

RESOLUTION NO. 912  
CITY OF PRINEVILLE

A RESOLUTION PROVIDING FOR CREDITS TO APPLICABLE SYSTEM  
DEVELOPMENT CHARGES FOR "QUALIFIED LOCAL IMPROVEMENTS"  
REQUIRED FOR DEER RIDGE SUBDIVISION.

WHEREAS, the City of Prineville finds that Sections 5.1, 5.3 and 5.4 of Resolution No. 875 provide for certain credits to System Development Charges as established by said Resolution 875; Said credits being applicable to "Qualified Public Improvements" and/or certain properties within Local Improvement Districts (LID's) established prior to the effective date of said Resolution 875; and

WHEREAS, the City finds that a "Qualified Public Improvement," as defined by Section 1.8 of said Resolution 875 and Section 5.1 of the enabling City SDC Ordinance 1086, means a "capital improvement that is required as a condition of development approval in a Public Facility Plan adopted by the City."; and

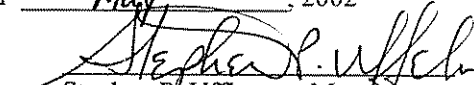
WHEREAS, the City finds that certain public improvements that are required for the development of the Deer Ridge Subdivision #SUB-02-02 encompassing the "Workman Properties" identified as Tax Lots 100 and 1700 of Crook County Assessor's Map 14-16-29CD are identified as capital improvements included within respective City Public Facility Plans and are, therefor, "Qualified Public Improvements" as defined by Section 1.8 of Resolution 875 and Section 5.1 of the enabling City SDC Ordinance 1086. Said "Qualified Public Improvements" are described in the Attachment to this Resolution; and

WHEREAS, the City finds that the Deer Ridge Subdivision encompasses the "Workman Properties" which are located within the boundaries of the Peters Road LID which was established prior to the effective date of said Resolution 875, and are, therefor, included within the SDC assessments set forth by Attachment "A" of Resolution No. 875, and that any SDC credits set forth by this Resolution and the Attachment hereto are to be credited against the SDC assessments set forth by said Attachment "A" of said Resolution 875.

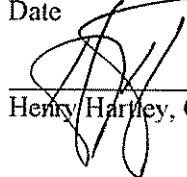
NOW, THEREFORE, PURSUANT TO RESOLUTION 875, THE CITY COUNCIL OF THE CITY OF PRINEVILLE RESOLVES THAT CREDITS TO APPLICABLE SDC CHARGES FOR "QUALIFIED PUBLIC IMPROVEMENTS" AS SET OUT IN ATTACHMENT "A" ATTACHED HERETO, FOR THE DEER RIDGE SUBDIVISION LOCATED IN TAX LOTS 100 AND 1700 OF CROOK COUNTY ASSESSOR'S MAP NO. 14-16-29CD, ARE HEREBY ALLOWED.

APPROVED BY THE CITY COUNCIL THIS 14<sup>th</sup> DAY OF May, 2002.

APPROVED BY THE MAYOR THIS 14<sup>th</sup> DAY OF May, 2002.

  
Stephen B. Uffelman, Mayor

ATTEST: 5-14-02  
Date

  
Henry Hartley, City Manager

ATTACHMENT "A"  
Resolution No. 912

This Attachment to Resolution No. 912 constitutes an addendum to Resolution No. 875 relative to the SDC Charge Schedule set forth in Section 2.2 of said Resolution as said SDC Charges specifically apply only to those properties identified as the Workman Properties located within the Peters Road LID which was previously granted specific SDC Credits by Attachment "A" of Resolution No. 875. The named development to which the provisions of this addendum apply is identified as the Deer Ridge Subdivision which encompasses a major portion of said Workman Properties.

WHEREAS, there are specific improvements that are required as a part of the overall approval of the subject Deer Ridge Subdivision that are identified as "Qualified Public Improvements" for which SDC Credits are provided for by Sections 5.1, 5.3 and 5.4 of Resolution No. 875; and

WHEREAS, said "Qualified Public Improvements" are as described hereinafter:

1) Sewer mainline extension northward from Pinkard Lane across Lamonta Road northeasterly along the City railroad spur line to North Main Street at the intersection thereof with Peters Road is a public improvement project set forth in the City's Wastewater Facility Plan, and will provide significant public benefits by making sewer available to a major development area of the UGB, including Terrace Mobile Plaza that has been experiencing septic tank-drainfield problems;

2) Right-of-way for the construction of a new minor collector street from North Main Street at the intersection thereof with Peters Road southwesterly along the City's railroad spur line to Lamonta Road, the right-of-way for the future extension of NE Black Bear Street westward to N. Main Street, and the right-of-way for the future interconnection of Tennessee Lane northward are a public improvement projects set forth in the City's Transportation System Plan and will benefit the public by improving overall traffic patterns in the area; and

3) Water mainline extension westerly along Peters Road is a public improvement project set forth in the City's Water Facility Plan and will support additional future development in that area.

WHEREAS, said "Public Improvements" required for said development are set forth in respective City Sewer, Water and Transportation System Capital Improvements Plans, and provide significant public benefits in addition to providing required services to said development; and

WHEREAS, no other development plans or projects of any kind shall be subject to the special provisions of this addendum.

NOW THEREFORE, the following Credits shall apply only to System Development Charges applicable to lots or parcels within the Deer Ridge Subdivision on an Equivalent Dwelling Unit (EDU) basis as set forth in Sections 3 and 4 of Resolution 875, and said Credits shall be further limited as set forth in the provisions set forth below

1) Sewer SDC Credits:	Maximum Total of \$260,000
2) Water SDC Credits:	Maximum Total of \$ 18,000
3) Transportation SDC Credits:	<u>Maximum Total of \$ 27,000</u>
Maximum Credit Total:	\$305,000

4) The Credits set forth above shall be applicable for a period of not more than 5 years from the effective date of Resolution No. 912 and this Addendum, measured by the issuance of Building Permits. Any lot or parcel within the boundaries of said Deer Ridge Subdivision for which a building permit has not been issued on or before the end of the 5-year termination date shall be subject to the standard SDC fee schedule set forth by Section 2 of Resolution No. 875 as the same may be amended or revised.

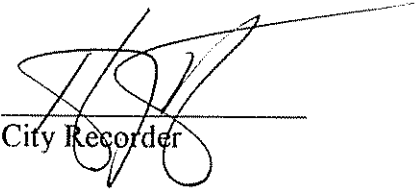
5) The maximum total of all SDC Credits permitted pursuant to this addendum is \$305,000. Respective Sewer, Water and Transportation SDC Credits shall be credited in the maximum amount allowable but shall not exceed the amount individually assigned to a specific facility category at the time that a building permit is issued for a specific lot or parcel in the subject development as set forth in the Table below:

	-----For that period ending with-----				
	<u>FY 2003</u>	<u>FY 2004</u>	<u>FY 2005</u>	<u>FY 2006</u>	<u>FY 2007</u>
Sewer	\$1,680.50	\$1,680.50	\$1,680.50	\$3,361.00	\$3,361.00
Water	\$ 509.00	\$1,019.00	\$1,528.00	\$2,037.00	\$2,037.00
Transportation	\$ 576.00	\$1,152.00	\$1,727.00	\$2,303.00	\$2,303.00
<b>Total Allowable Credit:</b>	<b>\$2,765.50</b>	<b>\$3,851.50</b>	<b>\$4,935.50</b>	<b>\$7,701.00</b>	<b>\$7,701.00</b>

(per EDU)

6) Said SDC Credits shall only apply to lots and parcels located within the duly approved boundaries of said Deer Ridge Subdivision on the Workman Properties that are a part of the Peters Road LID as was originally approved and existing on and before the effective date of said Ordinance No. 1086 and Resolution No. 875. Said Deer Ridge Subdivision is further identified as encompassing properties located only in Tax Lots 100 and 1700 of Assessor's Map 14-16-29CD as of the date of this Addendum.

Dated this 14th day of May, 2002.

  
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City Recorder

Effective date of Resolution No. 912. 14th day of May, 2002

Termination date of this Addendum. 14th day of May, 2002