

City of St. Helens

System Development Charges Update

April 6, 2022



Today's Agenda

- **System Development Charges**
 - ✓ **What is an SDC?**
 - ✓ **Review the 2017 adopted methodologies**
 - ✓ **Current charges for a new single-family home**
 - ✓ **Limitations of SDCs as an infrastructure funding tool**
 - ✓ **Proposed vs. Current SDCs**
- **Conclusions & Suggestions**
- **Council Questions**

What is an SDC?

- SDCs are one-time fees on new development, and they are paid at the time of development. SDCs are intended to recover a fair share of the cost of existing and planned facilities that provide capacity to serve future growth.
- ORS 223.299 and City Code Section 13.24 defines two types of SDC:
 - ✓ A reimbursement fee that is designed to recover “costs associated with capital improvements already constructed, or under construction when the fee is established, for which the local government determines that capacity exists”.
 - ✓ An improvement fee that is designed to recover “costs associated with capital improvements to be constructed”.

St. Helen's SDCs and Current Methodology

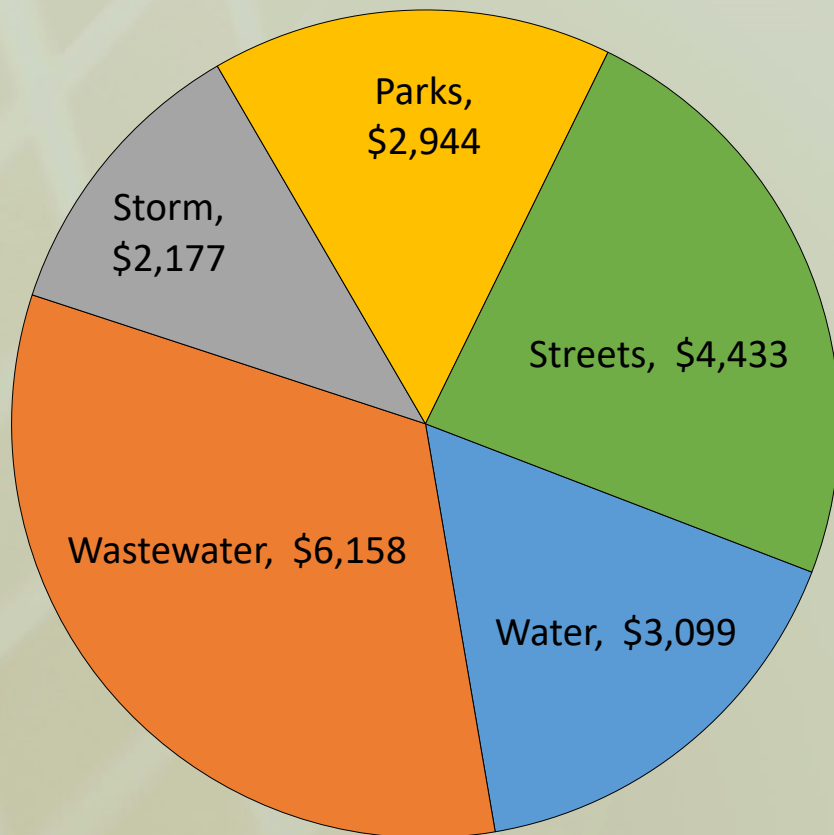
Service	Demand Units	2022 Rate
Water	Equivalent 5/8" or 3/4" meters	\$3,361
Wastewater	Equivalent 5/8" or 3/4" meters	4,117
Stormwater	1 ERU = 2,500 sft of Impervious Area	821
Parks	Acres per 1,000 population	2,944
Streets	PM Peak Hour Vehicle Trip	2,371
Single Family Residential Total		<u>\$13,614</u>

Limitations of SDCs as an Infrastructure Funding Tool

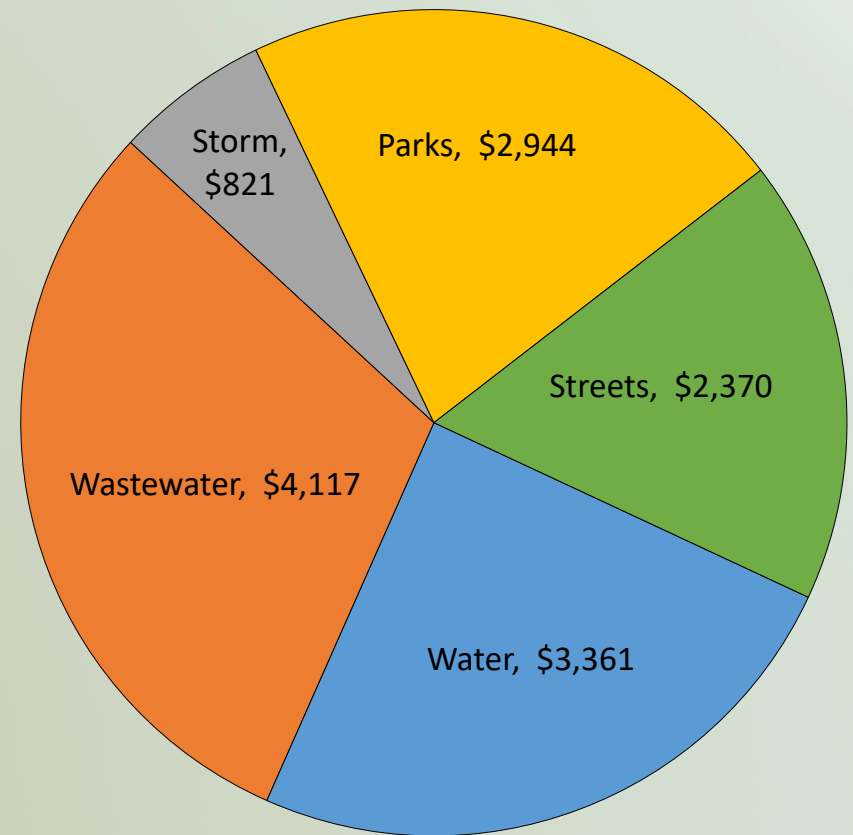
- SDCs cannot be used for maintenance or operations of capital improvements.
- SDCs collected for a specific service must be spent on that service. “Pooling” of SDCs is prohibited.
- ORS 223.304(1) ... The reimbursement fee calculation must “promote the objective of future system users contributing no more than an equitable share to the cost of existing facilities.”
- ORS 223.304(2) ... the cost of planned projects that correct existing deficiencies or that do not otherwise increase capacity for future users may not be included in the improvement fee calculation.

Proposed vs Current SDCs

Proposed SDCs - \$18,811

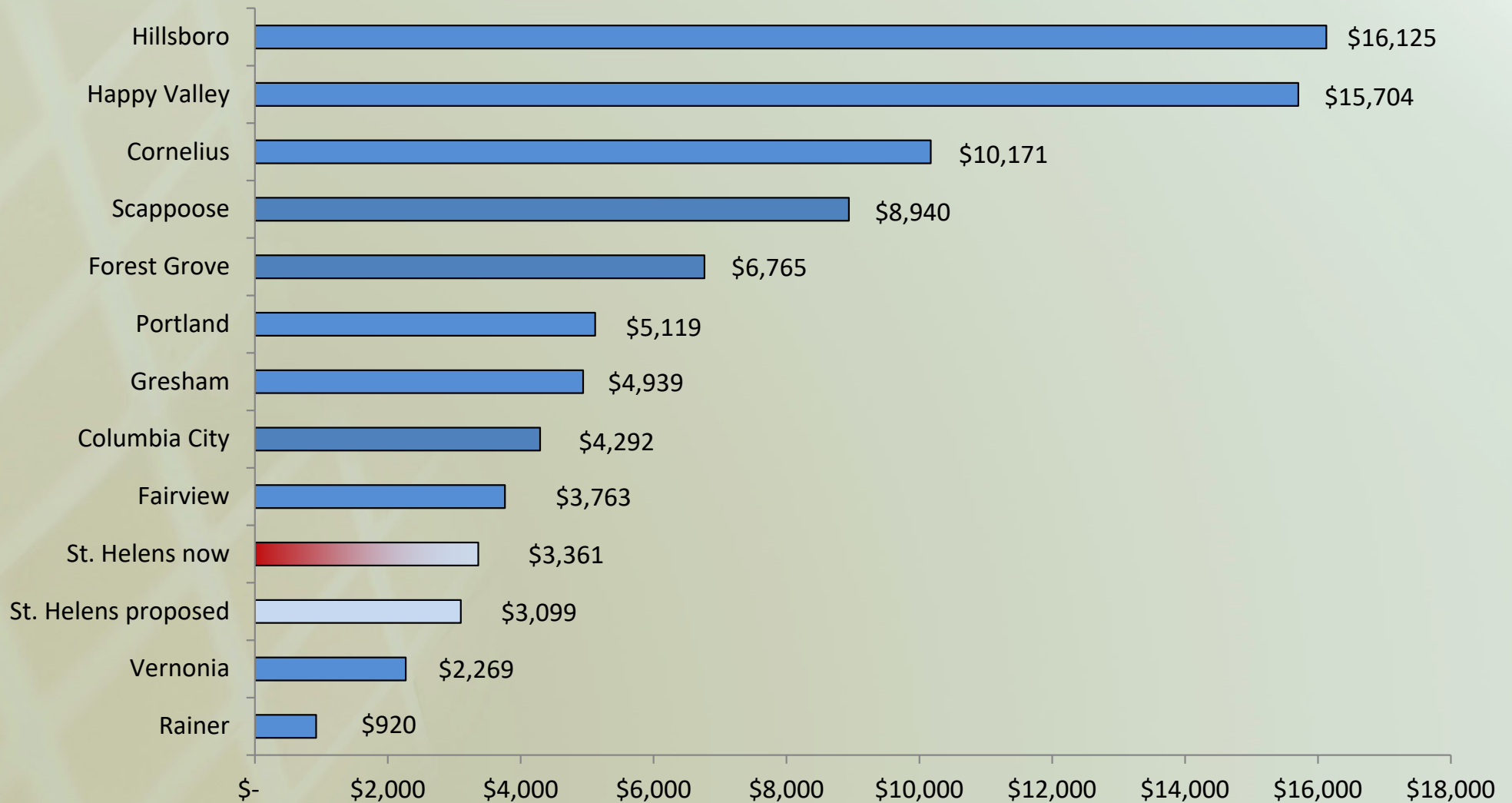


Current SDCs - \$13,614



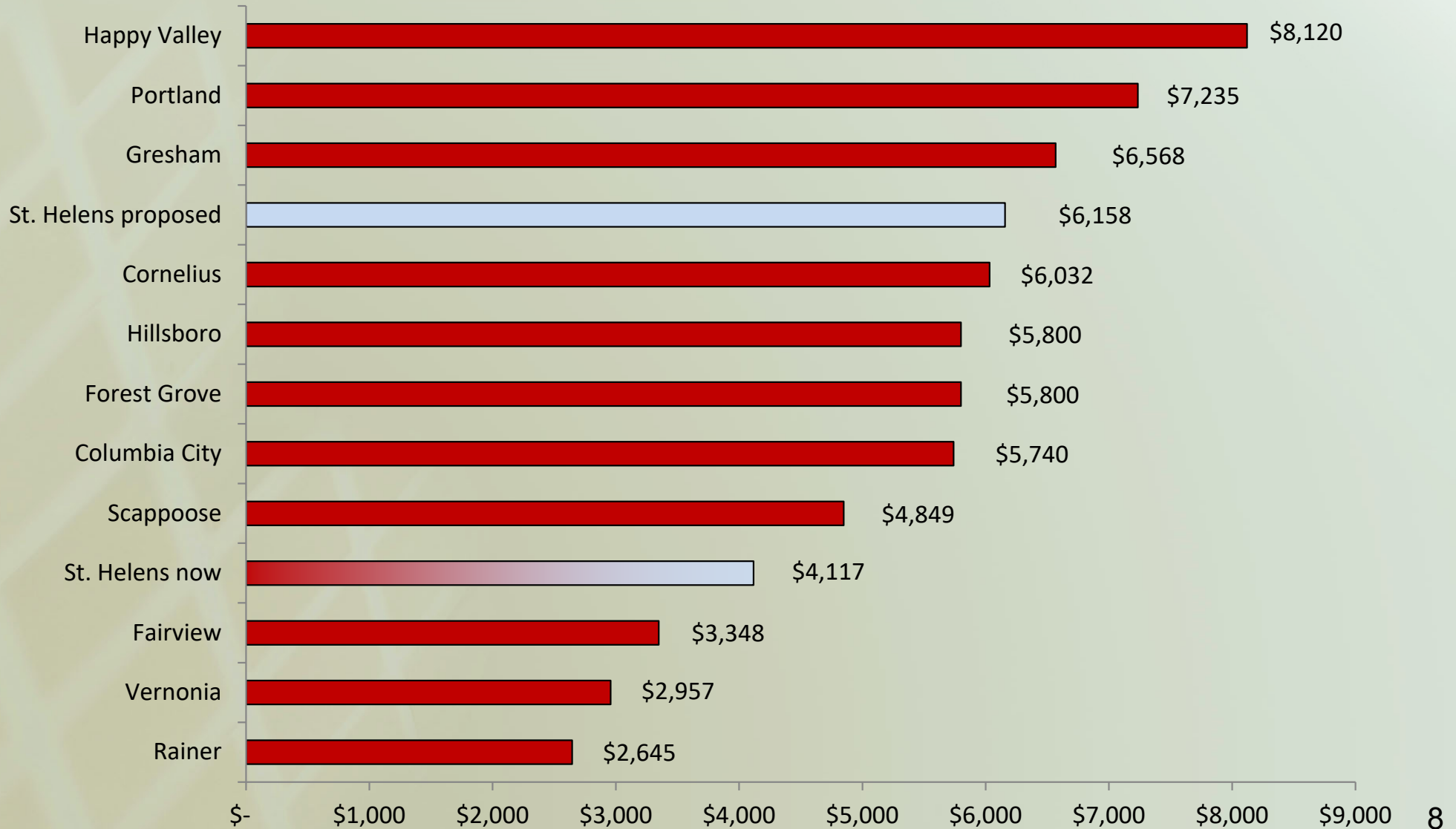
Water

Regional System Development Charges - **Water** Single Family Residential January, 2022



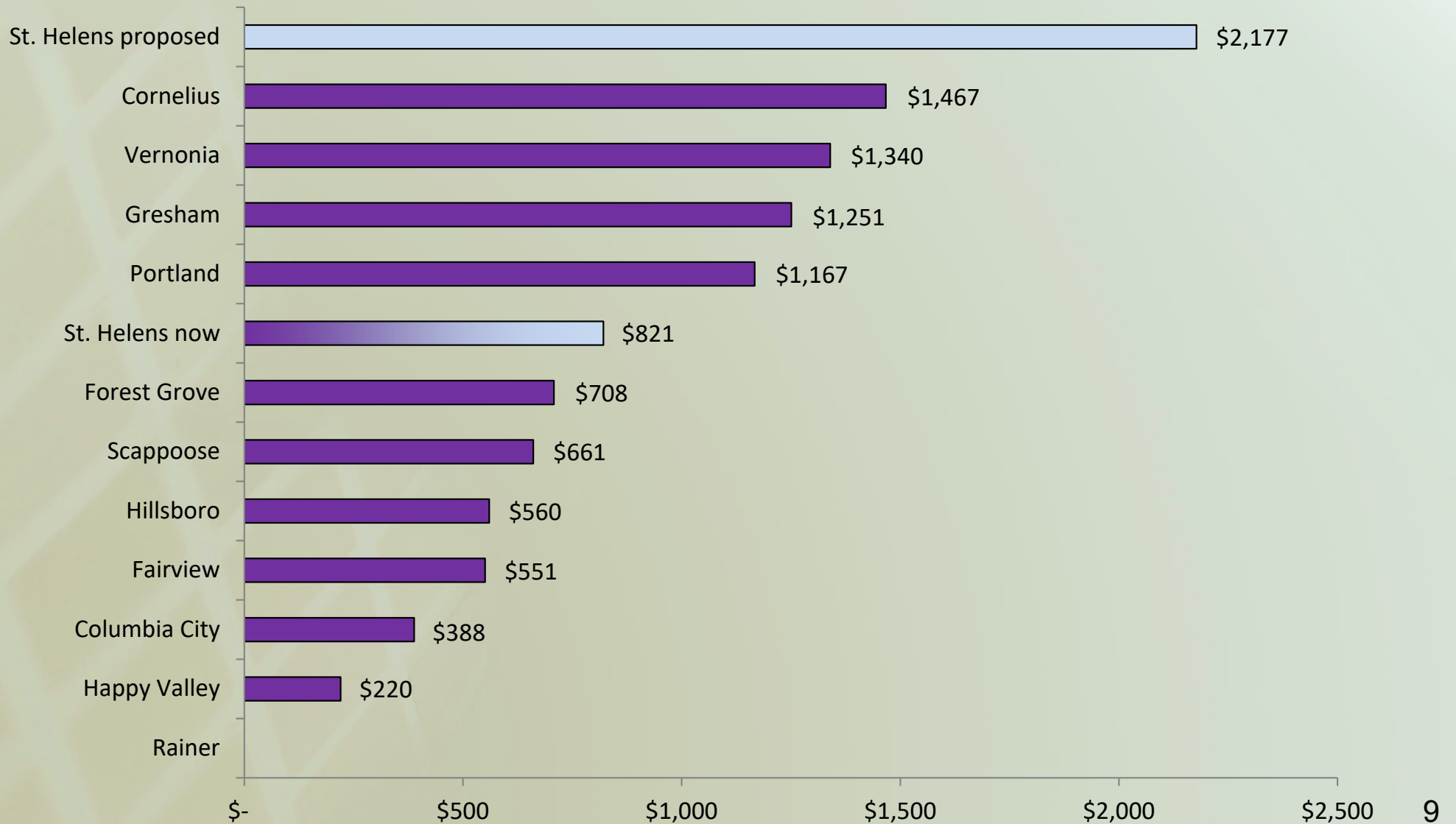
Wastewater

Regional System Development Charges - **Wastewater** Single Family Residential January, 2022



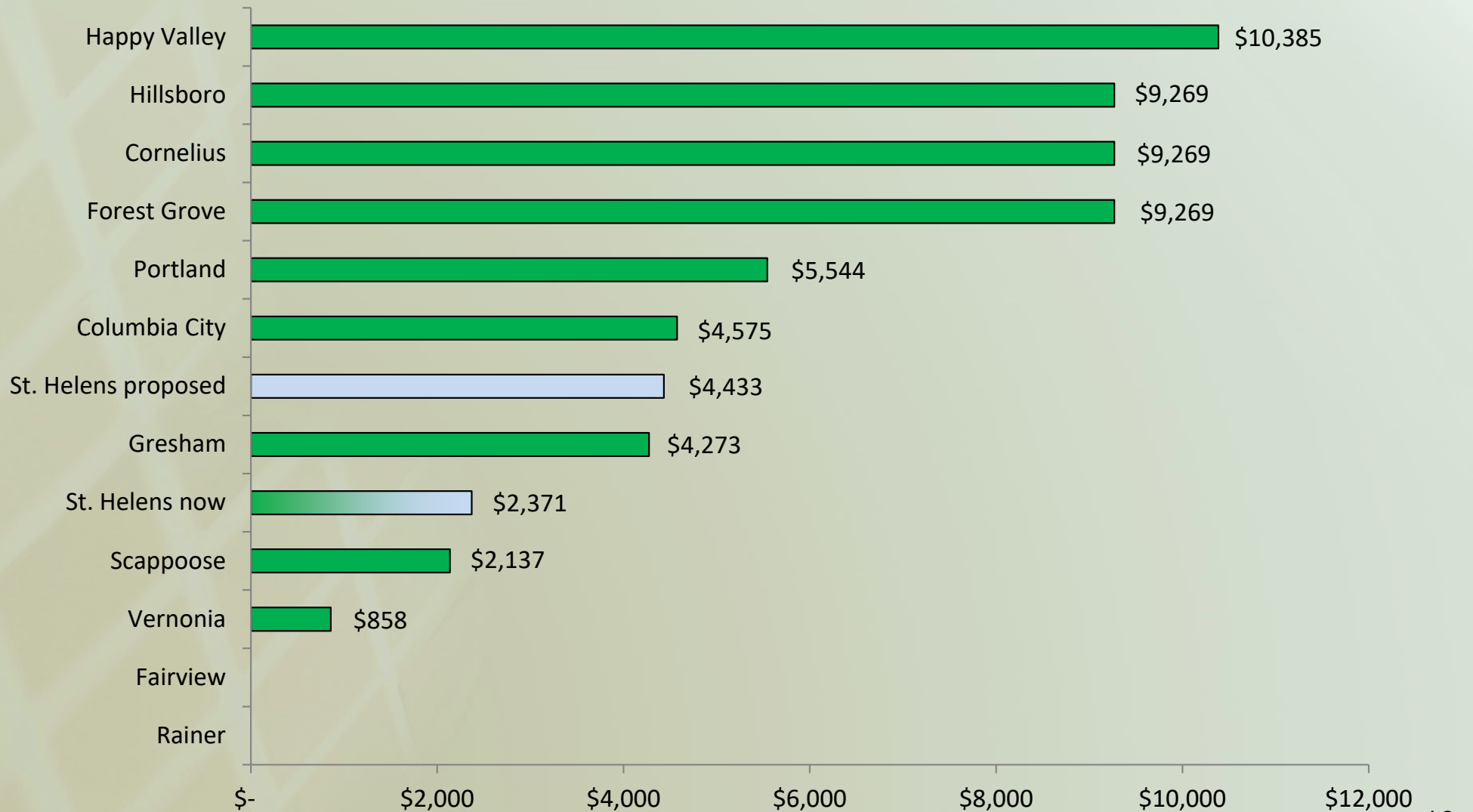
Stormwater

Regional System Development Charges - **Stormwater** Single Family Residential January, 2022



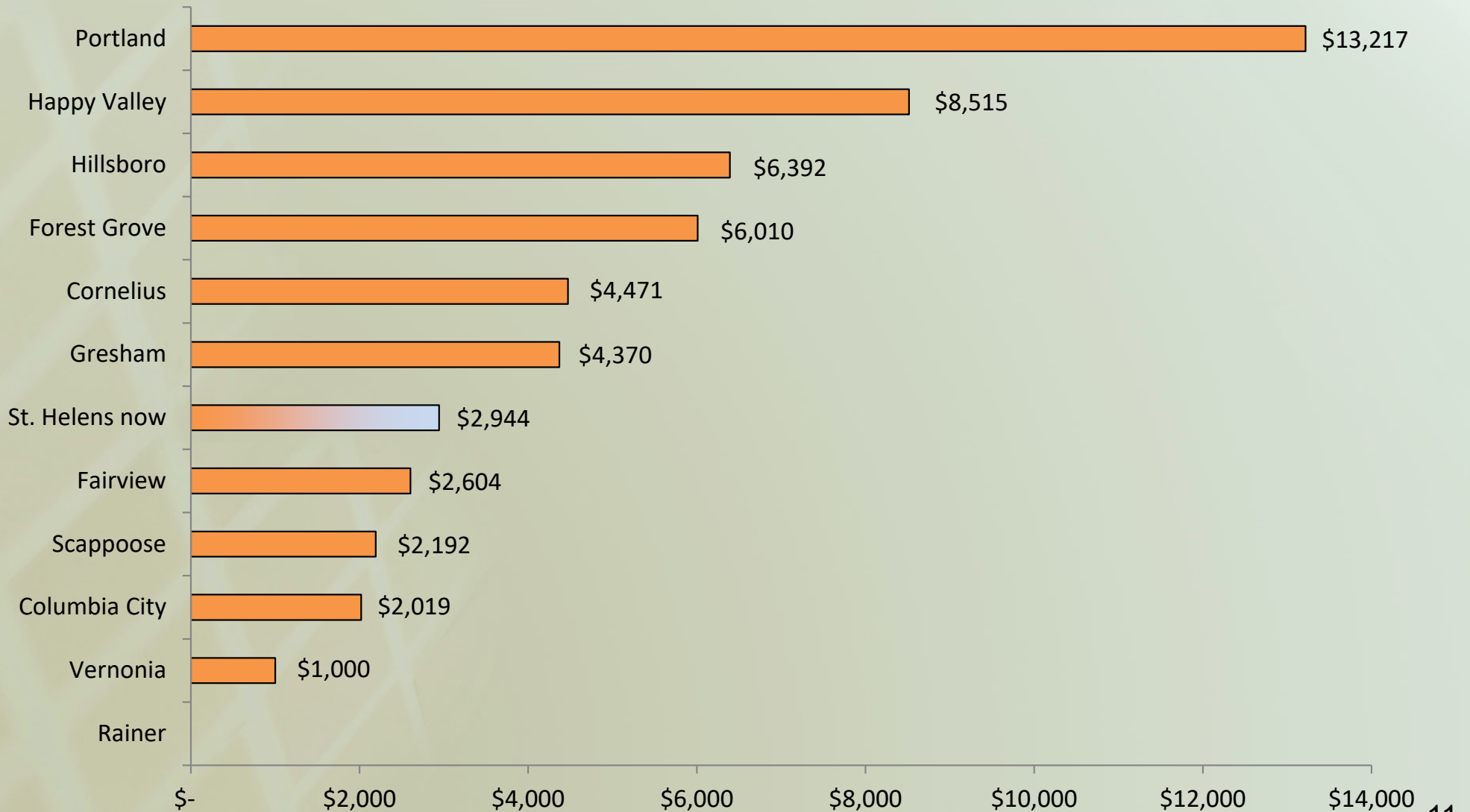
Transportation

Regional System Development Charges - **Transportation** Single Family Residential January, 2022



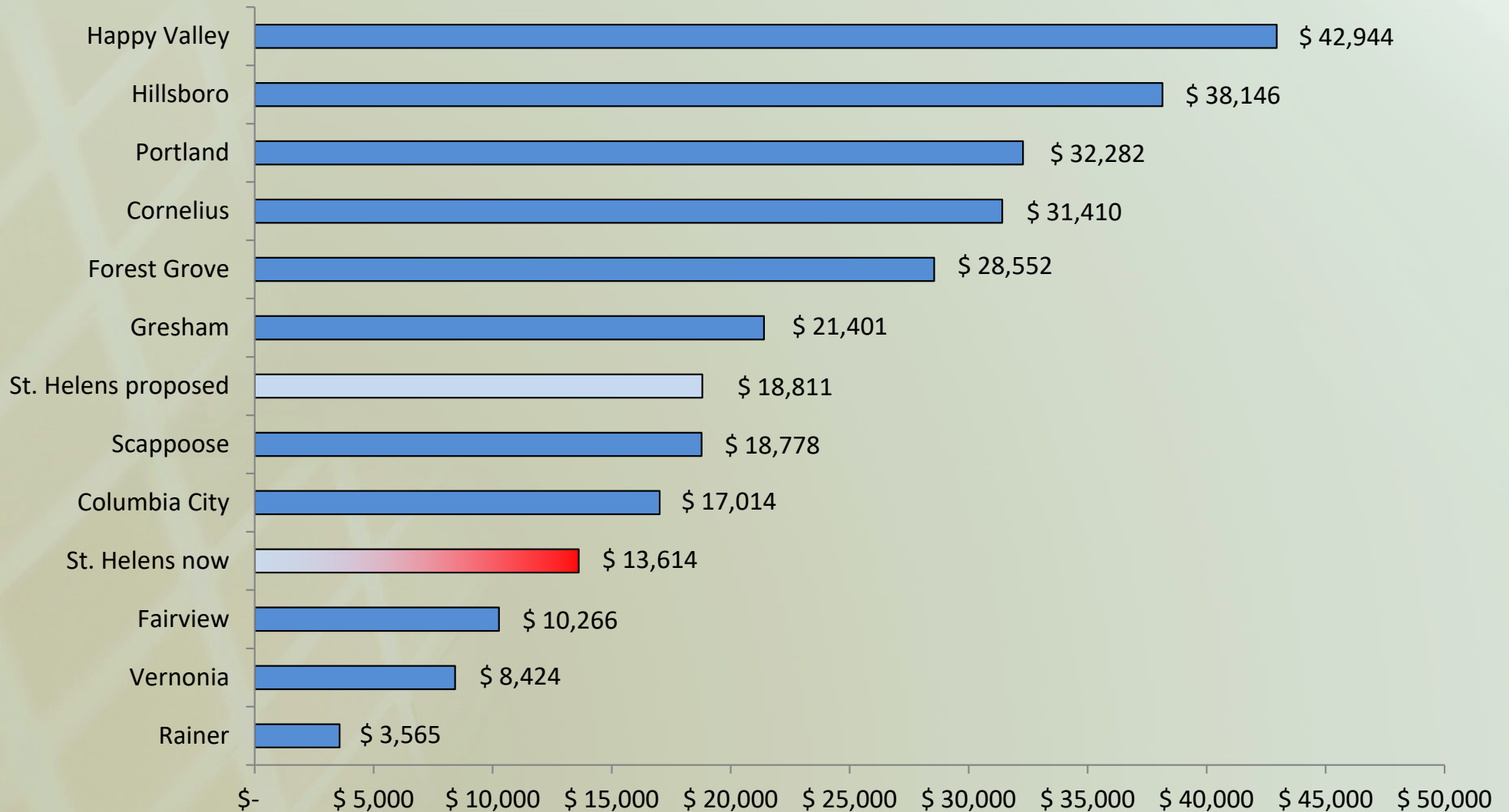
Parks

Regional System Development Charges - **Parks** Single Family Residential January, 2022



Total

Regional System Development Charges - Single Family Residential January, 2022



Conclusions and Suggestions

- We are not proposing any changes to the parks SDC at this time; new parks master plan is needed.
- Water, wastewater, and stormwater SDC recommended changes are a direct result of the new master plans for these municipal services.
- Transportation SDC recommended changes consider:
 - ✓ Corridor master plan
 - ✓ Riverfront connector plan

