



RESOLUTION NO. 2023-35

A RESOLUTION ADOPTING SYSTEM DEVELOPMENT CHARGE CALCULATIONS IN CONNECTION WITH COMMERCIAL TO RESIDENTIAL CONVERSIONS AS REQUIRED BY HOUSE BILL 2984

WHEREAS, House Bill 2984 (“HB 2984”) amended ORS 197.308 to allow the conversion of buildings from commercial to residential use within urban growth boundaries of cities with a population of 10,000 or greater, under certain conditions; and

WHEREAS, HB 2984, Section 1(5)(c) permits cities to charge system development charges (“SDCs”) in connection with a commercial to residential use conversion for a contemplated housing development if “(A) the charge is calculated pursuant to a specific adopted policy for commercial to residential conversions adopted on or before December 31, 2023; or (B) the charge is for water or wastewater and includes an offset for at least 100 percent of the water or wastewater system development charges paid when the building was originally constructed”; and

WHEREAS, Sandy Municipal Code (“SMC”) 15.28.120(D) sufficiently addresses the foregoing, but the City Manager has determined it is prudent to adopt a separate, specific policy directly responding to HB 2984.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANDY:

Section 1: SMC 15.28.120(D), as currently in effect and as may be amended from time to time, is hereby adopted as the City’s specific policy for SDC calculations in connection with commercial to residential conversions pursuant to HB 2984.

This resolution is adopted by the City Council of the City of Sandy this 4 day of December, 2023.

Stan Pulliam, Mayor

ATTEST:

Jeffrey Aprati, City Recorder