



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

Date: July 30, 2008

To: Prineville City Council

From: Ricky Sites, Community Development Director

Issue: –Hank Simmons Building – SDC fees

The City Council approved placing SDC fees for the Hank Simmons Building in a Liability Account pending a review of the computation method for SDC's. Since that time the Water Committee, acting as the SDC Review Subcommittee met to discuss the equity and method of SDC fees under Ordinance 1059. The subcommittee proposed holding Town Hall meetings for citizen input and information.

Two Town Hall meetings were held. As a result of those meetings, staff has investigated the best method of using meter size and fixture count as a base for assessing Water and Waste water SDC's. The City has an established chart of plumbing (meter size and fixture allocations) permit requirements. The City staff has attempted to use these measurements as a base to create a logical way in which to establish consistent fees that would use this existing structure.

Transportation fees would continue to use the nationally accepted ITE manuals. However, Prineville would use the low range of multipliers in the manual, rather than the mid-range, reflecting more accurately the size of this city.

Discussion:

The City has contacted FCS, the company that originally assisted with putting SDC's in place, to take a look at the various means of determining SDC's under ORS 233.297-314. This discussion will take place August 11 with the Council. At that time, the Council can give direction as to if and how they would like to see infrastructure improvements fees implemented. After that, if the Council still sees value in using the SDC method of funding, the entire master plan process and capitalization program can be considered to determine the equitable collection of fees.

In the interim, Hank Simmons has been waiting for a determination of the equity of the \$49,200.59 fee payment for his real estate office construction. Based on a supposition that the meter and fixture count methodology, coupled with a low range multiplier for transportation fees for the office building, staff has re-computed the fees as follows:

Transportation SDC's

Factor of 0.49 times \$2893.43 X 3 (Per KSF)	\$4,253.21
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Water SDC's

Factor of 1.5 times \$2,558.74 (1" meter w/standard EDU fixture count of 1)	\$3,838.11
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Wastewater SDC's

Equal to Water EDU factor	\$14, 643.00
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Total SDC's	\$22,734.62
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Staff Recommendation:

It appears there could be significant time involved in re-computing costs associated with Master Plans (Water, Wastewater and Transportation), and then determining the most appropriate method of collecting the funds needed to support the infrastructure called for in the Plans. It is staff's recommendation that Council refund Hank Simmons' SDC fees now in the amount of \$26,465.97 to more accurately reflect the impact of this development on future infrastructure, and allow adequate time for considering the larger picture of how and how much should be collected in SDC's.