

ORDINANCE NO. 05-612-O

AN ORDINANCE ADOPTING AN INFLATION ADJUSTMENT FACTOR TO CALCULATE CHANGES TO THE CITY'S PARK SYSTEM DEVELOPMENT CHARGES; AMENDING CHARGES ESTABLISHED BY ORDINANCE NO. 02-578-0; REPEALING ORDINANCE NO. 04-597-O.

WHEREAS, the City of Columbia City adopted System Development Charges for the Parks System, effective June 16, 2002, based upon the System Development Charges for the Parks System Recommendations study dated January 17, 2002, prepared by CIDA, Inc.; and,

WHEREAS, ORS 233.304 (7) specifies that the periodic application of an adopted inflation adjustment factor to a system development fee is a permitted change that is not considered to be a modification of the system development charge; and,

WHEREAS, the City Council adjusted the City's Park System Development Charges for the calendar year 2003 for inflation with Ordinance No. 04-597-O; and,

WHEREAS, the City Council wishes to adopt an inflation adjustment factor to calculate a periodic change to the City's Parks System Development Charges representing an inflation adjustment for the calendar year 2004; and,

WHEREAS, a public hearing was held on July 21, 2005, to hear public testimony relating to the proposed inflation adjustment, and notice of said hearing was published in The Chronicle, a newspaper of general circulation, on July 6, 2005.

NOW, THEREFORE, the City of Columbia City ordains as follows:

Section 1. Inflation Adjustment Factor: The adjustment factor shall be based on the change in the average market value of undeveloped land in the City, according to the records of the County Tax Assessor, and the change in construction costs according to the Engineering News Record (ENR) Northwest (Seattle, Washington) Construction Cost Index; and shall be determined as follows:

Change in Average Market Value of Land x 50%
+
Change in Construction Cost Index x 50%
=
System Development Charges Adjustment Factor

Section 2. Fee Calculation: According to the Columbia County Tax Assessor the change in the Average Market Value of Land for the calendar year 2004 was 4.0%, and the change in the construction costs according to the Engineering News Record (ENR) Northwest (Seattle, Washington) Construction Cost Index for the calendar year 2004 3.8%, resulting in a System Development Charges Adjustment Factor of 3.9%.

Section 3. Changes in System Development Charges for the Parks System: Section 2 of Ordinance No. 02-578-O shall be amended to read:

Section 2. Parks System Development Charges: As recommended by the study, and adjusted by the 2004 adjustment factor, the following Parks System Development Charges are hereby adopted:

**Columbia City Parks System Development Charge:
\$1,236.00 per dwelling unit**

Section 4. Repeal: Ordinance No. 04-597-O, adopted July 1, 2004, is hereby repealed.

Section 5. Effective Date: This ordinance shall take effect 30 days following its adoption by the City Council and approval by the Mayor.

Passed by the Council August 18, 2005 and approved by the Mayor August 19, 2005.