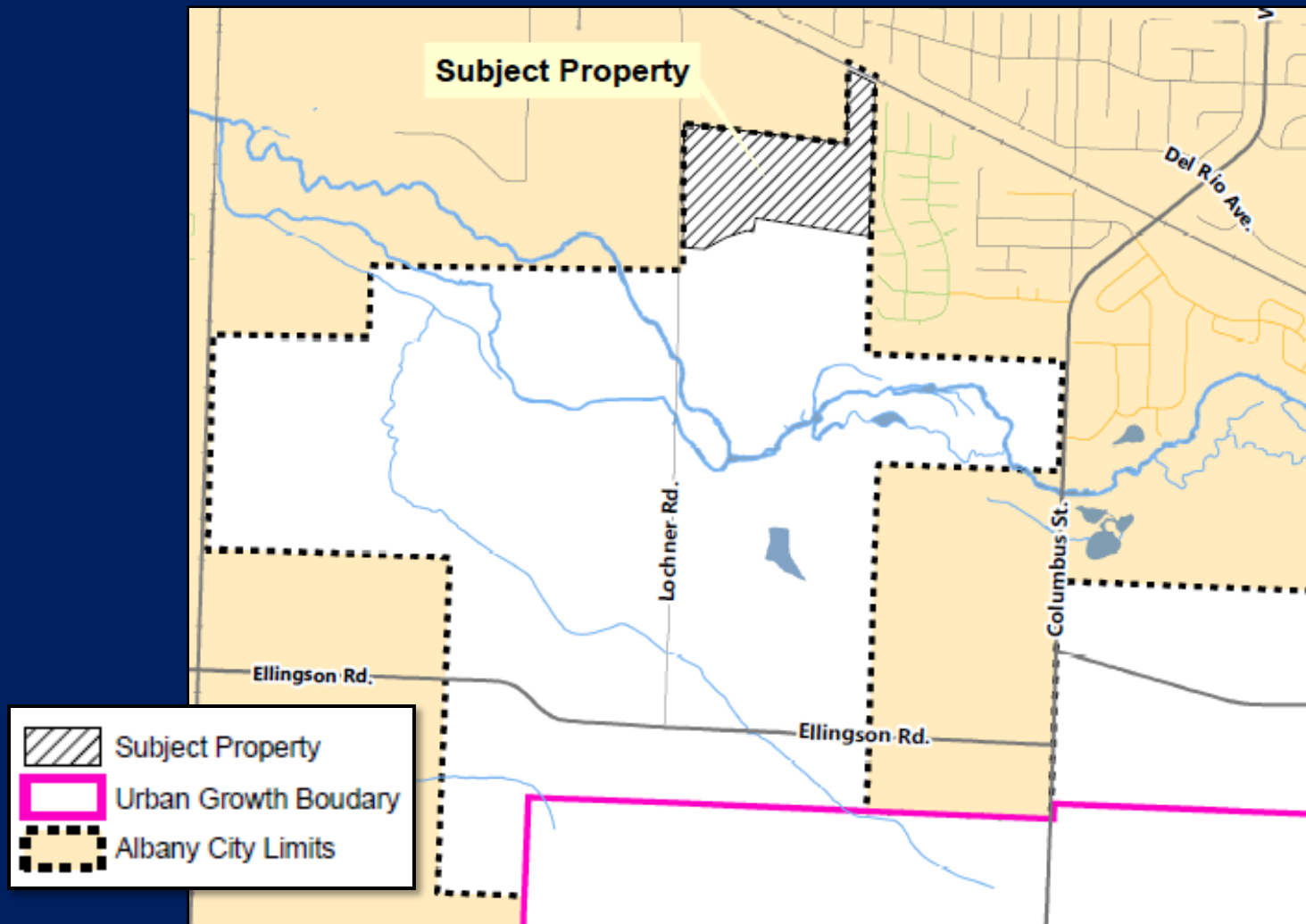


Annexation with Zoning Map Amendment

City Council
Public Hearing

March 24, 2021
Planning Files: AN-03-20 & ZC-04-20

North of Oak Creek East side of Lochner Road



Proposal

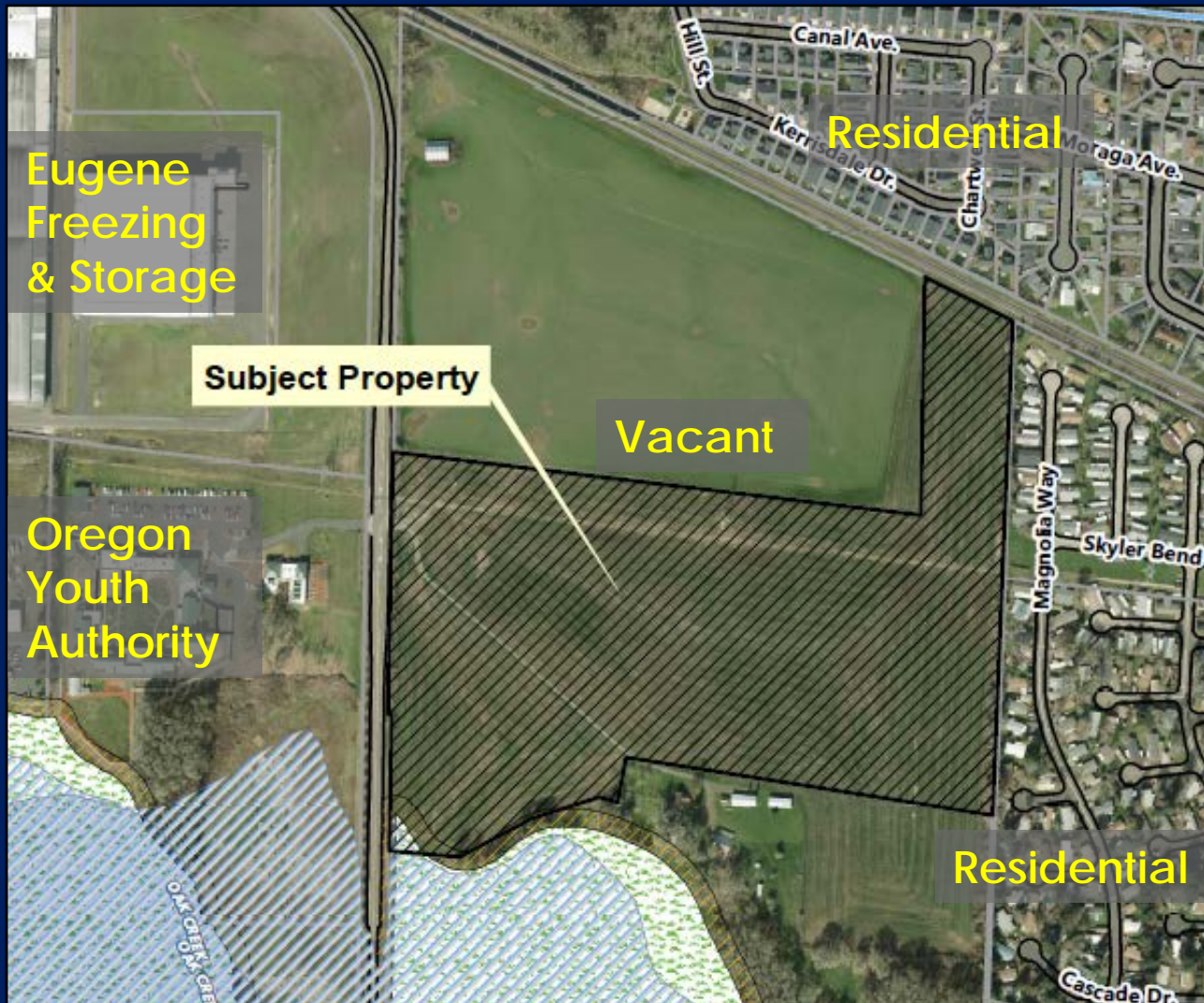
- Annexation of a 35.32-acre vacant parcel with concurrent rezone for future development of a residential subdivision
- Zoning Map Amendment to the Single Family Residential (RS-6.5) zoning district
- Property will be removed from the Albany Rural Fire Protection District

Process: Type IV Process

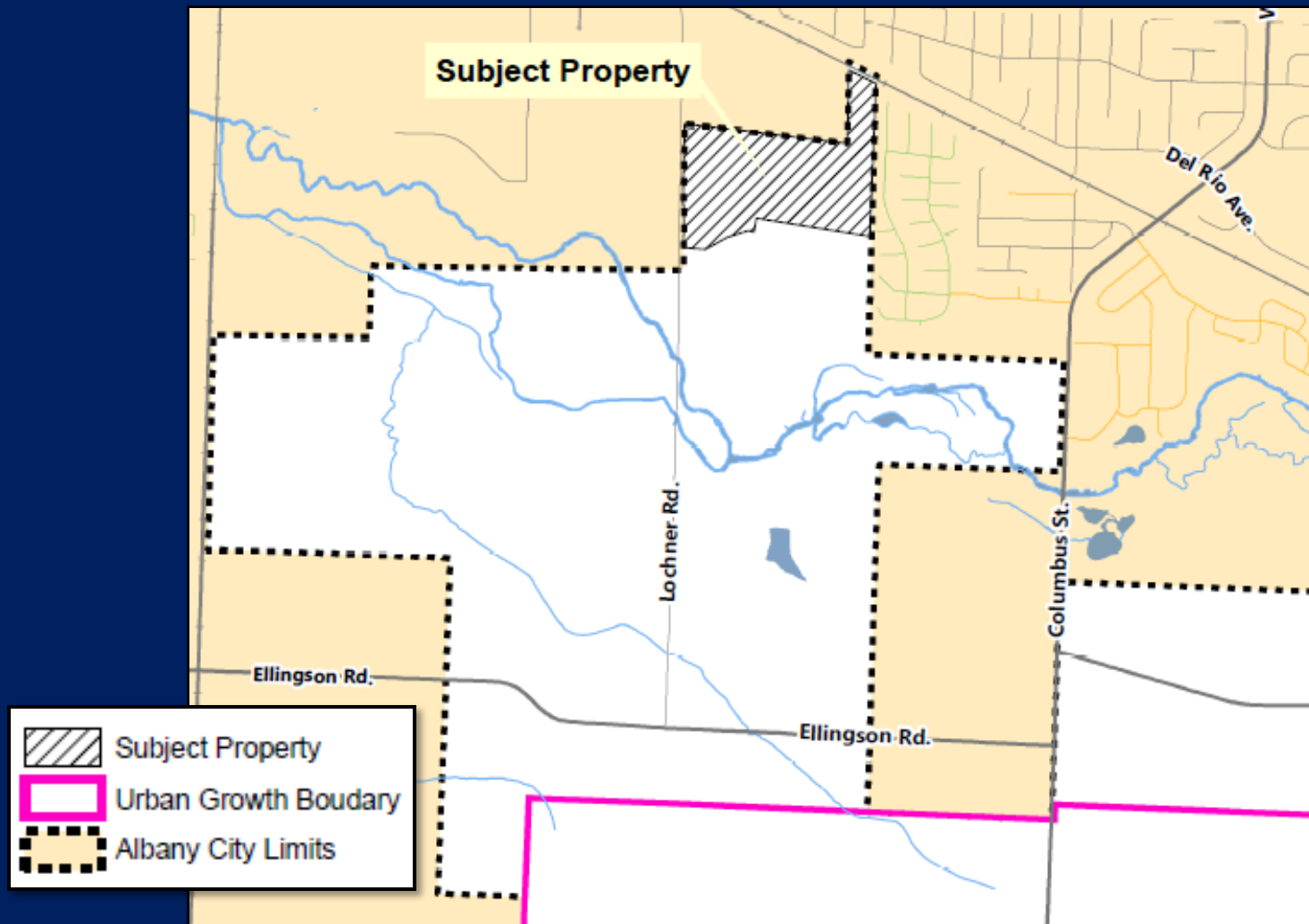
- ◉ Decision-making Criteria:
 - Annexation, ADC 2.110
 - Zoning Map Amendment, ADC 2.740
- ◉ Agency Notice
- ◉ Public Notices
- ◉ Planning Commission Recommendation
- ◉ City Council Final Decision



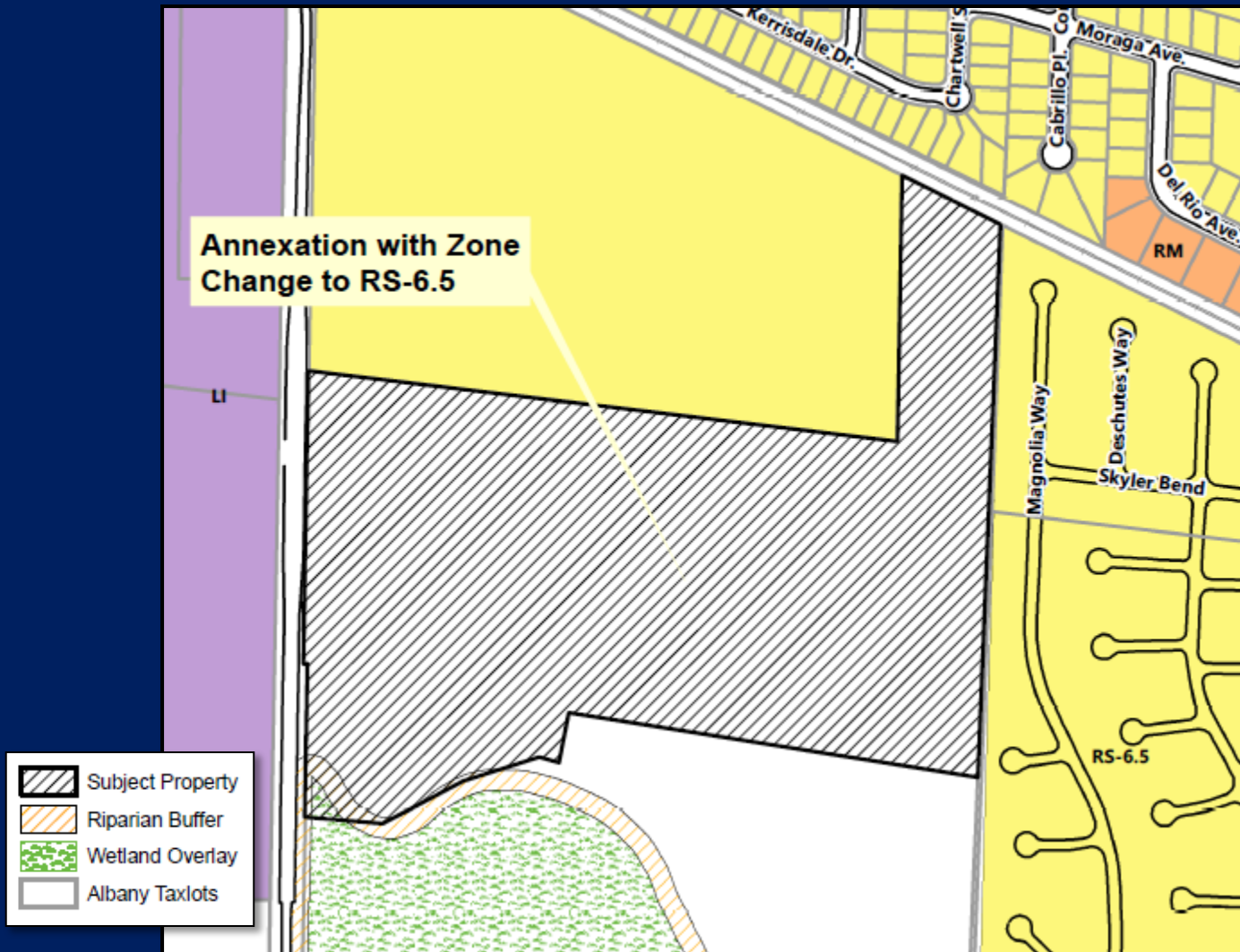
Existing Land Uses



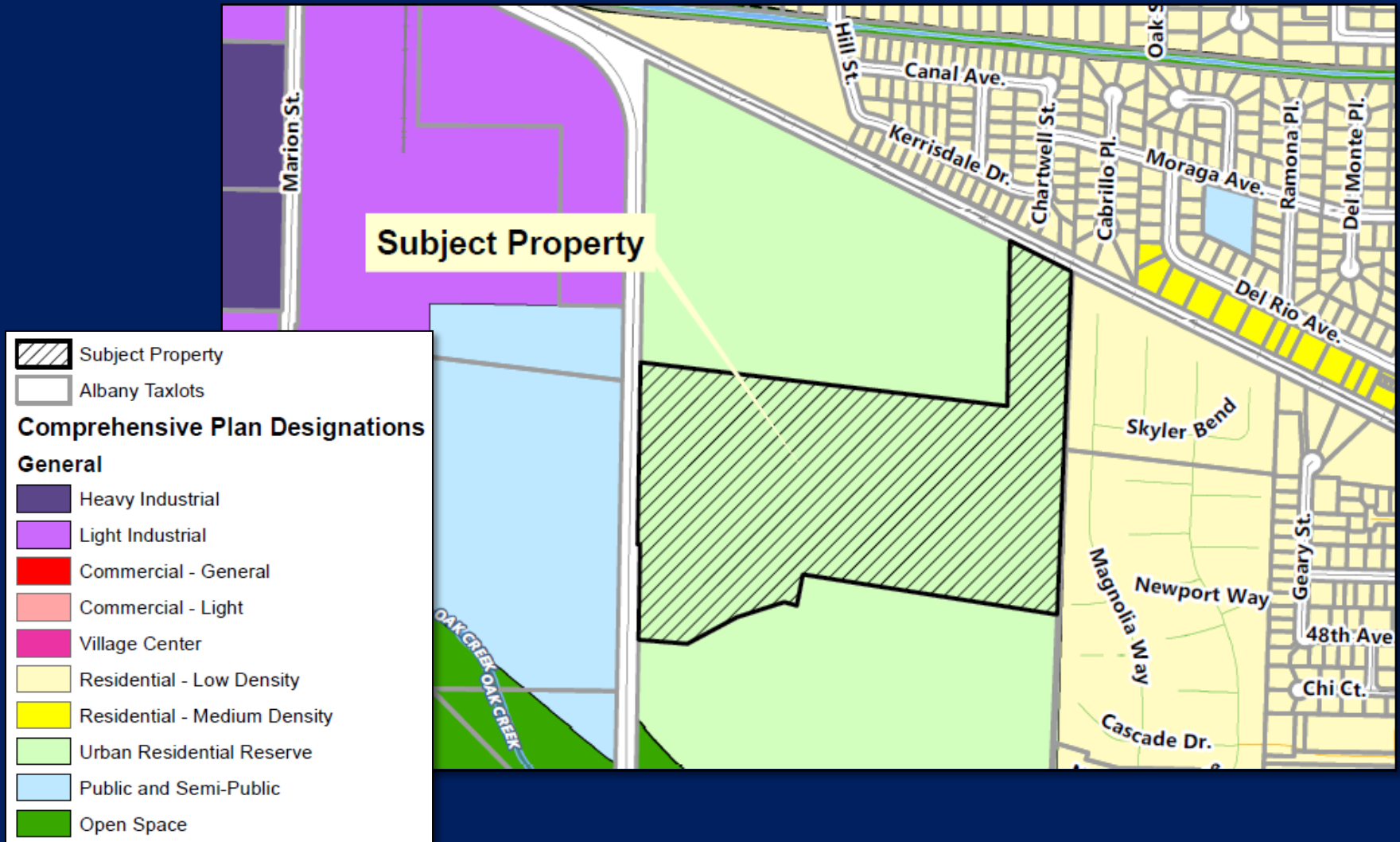
Within Urban Growth Boundary & Adjacent to City Limits



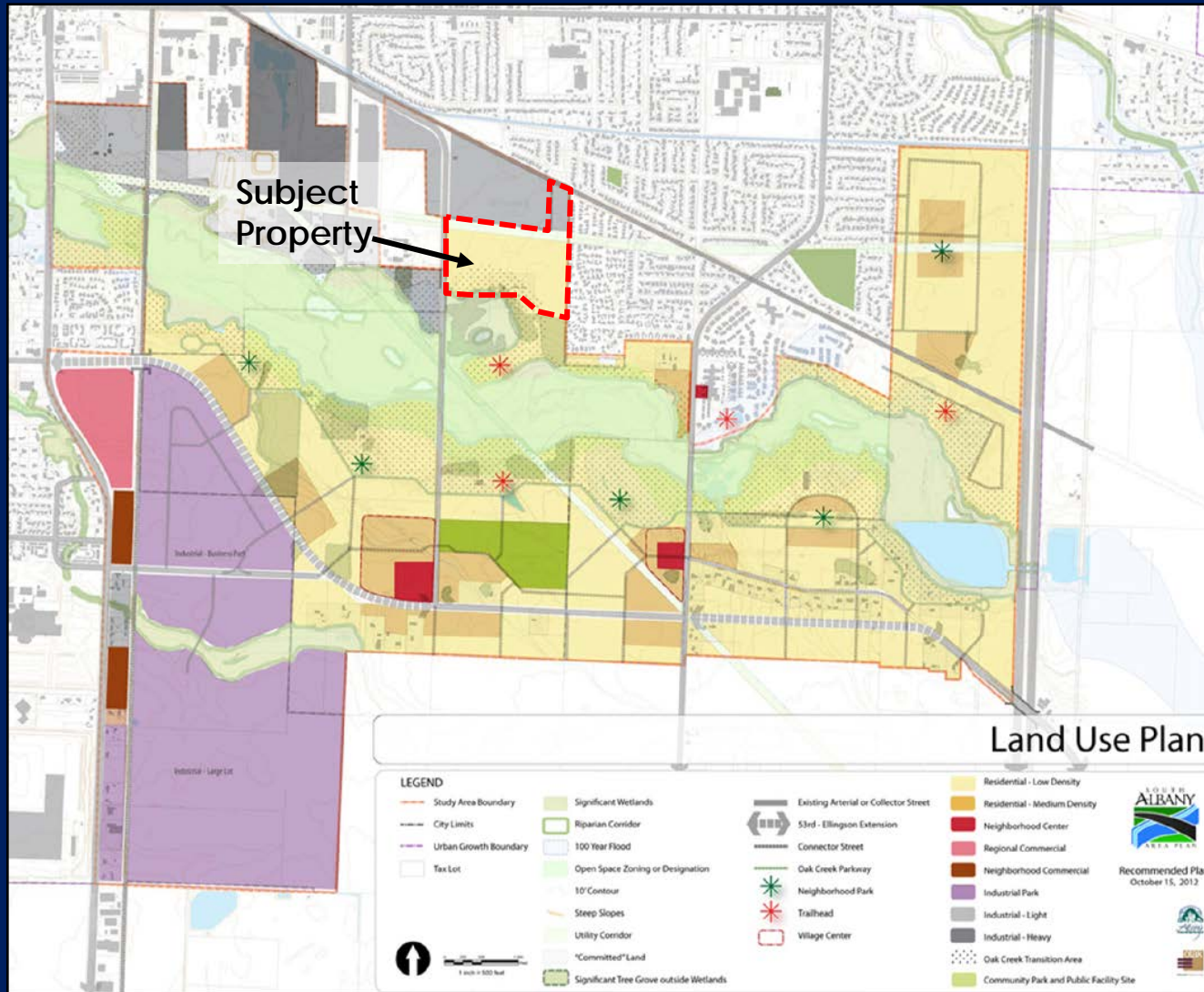
Rezone to RS-6.5 District



Comprehensive Plan Designation - URR



SAAP Low Density Use



Subject Property

Land Use Plan

LEGEND

- Study Area Boundary
- City Limits
- Urban Growth Boundary
- Tax Lot
- Significant Wetlands
- Riparian Corridor
- 100 Year Flood
- Open Space Zoning or Designation
- 10' Contour
- Steep Slopes
- Utility Corridor
- *Committed* Land
- Significant Tree Grove outside Wetlands
- Existing Arterial or Collector Street
- S3rd - Ellington Extension
- Connector Street
- Oak Creek Parkway
- Neighborhood Park
- Trailhead
- Village Center
- Residential - Low Density
- Residential - Medium Density
- Neighborhood Center
- Regional Commercial
- Neighborhood Commercial
- Industrial Park
- Industrial - Light
- Industrial - Heavy
- Oak Creek Transition Area
- Community Park and Public Facility Site



Recommended Plan
October 15, 2012



1 inch = 500 feet

Conclusion

- All Applicable Criterion Are Met
- Recommend Annexation with Zoning Map Amendment with Condition of Approval
- Two Ordinances Proposed for Adoption
- City Council Options:
 - Approve w/Condition
 - Approve w/Amendment; or
 - Deny
- Questions?



FEE IMPACT

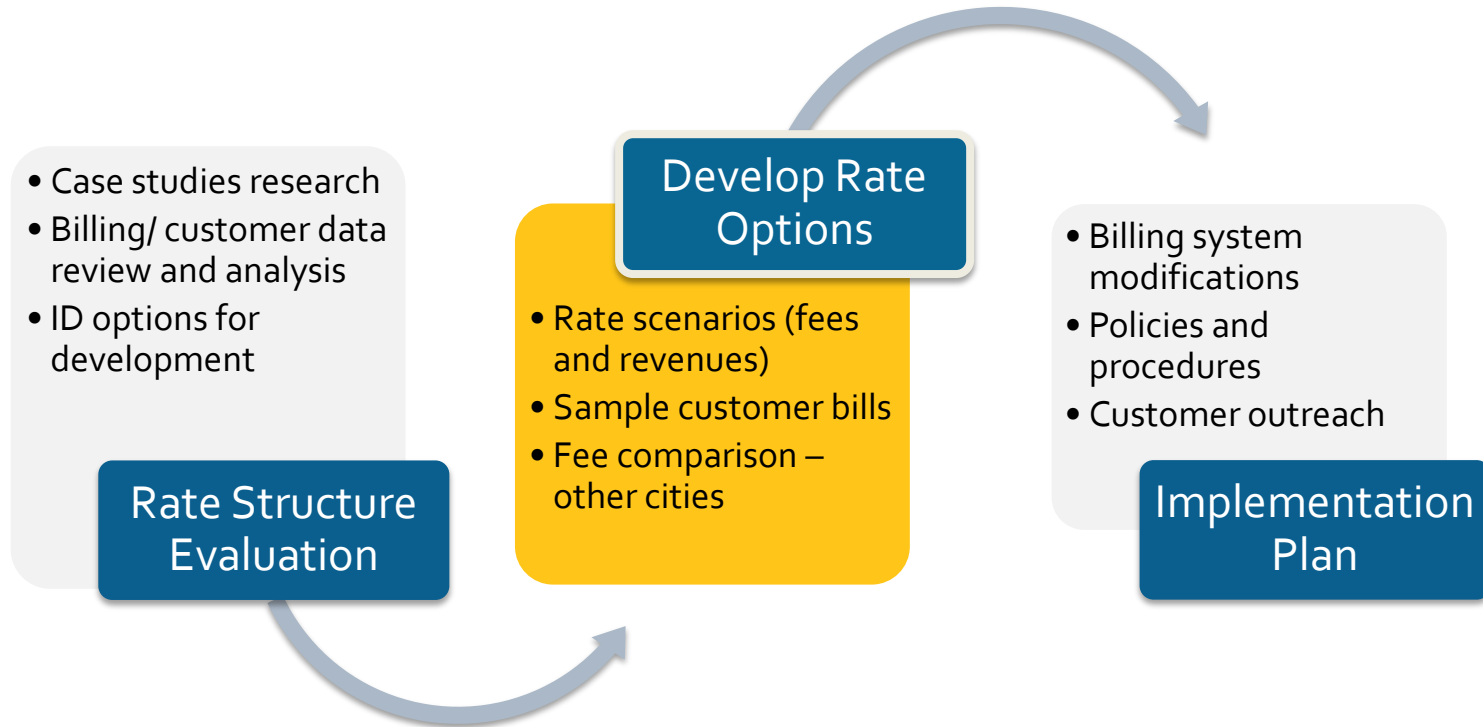
	Meter	Option 1	Option 2	Option 3	Option 4
Example rate: \$9.00		Rate by Unit and Class	Uniform rate by meter equivalent	Rate per Unit & Class (Res & Multi-Unit); Rate by Meter Size (Com/Ind)	Residential & Multi-Unit per Unit; Com/Ind IA Tiers (Option 1)
Apartment complex - small	2"	\$36.00	\$72.00	\$36.00	\$36.00
Apartment complex - large	4"	\$72.00	\$225.00	\$72.00	\$72.00
City Hall	3"	\$18.00	\$144.00	\$144.00	38.25 (3)
Gas station	¾"	\$18.00	\$9.00	\$9.00	\$18.00 (2)
High School	6"	\$18.00	\$450.00	\$450.00	\$38.25 (3)
Hospital	3"	\$18.00	\$144.00	\$144.00	\$38.25 (3)
Residential	¾"	\$9.00	\$9.00	\$9.00	\$9.00
Residential low-income	¾"	\$6.75	\$6.75	\$6.75	\$6.75
Restaurant	1"	\$18.00	\$22.50	\$22.50	\$18.00 (2)
Retail - small	¾"	\$18.00	\$9.00	\$9.00	\$9.00 (1)
Retail – medium (Kohl's, Target)	2"	\$18.00	\$72.00	\$72.00	\$18.00 (2)
Retail – large (Fred Meyer)	4"	\$18.00	\$225.00	\$225.00	\$38.25 (3)

UTILITY FEE STUDY CITY COUNCIL MEETING

MARCH 22, 2021



UTILITY FEE HIGH LEVEL WORK PLAN



COUNCIL POLICY DECISIONS

Rate Structure

- Basis for charge (accounts, units, meters)
- Uniform rate vs. class specific

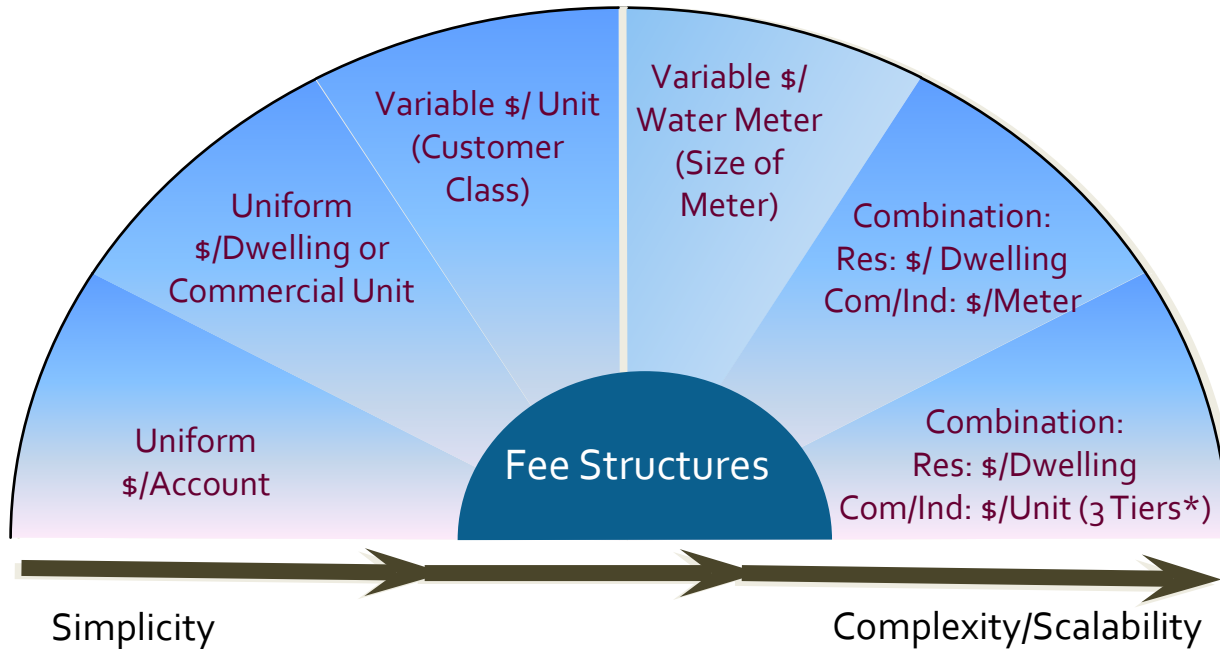
Fee Level

- Overall revenue level
- Fee differentials by class (revenue allocation)

Other Policies

- Exemptions, low-income discounts
- Billing practices

RATE STRUCTURE TYPES



*Tiers based on measured impervious area

SAMPLE FEES

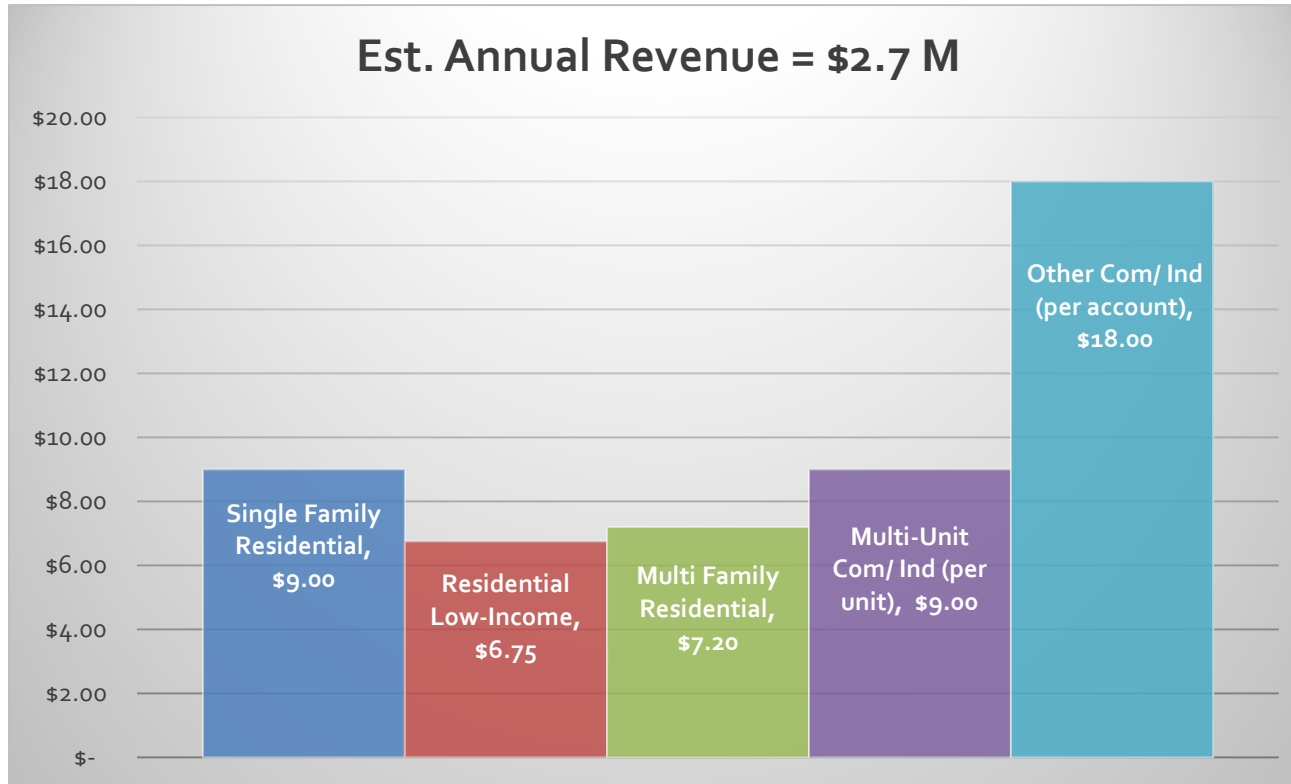
City	Parks	Public Safety Fees	General Operations Fee	Residential Total ¹	Commercial	
					Uniform or Small meter	Large meter
Albany (Prelim)			\$9.00	\$9.00	\$9.00	\$1,890
Medford	\$5.35	\$9.42		\$14.77	\$14.77	na
Corvallis ²	\$0.50	\$13.04		\$13.54	\$13.04	\$2,321
Gresham ³			\$15.00	\$15.00	\$15.00	na
Salem ⁴			\$8.00	\$8.00	\$38.56	na
Newberg ⁵		\$5.26		\$5.26	\$5.26	\$820
Keizer ⁶	\$4.00	\$4.00		\$8.00	\$8.00	na
Sandy		\$4.50		\$4.50	\$10.50	
Average				\$9.87	\$15.02	
Median				\$8.00	\$13.04	
¹ Excludes utility fees for water, wastewater, and stormwater						
² Public Safety fee includes two separate fees for police and fire						
³ Single multi-services fee for police, fire, parks						
⁴ Single multi-services fee for public safety, parks and libraries.						
⁵ Public safety fees include two different public safety fees for staff positions						
⁶ Sr. And Low Income = \$2.24						

PRELIMINARY RATE STRUCTURE OPTIONS

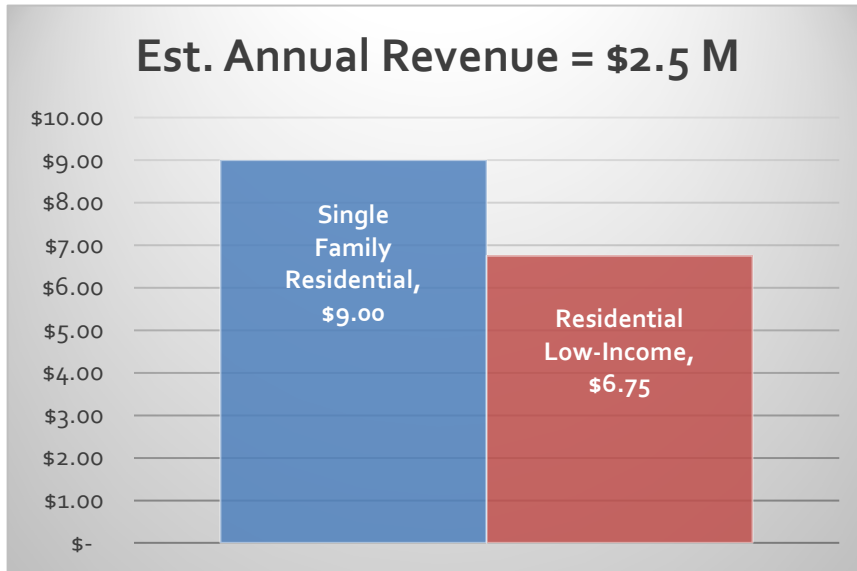
Option	Fee Basis	Rate
1	Per unit	Varies by class
2	Per meter	Varies by meter size
3	Res: per dwelling unit Com/Ind: per meter	Varies by class (single family vs. multifamily) Varies by meter size
4	Res: dwelling units Com/Ind: units	Varies by class (single family vs. multifamily) Varies by tier (tiers based on impervious area)

All options include low-income residential discount

OPTION 1: VARIABLE \$/UNIT (RATES BY CLASS)



OPTION 2: VARIABLE \$/METER (RATES BY METER SIZE)

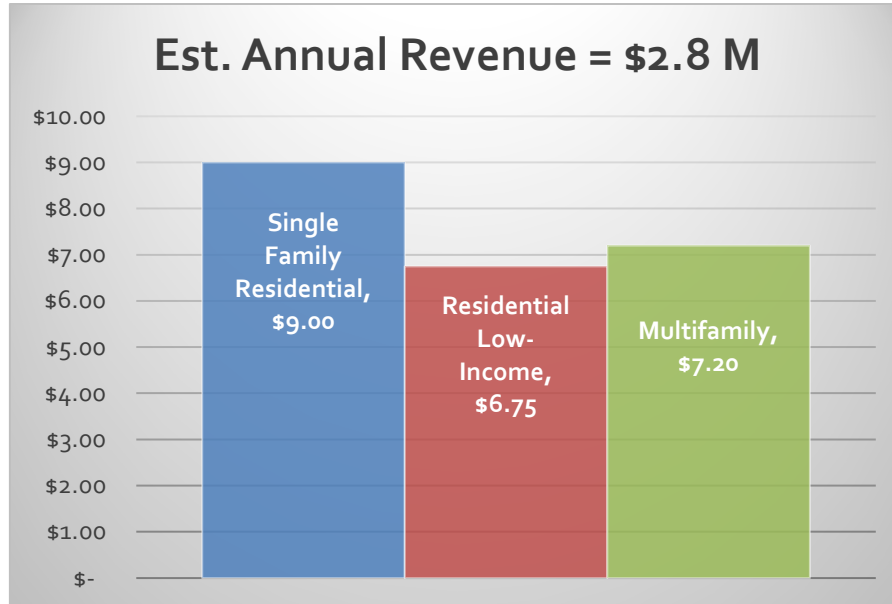


Multifamily/Commercial/Ind	\$/Meter
3/4" Meter	\$ 9.00
1" Meter	\$ 22.50
1.5" Meter	\$ 45.00
2" Meter	\$ 72.00
3" Meter	\$ 144.00
4" Meter	\$ 225.00
6" Meter	\$ 450.00
8" Meter	\$ 720.00
10" Meter	\$ 1,890.00

OPTION 3: COMBINATION

RESIDENTIAL = \$/DWELLING (BY CLASS)

COMMERCIAL/INDUSTRIAL *\$/METER (BY METER SIZE)*

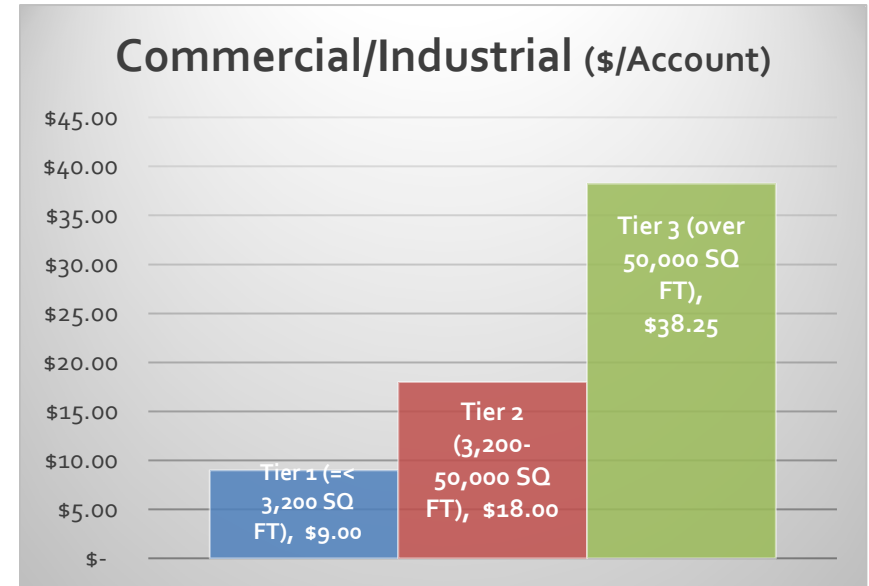
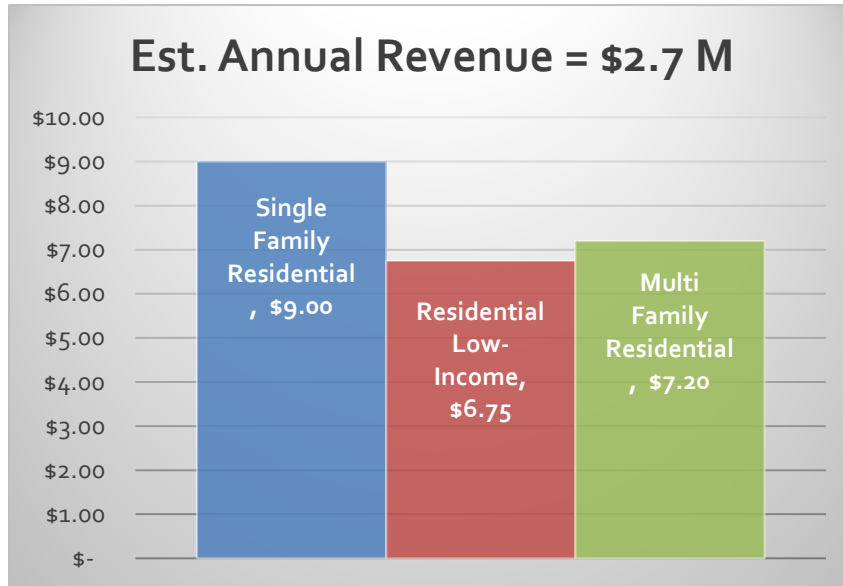


Commercial/Industrial	\$/Meter
3/4" Meter, Multi-Unit (per unit)	\$ 9.00
1" Meter	\$ 22.50
1.5" Meter	\$ 45.00
2" Meter	\$ 72.00
3" Meter	\$ 144.00
4" Meter	\$ 225.00
6" Meter	\$ 450.00
8" Meter	\$ 720.00
10" Meter	\$ 1,890.00

OPTION 4: COMBINATION

RESIDENTIAL = \$/DWELLING (BY CLASS)

COMMERCIAL/INDUSTRIAL *\$/UNIT (BY IMPERVIOUS AREA TIER)*



SAMPLE BILL COMPARISON

Customer Information				Monthly Bill			
Customer Class	Units	Meter Size (")	Imp. Area (1,000 SF)	Option 1: Units	Option 2: Meter Size	Option 3: Comb/Meter	Option 4: Comb/Tier
Residential (All Customers)	1	3/4	na	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00
Residential Low Income	1	3/4	na	\$ 6.75	\$ 6.75	\$ 6.75	\$ 6.75
Multi Family							
Small complex	2	3/4	na	\$ 14.40	\$ 9.00	\$ 14.40	\$ 14.40
Large complex	155	6	na	\$ 1,116.00	\$ 450.00	\$ 1,116.00	\$ 1,116.00
Industrial							
Small	1	2	131	\$ 18.00	\$ 72.00	\$ 72.00	\$ 38.25
Large	1	6	398	\$ 18.00	\$ 450.00	\$ 450.00	\$ 38.25
Commercial							
COM 1	1	3/4	18	\$ 18.00	\$ 9.00	\$ 9.00	\$ 18.00
COM 2	1	2	85	\$ 18.00	\$ 72.00	\$ 72.00	\$ 38.25
COM 3	1	6	755	\$ 18.00	\$ 450.00	\$ 450.00	\$ 38.25
COM 4	1	4	29	\$ 18.00	\$ 225.00	\$ 225.00	\$ 18.00
Commercial - Multi-Unit							
CMU 1 (Hotel)	31	1.5	na	\$ 279.00	\$ 45.00	\$ 279.00	\$ 279.00
CMU 2	2	2	na	\$ 18.00	\$ 72.00	\$ 18.00	\$ 18.00
CMU 3 (Institutional)	2	4	na	\$ 18.00	\$ 225.00	\$ 18.00	\$ 18.00
<i>Estimated Total Revenue (\$M)</i>				\$2.7	\$2.5	\$2.8	\$2.7

PRELIMINARY EVALUATION

Criteria	Option 1 \$/Unit (Class)	Option 2 \$/Meter (Size)	Option 3 \$/Unit & Meter (Size)	Option 4 \$/Unit & Account (Tier)
Preliminary Revenue Allocation				
Residential	66%	72%	62%	66%
Multifamily	20%	10%	19%	21%
Commercial/Industrial	14%	18%	19%	14%
Scalability	Low	Moderate	High	High
Complexity	Low	Low	High	Moderate
Other Example(s)	Salem, Sandy	Corvallis, Newberg	Elements of Others	Salem

SUMMARY

- Preliminary Options
 - Overall revenue and allocations by class may be modified by changes in fee levels
 - Option 3 with some refinements may best balance objectives
- Council Policy Decisions
 - Rate structure options
 - Revenue target (overall) and fee levels (by class)
 - Low-income discount (%)
- Implementation Planning
 - Internal billing, accounting, etc.
 - Public outreach plan

Fee Project Timeline

July 2020

Nov 2020

March 24, 2021

30-120 Days

Future

Council Presentation

Begin Fee Study

Generate Fee Options

Council Selects Rate Option

Build & Test Fee

Fee Staged & Ready to Use

Council Enacts Fee

Data Analysis

Data Extract

Data Extract

Data Analysis