

Rates in Effect July 1, 2016



System Development Charge Methodologies

Appendix F Excerpt

(Local System Formulas & General Fee Schedule)

As adopted per Resolution No. 4900 (Effective May 7, 2007)

And as amended per

Administrative Order 58-07-08-F
(Effective August 20, 2007); and

Administrative Order 58-08-02-F
(Effective July 1, 2009); and

Resolution No. 4929
(Effective July 1, 2008); and

Resolution No. 4943
(Effective July 1, 2008); and

Administrative Order 58-09-08-F
(Effective July 1, 2009); and

Resolution Nos. 4977 & 4991
(Effective January 1, 2010); and

Resolution No. 4998
(Effective April 1, 2010); and

Administrative Order 58-11-01-F
(Effective June 1, 2011); and

Administrative Order 58-11-01-F
(Effective June 1, 2011); and

Resolution No. 5031
(Effective June 1, 2011); and

Administrative Order 58-11-12-F
(Effective January 1, 2012); and

Administrative Order 58-13-08-F
(Effective July 1, 2013); and

Resolution No. 5092
(Effective July 1, 2013); and

Resolution No. 5100
(Effective March 1, 2014); and

Administrative Order 58-14-08-F
(Effective July 1, 2014); and

Administrative Order 58-15-17-F
(Effective July 1, 2015)

Administrative Order 58-16-14-F
(Effective July 1, 2016)

Appendix F

Local System Formulas & General Fee Schedule

1.0 Formula and Calculation Details

1.1 General Rate Setting, Cost of Service Formula

$$\frac{\text{SDC Eligible Costs}}{\text{Impact Measurement}} = \text{SDC per Unit of Service}$$

1.2 **Transportation System Cost of Service** consists of non-assessable arterial and collector street system cost of service plus off-street bicycle cost of service.

1.2.1 Non-Assessable Arterial & Collector Street System Cost of Service

General Formula

$$\text{Non-Assessable Cost per Lane Mile} \times \text{Lane Miles per trip} = \text{Cost per Trip}$$

Calculation

Street System Cost per Trip

Reimbursement: $\$1,274,649 \times (0.8888 / 675) = \$1,678.38 = \text{Cost per Trip}$

Improvement: $\$1,517,241 \times (0.8888 / 675) = \$1,997.81 = \text{Cost per Trip}$

Total **Street** Allocated Cost per Trip = $\$1,678.38 (0.4) + \$1,997.81 (0.6) = \$1,870.04$

1.2.2 Off-Street Bicycle path Cost of Service (Improvement Fee Only)

General Formulas

$$\begin{array}{r} \text{Miles of Bicycle Paths} \\ \text{per Person} \end{array} \quad \times \quad \text{Cost per Miles} \quad = \quad \text{Cost per Person}$$

$$\frac{\text{Cost per Person}}{\text{\# of Trips per Person}} \quad = \quad \text{Cost per Trip}$$

Calculations

$$\begin{array}{r} \text{Path Lighting} \\ (\$19.94) \end{array} \quad + \quad \begin{array}{r} \text{Path Section} \\ (\$133.67) \end{array} \quad = \quad \$153.61 \text{ (per Person)}$$

$$\begin{array}{r} \text{Total Off -Street Bicycle Allocated Cost per Trip} = \$153.61 \\ \hline 0.895 \end{array} \quad = \quad \$171.63 \text{ (per Trip)}$$

1.2.3 Total Transportation Cost per Trip

General Formulas

$$\begin{array}{l} \text{Total Transportation Cost per Trip} = \\ \text{Total Street Allocated Cost per Trip} + \text{Total Off-Street Bicycle Allocated Cost per Trip} \end{array}$$

Calculations

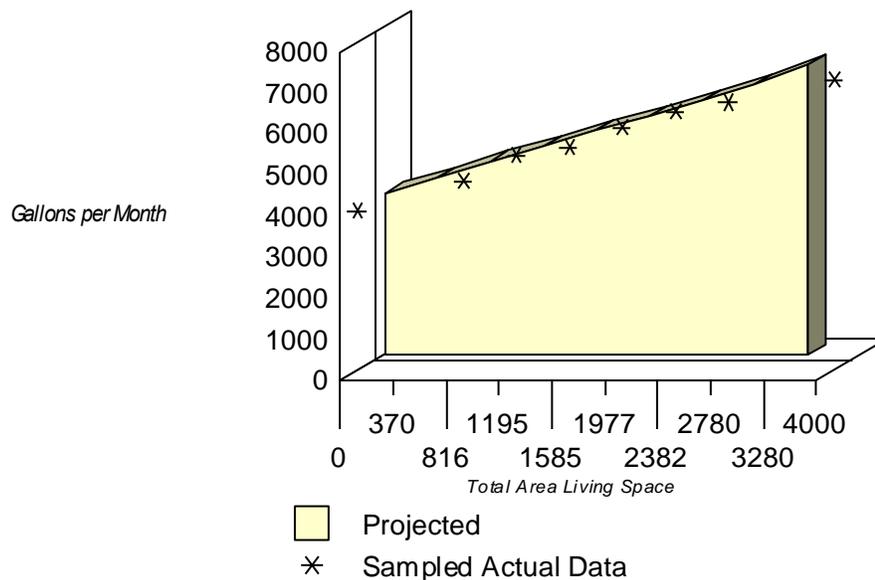
$$\text{Total Transportation Cost per Trip} = \$1,870.04 + \$171.63 = \$2,041.67$$

1.3 Wastewater System Cost of Service:

1.3.1 Local Wastewater System Cost of Service

Determination of Flow Estimation Formula for Residential Development

Graphical comparison of water consumption per month to square foot of living area results in a slope of 0.951 gallons per month per square foot and a base flow per dwelling unit of 3,946 gallons per month.



Base Flow Intercept, Gal. / Month	3,946
Gal. / Day (GPD) --30 day month--	132
Cost per Gal/Day	\$3.3793
Base Charge = GPD x Cost per Gal.	\$446.07

Slope	0.951 gal/mo/sq ft
Days per Month	30
Slope / 30 Days	0.032
Cost per Gal/Day	\$3.3793
Cost per sq ft = Daily usage factor x Cost per Gal.	\$0.1081

The implementation of this rate structure results in each new single family dwelling being charged a local wastewater SDC that is comprised of a base rate of \$446.07 plus an additional charge of \$0.1081 applied to the total proposed living space area of the dwelling.

Formulas for Non-Residential Development

$$\frac{\text{Non-Assessable System Valuation (Value of Existing + Value of Planned Build-out Capacity (mgd))}}{\text{Build-out Capacity (mgd)}} = \text{Cost per Unit of Capacity}$$

$$\text{Per Unit of Capacity} \times \text{Flow per PFU for Development Type} \times \text{Number of PFUs for Development} = \text{SDC for Development}$$

Calculations for Non-Residential Development

$$\frac{\$150.732\text{M} + \$14.860\text{M}}{49.0 \text{ mgd}} = \$3.3793 \text{ per Gallon per Day}$$

$$\$3.3793 \times \text{Gallon per PFU (varies by development type)} \times \text{Number of PFUs} = \text{SDC for Development}$$

1.4 Stormwater System Cost of Service:

General Formulas

$$\frac{\text{SDC eligible costs}}{\text{Total additional impervious surface area using capacity (sq. ft)}} = \text{Unit cost per square foot of impervious surface area}$$

Reimbursement:

$$\frac{\$16,471,085}{155,770,560 \text{ sq. ft.}} = \$0.1057 \text{ per sq. ft. impervious surface area}$$

Improvement:

General System Capacity

$$\frac{\$18,136,854}{155,770,560 \text{ sq. ft.}} = \$0.1164 \text{ per sq. ft. impervious surface area}$$

LID System Capacity

$$\frac{\$8,213,032}{4,650,000 \text{ sq. ft.}} = \$1.7662 \text{ per sq. ft. impervious surface area}$$

General System Capacity Total Unit Cost per Sq. Ft. Impervious Surface Area = (Reimbursement + Improvement) = \$0.1057 + \$0.1164 = \$0.2221

Total Unit Cost per Sq. Ft. Impervious Surface Area with LID System Capacity = (Reimbursement + Improvement + LID) = \$0.1057 + \$0.1164 + \$1.7662 = \$1.9883

1.5 Parks System Cost of Service:

General Formulas:

Residential – costs and equivalent population densities per dwelling unit type vary

$$\text{Cost per person} \quad \times \quad \text{Persons per Dwelling Unit Type} = \text{Cost per DU}$$

Nonresidential – costs and equivalent population densities per development category type vary

$$\text{Cost per Person} \quad \times \quad \text{Persons per TGFSF} = \text{Cost per TGFSF}$$

OR

$$\text{Cost per Person} \quad \times \quad \text{Persons per Room} = \text{Cost per Room}$$

TGFSF = Thousand Gross Square Feet of floor area

Calculations: Vary; see Table 17

2.0 Adopted SDC Fee Schedule: Current Rates

2.1 Transportation System:		
Cost per trip		\$2,041.67
2.2 Local Wastewater System:		
Residential dwelling unit base fee		\$446.07
Residential dwelling unit total living area multiplication factor		\$0.1081
Non-Residential rate per gal/day per land use type per PFU		Varies
2.3 Regional (MWMC) Wastewater System:		
Residential dwelling unit		\$1,669.86
Non-Residential rate per gal/day per land use type per FEU		Varies
2.4 Stormwater System:		
General System Capacity		
Small Residential (building footprint ≤ 1,000 sq. ft.)		\$399.73
Medium Residential (building footprint > 1,000 sq.ft. and < 3,000 sq. ft.)		\$644.01
Small Duplex (unit building footprints ≤ 1,000 sq. ft.)		\$799.46
Medium Duplex (unit building footprints >1,000 sq. ft. and < 3,000 sq. ft.)		\$1,288.02
Manufactured Home Park		
Per space (assumes 1,684 sq. ft. per space)		\$373.97
plus		
Per sq. ft. actual impervious surface area, add'l common areas		\$0.2221
All Other Development		
Per sq.ft. actual impervious surface area and/or equivalent		\$0.2221
LID System Capacity		
Small Residential (building footprint ≤ 1,000 sq. ft.)		\$3,578.97
Medium Residential (building footprint > 1,000 sq.ft. and < 3,000 sq. ft.)		\$5,766.12
Small Duplex (unit building footprints ≤ 1,000 sq. ft.)		\$7,157.94
Medium Duplex (unit building footprints >1,000 sq. ft. and < 3,000 sq. ft.)		\$11,532.23
Manufactured Home Park		
Per space (assumes 1,684 sq. ft. per space)		\$3,348.32
plus		
Per sq. ft. actual impervious surface area, add'l common areas		\$1.9883
All Other Development		
Per sq.ft. actual impervious surface area and/or equivalent		\$1.9883

Continuation of Current Rates on next page.

2.5	Parks System:	
	Residential (per Dwelling Unit)	
	Single Family	\$4,106.00
	Duplex/Town Home/Mobile Home/Accessory DU	\$3,328.00
	Multifamily	\$2,597.00
	Nonresidential (unit varies – see Table 19 for Class description)	
	Class A (per Room)	\$1,634.00
	Class B (per thousand gross square feet or TGSF)	\$1,092.00
	Class C (per TGSF)	\$669.00
	Class D (per TGSF)	\$398.00
	Class E (per TGSF)	\$161.00
2.6	Administration Fees:	
	City of Eugene if based on percentage	9.0%
	City of Eugene if based on flat rate	\$80.00
2.7	Appeal Fee: City of Eugene per SDC appeal	\$100.00