

RESOLUTION NO. 1120

**A RESOLUTION CONFIRMING, APPROVING AND RATIFYING SIX
AND ONE-TENTH PERCENT (6.1%) SYSTEMS DEVELOPMENT CHARGE
INFLATIONARY COST IMPACT AS MEASURED BY THE ANNUAL CHANGE
IN THE PACIFIC NORTHWEST CONSTRUCTION COST INDEX.**

WHEREAS, Ordinance No. 386, Article IV, has established and imposed a Systems Development Charge and determined that inflationary cost impacts shall be measured and calculated annually each March and charged accordingly; and

WHEREAS, inflationary calculations are to be based upon Pacific Northwest Construction cost changes in the Engineering News Record Construction Cost Index as represented by the City of Seattle, Washington; and

WHEREAS, the March 28, 1994, issue of Engineering News Record (Exhibit "A") reported an increase of six and one-tenth percent (6.1%) in the annual construction cost index for Seattle, Washington.

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

1. That the City Council accepts and ratifies an inflationary construction cost index adjustment of six and one-tenth percent (6.1%) as presented in Exhibit "A".

2. The inflationary cost impact shall be assessed against all Systems Development Charges beginning July 1, 1994 except for the street systems development charges for up to 300 employees for Thrifty Payless, Incorporated, which shall remain at \$1,080 per employee as described in the Thrifty Payless Development Agreement which was signed on May 2, 1994.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 27th day of June, 1994, and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:

Vera A. Rojas

VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel AYE

Councilor Lehan AYE

Councilor Benson AYE

Councilor Hawkins AYE

Councilor Sempert AYE



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015

COMMUNITY DEVELOPMENT DEPARTMENT (503) 682-1011
MEMORANDUM

DATE: JUNE 21, 1994

TO: ARLENE LOBLE
CITY MANAGER

FROM: ELDON JOHANSEN
COMMUNITY DEVELOPMENT DIRECTOR

RE: SDCs

Wilsonville Ordinance No. 386 , Article IV, Section 2 indicates, "The amount of each systems development charge shall be adopted initially by Council Resolution. Changes in the amount shall also be adopted by Resolution except those changes resulting solely from inflationary cost impacts. Inflationary cost impacts shall be measured and calculated each March 1, by the City Manager and charged accordingly".

The SDC Ordinance is specific in that the annual cost index must be measured against the Engineering News Record market trend for U.S. cities and calculated each March 1. In practice however, the Engineering News Record information is not published until later in the month. As represented by the city of Seattle, Washington, the annual Pacific Northwest Construction Cost Index has increased 6.1 percent. In order to maintain a current and reasonably accurate construction cost estimate for each SDC and Capital Improvement Program, the 6.1 percent increase ought to be applied unilaterally. Once measured and calculated, the effective date for implementing an inflationary adjustment to the city's SDC program is not clearly mandated by Ordinance. However, based on having a reasonable figure for budgeting purposes, the inflationary adjustment ought to occur at, or prior to, the start of the fiscal year.

The relative effect of imposing a 6.1 percent increase to SDCs for single-family construction is reflected within the attached table of SDC comparisons. In looking at the table of SDC comparisons it is apparent that the City is approximately at market on the street SDCs and it is close to market on the parks SDCs. For the water, sewer and storm drainage SDCs the City of Wilsonville is significantly below other cities that were surveyed. The staff will be working on the methodology and estimates to update these SDCs during FY94/95.

Eldon R. Johansen
Eldon R. Johansen, Community Development Director

6/22/94

Date

ej:md

pc: IOC-DC
SDC file

ENR cost indexes in 20 cities, 1969-1994

1913=100	Kansas City BCI % chg. CCI % chg.	Los Angeles BCI % chg. CCI % chg.	Minneapolis BCI % chg. CCI % chg.	New Orleans BCI % chg. CCI % chg.	New York BCI % chg. CCI % chg.	Philadelphia BCI % chg. CCI % chg.	Pittsburgh BCI % chg. CCI % chg.	St. Louis BCI % chg. CCI % chg.	San Francisco BCI % chg. CCI % chg.	Seattle BCI % chg. CCI % chg.
1969 Dec ...	751.62 + 7.5 1348.83 +21.0	774.73 + 2.6 1309.11 + 2.7	801.77 + 9.7 1322.63 + 9.5	730.84 + 6.1 1053.88 + 8.6	927.48 + 3.9 1627.99 + 3.4	830.28 + 8.5 1187.69 + 2.5	842.10 + 1.4 1382.87 + 13.1	797.12 + 5.5 1489.87 +10.5	834.84 + 0.1 1476.41 + 4.5	750.09 + 4.6 1335.03 + 6.6
1970 Dec ...	852.87 +13.5 1594.34 +18.2	841.60 + 8.6 1482.11 +13.2	865.38 + 7.9 1542.42 +16.6	758.41 + 3.8 1141.39 + 8.3	1000.77 + 7.9 1770.76 + 8.8	928.00 +11.8 1414.28 +19.1	918.61 + 9.1 1426.28 + 3.1	848.44 + 6.4 1647.41 +10.6	927.46 +11.1 1598.08 + 8.2	801.31 + 6.8 1408.20 + 5.5
1971 Dec ...	989.30 +16.0 1798.16 +12.8	989.57 +17.6 1704.18 +15.0	1005.12 +16.1 1765.94 +14.5	863.29 +13.8 1295.25 +13.5	1206.58 +20.6 1974.46 +11.5	1085.11 +16.9 1688.70 +19.4	1095.09 +19.2 1659.46 +16.3	956.24 +12.7 1856.98 +12.7	1082.28 +16.7 1849.46 +15.7	895.00 +11.7 1569.78 +11.5
1972 Dec ...	1085.62 + 9.7 1977.48 +10.0	1137.77 +15.0 1965.82 + 6.7	1072.58 + 6.7 1890.74 + 7.1	921.86 + 6.8 1376.25 + 6.3	1288.03 + 6.8 2274.65 +15.2	1144.84 + 5.5 1815.77 + 7.5	1198.81 + 9.5 1833.73 +10.5	1051.42 +10.0 2005.29 + 8.0	1189.53 + 9.9 2021.54 + 9.3	859.71 + 7.2 1679.62 + 7.0
1973 Dec ...	1164.94 + 7.3 2115.92 + 7.0	1192.55 + 4.8 2099.18 + 6.8	1128.68 + 5.2 1969.74 + 4.2	1022.65 +10.9 1532.60 +11.4	1368.64 + 6.3 2409.67 + 5.9	1227.37 + 7.2 1964.56 + 8.2	1226.89 + 2.3 1935.96 + 5.6	1099.12 + 4.5 2130.20 + 6.2	1249.77 + 5.1 2235.84 +10.8	1044.57 + 8.8 1843.94 + 9.8
1974 Dec ...	1262.83 + 8.4 2308.25 + 9.1	1274.63 + 6.9 2279.56 + 8.6	1220.79 + 8.2 2140.11 + 8.6	1092.14 + 6.8 1624.79 + 6.0	1459.27 + 7.4 2567.74 + 6.6	1308.07 + 6.6 2169.42 +10.4	1310.52 + 6.8 2060.97 + 6.5	1183.22 + 7.7 2339.73 + 9.8	1389.03 +11.1 2508.50 +12.2	1161.97 +11.2 2097.26 +13.7
1975 Dec ...	1383.45 + 9.6 2508.98 + 8.7	1400.50 + 9.9 2585.93 +13.4	1322.24 + 8.3 2319.13 + 8.4	1218.81 +11.6 1822.52 +12.2	1571.79 + 7.0 2753.29 + 7.2	1443.67 +10.4 2378.94 + 9.7	1400.63 + 6.9 2240.60 + 8.7	1295.43 + 9.5 2543.45 + 8.7	1508.51 + 8.3 2807.07 +11.9	1209.87 + 4.1 2409.21 +14.9
1976 Dec ...	1509.44 + 9.1 2687.10† + 7.1	1611.82 +17.2 2923.33 +13.0	1438.44 + 8.8 2490.89 + 7.4	1330.32 + 9.2 2006.47 +10.1	1721.70 + 9.5 2893.15 + 5.1	1533.32 + 6.2 2545.98 + 7.0	1533.32 + 9.5 2545.98 +13.6	1412.89 + 9.1 2759.86 + 8.5	1688.84 +12.0 3104.02 +10.8	1434.86 +18.6 2668.00 +10.7
1977 Dec ...	1655.60† + 9.7 2890.84 + 7.6	1807.95† +10.1 3161.75 + 8.2	1576.67 + 9.6 2684.55 + 7.8	1461.24 + 9.8 2167.93 + 8.0	1838.77 + 6.8 3097.67 + 7.1	1607.93 + 4.9 2687.29 + 5.6	1664.25 + 3.5 2682.85 + 5.4	1537.18 + 8.8 2948.75 + 6.8	1768.85 + 4.7 3150.78 + 1.5	1549.85 + 8.0 2865.60 + 7.4
1978 Dec ...	1755.14 + 6.0 3039.64 + 5.1	1969.77 + 8.9 3421.25 + 8.2	1732.48 + 9.9 2902.60 + 8.1	1566.35 + 7.2 2346.65 + 8.2	1875.62 + 2.0 3325.43 + 7.4	1694.95 + 5.4 2839.24 + 5.7	1808.87 + 8.7 2945.44 + 9.8	1656.03 + 7.7 3105.71 + 5.3	1940.78 + 9.7 3412.20 + 8.3	1765.16 + 13.9 3197.00 +11.6
1979 Dec ...	1905.07† + 8.5 3256.47 + 7.1	2065.79 + 4.9 3638.81 + 6.4	1902.93 + 9.8 3154.37 + 8.7	1738.80 +11.0 2693.75 +14.8	2091.82 +11.5 3580.50 + 7.7	1974.88 +16.5 3183.93 +12.1	1975.63 + 9.2 3180.57 + 8.0	1845.80 +11.5 3344.20 + 7.7	2172.96 +12.0 3806.14 +11.5	1895.43 + 7.4 3479.64 + 9.4
1980 Dec ...	2044.04 + 7.3 3551.83† + 9.1	2272.26 +10.0 4102.37† +12.7	1913.26 + 10.5 3238.86 + 2.7	1886.31 + 5.6 2972.95 + 3.7	2188.06 + 4.6 3774.64 + 5.4	2063.20 + 0.6 3233.59 + 1.6	2105.51 + 6.6 3383.37 + 6.4	2000.51 + 3.0 3578.40 + 7.0	2375.21 +10.2 4371.96 + 14.9	2073.29 + 9.4 3909.16 +11.8
1981 Dec ...	2202.55 + 7.8 3838.22 + 8.1	2405.22 + 5.9 4530.96 +10.4	2098.75 + 9.7 3612.60 + 11.5	2001.57 + 9.0 3087.99 +10.6	2434.62 +11.3 4125.68 + 9.3	2136.57 + 8.8 3630.48 +11.4	2123.09 + 5.1 3653.46 + 8.0	1994.86 + 5.0 3834.64 + 7.2	2558.49 + 6.8 4592.45 + 5.0	2201.32 + 6.2 4230.36 + 8.2
1982 Dec ...	2270.35 + 4.3 4069.74 + 6.0	2540.67 + 5.6 4934.14 + 8.9	2217.19 + 5.6 3924.98 + 8.6	2078.93 + 3.9 3294.66 + 6.7	2603.28 + 6.9 4553.93 +10.4	2266.96 + 6.1 3858.50† + 7.1	2332.66 + 5.4 3894.97 + 6.6	2101.16 + 5.3 4107.49 + 7.1	2799.96 + 9.4 4993.30 + 8.7	2306.50 + 4.8 4490.38 + 6.2
1983 Dec ...	2445.06 + 7.7 4199.38 + 3.2	2586.58 + 1.8 5063.89 + 2.6	2396.62 + 8.1 4322.45 + 10.1	2192.05 + 5.4 3444.58 + 4.6	2792.67 + 7.3 4687.55 + 7.3	2499.99 + 7.6 4175.74† + 8.2	2473.68 + 6.0 4077.51 + 4.7	2233.44 + 6.3 4325.69 + 5.3	2826.13 + 0.9 5122.74 + 2.6	2335.79 + 1.3 4559.55 + 1.5
1984 Dec ...	2359.38 + 3.5 4200.58 + 0.0	2726.44 + 5.4 5259.93 + 3.9	2309.85 + 3.6 4209.93 + 2.6	2175.10 + 0.8 3427.64 + 0.5	2383.27 + 6.8 5160.95 + 5.6	2492.34 + 2.1 4437.84 + 6.3	2551.44 + 3.1 4243.49 + 3.8	2323.03 + 4.4 4511.97 + 4.3	2756.35 + 2.5 5049.13 + 1.4	2317.67 + 0.8 4546.01 + 0.3
1985 Dec ...	2395.14 + 1.5 4337.40 + 3.3	2664.58 + 2.3 5446.69 + 3.6	2401.69 + 4.0 4303.33 + 2.2	2175.28 + 0.0 3411.86 + 0.5	3076.19 + 3.1 5388.08 + 4.4	2572.09 + 3.2 5459.62 + 2.5	2565.58 + 0.6 4208.63 + 0.6	2390.59 + 2.5 4733.37 + 4.9	2819.50† + 1.2 5055.04 + 0.1	2350.21 + 1.4 4563.10 + 0.4
1986 Dec ...	2453.96 + 2.5 4485.48 + 3.4	2752.63 + 3.7 5452.20 + 0.1	2459.30 + 2.4 4406.75 + 2.4	2242.20 + 3.1 3513.96 + 3.0	3217.83 + 4.6 5621.15 + 4.3	2576.08 + 4.0 4678.78 + 2.8	2593.04 + 1.7 4280.89 + 1.7	2484.69 + 3.1 4827.92 + 2.0	2961.47 + 5.0 5508.43 + 9.0	2386.19 + 1.5 4585.40 + 0.5
1987 Dec ...	2523.61 + 2.8 4599.87 + 2.6	2816.48 + 1.9 5474.14 + 0.4	2500.90 + 1.7 4494.16 + 2.0	2266.86 + 1.1 3572.49 + 1.7	3369.28 + 4.7 5961.27 + 6.1	2784.88 + 4.1 4883.56 + 4.4	2580.28 + 1.0 4311.93 + 0.7	2594.69 + 5.3 5056.78 + 4.7	3044.27 + 2.6 5732.37 + 4.1	2450.79 + 2.7 4684.28 + 2.2
1988 Dec ...	2550.52 + 1.1 4667.26 + 1.2	2851.67 + 1.2 5770.84 + 5.4	2543.91 + 1.7 4582.99 + 2.0	2188.98 + 3.4 3571.19 + 0.9	3522.07 + 4.5 6231.12 + 4.5	2880.56 + 3.4 5064.20 + 3.7	2853.07 + 0.2 4331.70 + 0.5	2568.08 + 1.0 5061.56 + 0.1	3076.27 + 1.1 5734.48 + 0.0	2523.00 + 2.9 4738.35 + 1.2
1989 Dec ...	2603.68 + 2.1 4719.90 + 1.1	2855.26 + 0.1 5789.77 + 0.3	2607.84 + 2.5 4804.75 + 4.8	2207.92 + 0.9 3590.13 + 0.5	3712.20 + 5.4 6453.56 + 3.6	2970.40 + 3.1 5299.78 + 4.7	2681.16 + 3.7 4425.57 + 2.2	2265.15 + 2.2 5132.97 + 1.4	3191.95 + 3.6 5932.57 + 3.5	2566.60 + 1.7 4898.01 + 3.4
1990 Dec ...	2645.28 + 1.6 4763.94 + 0.9	3020.51 + 5.8 5949.55 + 3.5	2646.43 + 1.6 4798.61 + 0.1	2220.20 + 0.6 3602.41 + 0.3	3847.21 + 3.6 6846.49 + 6.1	2637.20† + 0.3 4762.18 + 0.0	3097.83 + 2.6 6090.12 + 1.6	2289.52 + 1.8 3638.65 + 1.0	3997.91 + 3.9 7110.37 + 3.9	2552.58 + 0.6 4933.39 + 0.7
1991 Dec ...	2677.21 + 1.5 4955.79 + 4.1	3153.16† + 3.3 6334.05 + 3.8</								

SINGLE FAMILY DWELLING SYSTEMS DEVELOPMENT CHARGES
Various Local Jurisdictions Comparison
Compiled July 1993

	Beaverton	Clackamas Cty	Hillsboro	Lake Oswego	Oregon City	Sherwood	Tigard	Tualatin	Washington Cty	West Linn	Wilsonville	Proposed Wilsonville
Rate/square foot for valuation	74.00	61.42	52.41	74.00	50.84	52.25	46.00	57.00	48.00	61.00	61.42	61.42
Sewer Connection and/or SDC	2,235.00	1,000.00	2,200.00	1,282.00	1,400.00	2,352.89	2,200.00	2,200.00	2,200.00	1,277.00	778.00	825.00
Water Installation and/or SDC	1,300.00		1,335.00	1,688.00	1,350.00	2,379.00	1,170.00	100.00	1,600.00	1,037.00	552.00	586.00
Parks SDC	0.00		600.00	1,164.00	750.00	865.00	500.00	1,400.00	0.00	1,809.00	603.00	640.00
Streets SDC	1,520.00	1,221.62	1,520.00	1,370.00	1,000.00	1,520.00	1,520.00	1,520.00	1,520.00	791.00	1,960.00	2080.00
Storm Drainage SDC	238.00		280.00	106.87	385.00	280.00	280.00	280.00	0.00	596.00	65.00	69.00
Sidewalk/Driveway	52.00		0.00	15.00	0.00	0.00	0.00	0.00	100.00/35.00	0.00	50.00	50.00
Tree Cutting	53.00		0.00	6.00/tree	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00
Other												
Development Code Plan Review	75.00											
Erosion/Sedimentation	135.30	200.00										
Record Retention	10.00											
Application Fee	25.00											
Street Collector						47.00						
Totals	5,643.30	2,421.62	5,935.00	5,631.87	4,885.00	7,443.89	5,670.00	5,500.00	5,470.00	5,510.00	4,008.00	4311.00