

AN ORDINANCE ESTABLISHING WATER AND SEWER HOOKUP FEES AND SYSTEMS DEVELOPMENT CHARGES; REPEALING ORDINANCES 397, 611, 703, 705, 723, 760; AMENDING ORDINANCE 505; AND DECLARING AN EMERGENCY,

THE CITY OF SWEET HOME DOES ORDAIN,

- Section 1. Ordinances 397, 611, 703, 705, 723 and 760 are hereby repealed.
- Section 2. Section 4 and Section 6 of Ordinance No. 505 are hereby repealed.
- Section 3. Sanitary Sewer and Water Systems Development Charges

(1) A sanitary sewer systems development charge in addition to any hookup fee is imposed upon all new sanitary sewer hookups as follows:

\$700 for one unit, plus
\$350 for second unit, plus
\$275 for third unit, plus
\$200 for fourth unit, plus
\$150 for fifth and successive units

(2) A water systems development charge, in addition to any hookup charge, is imposed upon all new water hookups as follows:

\$650 for one unit, plus
\$325 for second unit, plus
\$250 for third unit, plus
\$200 for fourth unit, plus
\$150 for fifth and successive units

(3) The City Manager shall determine the number of units and what units may be served by one sewer or water service connection to the main. Generally, a single service connection may serve a duplex, apartment building, mobile home park (or part thereof), office building, motel, or other closely related units located on a single parcel of land. A unit is defined as an individual home, mobile home, apartment, office space, church, restaurant or other similar single use.

When the character of a structure is changed so as to require a higher charge, credit shall be given for the amount paid for the prior use. Credit shall be given to structures that have been connected to the sanitary sewer or water prior to the date of passage of this ordinance as if that structure had been charged a systems development charge.

(4) At the time a building permit is issued, the applicant shall be notified of the amount(s) of the systems development charge(s) payable to the City. The amount shall be due when the owner and/or contractor calls for a final inspection of the structure and prior to occupancy of the structure.

(5) All structures existing within the city and connected to the sanitary sewer or water system at the time of passage of this ordinance, on which alterations, additions and/or repairs are performed (except when a new dwelling unit is created), shall be exempt from paying any systems development charges(s).

All existing and future structures which contain no plumbing fixtures shall be exempt from paying any systems development charge(s); provided, however, that when structures are permitted by State BuildingCodes to have sanitary or water facilities located in adjacent buildings, then those structures shall be assessed the systems development charge(s) as if the structure contained plumbing fixtures. Structures accessed to already-existing structures which contain plumbing fixtures shall not be exempt from paying the systems development charge(s).

All temporary structures connected to the sanitary sewer system for no longer than 30 days shall be exempt from paying any sanitary sewer systems development charge.

All structures that have been either voluntarily or involuntarily burned, demolished or otherwise destroyed and that have paid

or been credited with payment of the system development charge(s) shall not be levied a second system development charge(s) for reconstruction or reconnection to the sanitary sewer or water system provided that a building permit for the reconstruction is issued within five years from the date of the destruction of the structure.

- (6) All funds derived from the sewer systems development charges shall be placed in the sewer development fund.
- All funds derived from the water systems development charges shall be placed in the water development fund.

Section 4. Hookup Fee to the Federally Funded Sanitary Sewer Lines

- (1) All residential and commercial connectors to the federally-funded sanitary sewer line (Environmental Protection Agency project #C-410432-02-2 or Economic Development Administration project #07-51-23386), and lines extended in relation to the federally-funded project by the City as shown on the attached map shall pay a hookup fee of \$750 per connection to the said line. Industrial users shall pay the "industrial cost recovery" fee in lieu of a hookup charge, but not less than \$750.
- (2) The hookup fee must be paid prior to the initiation of service.
- (3) All funds derived from the hookup fee on the federally-funded sanitary sewer lines shall be used to retire the bond issued to pay the local match of the federal grant, and all receipts in excess of the bonding requirement shall be placed in the Sewer Development Fund.

Section 5. Hookup Fees to Water and Sanitary Sewer Lines for Property Not assessed for Main Line Costs

- (1) All hookups to water and sanitary sewer mains by properties not assessed for the main line costs shall pay a hookup fee as follows:

(a) Water Services-3/4"	\$1300
1"	\$1500
1½"	\$1750
2"	\$2000
4"	\$4000
6"	\$6000

- (b) Sewer Services-Residential/Commercial....\$1200
Industrial.... "Industrial Cost
Recovery Fee" (But not less
than \$1200)

- (2) The hookup fees are for the cost to install the mains only, the owner shall be required to (1) pay the City for the water service and meter on a time and materials basis and (2) pay a licensed sewer contractor for the installation of the sewer service from the main line to the property line.
- (3) All funds derived from the water hookup fees shall be placed in the water development fund.
- All funds derived from the sewer hookup fees shall be placed in the sewer development fund.

Section 6. Liens

The hookup fees and systems development charges established by this ordinance may be docketed as a lien on the real property benefited, by the City Recorder. The lien shall be enforced in the manner provided in ORS Chapter 223. The owner of the real property may execute an agreement with the City to pay said lien over a term of 10 years, payable in twenty semi-annual installments, plus interest at a rate of 10% per annum on the deferred balance.

Section 7. Rate Review

The rates imposed in this ordinance shall be submitted for reconsideration by the City Council annually to reflect the increase or decrease of construction costs.

Section 8. Appeals

Any person who is aggrieved by any decision required or permitted to be made by the City Manager under this ordinance may appeal that decision to the City Council by filing a written request with the City Recorder, describing with particularity the decision of the City Manager from which the person appeals. In determining the appeal, the Council shall determine whether the City Manager's decision is correct and may affirm, modify, extend or overrule that decision.

Section 9. Emergency Clause

An emergency is hereby declared to exist, and this ordinance shall be in full force and effect immediately upon its passage by the Council and approval thereof by the Mayor.

PASSED by the Council and approved by the Mayor this 14th day of July, 1981.

July 16, 1981
Date Signed

Robert D. Harbaugh
Mayor

ATTEST:

Max E. Thompson
City Manager-Ex-officio City Recorder

July 16, 1981
Date Signed

