

Resolution No. 23-18

A RESOLUTION ADOPTING A SPECIFIC POLICY FOR 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, the current population of the City of Scappoose (the “City”) is less than 10,000, but is approaching this threshold quickly enough to warrant the City’s interest in and attention to this House Bill; 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, if the City’s population reaches 10,000 or greater, the City desires to be able to charge all applicable SDCs in connection with such commercial to residential use conversions; and

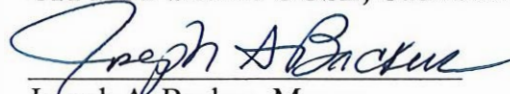
WHEREAS, the City Council believes that the Scappoose Municipal Code (“SMC”) Chapter 13.24, as now drafted and hereafter amended, will sufficiently address all SDC methodology, rates, and other applicable terms and conditions needed to calculate SDC charges in connection with commercial to residential conversions pursuant to HB 2984.

NOW THEREFORE, BE IT RESOLVED:

1. The City Council hereby adopts SMC 13.24, as currently in effect and as may be amended from time to time, as the City’s specific policy for SDC calculations in connection with all residential development, including commercial to residential conversions pursuant to HB 2984.
2. This Resolution shall become effective upon adoption by the City Council.

PASSED AND ADOPTED by the City Council this 20th day of November 2023 and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON


Joseph A. Backus, Mayor

ATTEST:


Susan M Reeves, MMC, City Recorder