

MEMO

DATE: March 12th, 2025
TO: Jeff Towery, City Manager
CC: Heather Richards, Community Development Director
Geoff Hunsaker, Public Works Director
FROM: James Lofton, City Engineer
SUBJECT: SDC Rates Update

Report in Brief:

This memo establishes revised System Development Charges (SDCs) pertaining to parks and recreation, sanitary sewer, and transportation and replaces all previous SDC rate memos.

Background & Discussion:

Chapter 3.10 of the Municipal Code, as adopted by Ordinance No. 4980 on June 10th, 2014, includes provisions for imposing sanitary sewer, transportation, and parks and recreation system development charges (SDCs). Per Section 3.10.020 (B) of the Municipal Code, the SDCs shall be adjusted annually, as allowed by Oregon Revised Statutes, to reflect the increase in construction costs.

Adjustments shall be calculated each January by the City Engineer based upon changes in the Engineering News Record Construction Index (ENR Index) for Seattle, Washington. The index for January 2025 has been issued, and the index grew by 2.9% for calendar year 2024 (the index went from 15,311.86 in January 2024 to 15,757.84 in January 2025).

Per the attached summary, the sanitary sewer SDC will increase \$123 for a single family home; the parks and recreation SDC will increase \$91 per dwelling unit; and the transportation SDC rate will increase \$93 per PM peak hour trip. The effective date of rate changes shall be July 1, 2025, and the revised SDC rates shall apply to applicable building permits issued on or after that date.

Fiscal Impact:

The purpose of the SDCs is to impose an equitable share of the public costs of capital improvements that increase system capacity upon those developments that create the need for or increase the demands on capital improvements.

Attachments:

1. SDC Rate Changes Summary

Approved by:



3/12/25

City Engineer

Date

Revised 2025/26 SDC's

Engineering News Record Construction Cost Index - Seattle	
Jan-24	15,311.86
Jan-25	15,757.84
2.91% =Annual Increase	

SDC RATES	Current	FY24/25	Difference
SANITARY SDC	\$4,227	\$4,350	\$123
PARKS SDC	\$3,119	\$3,210	\$91
TRANSPORTATION SDC			
Capital Costs	\$23,201,173	\$23,876,327	
Total New PM peak trips	7,230	7,230	
Rate (per PM pk hr trip)	\$3,209	\$3,302	\$93