

MEMO

DATE: March 28, 2022
TO: Jeff Towery, City Manager
FROM: Anne Pagano, Public Works Director
SUBJECT: SDC Rates Update

Report in Brief:

This memo establishes revised System Development Charges (SDCs) pertaining to parks and recreation, sanitary sewer, and transportation; and repeals Resolution No. 2021-10, which adjusted SDC fees up by 6.0% on July 1, 2021.

Background & Discussion:

Chapter 3.10 of the Municipal Code, as adopted by Ordinance No. 4980 on June 10th, 2014, includes provisions for imposing sanitary sewer, transportation, and parks and recreation system development charges (SDCs). Per Section 3.10.020 (B) of the Municipal Code, the SDCs should be adjusted annually, as allowed by Oregon Revised Statutes, to reflect the increase in construction costs.

Adjustments shall be calculated each January by the City Engineer based upon changes in the Engineering News Record Construction Index (ENR Index) for Seattle, Washington. The index for January 2022 has been issued, and the index grew by 6.8% for calendar year 2021 (the index went from 12,845.38 in January 2021 to 13,722.83 in January 2022).

Per the attached summary, the sanitary sewer SDC will increase \$241 for a single family home; the parks and recreation SDC will increase \$178 per dwelling unit; and the transportation SDC rate will increase \$183 per PM peak hour trip. The effective date of rate changes shall be July 1, 2022, and the revised SDC rates shall apply to applicable building permits filed on or after that date.

Fiscal Impact:

The purpose of the SDCs is to impose an equitable share of the public costs of capital improvements that increase system capacity upon those developments that create the need for or increase the demands on capital improvements.

Attachments:

1. SDC Rate Changes Summary

Approved by:

Anne Pagano
Public Works Director

3/28/2022

Date

Revised 2022/23 SDC's

Engineering News Record Construction Cost Index - Seattle

Jan-21	12,845.38
Jan-22	13,722.83

6.8% = Annual Increase

SDC RATES	Current	FY22/23	Difference
SANITARY SDC	\$3,547	\$3,788	\$241
PARKS SDC	\$2,617	\$2,795	\$178
TRANSPORTATION SDC			
Capital Costs	\$19,469,004	\$20,792,896	
Total New PM peak trips	7,230	7,230	
Rate (per PM pk hr trip)	\$2,693	\$2,876	\$183