



City of Oregon City

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Staff Report

File Number: 17-659

Agenda Date: 12/20/2017

Status: Agenda Ready

To: City Commission

Agenda #: 7c.

From: John Lewis

File Type: Ordinance

SUBJECT:

Second Reading of Ordinance No. 17-1013, Amending the Oregon City Municipal Code Title 13, Public Services, Section 13.20 System Development Charge for Capital Improvements

RECOMMENDED ACTION (Motion):

Staff recommends the City Commission approve the Second Reading of Ordinance No. 17-1013: Amending Oregon City Municipal Code (OCMC) Chapter 13.20 System Development Charge for Capital Improvements.

BACKGROUND:

On December 6, 2017 the City Commission voted 3-0 to approve the first reading of Ordinance No. 17-1013.

The City worked with the development community and the Oregon City Chamber of Commerce to host "A Collaborative Forum, OC's System Development Charge - From the Ground up" in September, 2015. The event was well attended and allowed a collaborative approach to better understanding SDCs.

In April, 2017, the City hosted the Oregon City SDC Roundtable Focusing on Transportation, this event was scheduled as a follow-up meeting to the SDC Forum that would focus on Transportation SDCs. The event was attended by 31 interested parties, and included information on the upcoming Transportation SDC update.

The Oregon City Chamber of Commerce requested various changes related to SDCs in a letter dated January 31, 2017.

Staff has evaluated the feedback received and the changes requested by the Oregon City Chamber of Commerce and has completed a thorough review of OCMC Section 13.20 System Development Charge for Capital Improvements, and proposes the following:

Clarification to one definition (OCMC 13.20.020):

"Most recent structure or use" from 10 years to the following:

- Residential Structures: any residential structure documented to exist using the City's

record of historic aerial photos for year 1994 and after

- Non-Residential Structures: the most recent legally approved use conducted on the subject property after January 1, 2000

Amendments to the SDC Credit (OCMC 13.20.040):

- Clarification to the acceptable methods of determining the value for qualified public improvements.
- ORS 223.304.5.d states SDC credits can be allowed to be used no later than ten years from the date the credit was given. Staff proposes to correspond with ORS 223.304.5.d, extending our timeframe from five (5) years to ten (10) years, the most legally allowed.
- OCMC 13.20.050.A SDC Reduction or Reimbursement is proposed to be amended from ten (10) years in association with the most recent structure or use definition.