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received 10/23/97

October 17, 1997

Mr. Joseph S. Graybill
City of Sweet Home
Public Works Department
1730 9th Avenue
Sweet Home, Oregon 97386

Subject: Storm Drainage
Fees / Charges / Development

Dear Mr. Graybill:

This letter report will summarize our research and recommendations into potential funding and development sources for storm drainage improvements within the City of Sweet Home.

INTRODUCTION

The 1978 Storm Drainage Master Plan prepared by Devco Engineering, Inc. for the City of Sweet Home identified the primary improvements required for a city wide Storm Drainage System. The heavy rainfall and flooding conditions experienced in 1996 and 1997 demonstrated the need for the implementation of the Master Planned Improvements.

During this past calendar year a Capital Improvement Program has been prepared and submitted to Public Works, which prioritizes the needed improvements and provides cost estimates for the work. The following identifies potential funding sources and development related mechanisms to implement the CIP.

We talked with and received a variety of information from 14 different Mid-Valley and Coast City's. The majority of these cities are also looking for ways to fund Storm Drainage Improvements, however we did receive valuable information from Springfield, Salem, Lincoln City, Cottage Grove, and Corvallis. This information is attached hereto and will be referred to throughout this report.

The report presents three separate mechanisms for funding and development of the needed storm drainage improvements. These are User Fees, System Development Charges and Standard Requirements for New Development.

USER FEES (FEES)

This is a repetitive, regularly charged fee, normally collected monthly. All properties within the City with on site impervious surfaces (i.e. roofs, driveways) would pay this.

As you will note from the attachments each city has developed its own justification and rationale for fees. We think page 7 of the information received from Lincoln City provides the clearest method as to how this fee could be determined and implemented.

SYSTEM DEVELOPMENT CHARGES (SDC)

This charge would be paid by new development on a one-time only basis usually with building permit fees. This charge would be an improvement fee dedicated to fund projects included in the CIP. Again, we think the information from Lincoln City on pages 9 and 10 presents the clearest rationale and one possible calculation method for the SDC.

STANDARD REQUIREMENTS FOR NEW DEVELOPMENT

These mechanisms are predominantly in place within Title 16 Subdivisions of the City of Sweet Home Ordinances. We submit that the following may be considered to become Supplemental Standards under Section 16.24.040.

1) A definitive method for determining Drainageway Dedication widths such as the attached section 4.5.80 from the City of Corvallis Land Development Code.

2) A definitive design method which new developments would use for storm water management similar to the attached chapter from the City of Salem's Design Standards.

3) A standard requirement that drainage easements be in place over downstream portions of a drainageway where no easements exist, before new developments can discharge water into the drainageway. The City of Corvallis has been requiring this for some time.

SUMMARY

It is our recommendation that each of the above mechanisms be implemented by the City of Sweet Home. As with all things new the form each of these will take must be legal, politically acceptable, and tailored to the particular situation in Sweet Home. We think this process should begin with Public Works making some preliminary FEE and SDC calculations and then begin the discussions with the City Council in a work session environment.

If you have any questions, please feel free to contact this office at your convenience.

Sincerely,

Lyle Hutchens
Project Manager
LEH: dmw
Attachments