City of Sweet Home

Exhibit “A”

SDC Fee Schedules for

Wastewater, Water, Transportation, Stormwater and Parks

**Wastewater**

The wastewater SDC is based on the water meter size, and charged per Equivalent Dwelling Unit (EDU), as shown in **Table 1**.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Table 1** *Wastewater SDC Schedule* |  |  |  |  |  |
| **Meter Size** | **Equivalent EDU1** | **Max. Permitted SDC2** | **Eff. 7/1/2021** | **Eff. 7/1/2022** | **Eff. 7/1/2023** | **Eff. 7/1/2024** | **Eff. 7/1/2025** |
| 3/4" | 1 | $5,758  | $1,295  | $2,058  | $2,820  | $3,582  | $4,345  |
| 1" | 2.5 | $14,394  | $3,238  | $5,143  | $7,049  | $8,955  | $10,861  |
| 1 1/2" | 5 | $28,788  | $6,475  | $10,287  | $14,099  | $17,911  | $21,722  |
| 2" | 8 | $46,061  | $10,360  | $16,459  | $22,558  | $28,657  | $34,756  |
| 3" | 16 | $92,121  | $20,720  | $32,918  | $45,116  | $57,313  | $69,511  |
| 4" | 25 | $143,939  | $32,375  | $51,434  | $70,493  | $89,552  | $108,611  |
| 6" | 50 | $287,879  | $64,750  | $102,868  | $140,987  | $179,105  | $217,223  |
| 8" | 80 | $460,606  | $103,600  | $164,589  | $225,579  | $286,568  | $347,557  |
| 1Equivalencies reflect the hydraulic capacity of each meter size relative to a 5/8” X ¾” meter (the smallest meter size used to serve residential customers). The City’s current standard meter size is ¾”; however, residential water use is not materially different between 5/8” X ¾” and ¾” meters.2These figures include both the total SDC and Compliance Charges. All figures are based on 2020 dollars, and will increase annually based on inflation. |

**Water**

The water SDC is based on the water meter size, and charged per Equivalent Dwelling Unit (EDU), as shown in **Table 2**.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Table 2** *Water SDC Schedule* |  |  |  |  |  |
| **Meter Size** | **Equivalent EDU1** | **Max. Permitted SDC2** | **Eff. 7/1/2021** | **Eff. 7/1/2022** | **Eff. 7/1/2023** | **Eff. 7/1/2024** | **Eff. 7/1/2025** |
| 3/4" | 1 | $7,321  | $1,647  | $2,616  | $3,585  | $4,555  | $5,524  |
| 1" | 2.5 | $18,304  | $4,117  | $6,541  | $8,964  | $11,388  | $13,812  |
| 1 1/2" | 5 | $36,607  | $8,234  | $13,081  | $17,928  | $22,775  | $27,622  |
| 2" | 8 | $58,571  | $13,174  | $20,929  | $28,685  | $36,440  | $44,196  |
| 3" | 16 | $117,143  | $26,348  | $41,859  | $57,370  | $72,881  | $88,392  |
| 4" | 25 | $183,035  | $41,168  | $65,404  | $89,640  | $113,876  | $138,112  |
| 6" | 50 | $366,071  | $82,337  | $130,809  | $179,281  | $227,753  | $276,224  |
| 8" | 80 | $585,713  | $131,739  | $209,294  | $286,849  | $364,404  | $441,959  |
| 1Equivalencies reflect the hydraulic capacity of each meter size relative to a 5/8” X ¾” meter (the smallest meter size used to serve residential customers). The City’s current standard meter size is ¾”; however, residential water use is not materially different between 5/8” X ¾” and ¾” meters.2These figures include both the total SDC and Compliance Charges. All figures are based on 2020 dollars, and will increase annually based on inflation. |

**Transportation**

The total transportation SDC is based on the transportation activity at the development. **Table 3** details the transportation SDC rates for typical land uses.

**Table 3** *Transportation SDC Schedule1*

| **ITE Code** | **Description** | **Unit of Measure** | **Max. SDC per Unit2** | **Eff. 7/1/2021** | **Eff. 7/1/2022** | **Eff. 7/1/2023** | **Eff. 7/1/2024** | **Eff. 7/1/2025** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 110 | General Light Industrial | 1,000 Gross SF | $2,053  | $462  | $734  | $1,005  | $1,277  | $1,549  |
| 130 | Industrial Park | 1,000 Gross SF | $1,395  | $314  | $498  | $683  | $868  | $1,053  |
| 140 | Manufacturing | 1,000 Gross SF | $1,626  | $366  | $581  | $796  | $1,012  | $1,227  |
| 150 | Warehousing | 1,000 Gross SF | $720  | $162  | $257  | $353  | $448  | $543  |
| 151 | Mini-Warehouse | 1,000 Gross SF | $625  | $141  | $223  | $306  | $389  | $472  |
| 170 | Utilities | 1,000 Gross SF | $5,479  | $1,232  | $1,958  | $2,683  | $3,409  | $4,134  |
|   |   |   |   |   |   |   |   |   |
| **210** | **Single Family Dwelling/ Townhome** | **PER DU** | **$3,906**  | **$879**  | **$1,396**  | **$1,913**  | **$2,430**  | **$2,947**  |
| 220 | Apartments/ Condos | PER DU | $3,029  | $681  | $1,082  | $1,483  | $1,885  | $2,286  |
| 240 | Manufactured Housing | PER DU | $2,069  | $465  | $739  | $1,013  | $1,287  | $1,561  |
| 251 | Senior Housing Detached | PER DU | $1,767  | $397  | $631  | $865  | $1,099  | $1,333  |
| 252 | Senior Housing Attached | PER DU | $1,531  | $344  | $547  | $750  | $953  | $1,155  |
| 253 | Congregate Care Facility | PER DU | $836  | $188  | $299  | $409  | $520  | $631  |
| 254 | Assisted Living | BEDS | $1,076  | $242  | $384  | $527  | $669  | $812  |
| 255 | Continuing Care | UNITS | $993  | $223  | $355  | $486  | $618  | $749  |
|   |   |   |   |   |   |   |   |   |
| 310 | Hotel/Motel | PER ROOM | $3,459  | $778  | $1,236  | $1,694  | $2,152  | $2,610  |
|   |   |   |   |   |   |   |   |   |
| 411 | Public Park | PER ACRE | $906  | $204  | $324  | $444  | $564  | $684  |
| 430 | Golf Course | HOLES | $12,572  | $2,828  | $4,492  | $6,157  | $7,822  | $9,486  |
| 491 | Tennis | PER COURT | $11,467  | $2,579  | $4,098  | $5,616  | $7,134  | $8,653  |
| 495 | Community Center | 1,000 Gross SF  | $11,926  | $2,682  | $4,262  | $5,841  | $7,420  | $8,999  |
|   |   |   |   |   |   |   |   |   |
| 520 | Elementary School | PER STUDENT | $782  | $176  | $279  | $383  | $487  | $590  |
| 536 | Private School (K-12) | PER STUDENT | $1,026  | $231  | $367  | $502  | $638  | $774  |
| 522 | Middle School/ Junior High School | PER STUDENT | $881  | $198  | $315  | $431  | $548  | $665  |
| 530 | High School | PER STUDENT | $840  | $189  | $300  | $411  | $523  | $634  |
| 540 | Junior/ Community College | PER STUDENT | $476  | $107  | $170  | $233  | $296  | $359  |
| 550 | University/ College | PER STUDENT | $646  | $145  | $231  | $316  | $402  | $487  |
| 560 | Place of Worship | 1,000 Gross SF | $2,876  | $647  | $1,028  | $1,409  | $1,789  | $2,170  |
| 565 | Day Care Center | PER STUDENT | $745  | $168  | $266  | $365  | $464  | $562  |
| 590 | Library | 1,000 Gross SF | $29,815  | $6,706  | $10,654  | $14,602  | $18,550  | $22,497  |
| 610 | Hospital | 1,000 Gross SF | $4,436  | $998  | $1,585  | $2,172  | $2,760  | $3,347  |
| 620 | Nursing Home | PER BED | $1,266  | $285  | $452  | $620  | $788  | $955  |
| 630 | Clinic | 1,000 Gross SF | $15,791  | $3,552  | $5,643  | $7,734  | $9,824  | $11,915  |
| 710 | General Office Building | 1,000 Gross SF | $4,031  | $907  | $1,440  | $1,974  | $2,508  | $3,042  |
| 720 | Medical-Dental Office  | 1,000 Gross SF | $14,401  | $3,239  | $5,146  | $7,053  | $8,960  | $10,866  |
| 730 | Government Office | 1,000 Gross SF | $9,348  | $2,103  | $3,340  | $4,578  | $5,816  | $7,054  |
| 732 | US Post Office | 1,000 Gross SF | $43,012  | $9,674  | $15,370  | $21,065  | $26,760  | $32,455  |
| 760 | Research & Development Center | 1,000 Gross SF | $4,660  | $1,048  | $1,665  | $2,282  | $2,899  | $3,516  |
| 770 | Business Park | 1,000 Gross SF | $5,148  | $1,158  | $1,840  | $2,521  | $3,203  | $3,885  |
| 812 | Building Materials & Lumber Store | 1,000 Gross SF | $7,469  | $1,680  | $2,669  | $3,658  | $4,647  | $5,636  |
| 813 | Free-Standing Discount Superstore  | 1,000 Gross SF | $14,896  | $3,350  | $5,323  | $7,295  | $9,268  | $11,240  |
| 816 | Hardware/ Paint Store | 1,000 Gross SF | $2,799  | $630  | $1,000  | $1,371  | $1,741  | $2,112  |
| 817 | Nursery (Garden Center) | 1,000 Gross SF | $28,181  | $6,338  | $10,070  | $13,801  | $17,533  | $21,264  |
| 820 | Shopping Center/Retail | 1,000 Gross SF Leasable Area | $6,249  | $1,406  | $2,233  | $3,060  | $3,888  | $4,715  |
| 841 | Automobile Sales | 1,000 Gross SF | $11,521  | $2,591  | $4,117  | $5,642  | $7,168  | $8,693  |
| 843 | Automobile Parts Sales | 1,000 Gross SF | $13,053  | $2,936  | $4,664  | $6,393  | $8,121  | $9,849  |
| 850 | Supermarket | 1,000 Gross SF | $11,489  | $2,584  | $4,105  | $5,627  | $7,148  | $8,669  |
| 851 | Convenience Market  | 1,000 Gross SF | $56,779  | $12,771  | $20,289  | $27,807  | $35,325  | $42,843  |
| 854 | Discount Supermarket | 1,000 Gross SF | $19,178  | $4,314  | $6,853  | $9,392  | $11,932  | $14,471  |
| 857 | Discount Club | 1,000 Gross SF | $10,897  | $2,451  | $3,894  | $5,337  | $6,780  | $8,222  |
| 862 | Home Improvement Superstore | 1,000 Gross SF | $7,378  | $1,659  | $2,636  | $3,613  | $4,590  | $5,567  |
| 863 | Electronics Superstore | 1,000 Gross SF | $10,192  | $2,292  | $3,642  | $4,991  | $6,341  | $7,691  |
| 880 | Pharmacy/ Drugstore W/Out Drive Thru Window | 1,000 Gross SF | $12,301  | $2,767  | $4,396  | $6,024  | $7,653  | $9,282  |
| 881 | Pharmacy/ Drugstore with Drive Thru Window | 1,000 Gross SF | $17,165  | $3,861  | $6,134  | $8,406  | $10,679  | $12,952  |
| 890 | Furniture Store | 1,000 Gross SF | $1,225  | $276  | $438  | $600  | $762  | $924  |
|   |   |   |   |   |   |   |   |   |
| 912 | Drive-In Bank | 1,000 Gross SF | $17,799  | $4,003  | $6,360  | $8,717  | $11,074  | $13,431  |
| 931 | Quality Restaurant | 1,000 Gross SF | $10,061  | $2,263  | $3,595  | $4,927  | $6,259  | $7,592  |
| 932 | High Turnover Restaurant | 1,000 Gross SF | $14,391  | $3,237  | $5,142  | $7,048  | $8,953  | $10,859  |
| 934 | Fast Food Restaurant with Drive-Thru | 1,000 Gross SF | $52,619  | $11,835  | $18,802  | $25,770  | $32,737  | $39,704  |
| 937 | Coffee/Donut with Drive-Through | 1,000 Gross SF | $37,343  | $8,399  | $13,344  | $18,288  | $23,233  | $28,178  |
| 941 | Quick Lubrication Vehicle Shop | SERVICE STALL | $16,553  | $3,723  | $5,915  | $8,107  | $10,299  | $12,490  |
| 944 | Gasoline/ Service Station | PER VEH.FUEL.POS. | $16,371  | $3,682  | $5,850  | $8,018  | $10,185  | $12,353  |
| 945 | Gas/Service Station W/ Convenience Mkt | PER VEH.FUEL.POS. | $11,047  | $2,485  | $3,947  | $5,410  | $6,873  | $8,336  |

1SDCs by Institute of Transportation Engineers (ITE) Code are based on trip rates and adjustments from ITE Trip Generation Manual (10th edition).

Abbreviations:

SF = Square Feet

DU = Dwelling Unit

VEH. FUEL POS. = Vehicle Fueling Position

**Stormwater**

The stormwater SDC is charged per EDU for both residential and nonresidential uses. The rate is scaled for customers based on **Table 4**.

An EDU is equal to 3,200 square feet of impervious area. Single family residential dwellings will be charged uniformly based on the number of dwelling units. Other developments will be assessed SDCs based on the calculated number of EDUs (total measured impervious area for the development divided by 3,200 square feet).

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Table 4** |  |  |  |  |  |  |
| *Stormwater SDC Schedule* |   |  |  |  |
| **Development Type** | **Max. Permitted SDC** | **Eff. 7/1/2021** | **Eff. 7/1/2022** | **Eff. 7/1/2023** | **Eff. 7/1/2024** | **Eff. 7/1/2025** |
| Single Family Residential ($/Dwelling Unit) | $1,303  | $293  | $466  | $638  | $811  | $983  |
| Nonresidential ($/EDU)1 | $1,303  | $293  | $466  | $638  | $811  | $983  |

1Equivalent Dwelling Unit = 3,200 SQ FT impervious area

**Parks**

The Parks SDC is applied to both residential and nonresidential uses. Residential uses are charged per dwelling unit, and nonresidential uses are charged per 1,000 square feet of gross floor area, depending on the type of use, as shown in **Table 5**.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Table 5** |  |  |  |  |  |  |
| *Parks SDC Schedule* |  |  |  |  |  |
| **Development Type** | **Max. Permitted SDC** | **Eff. 7/1/2021** | **Eff. 7/1/2022** | **Eff. 7/1/2023** | **Eff. 7/1/2024** | **Eff. 7/1/2025** |
| **Residential ($/dwelling unit)** |  |  |  |  |  |  |
| Single-Family | $1,591  | $358  | $569  | $779  | $990  | $1,201  |
| Multifamily  | $882  | $198  | $315  | $432  | $549  | $666  |
| Mobile Home | $1,463  | $329  | $523  | $716  | $910  | $1,104  |
| **Nonresidential ($/1,000 sf gross floor area)** |  |  |  |  |  |  |
| Office | $321  | $72  | $115  | $157  | $200  | $242  |
| Retail | $225  | $51  | $80  | $110  | $140  | $170  |
| Industrial & Institutional | $187  | $42  | $67  | $92  | $116  | $141  |
| Warehousing | $61  | $14  | $22  | $30  | $38  | $46  |