

RESOLUTION NO. 3210

A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE STORMWATER SYSTEM DEVELOPMENT CHARGE METHODOLOGY REPORT AND ESTABLISHING THE CHARGE RATE AND AMENDING RESOLUTION NO. 2353.

WHEREAS, the City has enacted Ordinance No. 816, which provides the overall City implementing policy and procedures for System Development Charges (SDC's); and

WHEREAS, the City has established administrative procedures, methodology, definitions, rate and fees for stormwater services Resolution No. 2353; and

WHEREAS, by this Resolution No. 3210 the City hereby amends only the system development charge methodology and charge rate established by Resolution No. 2353, but leaves in place the user fees; and

WHEREAS, in 2024 the City has adopted a Stormwater Master Plan (Ordinance No. 890), including the list of stormwater system improvement projects to address the City's need through the 20 year planning horizon; and

WHEREAS, as the City continues to grow there is an increased demand on the stormwater system that requires additional capacity be planned and constructed in a timely manner; and

WHEREAS, the City desires to have growth-related development pay for stormwater improvements, commensurate with what is needed to mitigate the associated new impacts on the City's stormwater system; and

WHEREAS, ORS 223.302 establishes the process for establishing and modifying system development charges and was used to complete this stormwater SDC update; and

WHEREAS, the City contracted with FCS Group to update the stormwater SDC methodology and determine a reasonable stormwater system development charge, using standard practices; and

WHEREAS, the attached **Exhibit A** draft August 2025 Wastewater and Stormwater System Development Charge (Report), presents FCS Group's methodology and stormwater SDC analysis; and

WHEREAS, a stormwater Equivalent Residential Unit (ERU) of 2,750 square feet of impervious surface has been established for the purposes of determining the stormwater system development charge; and

WHEREAS, a 90-day notice was issued pursuant to ORS 223.304 to interested parties (**Exhibit B**) on June 9, 2025; and

WHEREAS, a 60-day notice was issued to interested parties (**Exhibit C**) on July 15, 2025 and the draft Report made available for public review and comment; and

WHEREAS, City staff engaged with interested parties through a SDC stakeholder meeting held on August 5, 2025, resulting in a collaborative process in development of the Report; and

WHEREAS, the draft Report will be renamed as “Adopted” after City Council adoption of this Resolution.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

ARTICLE I

Section 1. Purpose

- A. The purpose of this resolution is to provide a uniform framework for the imposition of a Stormwater System Development Charge for stormwater facilities, including but not limited to administrative review procedures, credits and capital improvements providing added capacity which may be funded with Stormwater SDC revenues.
- B. This Stormwater SDC is adopted to impose an equitable share of the public costs of stormwater Capital Improvements upon those parties undertaking developments and redevelopments that add to the need for or increase the demands on the stormwater system.

Section 2. Determinations and Findings

- A. The City adopts the above recitals as findings of the City Council and in particular the findings, methodology, calculations, and tables recommended in the Report,

Exhibit A, and incorporates them by reference herein and hereby approved and adopted.

- B. The City Council has reviewed the proposed system development charge and finds the proposed SDC to be rationally based and financially prudent. More particularly, the City Council hereby finds that the impervious surface as defined by an equivalent residential unit is a rational basis for allocating use of the City of Wilsonville stormwater system, and provides valid proportional bases for allocating the reimbursement, improvement, and compliance costs for needed water quantity and water quality stormwater system capital improvements.

ARTICLE II

ADMINISTRATION

- Section 1. Administration of SDCs, including calculation and collection, credits and refunds, exemptions, authorized expenditures, segregation and use of revenue, appeals, and related activities, are subject to Wilsonville Code (WC) Sections 11.000 – 11.190.

ARTICLE III

METHODOLOGY

- Section 1. Stormwater SDC Methodology

- A. The stormwater SDC methodology is based on the impervious surface area that generates stormwater runoff, measured by Equivalent Dwelling Unit (EDU), representing the average impervious surface area of single-family residence, 2,750 square feet. Single-family residences are assigned one EDU, and all other land uses are assigned an EDU based on their total impervious surface area divided by 2,750 square feet.

- Section 2. Stormwater SDC Rate

- A. The stormwater SDC are set forth below:

Improvement Fee per EDU:	\$1,636.00
Reimbursement Fee per EDU:	\$1,884.00
Compliance Fee per EDU:	\$12.00
Total SDC per EDU:	\$3,532.00

Section 3. Stormwater SDC Effective Date and Inflation Index

The stormwater SDCs are effective beginning January 1, 2026 and are to be indexed for inflation on an annual basis in accordance with WC 11.030(1), beginning July 1, 2026.

Section 4. Annual Review

The City shall annually review the stormwater SDC to determine whether additional fee revenues should be generated to provide extra-capacity improvements needed to address new development or to ensure that revenues do not exceed identified demands. In doing so, the City shall consider:

- A. Construction of facilities by federal, state, or other revenue sources;
- B. Receipt of unanticipated funds from other sources for construction of facilities;
- C. Additional stormwater system improvements needed to meet mandates or requirements of other authorized governmental authorities;
- D. Other changes or conditions as may be deemed necessary or prudent.

Upon completion of this review, the City shall consider such amendments, including adjustment to the fee imposed herein, as are necessary to address changing conditions.

ARTICLE IV

AMENDMENT OF EXISTING RESOLUTIONS

Section 1. Upon adoption of this resolution by the City Council, Resolution No. 2353 is amended as set forth herein.

ARTICLE V

SEVERABILITY

Section 1. The invalidity of any section, clause, subsection, paragraph, sentence, phrase, provision, or exhibit of this Resolution which is incorporated herein, shall not affect the validity of the remaining portions thereof.

ARTICLE VI

EFFECTIVE DATE

Section 1. This Resolution is effective January 1, 2026.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 15th day of September, 2025, and filed with the Wilsonville City Recorder this date.

Shawn O'Neil, Mayor

ATTEST:

Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Mayor O'Neil

Council President Berry

Councilor Cunningham

Councilor Dunwell

Councilor Shevlin

EXHIBITS:

- A. Wilsonville Wastewater and Stormwater SDC Methodology Report
- B. 90-Day Notice of System Development Charge Methodology
- C. 60-Day Notice of System Development Charge Methodology