

SDC Update Project City Council Information

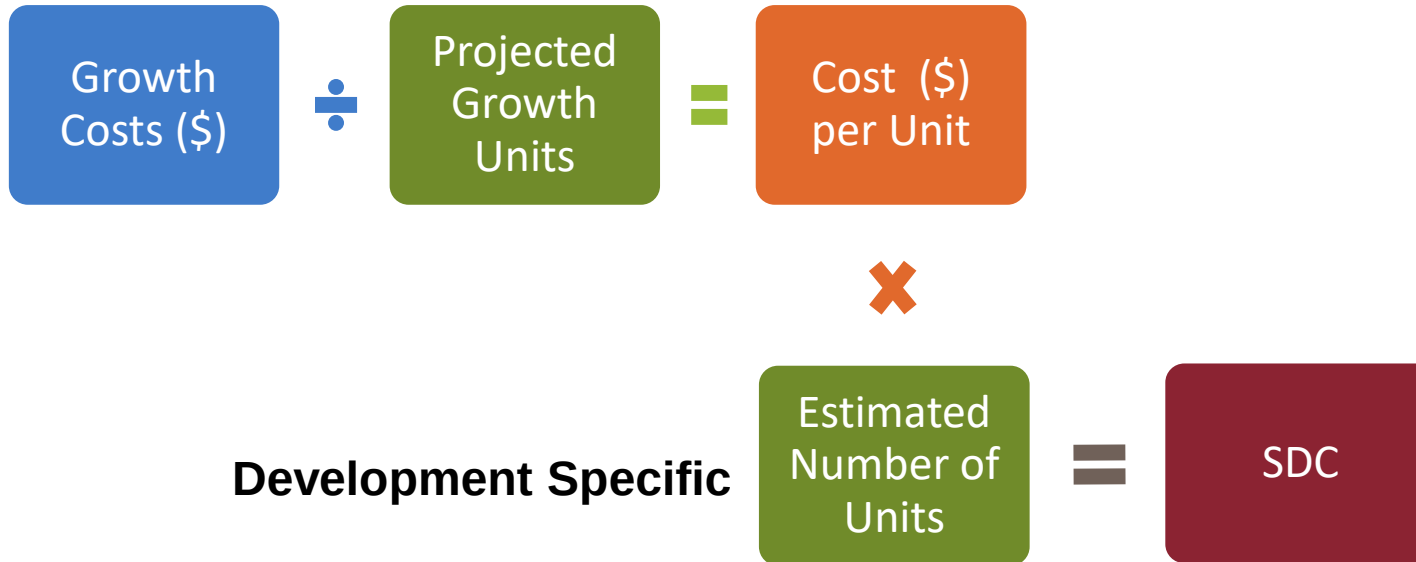
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Basic Methodology Equation

System Specific (water, wastewater, etc.)



Preliminary SDCs by System

Single-Family Residential Dwelling Unit

SDCs	Current	Updated			
		Reimbursement	Improvement	Compliance	Total
Water	\$1,215	\$3,189	\$1,693	\$66	\$4,948
Wastewater	\$624	\$156	\$5,584	\$66	\$5,806
Stormwater	\$0	\$779	\$468	\$55	\$1,302
Parks	\$0	\$1,407	\$528	\$68	\$2,003
Transportation	\$0	\$0	\$3,879	\$15	\$3,894
Total					\$17,953

Policy Considerations: Methodology

Cost Basis

- Basis for existing system valuation (original cost, **replacement cost**, *replacement cost less depreciation*)
- Planning horizon for future improvements (5, 10, **20 years**)

Assessment Basis

- Parks: **residential only** or include commercial
- Transportation: peak or **average weekday trips**

*Preliminary calculation basis

Preliminary SDCs: Water

- Improvements: North transmission line, new reservoir
- Reimbursement: supply & existing reservoir available capacity
- Compliance: mater planning, SDC methodology, admin
- Assessment Basis: water meter size

Item	Improvement	Reimbursement	Compliance
Cost Basis	\$2,250,895	\$4,239,976	
Growth (mgd)	0.94	0.94	
Cost per mgd)	\$2,387,356	\$4,497,025	
Capacity Requirements per Unit	0.000709	0.000709	
Cost per Unit	\$1,693	\$3,189	\$66
Total SDC per meter Equivalent		\$4,947	

Preliminary SDCs: Wastewater

- Improvements: Wastewater Treatment Plant expansion
- Reimbursement: aerobic digester and generator capacity
- Compliance: mater planning, SDC methodology, admin
- Assessment basis: water meter size

Item	Improvement	Reimbursement	Compliance
Cost Basis	\$7,447,957	\$208,302	
Growth EDUs	1,334	1,334	
Cost per Unit	\$5,584	\$156	\$66
Total SDC per meter Equivalent		\$5,806	

Preliminary SDCs: Stormwater

- Improvements: Road-related stormwater improvements
- Reimbursement: Proportionate share of existing storm sewer pipe
- Compliance: mater planning, SDC methodology, admin
- Assessment basis: equivalent dwelling unit (1 EDU = 3,200 sq. ft impervious area)

Item	Improvement	Reimbursement	Compliance
Cost Basis	\$741,500	\$1,233,747	
Growth (EDUs)	1,583	1,583	
Cost per Unit	\$468	\$779	\$55
Total SDC per EDU		\$1,303	

Preliminary SDCs: Parks

- Improvements: Portion of planned improvements at Ashbrook, Clover Memorial, Hobert Natural Area, Northside, Sankey (net of grant), Strawberry Hills & Quarry Park (trails, structures, fields & design)
- Reimbursement: Portion of community center and Sankey park
- Compliance: mater planning, SDC methodology, admin
- Assessment basis: Residential only*; persons per dwelling unit

Item	Improvement	Reimbursement	Compliance
Cost Basis	\$606,503	\$1,615,344	
Growth (population)	2,919	2,919	
Cost per person	\$208	\$553	\$27
Total SDC per person	\$788		
<i>Single family dwelling occupancy = 2.543 persons</i>	\$2,003		

*If SDCs assessed to nonresidential, \$/person reduced to \$739 (6%)

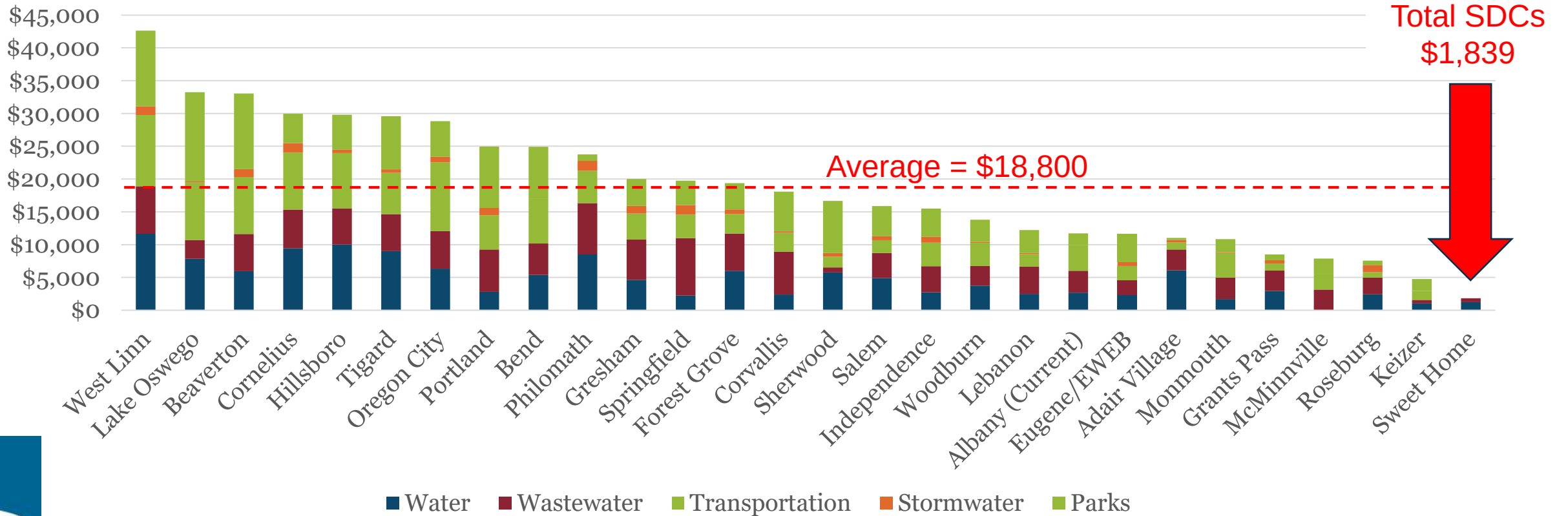
Preliminary SDCs: Transportation

- Improvements: Bike & pedestrian projects, 24th Ave. widening, Mill property street development, Hwy 20 STIP matching funds
 - Net of estimated other funding (80% grants for CMR and Mtn View, 50% developer Mill property)
- Compliance: SDC methodology, admin
- Assessment basis: average weekday trips

	Growth \$	Growth Trips	\$/Trip
Improvement	\$7,770,379	18,909	\$411
Compliance			\$2
Total	\$7,770,379		\$413
<i>Single family dwelling trips = 9.44</i>			\$3,894

SDC Fee Levels

2018 ERU All SDC Community Comparison



Future Policy Considerations

Exemptions and Discounts

- Affordable housing exemptions (amount, cap, eligibility)
- Fee discounts (phasing in or discounting from maximum allowable)
- Stormwater on-site detention

Developer Credits for Construction of Improvements

- Value of credit (improvement fee vs. total fee)
- Transferability

Policy/Adoption Process

- City Council policy discussion(s)
- Modifications to ordinance
 - Expend authority for new SDCs
- Stakeholder Engagement (e.g., Home Builders Association)
- City Council hearing



Q&A

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Thank you!