

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 EDU ¹	Max. Permitted SDC ²	Eff. 7/1/2021	Eff. 7/1/2022	Eff. 7/1/2023	Eff. 7/1/2024
3/4"	1	\$5,758	\$1,486	\$2,439	\$3,392	\$4,345
1"	2.5	\$14,394	\$3,714	\$6,096	\$8,479	\$10,861
1 1/2"	5	\$28,788	\$7,428	\$12,193	\$16,958	\$21,722
2"	8	\$46,061	\$11,885	\$19,509	\$27,132	\$34,756
3"	16	\$92,121	\$23,769	\$39,017	\$54,264	\$69,511
4"	25	\$143,939	\$37,140	\$60,964	\$84,787	\$108,611
6"	50	\$287,879	\$74,280	\$121,928	\$169,575	\$217,223
8"	80	\$460,606	\$118,847	\$195,084	\$271,321	\$347,557

¹Equivalencies reflect the hydraulic capacity of each meter size relative to a 5/8" X 3/4" meter (the smallest meter size used to serve residential customers). The City's current standard meter size is 3/4"; however, residential water use is not materially different between 5/8" X 3/4" and 3/4" 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 EDU ¹	Max. Permitted SDC ²	Eff. 7/1/2021	Eff. 7/1/2022	Eff. 7/1/2023	Eff. 7/1/2024
3/4"	1	\$7,321	\$1,889	\$3,101	\$4,312	\$5,524
1"	2.5	\$18,304	\$4,723	\$7,752	\$10,782	\$13,812
1 1/2"	5	\$36,607	\$9,445	\$15,504	\$21,563	\$27,622
2"	8	\$58,571	\$15,113	\$24,807	\$34,501	\$44,196
3"	16	\$117,143	\$30,226	\$49,614	\$69,003	\$88,392
4"	25	\$183,035	\$47,227	\$77,522	\$107,817	\$138,112
6"	50	\$366,071	\$94,455	\$155,045	\$215,635	\$276,224
8"	80	\$585,713	\$151,128	\$248,071	\$345,015	\$441,959

¹Equivalencies reflect the hydraulic capacity of each meter size relative to a 5/8" X 3/4" meter (the smallest meter size used to serve residential customers). The City's current standard meter size is 3/4"; however, residential water use is not materially different between 5/8" X 3/4" and 3/4" 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 Unit ²	Eff. 7/1/2021	Eff. 7/1/2022	Eff. 7/1/2023	Eff. 7/1/2024
110	General Light Industrial	1,000 Gross SF	\$2,053	\$530	\$870	\$1,209	\$1,549
130	Industrial Park	1,000 Gross SF	\$1,395	\$360	\$591	\$822	\$1,053
140	Manufacturing	1,000 Gross SF	\$1,626	\$420	\$689	\$958	\$1,227
150	Warehousing	1,000 Gross SF	\$720	\$186	\$305	\$424	\$543
151	Mini-Warehouse	1,000 Gross SF	\$625	\$161	\$265	\$368	\$472
170	Utilities	1,000 Gross SF	\$5,479	\$1,414	\$2,321	\$3,227	\$4,134
210	Single Family Dwelling/ Townhome	PER DU	\$3,906	\$1,008	\$1,654	\$2,301	\$2,947
220	Apartments/ Condos	PER DU	\$3,029	\$782	\$1,283	\$1,784	\$2,286
240	Manufactured Housing	PER DU	\$2,069	\$534	\$876	\$1,219	\$1,561
251	Senior Housing Detached	PER DU	\$1,767	\$456	\$748	\$1,041	\$1,333
252	Senior Housing Attached	PER DU	\$1,531	\$395	\$648	\$902	\$1,155
253	Congregate Care Facility	PER DU	\$836	\$216	\$354	\$492	\$631
254	Assisted Living	BEDS	\$1,076	\$278	\$456	\$634	\$812
255	Continuing Care	UNITS	\$993	\$256	\$421	\$585	\$749
310	Hotel/Motel	PER ROOM	\$3,459	\$893	\$1,465	\$2,038	\$2,610
411	Public Park	PER ACRE	\$906	\$234	\$384	\$534	\$684
430	Golf Course	HOLES	\$12,572	\$3,244	\$5,325	\$7,406	\$9,486
491	Tennis	PER COURT	\$11,467	\$2,959	\$4,857	\$6,755	\$8,653
495	Community Center	1,000 Gross SF	\$11,926	\$3,077	\$5,051	\$7,025	\$8,999
520	Elementary School	PER STUDENT	\$782	\$202	\$331	\$461	\$590
536	Private School (K-12)	PER STUDENT	\$1,026	\$265	\$435	\$604	\$774

ITE Code	Description	Unit of Measure	Max. SDC per Unit ²	Eff. 7/1/2021	Eff. 7/1/2022	Eff. 7/1/2023	Eff. 7/1/2024
522	Middle School/ Junior High School	PER STUDENT	\$881	\$227	\$373	\$519	\$665
530	High School	PER STUDENT	\$840	\$217	\$356	\$495	\$634
540	Junior/ Community College	PER STUDENT	\$476	\$123	\$202	\$280	\$359
550	University/ College	PER STUDENT	\$646	\$167	\$274	\$381	\$487
560	Place of Worship	1,000 Gross SF	\$2,876	\$742	\$1,218	\$1,694	\$2,170
565	Day Care Center	PER STUDENT	\$745	\$192	\$316	\$439	\$562
590	Library	1,000 Gross SF	\$29,815	\$7,693	\$12,628	\$17,563	\$22,497
610	Hospital	1,000 Gross SF	\$4,436	\$1,145	\$1,879	\$2,613	\$3,347
620	Nursing Home	PER BED	\$1,266	\$327	\$536	\$746	\$955
630	Clinic	1,000 Gross SF	\$15,791	\$4,074	\$6,688	\$9,302	\$11,915
710	General Office Building	1,000 Gross SF	\$4,031	\$1,040	\$1,707	\$2,374	\$3,042
720	Medical-Dental Office	1,000 Gross SF	\$14,401	\$3,716	\$6,099	\$8,483	\$10,866
730	Government Office	1,000 Gross SF	\$9,348	\$2,412	\$3,959	\$5,506	\$7,054
732	US Post Office	1,000 Gross SF	\$43,012	\$11,098	\$18,217	\$25,336	\$32,455
760	Research & Development Center	1,000 Gross SF	\$4,660	\$1,202	\$1,974	\$2,745	\$3,516
770	Business Park	1,000 Gross SF	\$5,148	\$1,328	\$2,180	\$3,032	\$3,885
812	Building Materials & Lumber Store	1,000 Gross SF	\$7,469	\$1,927	\$3,163	\$4,400	\$5,636
813	Free-Standing Discount Superstore	1,000 Gross SF	\$14,896	\$3,844	\$6,309	\$8,775	\$11,240
816	Hardware/ Paint Store	1,000 Gross SF	\$2,799	\$722	\$1,185	\$1,649	\$2,112
817	Nursery (Garden Center)	1,000 Gross SF	\$28,181	\$7,271	\$11,936	\$16,600	\$21,264
820	Shopping Center/Retail	1,000 Gross SF Leasable Area	\$6,249	\$1,612	\$2,647	\$3,681	\$4,715
841	Automobile Sales	1,000 Gross SF	\$11,521	\$2,973	\$4,880	\$6,786	\$8,693
843	Automobile Parts Sales	1,000 Gross SF	\$13,053	\$3,368	\$5,528	\$7,689	\$9,849
850	Supermarket	1,000 Gross SF	\$11,489	\$2,964	\$4,866	\$6,768	\$8,669
851	Convenience Market	1,000 Gross SF	\$56,779	\$14,650	\$24,048	\$33,446	\$42,843
854	Discount Supermarket	1,000 Gross SF	\$19,178	\$4,948	\$8,123	\$11,297	\$14,471
857	Discount Club	1,000 Gross SF	\$10,897	\$2,812	\$4,615	\$6,419	\$8,222

ITE Code	Description	Unit of Measure	Max. SDC per Unit ²	Eff. 7/1/2021	Eff. 7/1/2022	Eff. 7/1/2023	Eff. 7/1/2024
862	Home Improvement Superstore	1,000 Gross SF	\$7,378	\$1,904	\$3,125	\$4,346	\$5,567
863	Electronics Superstore	1,000 Gross SF	\$10,192	\$2,630	\$4,317	\$6,004	\$7,691
880	Pharmacy/ Drugstore W/Out Drive Thru Window	1,000 Gross SF	\$12,301	\$3,174	\$5,210	\$7,246	\$9,282
881	Pharmacy/ Drugstore with Drive Thru Window	1,000 Gross SF	\$17,165	\$4,429	\$7,270	\$10,111	\$12,952
890	Furniture Store	1,000 Gross SF	\$1,225	\$316	\$519	\$722	\$924
912	Drive-In Bank	1,000 Gross SF	\$17,799	\$4,593	\$7,539	\$10,485	\$13,431
931	Quality Restaurant	1,000 Gross SF	\$10,061	\$2,596	\$4,261	\$5,926	\$7,592
932	High Turnover Restaurant	1,000 Gross SF	\$14,391	\$3,713	\$6,095	\$8,477	\$10,859
934	Fast Food Restaurant with Drive-Thru	1,000 Gross SF	\$52,619	\$13,577	\$22,286	\$30,995	\$39,704
937	Coffee/Donut with Drive-Through	1,000 Gross SF	\$37,343	\$9,635	\$15,816	\$21,997	\$28,178
941	Quick Lubrication Vehicle Shop	SERVICE STALL	\$16,553	\$4,271	\$7,011	\$9,751	\$12,490
944	Gasoline/ Service Station	PER VEH.FUEL.POS.	\$16,371	\$4,224	\$6,934	\$9,643	\$12,353
945	Gas/Service Station W/ Convenience Mkt	PER VEH.FUEL.POS.	\$11,047	\$2,850	\$4,679	\$6,507	\$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
Single Family Residential (\$/Dwelling Unit)	\$1,303	\$336	\$552	\$768	\$983
Nonresidential (\$/EDU) ¹	\$1,303	\$336	\$552	\$768	\$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
Residential (\$/dwelling unit)					
Single-Family	\$1,591	\$411	\$674	\$937	\$1,201
Multifamily	\$882	\$228	\$374	\$520	\$666
Mobile Home	\$1,463	\$377	\$620	\$862	\$1,104
Nonresidential (\$/1,000 sf gross floor area)					
Office	\$321	\$83	\$136	\$189	\$242
Retail	\$225	\$58	\$95	\$133	\$170
Industrial & Institutional	\$187	\$48	\$79	\$110	\$141
Warehousing	\$61	\$16	\$26	\$36	\$46