

November 26, 2007
From: Stephen R. Erb

City Manager
Mr. Corbett

Project #C-SPR-07-08-106
Hanger B-15

This is a request to appeal the SDC fee of \$10,470.09, simply because I plan to do aircraft upholstery in the hanger. SDC fees are not conducive to attracting business to Prineville. The hanger is in my personal name not my business. I will have no employees and plan to have only one aircraft in my hanger every one to two months with little to no public traffic. I think this will have little to no impact on the water and sewer or transportation development needs. There are other hangars on the airport premises that impact more, Les Schwab, EAA, Shelk's, Prineville Aviation, and Airport Terminal. Each will generate more traffic than I will.

Per the minutes of the City Council meeting November 13, 2007 (see attached) it is worded two times commercial use SDC may be applied and would require review by the city and possible application of further SDC associated with that could be applied. My question is why is there no pre determined SDC fee schedule for commercial usage, not based on EDU dwelling schedule? To go from no SDC charge to \$10,470.09 and nothing in between, I was told by Joshua Smith city planner that one EDUSC was \$10,000 and could not be divided. I am of the understanding that the land owner/developer is to be assessed the SDC charges, I do not own the land I lease it from Crook County. This was discussed and settled at the last city council meeting on November 13, 2007. This subject should have been settled before the development was started not after completion. Please contact me with any questions and let me know when the next city council meeting is scheduled.

Thank You

Stephen R. Erb
541-390-3435

CITY OF PRINEVILLE

MINUTES

November 13, 2007

CONSIDER APPEAL OF SYSTEM DEVELOPMENT CHARGES ON AIRPORT
HANGER PROJECT:

Council Member Noyes moved that we approve the appeal recommendation of 1 EDU calculation for the SDC fee to be evaluated at a future date from an incremental time frame to be established by staff with a potential for adjustments of EDU calculations and associated SDC fees based on the 300 gallons per day calculations which establishes the 1 EDU allotment.

City Attorney Carl Dutli stated it covers the sewer and water pretty well, but transportation, it does not affect that. He asked Ms. Sites if she was comfortable enough with this?

Ms. Sites stated she would like to hear mentioned that should there be an application for commercial use, than additional SDCs ~~may be~~ applied.

Council Member Noyes added to his motion that should the application for commercial use or any use other than aircraft as mentioned in previous City correspondence or policy, would require review by the City and ~~possible~~ application of further SDCs charges associated with that use ~~could be~~ applied.

Council Member Uffelman seconded the motion.

After a brief discussion, the motion passed unanimously.

Prineville City Council Meeting December 11, 2007

Staff Report

Topic: Appeal to System Development Charges for a business at the Airport

Departments: Planning

Staff: J. Smith, Ricky Sites

Overview:

The City Council heard an appeal no the SDC fees for the airport on November 13, 2007. With that decision it was determined that SDC for businesses would be reviewed separately. In review of Stephen Erb's application for an aircraft upholstery business it was determined that additional SDC's should apply because of the increased use of the building over that of just an aircraft hanger. Attached is a spread sheet of the SDC calculations. Due to the type of use this business was determined to be an industrial establishment. Therefore by Resolution 1059 Section (3)(c)(1) EDU's water and sewer shall be calculated on a basis of actual water use divided by the EDU quantity of 300gpd or at a rate of 1 EDU per 9 employees or less or a combination thereof. The actual water used is not known; therefore we default to employees. The last 2 sentences in Section 3 state "The minimum number of Equivalent Dwelling Units is one. Partial units will be charged as one (1) EDU", so 1 EDU for water and sewer was assessed. Mr. Erb was also assessed a traffic SDC under Section 5 at the rate equivalent to manufacturing which is much lower than a single EDU.

Staff Recommendation:

To remain consistent with the application of our SDC Resolution 1059, staff would recommend upholding the SDC fees as calculated by staff and demonstrated in the attached spreadsheet.

SDC & Water/Sewer Connection Fees

Location of Property: 4013 SW Aviation Blvd.

Application: C-SPR-07-08-106

Description of project: 3025sq.Ft. Airport hanger for use as an upholstery business

<i>Transportation SDC</i>	<i>Adj. Factor</i>	<i>Per employee</i>	<i>TOTAL</i>
\$2,893.43	0.25	1	\$723.35
TOTAL			\$723.35

<i>Water SDC</i>	<i>1 EDU/9 employees</i>	<i># of EDUs</i>	<i>Total</i>
\$2,558.74	1	1	\$2,558.74
TOTAL			\$2,558.74

<i>Sewer SDC</i>	<i>1 EDU/9 employees</i>	<i># of EDUs</i>	<i>Total</i>
\$6,508.00	1	1	\$6,508.00
TOTAL			\$6,508.00

<i>Water Connection</i>	<i>Water Pipe</i>	<i>Water pipe needed</i>	<i>Total</i>
\$430.00	3/4"	Shared	\$0.00
\$490.00	1"		
\$1,120.00	1 1/2"		
\$1,350.00	2"		
TOTAL			\$0.00

<i>Water Meter</i>	<i>Water Pipe</i>	<i>Water pipe needed</i>	<i>Total</i>
\$111.40	3/4"	Shared	\$0.00
\$210.95	1"		
\$379.52	1 1/2"		
\$532.41	2"		
TOTAL			\$0.00

SEWER CONNECTIONS

The fee which is to be paid for such connections shall be computed by multiplying the "Base Single Family Dwelling Unit" (D U) fee of \$680.00 times the following dwelling unit equivalents for each type of connection specified.

Base EDU	
\$680.00	\$680.00
TOTAL	\$680.00

SDC WATER/SEWER CONNECTION COSTS=**\$10,470.09**