction in trips for TVFRD justifies a reduction in Water Systems Development Charges; and

WHEREAS, the deferred requirement for TVF&RD facilities and deferral in capital requirements would result in a decrease in the Water Systems Development Charge of \$1.21 per square foot in 2003 for one and two family homes, town homes, row houses and some commercial buildings. The Water SDC reduction would not exceed the maximum SDC for single family homes, town homes and row houses (currently \$4,214 per equivalent dwelling unit)

or the water SDC for a two family dwelling. Should installation of a fire sprinkler system cause an increase in the required meter size, the SDC would be collected at the standard rate for a five-eighths by three-quarters meter for a single family residential unit; and

WHEREAS, WC 11.040 (5) (c) provides that the specific Systems Development Charges may be reduced provided that the impact of individual developments present special or unique situations such that the calculated fee is grossly disproportionate to the actual impact of the development; and

WHEREAS, the methodology to support the calculation of the proposed reduction in Water Systems Development Charge is attached as "Exhibit A"; and

WHEREAS, the Seattle Construction Cost Index which also applies in this area has increased by 3.2% since the original estimated cost of \$1.21/square foot was developed for sprinklers in single-family residential units; and

WHEREAS, the Notice of proposed hearing to adopt the revised water systems development charges was provided to individuals and organizations that requested notification and to potentially impacted developments on June 16, 2004 as required by Oregon Revised Statutes 223.304; and

WHEREAS, a Notice of Public Hearing on this change in water systems development charges was published in the Wilsonville Spokesman on June 23, 2004 and June 30, 2004; and

WHEREAS, the Council conducted a public hearing on September 20, 2004, at which time interested parties were afforded an opportunity to testify on the matter.

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

1. That the above recitals are incorporated herein as findings. The Council further finds that the significant public cost savings and reduced impact of developments providing enhanced fire protection present a special situation justifying a modified methodology and adjusted SDC fee for such developments.
2. That the City Council authorizes a reduction in the Water Systems Development Charges of \$1.25 per square foot for all one and two family homes, town homes, row houses and other buildings within the West Side Urban Renewal Plan Area provided with a NFPA 13D Multi-Purpose Fire Sprinkler System; and that would not normally be required to have a sprinkler system for fire protection based on the current Oregon State Structural Specialty Code provided that 100% of the entire Area receives a fire sprinkler protection system. The reduction in Water SDC shall not exceed the maximum water improvement SDC of \$4,111 for single-family homes, town homes and row houses or the standard Water SDC for two family homes. The City Council authorizes an adjustment in the charge per square foot and the maximum allowable credit provided that the adjustment matches the increase in water SDCs caused by changes in the construction cost index. Additionally, if fire sprinkler installation causes an increase in the required meter size, the SDC shall be collected at the standard rate for a five-eighths by three-quarters meter used for a single-family residential unit or the standard rate for two family homes.

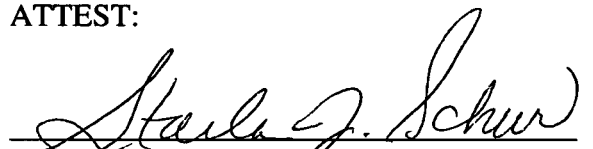
3. That Council authorizes acceptance of reimbursement of the water systems development charge fund from funds provided by the West Side Urban Renewal District as a contribution to property owners for sprinkler installation.
4. This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 20 day of September, 2004 and filed with the City Recorder on this date.



Council President Alan Kirk

ATTEST:



Starla J. Schur, CMC, Deputy City Recorder

SUMMARY of votes:

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| Mayor Lehan | Excused |
| Councilor Kirk | Yes |
| Councilor Scott-Tabb | Yes |
| Councilor Knapp | Yes |
| Councilor Holt | Yes |