

### 13. Systems Development Charges (SDCs)

City SDCs Increased  
for ENR CCI Index at 5.84%

#### 13.1. General SDC Information

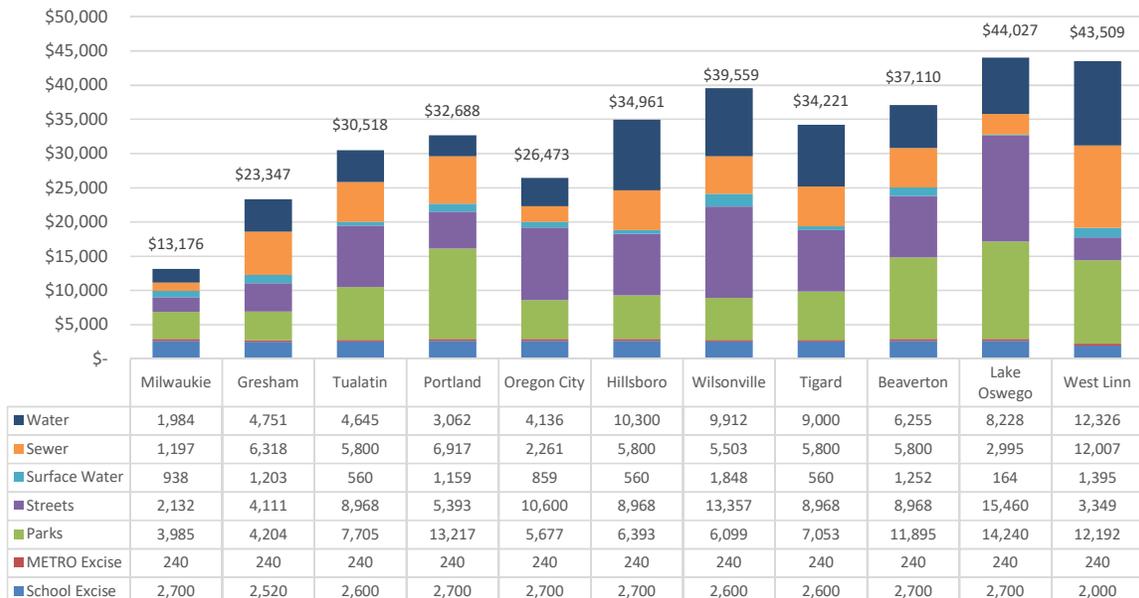
West Linn SDC fees shall be indexed for inflation annually using the Engineering News – Record Construction Cost Index (20-city average) for the most recent 12-month period per Code Section 4.415(3).

Below is a summary table of all SDC charges for a Single Family Dwelling (effective July 1, 2020):

Per Single Family Dwelling:	Reimbursement	Improvement	Administrative	Total
Street SDC	\$ 1,579	\$ 167	\$ 107	\$ 1,853
	<del>\$ 1,492</del>	<del>\$ 158</del>	<del>\$ 101</del>	<del>\$ 1,751</del>
Bike/Ped SDC	1,477	19	-	1,496
	<del>1,396</del>	<del>18</del>		<del>1,414</del>
Water SDC	753	8,970	253	9,976
	<del>712</del>	<del>8,475</del>	<del>238</del>	<del>9,425</del>
Surface Water SDC	1,021	307	67	1,395
	<del>965</del>	<del>290</del>	<del>63</del>	<del>1,318</del>
Parks SDC	-	11,885	307	12,192
		<del>11,228</del>	<del>307</del>	<del>11,535</del>
Sewer SDC	787	3,069	146	4,002
	<del>744</del>	<del>2,900</del>	<del>137</del>	<del>3,781</del>
Sub-total, SDCs to City	<u>\$ 5,617</u>	<u>\$ 24,417</u>	<u>\$ 880</u>	<u>\$ 30,914</u>
Plus Water SDC collected for South Fork Water Board (updated effective January 1, 2020)				2,350
				<del>2,238</del>
Plus Sewer SDC collected for Tri-City Service District				8,005
				<del>7,850</del>
Plus Excise Tax collected for Metro on valuations over \$100,000				240
Plus Excise Tax collected for School District on new construction or additions				2,000
Total SDCs due for Single Family Dwelling				<u>\$ 43,509</u>

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

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



**13.2. Street SDC**

Effective July 1, 2020 [see updated 7/1/20 table attached]

**13.3. Bike/Ped SDC**

Effective July 1, 2020 [see updated 7/1/20 table attached]

**13.4. 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 = \$2,350 for 2020 and \$2,238 for 2019]

Effective July 1, 2019 [ENR CCI no change]

Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$712	\$8,475	\$238	\$9,425
5/8"	1	\$712	\$8,475	\$238	\$9,425	
3/4"	1.5	\$1,068	\$12,713	\$357	\$14,138	
1"	2.5	\$1,780	\$21,188	\$595	\$23,563	
1.5"	5	\$3,560	\$42,375	\$1,190	\$47,125	
2"	8	\$5,696	\$67,800	\$1,904	\$75,400	
3"	16	\$11,392	\$135,600	\$3,808	\$150,800	
4"	25	\$17,800	\$211,875	\$5,950	\$235,625	
6"	50	\$35,600	\$423,750	\$11,900	\$471,250	
8"	80	\$56,960	\$678,000	\$19,040	\$754,000	
10"	125	\$89,000	\$1,059,375	\$29,750	\$1,178,125	

Effective July 1, 2020 [ENR CCI increase 5.84%]

Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$753	\$8,970	\$253	\$9,976
5/8"	1	\$753	\$8,970	\$253	\$9,976	
3/4"	1.5	\$1,130	\$13,455	\$379	\$14,964	
1"	2.5	\$1,883	\$22,425	\$632	\$24,940	
1.5"	5	\$3,765	\$44,850	\$1,265	\$49,880	
2"	8	\$6,024	\$71,760	\$2,024	\$79,808	
3"	16	\$12,048	\$143,520	\$4,048	\$159,616	
4"	25	\$18,825	\$224,250	\$6,325	\$249,400	
6"	50	\$37,650	\$448,500	\$12,650	\$498,800	
8"	80	\$60,240	\$717,600	\$20,240	\$798,080	
10"	125	\$94,125	\$1,121,250	\$31,625	\$1,247,000	

**13.5. Surface Water SDC**

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

Effective July 1, 2019 [ENR CCI no change]

Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$965	\$290	\$63	\$1,318
Single family	1.00	\$965	\$290	\$63	\$1,318

Effective July 1, 2020 [ENR CCI increase 5.84%]

Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$1,021	\$307	\$67	\$1,395
Single family	1.00	\$1,021	\$307	\$67	\$1,395

**13.6. Park SDC**

Effective July 1, 2019 [ENR CCI no change]

Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$0	\$4,237	\$116	\$4,353
Single family	2.65	\$0	\$11,228	\$307	\$11,535
Multi-family	1.874	\$0	\$7,938	\$218	\$8,156

Effective July 1, 2020 [ENR CCI increase 5.84%]

Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$0	\$4,485	\$122	\$4,607
Single family	2.65	\$0	\$11,885	\$324	\$12,209
Multi-family	1.874	\$0	\$8,403	\$229	\$8,632

**13.6. 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 = \$7,850]

Effective July 1, 2019 [ENR CCI no change]

Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$744	\$2,900	\$137	\$3,781
Single family	-	-	\$744	\$2,900	\$137	\$3,781
Multi-family	-	-	\$414	\$1,615	\$77	\$2,106
Commercial	5/8"	1	\$744	\$2,900	\$137	\$3,781
Commercial	3/4"	1.5	\$1,116	\$4,350	\$206	\$5,672
Commercial	1"	2.5	\$1,860	\$7,250	\$343	\$9,453
Commercial	1.5"	5	\$3,720	\$14,500	\$685	\$18,905
Commercial	2"	8	\$5,952	\$23,200	\$1,096	\$30,248
Commercial	3"	16	\$11,904	\$46,400	\$2,192	\$60,496
Commercial	4"	25	\$18,600	\$72,500	\$3,425	\$94,525
Commercial	6"	50	\$37,200	\$145,000	\$6,850	\$189,050
Commercial	8"	80	\$59,520	\$232,000	\$10,960	\$302,480
Commercial	10"	125	\$93,000	\$362,500	\$17,125	\$472,625

Effective July 1, 2020 [ENR CCI increase 5.84%]

Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$787	\$3,069	\$146	\$4,002
Single family	-	-	\$787	\$3,069	\$146	\$4,002
Multi-family	-	-	\$438	\$1,709	\$82	\$2,229
Commercial	5/8"	1	\$787	\$3,069	\$146	\$4,002
Commercial	3/4"	1.5	\$1,181	\$4,604	\$218	\$6,003
Commercial	1"	2.5	\$1,968	\$7,673	\$364	\$10,005
Commercial	1.5"	5	\$3,935	\$15,345	\$730	\$20,010
Commercial	2"	8	\$6,296	\$24,552	\$1,168	\$32,016
Commercial	3"	16	\$12,592	\$49,104	\$2,336	\$64,032
Commercial	4"	25	\$19,675	\$76,725	\$3,650	\$100,050
Commercial	6"	50	\$39,350	\$153,450	\$7,300	\$200,100
Commercial	8"	80	\$62,960	\$245,520	\$11,680	\$320,160
Commercial	10"	125	\$98,375	\$383,625	\$18,250	\$500,250

New Methodology and Fees Adopted Effective July 1, 2015  
[ENR CCI increased all SDC Fees by 5.8% Effective July 1, 2020]

	ITE	Average Daily Trips	Number of Person Trips <sup>1</sup>	% Primary Trips	New Person Trip Ends	Effective July 1, 2020				
						Improvement Cost		Reimbursement Cost		Admin
						Bike/Ped	Street	Bike/Ped	Street	
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	15.7	100%	15.7					
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-Thru	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-Thru	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	VFP	20.8	34.9	13%	4.5					
946 Gasoline/Service Station with Car Wash VFP	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. 7/1/20)						\$94.07	\$100.54	\$1.21	\$10.65	\$6.81

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
- SFCLA - square feet of gross leasable area
- VFP - vehicle fueling position