



Water and Sewer SDCs Update Presentation

January 24, 2024



AGENDA

- ❖ History and Background
- ❖ Policy issues concerning SDCs
- ❖ Specific details of the analysis
- ❖ SDCs in neighboring communities
- ❖ Next Steps



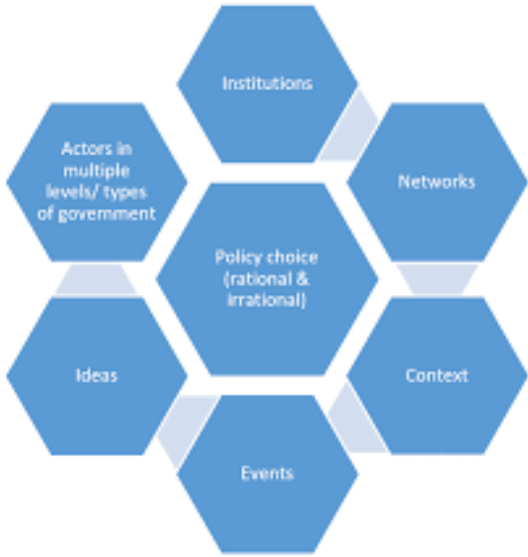
HISTORY & BACKGROUND



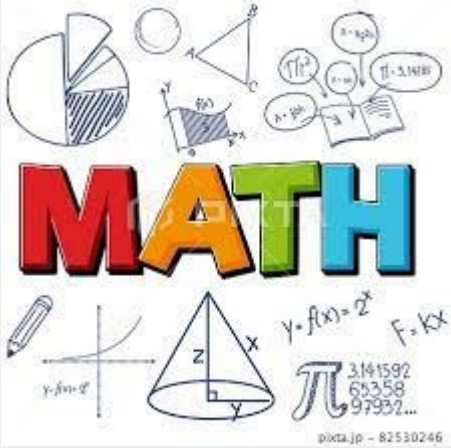
- Current water and sewer SDC methodologies reviewed & adopted by the City Council in May 2018 (Resolution No. 2018-03)
- This SDC study employs the currently adopted SDC methodologies
- New water and sewer master plans have been completed and adopted by the City Council in June 2023 (Ordinances 530 and 531, respectively)
- Council historical policy to update SDCs when new master plans have been completed and adopted

POLICY

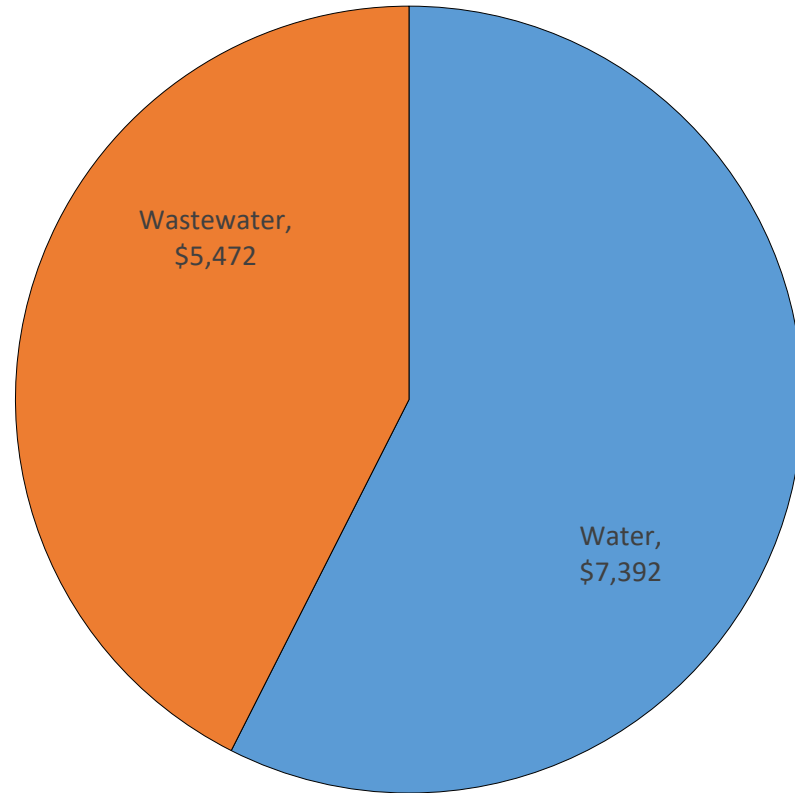
- SDCs are not charged to rate payers
 - ✓ SDCs are one-time fees charged to new development at the time of permit issuance
 - ✓ By statute SDCs consist of two unique fee components: a reimbursement fee and an improvement fee
- SDCs are “restricted” revenues and can only be spent on capacity expanding projects or the portion of project costs that expand capacity
- SDCs do have an impact on infrastructure development and the composition of our future tax base.
- The Council’s policy on SDC pricing must strike a balance between the philosophy of “growth pays for growth” and the goal of attracting smart growth and living wage jobs



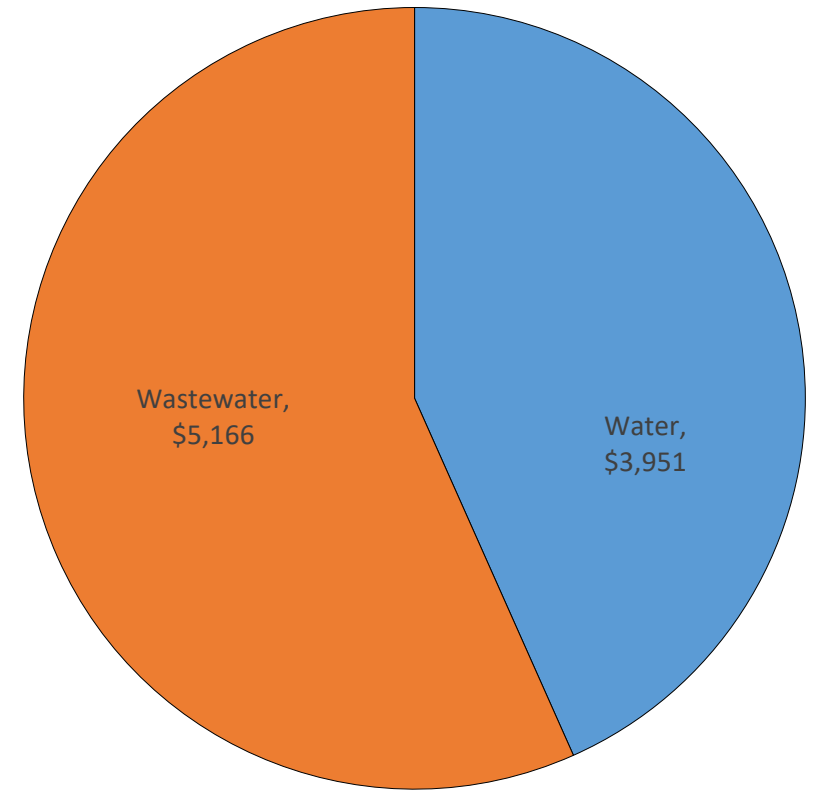
PROPOSED VS. CURRENT SDC 3/4" METER



Proposed SDCs - \$12,865



Current SDCs - \$9,117



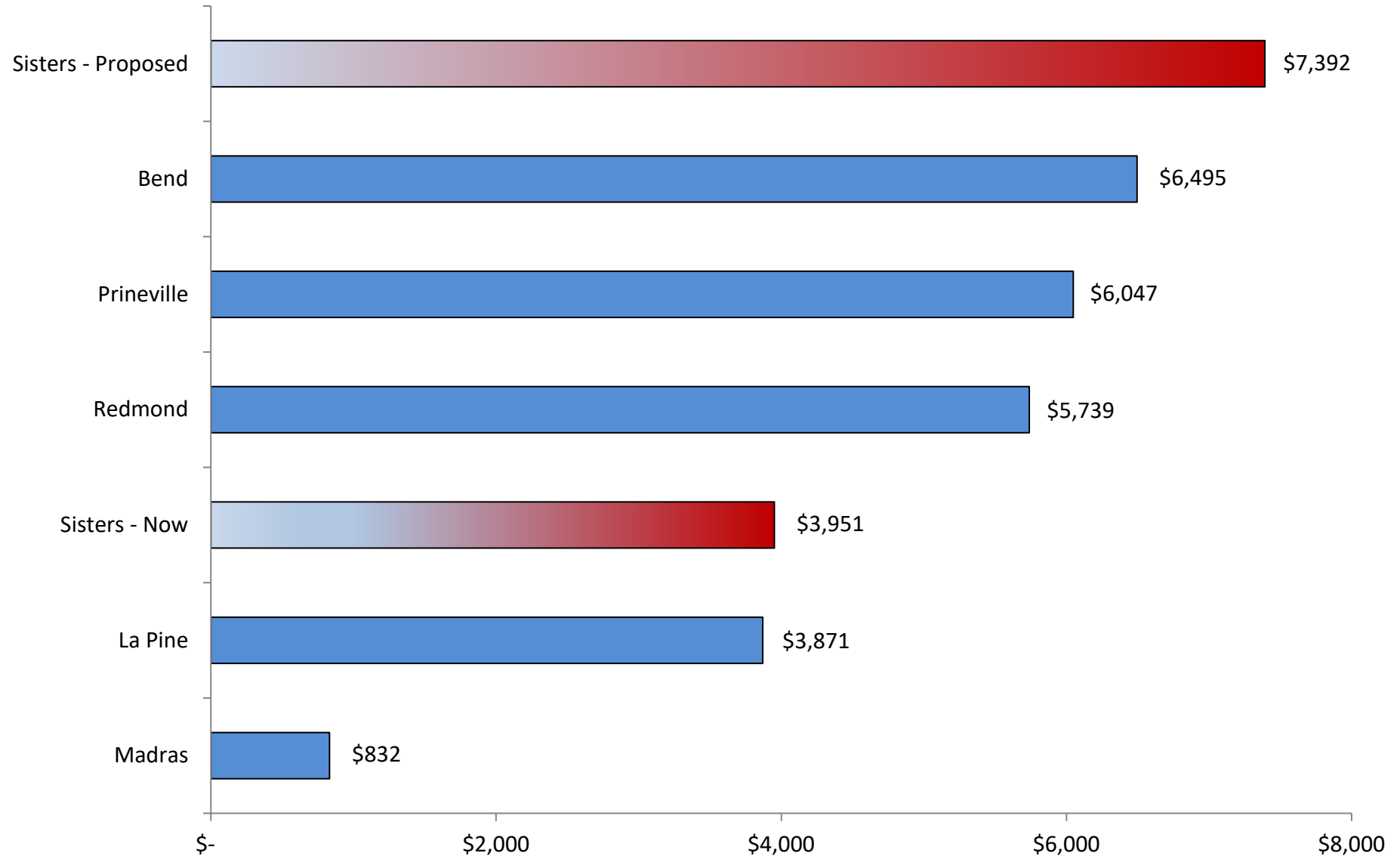
SDC COMPS



Statewide
Precedence/standard

High degree of
variability in Oregon

Water Single-family Residential December, 2023



SDC COMPS

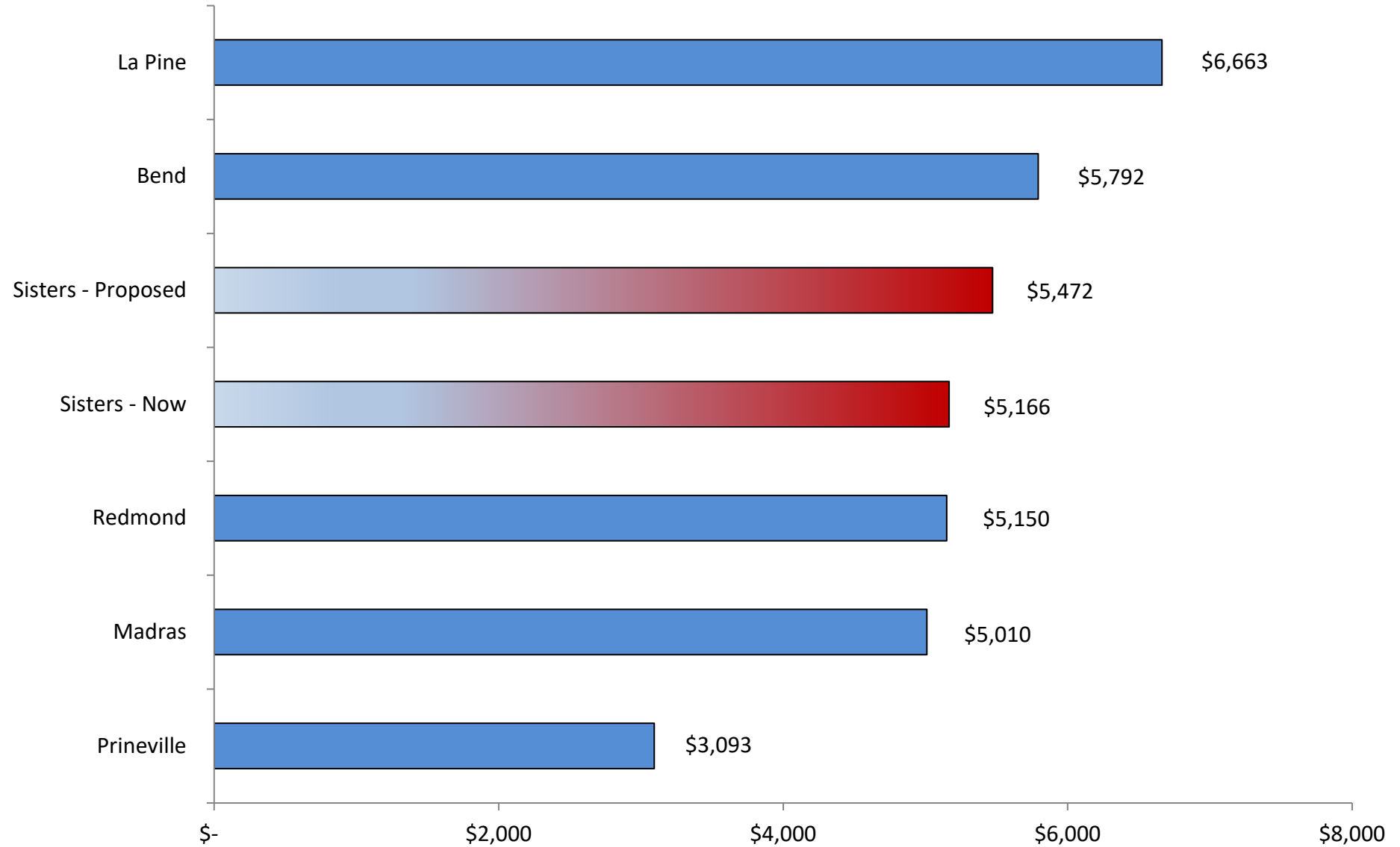


Statewide
Precedence/standard

High degree of
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JANUARY 24, 2024

Wastewater Single-family Residential December, 2023



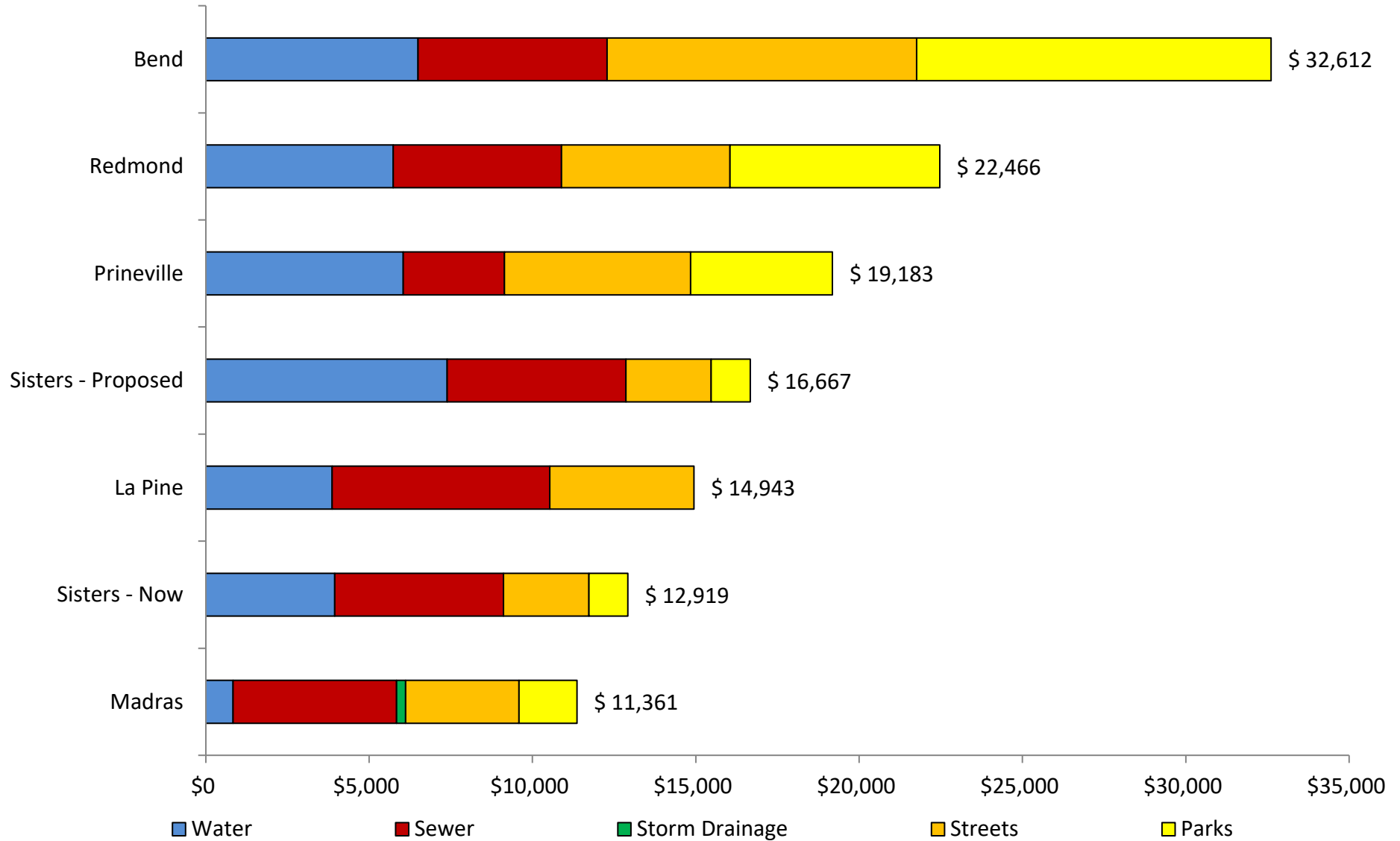
SDC COMPS



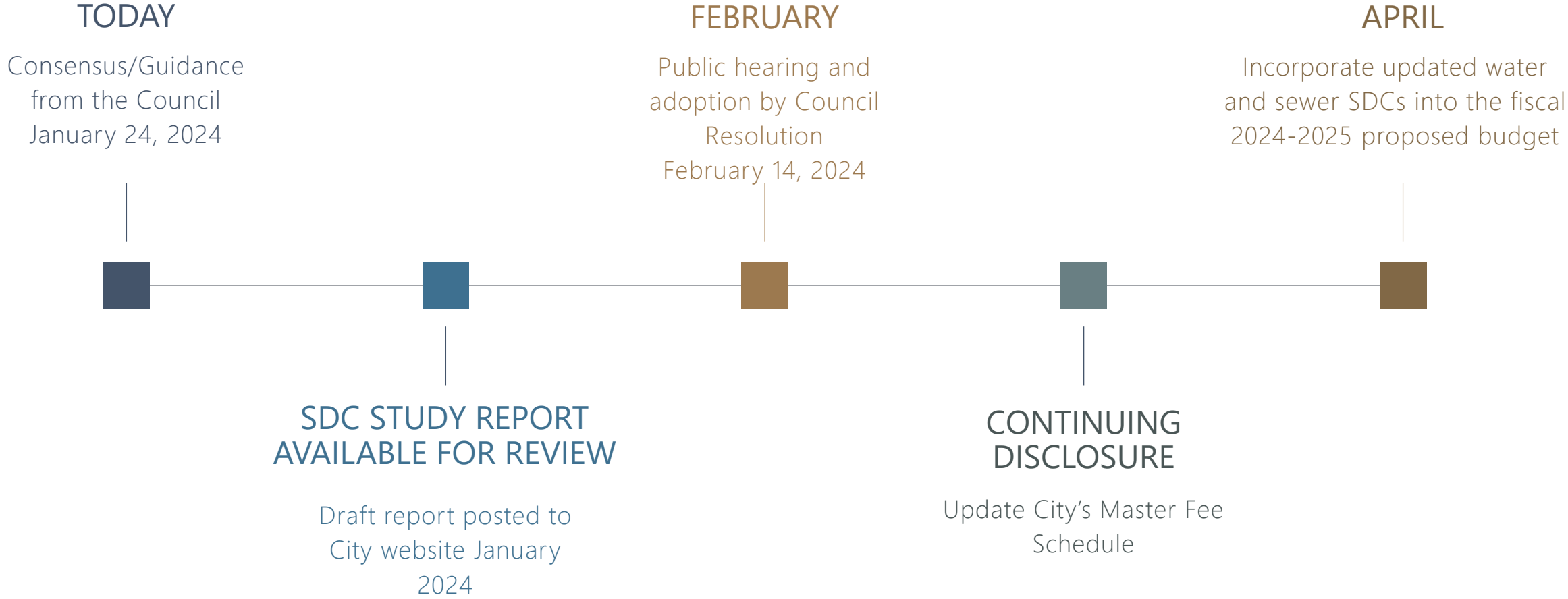
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Neighboring Communities' Single-family SDCs - December, 2023



NEXT STEPS



DISCUSSION

