

**ORDINANCE NO. 892**

**AN ORDINANCE OF THE CITY OF SCAPPOOSE AMENDING SCAPPOOSE MUNICIPAL CODE  
CHAPTERS 13.20 REGULATING WATER AND SEWER HOOK UP CHARGES AND 13.24  
REGULATING SYSTEM DEVELOPMENT CHARGES**

**WHEREAS**, Airpark Development LLC recently completed the construction of the Trtek Trailhead to increase access to the CZ Trail in accordance with the Conditions of Approval associated with the preliminary plat approval of the East Airport Industrial Subdivision (Local File #SB1-17, SLDP1-17); and

**WHEREAS**, a feature of the Trtek Trailhead is a restroom (to be owned and operated by the City) that requires hook ups to both city water and sewer systems, which are typically accompanied by a fee, as well as the payment of system development charges; and

**WHEREAS**, City Council recognized that there existed a need for an exemption for water and sewer hook-up charges and system development charges when a third party constructs a building designed for human occupancy that will be turned over to City ownership at the conclusion of the project; now therefore,

**THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:**

**Section 1.** Chapter 13.20 and 13.24 of the Scappoose Municipal Code shall be amended to read as shown on the attached Exhibit A (additional language underlined and deleted language ~~stricken~~).

**Section 2.** This ordinance shall take effect 30 days after passage.

**Section 3.** Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions of applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed, and the balance of the ordinance be enforced.

**CITY OF SCAPPOOSE, OREGON**

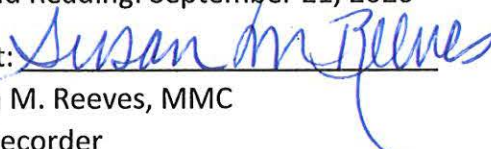


Scott Burge, Mayor

First Reading: September 8, 2020

Second Reading: September 21, 2020

Attest:



Susan M. Reeves, MMC  
City Recorder

## **Chapter 13.20 Water and Sewer Hookup Charges**

### 13.20.040 Exemptions

A. A project financed by city revenues is exempt from all portions of the hookup charge.

B. In instances where a third party contractor is constructing a building, designed for human occupancy (or for public utilities such as municipal well or sewer pump station control building), that will be turned over to City ownership at the time of completion and after final inspection, the project will be exempt from water and sewer hookup charges.

## **Chapter 13.24 Water and Sewer Hookup Charges**

### 13.24.100 Exemptions

A. Additions to single-family dwellings that do not constitute the addition of a dwelling unit, as defined by the State Uniform Building Code, are exempt from all portions of the system development charge.

B. An alteration, addition, replacement or change in use that does not increase the parcel's or structure's use of the public improvement facility are exempt from all portions of the system development charge.

C. A project financed by city revenues is exempt from all portions of the system development charge.

D. In instances where a third party contractor is constructing a building, designed for human occupancy (or for public utilities such as municipal well or sewer pump station control building), that will be turned over to City ownership at the time of completion and after final inspection, the project will be exempt from system development charges.