

**AN ORDINANCE AMENDING ORDINANCE 4195  
(BEAVERTON CODE SECTION 4.02.036)  
RELATING TO A SYSTEMS DEVELOPMENT CHARGE  
FOR DOMESTIC WATER**

**Whereas**, the Council in February 2009, after notice and hearing as required by state law, adopted a methodology prepared by Red Oak Consulting as the supporting documentation for a revised systems development charge (SDC) for domestic water, to be imposed on the act of development or redevelopment of property that would create increased demand on the city's domestic water supply; and,

**Whereas**, the Council thereafter chose not to proceed with an ordinance to actually implement the revised SDC until such time as condition of the local real estate and construction market improved; and,

**Whereas**, the Council finds that economic conditions locally now have improved such as to allow the imposition of a revised SDC without harm to local economic activity and that the increase in SDC supported by that methodology now should be imposed to assure the financial stability of the city's water supply infrastructure; now, therefore,

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

**Section 1.** Ordinance 4195, now codified as Beaverton Code Section 4.02.036 is amended to read as follows, with deleted matter shown in ~~strikethrough~~ and new matter underlined:

**4.02.036 Systems Development Charge.**

A. There is imposed on the act of development or redevelopment of property in the City a systems development charge (SDC) for connection to the City's domestic water supply, due and payable at the time of application for a building permit for that (re)development.

B. The Council adopts that certain methodology for computation of a domestic water systems development charge as is set out in the report by Red Oak Consulting dated December 18, 2008, incorporated by this reference. The SDC for a single Equivalent Dwelling Unit thus shall be \$711 for a Reimbursement Fee, and \$4582 for an Improvement Fee, for a total of \$5293. The SDC for development served by water meters up to 1.5" in diameter shall be calculated by multiplying those amounts by the Equivalent Dwelling Units of water that may be supplied by those larger meters.

C. The increases in the SDC to correspond to construction cost indices as recommended in that report shall be implemented as follows: Effective on February 1, 2015 and on that date for each calendar year thereafter, the SDC shall be increased to reflect the total increase in the Engineering News Record Construction Cost Index for

Seattle, Washington, for the period February of the preceding year through February of the then-current year.

D. The charge for water meters 2" diameter or larger shall be estimated at the time the SDC is due based on anticipated water usage, computed as set out in the Red Oak Consulting Report at p.3. The SDC for water meters 2" diameter or larger shall be recalculated and the difference shall be immediately due and payable by the property owner on the city's demand whenever actual water usage during any 24 successive calendar months exceeds 110% of the estimated usage on which the SDC payable for that meter first was estimated. Failure to pay the difference between the estimated and recalculated charge shall constitute cause for termination of the domestic water service to the premises served by the meter.

E. The Council may grant credits against the domestic water conveyance systems development charge imposed by this ordinance for qualified public improvements as defined in ORS 223.304 on certification by the city engineer that the improvement(s) qualify for that credit.

F. This section shall take effect as to all complete applications for building permits for which a water SDC is payable that are received on and after July 1, 2014.

**Section 2.** The amendment to Beaverton Code Section 4.02.036 by Section 1 of this ordinance shall be effective on July 1, 2014.

First reading this 7 day of January, 2014.

Second reading and passage by the Council this 14 day of January, 2014.

Approved by the Mayor this 14 day of January, 2014.

ATTEST:

APPROVED:

  
CATHERINE JANSEN, City Recorder

  
DENNY DOYLE, Mayor