

# 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 <sup>1</sup>	Max. Permitted SDC <sup>2</sup>	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

<sup>1</sup>Equivalencies 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.

<sup>2</sup>These 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 <sup>1</sup>	Max. Permitted SDC <sup>2</sup>	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

<sup>1</sup>Equivalencies 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.

<sup>2</sup>These 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 Schedule<sup>1</sup>*

ITE Code	Description	Unit of Measure	Max. SDC per Unit <sup>2</sup>	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
<b>210</b>	<b>Single Family Dwelling/ Townhome</b>	<b>PER DU</b>	<b>\$3,906</b>	<b>\$879</b>	<b>\$1,396</b>	<b>\$1,913</b>	<b>\$2,430</b>	<b>\$2,947</b>
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

ITE Code	Description	Unit of Measure	Max. SDC per Unit <sup>2</sup>	Eff. 7/1/2021	Eff. 7/1/2022	Eff. 7/1/2023	Eff. 7/1/2024	Eff. 7/1/2025
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 PER TGFSF	\$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 PER TGFSF	\$29,815	\$6,706	\$10,654	\$14,602	\$18,550	\$22,497
610	Hospital	1,000 Gross SF PER TGFSF	\$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



ITE Code	Description	Unit of Measure	Max. SDC per Unit <sup>2</sup>	Eff. 7/1/2021	Eff. 7/1/2022	Eff. 7/1/2023	Eff. 7/1/2024	Eff. 7/1/2025
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

<sup>1</sup>SDCs 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) <sup>1</sup>	\$1,303	\$293	\$466	\$638	\$811	\$983

<sup>1</sup>Equivalent 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
<b>Residential (\$/dwelling unit)</b>						
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
<b>Nonresidential (\$/1,000 sf gross floor area)</b>						
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