

# 11. Systems Development Charges (SDCs)

City SDCs Increased  
for ENR CCI Index at 2.00%

## 11.1. General SDC Information

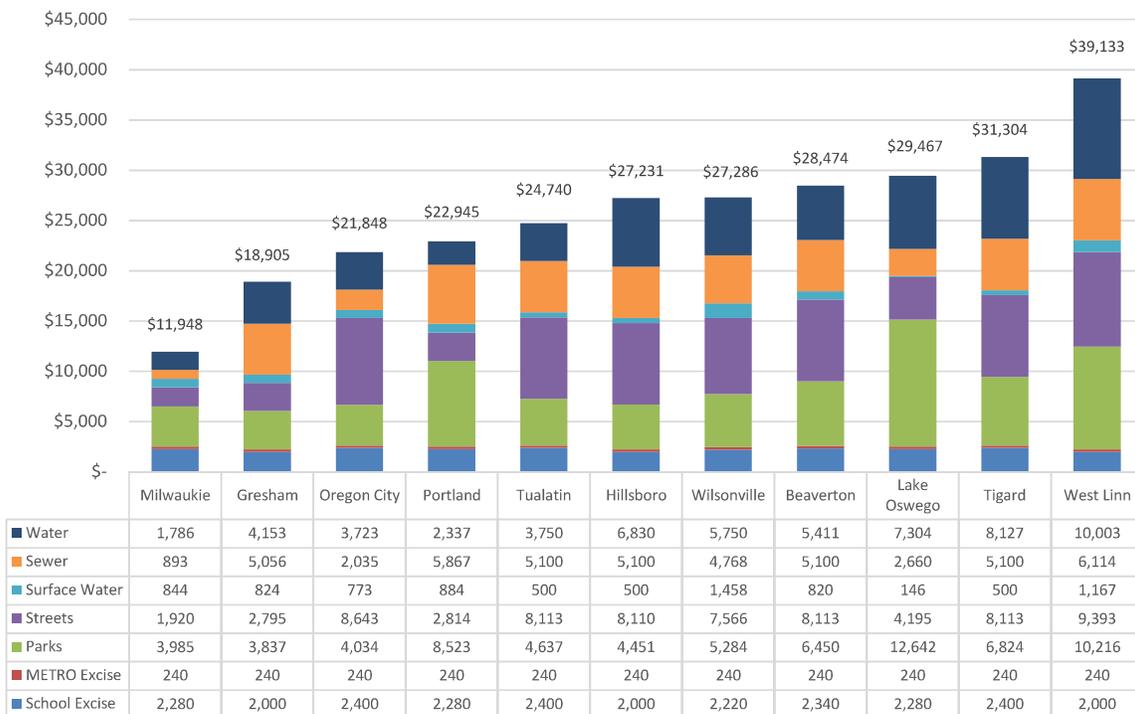
West Linn SDC fees shall be indexed for inflation annually using the Engineering News – Record Construction Cost Index (20-city average) for the most recent 12-month period per Code Section 4.15 (3).

Below is a summary table of all SDC charges for a Single Family Dwelling (effective July 1, 2016):

Per Single Family Dwelling:	Reimbursement	Improvement	Administrative	Total
Street SDC	\$ 1,590	\$ 6,231	\$ -	\$ 7,821
Bike/Ped SDC	-	1,572	-	1,572
Water SDC	630	7,506	212	8,348
Surface Water SDC	855	257	55	1,167
Parks SDC	-	9,943	273	10,216
Sewer SDC	659	2,569	121	3,349
Sub-total, SDCs to City	<u>\$ 3,734</u>	<u>\$ 28,078</u>	<u>\$ 661</u>	<u>\$ 32,473</u>
Plus Water SDC collected for South Fork Water Board (updated effective January 1, 2016)			\$	1,655
Plus Sewer SDC collected for Tri-City Service District (updated effective July 1, 2016)				2,765
Plus Excise Tax collected for Metro on valuations over \$100,000				240
Plus Excise Tax collected for School District on new construction or additions				<u>2,000</u>
<b>Total SDCs due for Single Family Dwelling</b>			<u>\$</u>	<u><b>39,133</b></u>

### Comparison of Neighboring Cities' New Single-Family SDC Fees

Based on a 2,000sqft home with 500sqft garage, \$200,000 value



**11.2. Street SDC**

Effective July 1, 2016 [see updated 7/1/16 table attached]

**11.3. Bike/Ped SDC**

Effective July 1, 2016 [see updated 7/1/16 table attached]

#### 11.4. Water SDC

Note: see also the additional SDC collected on behalf of South Fork Water Board

[SFWB Water SDC for 5/8" meter is currently = \$1,655 for 2016 and \$1,621 for 2015]

Effective July 1, 2015 [ENR CCI increase 2.77%]

Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$618	\$7,359	\$207	\$8,184
5/8"	1	\$618	\$7,359	\$207	\$8,184	
3/4"	1.5	\$927	\$11,039	\$310	\$12,276	
1"	2.5	\$1,545	\$18,398	\$517	\$20,460	
1.5"	5	\$3,090	\$36,795	\$1,035	\$40,920	
2"	8	\$4,944	\$58,872	\$1,656	\$65,472	
3"	16	\$9,888	\$117,744	\$3,312	\$130,944	
4"	25	\$15,450	\$183,975	\$5,175	\$204,600	
6"	50	\$30,900	\$367,950	\$10,350	\$409,200	
8"	80	\$49,440	\$588,720	\$16,560	\$654,720	
10"	125	\$77,250	\$919,875	\$25,875	\$1,023,000	

Effective July 1, 2016 [ENR CCI increase 2.00%]

Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$630	\$7,506	\$212	\$8,348
5/8"	1	\$630	\$7,506	\$212	\$8,348	
3/4"	1.5	\$945	\$11,259	\$318	\$12,522	
1"	2.5	\$1,575	\$18,765	\$530	\$20,870	
1.5"	5	\$3,150	\$37,530	\$1,060	\$41,740	
2"	8	\$5,040	\$60,048	\$1,696	\$66,784	
3"	16	\$10,080	\$120,096	\$3,392	\$133,568	
4"	25	\$15,750	\$187,650	\$5,300	\$208,700	
6"	50	\$31,500	\$375,300	\$10,600	\$417,400	
8"	80	\$50,400	\$600,480	\$16,960	\$667,840	
10"	125	\$78,750	\$938,250	\$26,500	\$1,043,500	

### 11.5. Surface Water SDC

Based on impervious area, City surface water per ESU (2,914ft<sup>2</sup>)

Effective July 1, 2015 [ENR CCI increase 2.77%]

Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$838	\$252	\$54	\$1,144
Single family	1.00	\$838	\$252	\$54	\$1,144

Effective July 1, 2016 [ENR CCI increase 2.00%]

Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$855	\$257	\$55	\$1,167
Single family	1.00	\$855	\$257	\$55	\$1,167

### 11.6. Park SDC

Effective July 1, 2015 [ENR CCI increase 2.77%]

Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$0	\$3,678	\$101	\$3,779
Single family	2.65	\$0	\$9,747	\$267	\$10,014
Multi-family	1.874	\$0	\$6,891	\$189	\$7,080

Effective July 1, 2016 [ENR CCI increase 2.00%]

Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$0	\$3,752	\$103	\$3,855
Single family	2.65	\$0	\$9,943	\$273	\$10,216
Multi-family	1.874	\$0	\$7,030	\$193	\$7,223

### 11.6. Sewer SDC

Note: see also the additional SDC collected on behalf of Tri-City Service District

[Tri-City Service District Sewer SDC is currently 1 EDU = \$2,400]

Effective July 1, 2015 [ENR CCI increase 2.77%]

Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$646	\$2,519	\$118	\$3,283
Single family	-	-	\$646	\$2,519	\$118	\$3,283
Multi-family	-	-	\$360	\$1,403	\$66	\$1,829
Commercial	5/8"	1	\$646	\$2,519	\$118	\$3,283
Commercial	3/4"	1.5	\$969	\$3,779	\$177	\$4,925
Commercial	1"	2.5	\$1,615	\$6,298	\$295	\$8,208
Commercial	1.5"	5	\$3,230	\$12,595	\$590	\$16,415
Commercial	2"	8	\$5,168	\$20,152	\$944	\$26,264
Commercial	3"	16	\$10,336	\$40,304	\$1,888	\$52,528
Commercial	4"	25	\$16,150	\$62,975	\$2,950	\$82,075
Commercial	6"	50	\$32,300	\$125,950	\$5,900	\$164,150
Commercial	8"	80	\$51,680	\$201,520	\$9,440	\$262,640
Commercial	10"	125	\$80,750	\$314,875	\$14,750	\$410,375

Effective July 1, 2016 [ENR CCI increase 2.00%]

Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$659	\$2,569	\$121	\$3,349
Single family	-	-	\$659	\$2,569	\$121	\$3,349
Multi-family	-	-	\$367	\$1,431	\$67	\$1,865
Commercial	5/8"	1	\$659	\$2,569	\$121	\$3,349
Commercial	3/4"	1.5	\$989	\$3,854	\$181	\$5,024
Commercial	1"	2.5	\$1,648	\$6,423	\$302	\$8,373
Commercial	1.5"	5	\$3,295	\$12,845	\$605	\$16,745
Commercial	2"	8	\$5,272	\$20,552	\$968	\$26,792
Commercial	3"	16	\$10,544	\$41,104	\$1,936	\$53,584
Commercial	4"	25	\$16,475	\$64,225	\$3,025	\$83,725
Commercial	6"	50	\$32,950	\$128,450	\$6,050	\$167,450
Commercial	8"	80	\$52,720	\$205,520	\$9,680	\$267,920
Commercial	10"	125	\$82,375	\$321,125	\$15,125	\$418,625

City of West Linn  
 Transportation SDC  
 SDC per Land Use

New Methodology and Fees Adopted Effective July 1, 2015  
 [ENR CCI increased all SDC Fees by 2.00% Effective July 1, 2016]

		ITE	Average	Number of	% Primary	New	Effective July 1, 2016							
							Daily Trips	Person Trips <sup>1</sup>	Trips	Person Trip Ends	Improvement Cost		Street	Bike/Ped & Street
											Bike/Ped	Street	Reimbursement	Total SDC
21 Commercial Airport	CFD	123.1	206.8	100%	206.8									
30 Intermodal Truck Terminal	Acre	62.5	105.0	100%	105.0									
110 General Light Industrial	1,000 SFGFA	5.3	8.8	100%	8.8									
130 Industrial Park	1,000 SFGFA	5.3	9.0	100%	9.0									
140 Manufacturing	1,000 SFGFA	3.0	5.1	100%	5.1									
151 Mini-Warehouse	1,000 SFGFA	2.4	4.0	100%	4.0									
160 Data Center	1,000 SFGFA	1.0	1.7	100%	1.7									
210 Single-Family Detached Housing	Dwelling unit	9.4	15.9	100%	15.9									
220 Apartment	Dwelling unit	6.5	10.9	100%	10.9									
230 Residential Condominium/Townhouse	Dwelling unit	5.7	9.5	100%	9.5									
240 Mobile Home Park	ODU	4.9	8.2	100%	8.2									
254 Assisted Living	Bed	2.6	4.3	100%	4.3									
310 Hotel	Room	7.9	13.2	100%	13.2									
320 Motel	Room	5.6	9.5	100%	9.5									
411 City Park	Acre	6.1	10.3	100%	10.3									
417 Regional Park	Acre	5.0	8.4	100%	8.4									
430 Golf Course	Acre	5.3	8.9	100%	8.9									
444 Movie Theater with Matinee	Movie screen	387.0	650.2	100%	650.2									
492 Health/Fitness Club	1,000 SFGFA	30.3	50.9	100%	50.9									
495 Recreational Community Center	1,000 SFGFA	27.4	46.0	100%	46.0									
520 Elementary School	1,000 SFGFA	7.1	12.0	59%	7.1									
522 Middle School/Junior High School	1,000 SFGFA	6.4	10.7	59%	6.3									
530 High School	1,000 SFGFA	6.0	10.0	59%	5.9									
540 Junior/Community College	1,000 SFGFA	21.4	36.0	100%	36.0									
560 Church	1,000 SFGFA	13.2	22.2	100%	22.2									
565 Day Care Center	1,000 SFGFA	18.0	30.3	33%	10.0									
590 Library	1,000 SFGFA	50.5	84.8	100%	84.8									
610 Hospital	1,000 SFGFA	12.2	20.4	100%	20.4									
620 Nursing Home	1,000 SFGFA	7.2	12.1	100%	12.1									
710 General Office Building	1,000 SFGFA	8.4	14.1	100%	14.1									
720 Medical-Dental Office Building	1,000 SFGFA	27.3	45.9	100%	45.9									
731 State Motor Vehicles Department	1,000 SFGFA	120.9	203.1	100%	203.1									
732 United States Post Office	1,000 SFGFA	88.4	148.4	100%	148.4									
750 Office Park	1,000 SFGFA	8.5	14.3	100%	14.3									
760 Research and Development Center	1,000 SFGFA	6.2	10.5	100%	10.5									
770 Business Park	1,000 SFGFA	9.4	15.9	100%	15.9									
812 Building Materials and Lumber Store	1,000 SFGFA	43.1	72.5	100%	72.5									
813 Free-Standing Discount Superstore	1,000 SFGFA	38.5	64.6	72%	46.5									
814 Variety Store	1,000 SFGFA	30.6	51.4	48%	24.5									
815 Free-Standing Discount Store	1,000 SFGFA	28.2	47.4	48%	22.6									
816 Hardware/Paint Store	1,000 SFGFA	25.9	43.5	45%	19.4									
817 Nursery (Garden Center)	1,000 SFGFA	82.9	139.2	100%	139.2									
820 Shopping Center	1,000 SFGFA	20.7	34.7	50%	17.4									
826 Specialty Retail Center	1,000 SFGFA	40.6	68.2	100%	68.2									
841 Automobile Sales	1,000 SFGFA	29.3	49.2	100%	49.2									
843 Automobile Parts Sales	1,000 SFGFA	27.2	45.8	44%	20.1									
848 Tire Store	1,000 SFGFA	17.1	28.7	69%	19.7									
850 Supermarket	1,000 SFGFA	47.3	79.5	39%	30.8									
851 Convenience Market (Open 24 Hours)	1,000 SFGFA	246.8	414.6	33%	134.9									
857 Discount Club	1,000 SFGFA	42.3	71.1	100%	71.1									
862 Home Improvement Superstore	1,000 SFGFA	16.7	28.1	44%	12.4									
880 Pharmacy/Drugstore without Drive-Through	1,000 SFGFA	38.1	64.1	42%	27.1									
881 Pharmacy/Drugstore with Drive-Through	1,000 SFGFA	36.8	61.9	38%	23.5									
890 Furniture Store	1,000 SFGFA	1.8	3.1	37%	1.1									
911 Walk-in Bank	1,000 SFGFA	121.3	203.8	100%	203.8									
912 Drive-in Bank	1,000 SFGFA	33.5	56.3	27%	15.4									
925 Drinking Place	1,000 SFGFA	154.9	260.2	100%	260.2									
931 Quality Restaurant	1,000 SFGFA	37.4	62.9	43%	26.7									
932 High-Turnover (Sit-Down) Restaurant	1,000 SFGFA	52.6	88.3	40%	35.1									
933 Fast-Food Restaurant without Drive-Through	1,000 SFGFA	208.3	349.9	40%	139.1									
934 Fast-Food Restaurant with Drive-Through	1,000 SFGFA	219.1	368.0	41%	150.7									
936 Coffee/Donut Shop without Drive-Through	1,000 SFGFA	102.6	172.4	40%	68.5									
937 Coffee/Donut Shop with Drive-Through	1,000 SFGFA	335.2	563.1	41%	230.5									
938 Coffee/Donut Kiosk	1,000 SFGFA	306.0	514.1	17%	87.4									
944 Gasoline/Service Station	VFP	59.0	99.1	35%	34.7									
945 Gasoline/Service Station with Convenience	VFP	20.8	34.9	13%	4.5									
946 Gasoline/Service Station with Car Wash	VFP	36.5	61.3	24%	14.7									
*** Other (median)		27.2	45.8	100%	45.8									
*** Other (average)		54.0	90.7	76%	68.8									
Per Average Daily Person Trip-End Unit SDC Fee (eff. 7/1/16)							\$99.04	\$392.57	\$100.18	\$591.80				

Source: ITE Trip Generation Manual, 9th Edition, compiled by FCS GROUP

1.68 <sup>1</sup>Person trip conversion rate of 1.68 derived from 2009 U.S. National Household Transportation Survey findings

Abbreviations

- CFD - commercial flights per day
- ODU - occupied dwelling unit
- SFGFA - square feet of gross floor area
- SFGLA - square feet of gross leasable area
- VFP - vehicle fueling position

## **Attachments**

1. Fees of other entities that the City of West Linn is required to pass through
  - 1.1. METRO - Construction Excise Tax
  - 1.2. WLWSD - Construction Excise Tax
  - 1.3. LOSD - Construction Excise Tax
  - 1.4. Water SDC - South Fork Water Board water SDC charges
  - 1.5. Sewer SDC - Tri-City Service District sewer SDC charges
2. Copy of Resolution adopting Master Fees and Charges booklet
3. Copies of the three Construction Excise Tax agreements and provisions

## Attachments

### 1. Construction Excise Tax agreement with other entities

#### 1.1. METRO - Construction Excise Tax

	<u>Fee</u>	
Tax percentage to be assessed on value of construction	0.12%	of construction
City's administrative fee retained to cover collection costs	5%	of tax amount
Maximum amount of tax assessed	\$ 12,000	
Exempt construction projects that are under this value	\$ 100,000	
Expiration date (extended in June 2009)	2014	
Date the tax first went into effect	July 1, 2006	
<a href="http://www.metro-region.org/index.cfm/go/by.web/id=18459">http://www.metro-region.org/index.cfm/go/by.web/id=18459</a>		

#### 1.2. WLWSD - Construction Excise Tax

Residential - tax amount on value of construction	\$ 1.00	per square foot
Nonresidential - tax amount on value of construction	\$ 0.50	per square foot
City's administrative fee retained to cover collection costs	4%	of tax amount
Date the tax first went into effect	October 24, 2007	

#### 1.3. LOSD - Construction Excise Tax [increased for CCI eff. 10/01/2010]

Residential - tax amount on value of construction	\$ 1.05	per square foot
Nonresidential - tax amount on value of construction	\$ 0.53	per square foot
City's administrative fee retained to cover collection costs	4%	of tax amount
Date the tax first went into effect	April 1, 2010	

#### 1.4. South Fork Water Board - Water SDC Fee

Meter Size	Equivalent Meter Factor (EMF)	Water SDC Fee (eff. 1/1/15)	Water SDC Fee (eff. 1/1/16)	Water SDC Fee (eff. 1/1/17)
5/8" x 3/4"	1	\$ 1,621	\$ 1,655	<i>tbd</i>
3/4"	1.5	2,432	2,484	<i>tbd</i>
1"	2.5	4,053	4,139	<i>tbd</i>
1.5"	5	8,106	8,278	<i>tbd</i>
2"	8	12,969	13,245	<i>tbd</i>
3"	16	25,938	26,489	<i>tbd</i>
4"	25	40,529	41,390	<i>tbd</i>
6"	50	81,058	82,780	<i>tbd</i>
8"	80	129,692	132,448	<i>tbd</i>
10"	115	186,432	190,394	<i>tbd</i>

#### 1.5. Tri-City Service District - Sewer SDC Fee

[see next page for table, details, and information]

1.5. Tri-City Service District Sewer SDC Fee

1 EDU = \$2,765

Class of Service	System Development Charge	Sewer Use Charge
<b>Residential</b>		
01. Single Family Dwelling	1 EDU	1 EDU
02. Duplex	0.8 EDU per dwelling unit	1 EDU per dwelling unit
03. Triplex	0.8 EDU per dwelling unit	1 EDU per dwelling unit
04. Multi-Family (Four Plex and Up)	0.8 EDU per dwelling unit	1 EDU per dwelling unit
05. Trailer/Mobile Home Parks	0.8 EDU per dwelling unit	1 EDU per rental space provided sewer service
06. Adult Foster Care Homes <sup>1</sup>	1 EDU	1 EDU per five occupants

<b>Institutional</b>		
10. High Schools	1 EDU per 29 students (ADA) <sup>2</sup>	1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption
11. Junior High Schools	1 EDU per 29 students (ADA) <sup>2</sup>	Same as 10. (above)
12. Elementary and Pre Schools	1 EDU per 65 students (ADA) <sup>2</sup>	Same as 10. (above)
13. Community Colleges	1 EDU per 29 students (ADA) <sup>2</sup>	Same as 10. (above)
14. Churches	1 EDU per 180 seats (ADA) <sup>3</sup>	Same as 10. (above)
-if parsonage	1 EDU per 29 students (ADA) <sup>2</sup>	Same as 10. (above)
-if weekday child care or church school	1 EDU per 65 additional students	Same as 10. (above)
-if full time business officer	1 EDU per 1,900 sq. ft. additional meeting area	Same as 10. (above)
-if evening programs conducted three night or more per week	1 EDU per 1,900 sq. ft. additional meeting area	Same as 10. (above)
15. Hospitals - General	1 EDU per bed	Same as 10. (above)
16. Convalescent/Rest Homes	1 EDU per two beds	Same as 10. (above)
17. Adult Foster Care Homes <sup>4</sup>	1 EDU per two beds	Same as 10. (above)

<b>Commercial</b>		
20. Hotels, Motels	1 EDU per two rooms	1 EDU per two rooms <sup>5</sup>
-if quality restaurant	1 EDU per 10 seats, 1 EDU per 10 additional seats	1 EDU per 10 seats <sup>5</sup>
21. Restaurants	1 EDU per 11 seats	1 EDU per 11 seats <sup>5</sup>
22. Fast Food	1 EDU per 18 seats	1 EDU per 18 seats <sup>5</sup>
23. Tavern/Lounge	1 EDU per 18 seats	1 EDU per 18 seats <sup>5</sup>
24. Service Stations (without car wash)	1.7 EDU	1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption
25. Car Wash	UEDUs per stall	Same as 24. (above)
26. Rollover (with service station)	5.6 EDUs	Same as 24. (above)
27. Tunnel (with service station)	16 EDUs	Same as 24. (above)
28. Laundromats	1 EDU per machine	Same as 24. (above)
29. Other Commercial (shall include all classes not otherwise included in this table)	The lesser of 1 EDU per 1,900 sq. ft. or less of floor space or 1 EDU per quarter acre or fraction thereof of land acre but not less than 50 percent of maximum charge resulting from the two options.	Same as 24. (above)

<b>Industrial</b>		
30. Light Industrial Waste <sup>6</sup>	Same as 29. (above)	1 EDU per each 1,000 cu. Ft. or fraction thereof per month of metered water consumption and actual cost to District for removal of SS and BOD per pound for amount resulting from sewage strength in excess of domestic sewage strength. Based on District cost per pound for removal off BOD and SS and cost per gallon for processing sewage flow.
31. Heavy Industrial Waste <sup>7</sup>	Based on actual cost to District but not less than 16. (above)	

<b>Public Authorities</b>		
40. Cities	See applicable agreements	See applicable agreements

**Note: For the purpose of equivalent dwelling units for connection charge purposes, the quotient will be carried to two decimal places.**

- 1 Adult foster care homes having an occupancy capacity of five or fewer persons for whom the owner/operator of the facility receives remuneration of any kind shall be charged for one EDU.
- 2 ADA = Average Daily Attendance
- 3 Where seating is on benches or pews, the number of seats shall be computer on the basis of one seat for each 18 inches of bench or pews length.
- 4 Adult foster care homes having an occupancy capacity in excess of five persons for whom the owner/operator of the facility receives remuneration of any kind.
- 5 First year of service is based on seating capacity as shown. Subsequent service based on one EDU per 1,000 cubic feet or fraction thereof of metered water consumption.
- 6 With 30 pounds to 200 pounds of SS per day; 30 pounds to 200 pounds of BOD per day; and less than 10,000 gallons per day
- 7 With more than 200 pounds of SS per day; 200 pounds of BOD per day; and 10,000 gallons or more per day