FACT SHEET

Public Works
Engineering

City of Eugene
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SYSTEMS DEVELOPMENT CHARGES

Systems Development Charges (SDCs) are fees that are generally collected when expansion, new development, or an intensification of use occurs on property served by City infrastructure. The fees are used to fund the non-assessable portion of the construction of infrastructure (wastewater, stormwater, transportation, and park facilities) needed to support growth in the community and to recoup a portion of the community's investment in the infrastructure already in place.

City of Eugene SDCs

SDCs are collected for the following systems:

- Parks
- Stormwater
- Transportation
- Wastewater (local and regional)

SDCs are charged for the following types of developments:

- New of expanding residential, commercial, or industrial development
- New connections to the wastewater and stormwater systems
- Intensification of existing development's use

Comprehensive Methodology Review

- Occurs periodically to ensure equitable cost recovery
- A department advisory committee advises the Public Works Department regarding rate-setting proposals and includes representation from the following groups:
    - Citizens for Public Accountability
    - Eugene Chamber of Commerce
    - Friends of Eugene
    - Lane County Home Builders Association
    - League of Women Voters
    - Neighborhood Leadership Council
    - Neighborhood Pool
    - Private Sector Engineering Discipline
    - Voter Pool

Summary by Systems

Park SDC

- A funding source for the public cost to acquire and/or develop park land and related special use facilities as well as to improve existing park facilities and accesses.

Stormwater SDC

- A funding source for the public cost to acquire right-of-way and to construct, expand, & rehab stormwater infrastructure; e.g. large pipes, drainage ways, catch basins, and culverts.

Transportation SDC

- A funding source for the public cost to acquire right-of-way and to construct, expand, & rehab arterial & collector streets infrastructure such as intersections, traffic signals, street lights, bridges, and off-street bicycle paths.

Wastewater SDC (Local)

- A funding source for the public cost to acquire right-of-way and to construct, expand, & rehab the City's wastewater infrastructure such as large pipes, pump stations, pressure lines.

Wastewater SDC (Regional)

- The Metropolitan Wastewater Management Commission (MWMC) regional wastewater SDC reimburses the community's investment in the regional treatment plant's reserve capacity for development within the Urban Growth Boundary and is a funding source for the cost of capital improvements to enhance the treatment plant's capacity.

SDC Administrative Fee

This fee covers the cost of calculating the SDCs as well as the overall administration of the SDC work program and is currently the higher of $80 or 9% of the net SDC after credits for previous use & impact reduction have been applied. There is a cap of $30,000 per building permit. The in-depth review of plans which results in no SDC will be charged an $80 administrative fee.

SDC Appeal

Appeal of an SDC:
The right to appeal an SDC must be exercised within 15 working days of the date of the decision (e.g. date the building permit is issued).

SDC Payment Options

SDCs may be paid in cash, by check, by MasterCard or VISA credit card, or be arranged to be paid in installments over a period not to exceed ten years. The interest rate, per annum, on the unpaid SDC fees is the prime rate plus 2%. The property owner(s) incurs the SDCs and the City will secure a lien on the property to be developed for any unpaid balance of the SDCs and interest thereon. Other security in lieu of lien may be acceptable.

SDCs are not refundable (or, in the case of an existing SDC agreement to pay SDCs in installments, the agreement terms may not be adjusted), regardless of method of payment except when partially refunded for cancellation or expiration of an active permit (i.e. final inspection of the permit has not occurred), or a change of design is approved for an active permit that results in a less intense use of the property.

System Development Charge Rates
Effective March 1, 2014

For information regarding Water SDCs, contact the Eugene Water & Electric Board (EWEB), at (541) 484-2411.

System	1 & 2 Family	Multifamily	Mfg Home Park	Nonresidential
Transportation	$1,865.01 cost per trip x number of units x 1.00 trip rate	$1,865.01 cost per trip x number of units x 0.58 trip rate	$1,865.01 cost per trip x number of units x 0.58 trip rate	$1,865.01 cost per trip x number of units x trip rate for specific development type*
Wastewater (Local)	($407.49 x number of DUs + ($0.0987 x living area (sq ft))	($407.49 x number of DUs + ($0.0987 x living area (sq ft))	($407.49 x number of DUs + ($0.0987 x living area (sq ft))	Number of PFUs x rate for specific development type*
Wastewater (MWMC)	$1,585.63 x number of DUs	$1,359.12 x number of DUs	$1,359.12 x number of DUs	Number of FEUs x rate for specific development type*
Stormwater** Small 1& 2 Family = ≤ 1,000 sq ft	Small = number of DUs x $363.60 (Gen) or $3,384.00 (LID)	Actual Impervious Surface Area (sq ft) x. $0.202 (General Capacity) or $1.880 (General Capacity with LID component)	[Number of Spaces x $ 340.17 (Gen) or $3,165.92 (LID)] + [Total Impervious Surface Area x $0.202 (Gen) or $1.880 (LID)]	Actual Impervious Surface Area (sq ft) x. $0.202 (General Capacity) or $1.880 (General Capacity with LID component)
Medium 1& 2 Family = > 1,000 & < 3,000 sq ft	Medium = number of DUs x $585.80 (Gen) or $5,452.00 (LID)			
Large 1& 2 Family = ≥ 3,000 sq ft	Large = actual impervious surface area (sq ft) x $0.202 (Gen) or $1.880 (LID)			
Parks	Number of DUs x rate per residential development type*	$2,432.00 x number of DUs	$3,117.00 x Number of Spaces	Based on specific unit of measure and rate per development type*

DU = Dwelling Unit PFU = Plumbing Fixture Unit FEU = Flow Estimation Unit Gen = General Capacity LID = Low Impact Development

* Transportation, local/regional wastewater, and parks SDC rate tables are available at www.eugene-or.gov/SDC.

** The impervious surface area includes any hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from conditions pre-existing to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, driveways, parking lots, or concrete or asphalt surfaces. 1 & 2 family stormwater categories are based on the size of building footprint which is defined as the first floor area plus attached or detached garage or carport. The stormwater SDC for a duplex is calculated as two times the appropriate stormwater SDC flat rate of either a Small or Medium residential category. Duplex units equal to or over 3,000 sq ft each are treated as Large residential. LID component reflects capital costs to provide off-site treatment of stormwater runoff .

Information to Include with Building Permit Plans

Stormwater

Clearly identify on the site plan where the stormwater from all impervious surface areas is proposed to drain. If private on-site stormwater retention system is proposed, the following information must be provided:

1-2 Family

- Submit calculations as required in the City's Stormwater Management Manual for the retention facility proposed which document appropriate sizing of system for the specific development.
- Identify on site plan the location of facility(s).
- Identify on site plan with info such as spot elevations, grade breaks, arrows where all impervious surface area (existing & proposed, including driveway) will drain.

Multi-Family, Nonresidential

- Submit data to meet the City's Stormwater Management Manual requirements.

Change of Use

A proposed change of "use" of a development may not constitute a need for structural changes to a building, but may still reflect an intensification of use of the public infrastructure for which SDCs are collected. Submit the following information:

- Quantify the floor area (sq ft) of each tenant space proposed to change use (measured to the outside perimeter, including lobby, hall, & storage areas, etc).
- Document the existing and proposed uses (e.g. retail, bank, clinic).
- Identify all plumbing fixtures within each tenant space proposed to change use (also see demolition information).

Demolition

The following information must be provided and certified by a licensed design professional:

Plumbing ~ Nonresidential

- Identify all plumbing fixtures to be removed and the type of use (e.g. retail, bank, clinic) of each tenant space from which they will be removed.

Impervious Surface ~ 1-2 Family

- Quantify the total building foundation area (sq ft), including garage/out-buildings, to be removed.
- If the combined building footprint of the home and garage/carport is 3,000 sq ft or more, then also provide the total area (sq ft) of all impervious surfaces on the site.

Impervious Surface ~ Multi-Family and Nonresidential

- Quantify the total impervious surface area (sq ft) to be removed (including buildings, sidewalks, parking lots, etc).
- Quantify the total existing impervious area (sq ft) to remain.

Space to be Removed ~ Residential

- Quantify the total living area (sq ft) to be removed. Living area is defined as the gross floor area, to the outside perimeter, of a dwelling including floor area within structures accessory to the dwellings that is intended for habitation, including such areas as bonus rooms over garages and attic/basement spaces.
- Quantify the total number of dwelling units to be removed.

Space to be Removed ~ Nonresidential

- Quantify the floor area (sq ft) and identify the original use (e.g. retail, bank, clinic) of each tenant space to be removed.

New Construction

Essentially the same kind of information and level of detail, as noted above, is required to be submitted for new development (e.g. quantify areas, plumbing fixtures, "uses"). When development plans include both new construction and demolition, it is important to clearly distinguish between the two activities. This information can significantly reduce the amount of time needed to review plans for SDC purposes.

Potential SDC Credits

- Public Improvement Credit: Credit provided for privately constructed capital improvements to serve a property and that meet specific criteria for capacity-related improvements that would otherwise have to be constructed with SDC funds.

- Previous Payment or Use: Credit provided for developments (e.g. structure, impervious area) for which the previous use (including demolition) or previous payment can be verified and for which a credit has not been previously given. Examples of previous payments include a local wastewater levy and property taxes used to finance the regional wastewater treatment plant.

- Impact Reduction: Credit provided for City-approved privately constructed improvements or privately instituted program in connection with the development which will reduce the demand from that development for future construction of identifiable capital improvements.

For More Information

- ***Contact Engineering Staff at the City's Permit & Information Center (PIC)***
    - Located in the Atrium Building at 99 West 10th Avenue
    - Available in person or by phone (541) 682-8400
      PIC hours of operation: 9am – 5pm, Monday - Friday
- ***Visit the City's SDC internet web page at www.eugene-or.gov/SDC with links to:***
    - SDC Fact Sheet
    - SDC Methodologies Document
    - SDC Rates and Worksheets
    - Other SDC information and updates

Interested Persons Notification: Per the Oregon Revised Statutes (ORS) section 223.304, the City maintains a list of persons who have made written request for notification prior to adoption or amendment of a methodology for any system development charge. If you'd like to be added to this list, please call the Engineering staff at the PIC (see above).