

RESOLUTION NO. 556

A RESOLUTION AMENDING ARTICLE IV OF RESOLUTION NO. 370, ESTABLISHING FEES AND CHARGES FOR CONNECTION TO AND USE OF THE SEWAGE DISPOSAL SYSTEM OF THE CITY OF WILSONVILLE; PROVIDING FOR THE MANNER OF PAYMENT COLLECTION, ENFORCEMENT AND DISBURSEMENT OF SUCH FEES AND CHARGES.

WHEREAS, the Wilsonville City Council, on January 16, 1984, did adopt Resolution No. 370, a Resolution Establishing and Imposing Just and Equitable Fees and Charges for Connection To and Use of the Sewage Disposal System of the City of Wilsonville; Providing for the Manner of Payment Collection, Enforcement and Disbursement of Such Fees and Charges; and

WHEREAS, the Mayor's Ad-Hoc Revenue Source Evaluation Committee recommended an adjustment in sewer connection fees to the City Council; and

WHEREAS, it appears that the sewer connection fees for hotels and motels should be reduced.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville City Council hereby amends Resolution No. 370, Article IV as follows:

ARTICLE IV

SEWER CONNECTION FEES

Section 1. Fees for connection to the sanitary sewer

shall be charged to the owner(s) of any building(s) in which a sewer connection is made. Said connection fees shall be a revenue source to the City and shall entitle the owner(s) to a service connection(s) to the sanitary sewer system.

Section 2. A service connection shall be provided at the property line by the City for all residential, commercial and industrial properties under the following condition(s):

- A. The service connection was installed during the residential, commercial and industrial subdivision project, and was accepted under the City of Wilsonville Acceptance Procedure.

Section 3. The sewer connection fee is based upon existing or intended use of the property at the time of application for connection. If the property is improved, expanded, subdivided or otherwise modified so as to increase the sewer connection fee due for that property or structure, a sewer connection fee shall be charged for the modified portion of the property or structure based on the sewer connection fee in effect at the time of the modification. The sewer connection fee paid for a specific sewer service for a residential, commercial or industrial unit shall be valid for a one (1) year period from date of issuance of the sewer connection permit. After the one

(1) year period, the sewer connection permit will have expired. The Building Official will then, in writing, notify the permittee that the permit has expired. The written notification of sewer connection permit expiration shall state the permittee has ten (10) days from the receipt of the expiration notice to request an extension time of the sewer connection permit. If there has been no response within ten (10) days, the connection fee shall be considered forfeited. The permittee shall then be required to re-apply for a sewer connection permit and pay the sewer connection fee in effect at the time of re-application.

Section 4. Buildings that are serviced by pumping units shall be subject to the sewer connection fees provided by this resolution.

Section 5. Sewer connection fees required by this resolution shall be due and payable with the building permit fee or before connection to the public sewer, whichever ever is applicable.

Section 6. Schedule of Sewer Connection Fees
A dwelling unit equivalent (DUE) is defined as a residential dwelling with up to sixteen (16) equivalent fixture units. Any part of a dwelling unit equivalent shall be considered as one whole dwelling unit equivalent.

For the purpose of determining equivalent fixture units, the following will be used:

FIXTURE

EQUIVALENT FIXTURE UNIT

1 toilet	
Automatic Flush	6
Without Automatic Flush	4
1 lavatory, sink or laundry tray	2
1 floor drain 2" max outlet	4
3" max outlet	6
4" max outlet	8
1 dishwasher 2" max outlet	3
3" max outlet	9
4" max outlet	12
1 bathtub or shower	2
1 drinking fountain	1
1 garbage grinder	4
1 commercial washer	
0 to 5 pound capacity	2
over 5 to 10 pound capacity	4
over 10 to 15 pound capacity	6
over 15 to 20 pound capacity	7
over 20 to 25 pound capacity	8
over 25 to 35 pound capacity	9
over 35 pound capacity	1-1/2 EFU per 5 pounds capacity

All those equivalent fixture units not shown herein shall be as specified in the most recent issue of the Uniform Plumbing Code.

SEWER CONNECTION FEES

<u>CLASS OF SERVICE</u>	<u>CONNECTION FEE</u>
<u>Residential</u>	
1. Single Family Dwelling Unit	\$1,258 per each Single Family Dwelling Unit
2. Multi-Family Residential Unit	\$1.258 per each Residential Unit
3. Mobile Home Residential Unit	\$1,258 per each Mobile Home Residential Unit
4. Manufactured Residential Unit	\$1,258 per each Manufactured Residential Unit
<u>Commercial</u>	
Includes, but is not limited to: restaurants, drive-in restaurants commercial warehouses, meeting halls, churches, schools, hospitals, convalescent and nursing facilities, hardware stores and office complexes.	The greater of: a) \$1,258 per each DUE or b) One (1) DUE per 10,000 square feet of building structure(s) on the owners project which will be connected to the sanitary sewer times \$1,258 per DUE.
Hotels and Motels	\$1,258 for each 25 Equivalent Fixture Units.

Industrial

Director shall make the determination as to the industrial status of a sanitary sewer user.

The greater of:

a) \$1,258 per each DUE
or

b) One (1) DUE per 10,000 square feet of building structure(s) on the owners project which will be connected to the sanitary sewer times \$1,258 per DUE.

Section 7. All sewer connection fees shall increase as determined by the CIP index for the Metropolitan Tri-County area, and only after final approval by the City Council.

Section 8. Sewer connections outside the City limits shall be charged at two (2) times the connection fees provided herein.

Section 9. Any persons applying for a permit to connect a property or structure directly to a public sewer which was installed without direct or indirect cost to the owner(s) or prior owner(s) of the connecting property(s), shall pay a connection surcharge. The surcharge minimum rate will be seven hundred, fifty dollars (\$750) per lot or three thousand dollars (\$3,000) per acre of portion thereof within three hundred (300) feet of the public sewer or right-of-way, or a proportionate

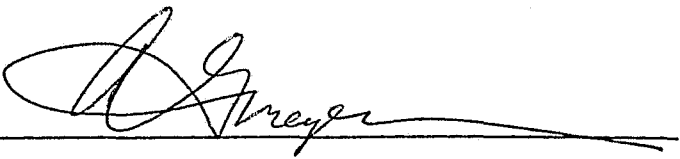
amount if such property is less than one (1) acre, but in no event less than seven hundred, fifty dollars (\$750) per lot. The connection surcharge rate shall remain in effect until such time as modified by resolution of the Council.

Section 10. When an applicant for a Sewer Connection Permit requests to the Public Works Director, in writing, that the sewer connection fee be refunded, the following shall be done:

- 1) The Public Works Director shall cause a verification to be made that in fact the sewer connection was not connected.
- 2) When item (1) above has determined no sewer connection was made, the Director shall review each refund request separately, to assure that a sewer connection was not mandatory. In any event, reasoning for denial of refund shall be based on the Wilsonville City Code, governing rules, regulations, resolutions and resolutions adopted by the Department of Environmental Quality, State of Oregon and administered by the City of Wilsonville.

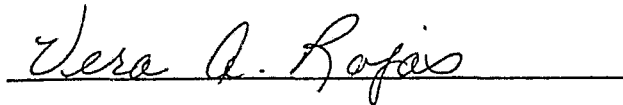
- 3) The refund amount, if approved by the Director, shall be equal to the total sewer connection fee paid for the structure(s), for which the applicant is requesting a refund, less fifteen percent (15%) for administrative charges.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 19th day of May, 1986, and filed with the Wilsonville City Recorder this same date.



A. G. MEYER, Mayor

ATTEST:



VERA A. ROJAS, City Recorder

CITY OF



Wilsonville

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P.O. Box 220 / Wilsonville, Oregon 97070-0220
503 / 682-1011

MEMORANDUM

DATE: MAY 14, 1986
TO: MAYOR AND CITY COUNCIL
FROM: LARRY R. BLANCHARD
PUBLIC WORKS DIRECTOR
SUBJECT: CB-R-215-86

Larry R. Blanchard

The attached resolution is the product of numerous months of research involving sewer connection fees as they relate to hotel/motels. In meetings with hotel/motel owners, and most recently Hoosh-Linn Development, it was apparent that a problem existed with our sewer connection charges.

By reviewing other cities' fees, it was discovered that Wilsonville is one of the communities which has a high sewer connection fee for hotel/motel structures. Other commercial development's sewer connection charges indicate that Wilsonville is one of the communities with lower sewer connection charges.

To determine the reason for this discrepancy it was necessary to research the records to determine how the sewer fees were based. The following information identifies the process used to set the sewer connection fees.

1. During development of the Capital Improvements Program it was determined, that the Wastewater Plant had the ability to serve 8,233 equivalent dwelling unit connections, based on 16 Equivalent Fixture Units per dwelling unit equivalent. In order to adequately fund the City's wastewater portion of the Capital Improvement Plan, it would be necessary to assure the 8,233 dwelling Unit Equivalent were achieved.
2. Staff modified Resolution 204 to accommodate this change, which required all developments to pay the same charge per dwelling unit equivalent. The language of Resolution 328, which modified Resolution 204, established an equitable charge per dwelling unit equivalent, however; it also increased the hotel/motel portion of the sewer connection fee.

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RE: CB-R-215-86

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3. Until the summer of 1985, there was no indication that this increase had occurred, since no hotel or motel had been built since 1975. When the Stafford Motor Inn and the Super 8 Motel were built their costs were high, however; not considered proportionately higher than other communities in the metropolitan area.

Discovery of this issue, while dealing with the Hoosh-Linn Development has prompted a revision to Resolution 370 by CB-R-215-86. To accurately charge the hotel/motel industry, as Resolution 204 had originally intended, CB-R-215-86 was necessary, however; a determination was made regarding the average impact a hotel/motel dwelling unit equivalent creates versus that of a residential dwelling unit equivalent. Therefore, a dwelling unit equivalent for hotel/motel was set at 25 equivalent fixture units instead of 16 equivalent fixture units per one (1) residential dwelling unit equivalent.

Also, the Ad Hoc Revenue Committee requested that the mobile home sewer connection fee be established at the same rate as other residential sewer connection fees. Staff will also review the Sewer Connection Fees for the Stafford Motor Inn and the Super 8 Motel, to determine the dwelling unit equivalents based on changes shown in CB-R-215-86, and make appropriate recommendations.

RECOMMENDATION:

1. Approve Resolution CB-R-215-86

lrb:mld

Attachment: Resolution CB-R-215-86

cc: Internal - Sanitary Sewer, Work Programs/Concerns