



City of Troutdale System Development Charge

Worksheet and Agreement
(Revised June 1, 2016)

DATE			
BY			
CITY USE ONLY			

Instructions: The applicant must complete the applicable shaded areas and submit this form to the Permit Specialist at least two weeks prior to issuance of building permits.

I. General

Project Name:		Project Owner:	
Project Address:		Contact person:	
State ID(Map/Tax Lot #):		Contact phone:	
Type of Business:		Contact address:	
New development, change in use, expansion or new tenant			
If you prefer digital correspondence please provide a contact email address			

II. Water System Development Charge, based on Hydraulic Equivalentents (HE) @ \$1,345/HE:

Meter Size	HE's per Meter	Cost per Meter	# of Meters	HE's	Cost
3/4"	1	\$1,345.00			
1"	1.7	\$2,287.00			
1-1/2"	3.3	\$4,439.00			
2"	5.3	\$7,129.00			
3"	10	\$13,450.00			
4"	16.7	\$22,462.00			
6"	33.3	\$44,789.00			
8"	53.3	\$71,689.00			
Subtotal, Water System Development Charge					

III. Sanitary Sewer System Development Charge, based upon Equivalent Residential Units

(ERU's) at a rate of \$4,495 per ERU. NOTE: There is a minimum of one (1) ERU for any parcel receiving sanitary service

Land Use	Units	ERU's/Unit	# of Units	ERU's	Cost
Single Family / Duplex	Dwellings	1.00			
Tri-plex or Greater	Dwellings	0.70			
Manufactured / Mobile Home	Dwellings	0.88			
Trailer / RV Park	Spaces	0.30			
Hotel / Motel	Rental Units	0.36			
Lounge / Bar / Tavern	Seats	0.06			
Restaurant	Seats	0.12			
Pizza Parlor	Seats	0.09			
Laundromat	Washers	1.52			
Office	1,000 ft ²	0.06			
Retail (Dry Goods)	1,000 ft ²	0.08			
Retail (W/ Consumptive Areas)	1,000 ft ²	0.18			
Church	Seats	0.02			
School	Occupant	0.04			
Pre-paid sewer reservations	Each	-1.00			
Net change to current ERU total =					
Subtotal, Sanitary Sewer System Development Charge					

IV. Transportation System Development Charge, based upon PM Peak Hour Trip Ends at \$723 per Trip End (see attached list for ITE land use titles, codes, and units):

ITE Land Use		Unit of Measure	Trip Ends per Unit	Number of Units	No. of Trip Ends	Cost
Code	Title					
210	Single-Family Housing	Dwellings	1.01			
	Pass By Reduction (if applicable)	Trips				
Subtotal, Transportation System Development Charge						

V. Storm Water System Development Charge, based on impervious surface area at \$0.3408 per square foot of impervious surface area

Component	Cost per ft ²	Impervious Area (ft ²)	Cost
Structures	\$0.3408		
Parking	\$0.3408		
Walkways	\$0.3408		
	\$0.3408		
	\$0.3408		
	\$0.3408		
Net change to current impervious areas =			
Subtotal, Storm Water System Development Charge			

VI. Parks System Development Charge, based on residential units only:

Unit of Measure	Cost per Unit	Number of Units	Cost
Housing Unit	\$2,500.00		
Subtotal, Parks System Development Charge			

VII. Grand Total, All System Development Charges

VIII. Agreement (Please read carefully. By signing below you accept and acknowledge this agreement.)

Applicant certifies that the above information is complete and accurate to the best of his/her knowledge. Applicant understands that the system development charges may be increased if any information is omitted, erroneous, or changes in the future. Applicant shall promptly notify the Public Works Department of any change to the above information and/or any change in tenancy. The system development charges are assessed based on fees in effect on the date the first building permit for any project impacting a public utility is issued. In the cases of facility expansions or tenant improvements not requiring building permits, charges will be based on the effective date of the expansion or lease, respectively. The charges listed above are based upon issuance of a building permit, or effective date if appropriate, on or before _____. If a building permit is not issued or the change is not affected by that date, the above calculations are invalid and must be recalculated once a new date is established. Applicant may be eligible for a refund of these charges due to a reduction in project scope. Applications for refund must be made within 90 days of payment and are subject to the requirements of Section 12.02.085 of the Troutdale Municipal Code.

Applicant: (Print Name) _____	City of Troutdale: Steve Gaschler
Signature of Applicant: _____	Signature: _____
Title of Applicant: _____	Title: Public Works Director
Date Signed: _____	Date Signed: _____

For City Use Only	Date Paid: _____	Receipt # _____	Received By: _____
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UPCOMING INCREASES TO SDC RATES

Three phases, 1/3 increments over one year, commencing July 1, 2018

System development charges are one-time fees charged on development

Current Rates:

Water	\$1,345/HE	Stormwater	\$920/ERU (\$0.3408/SF)
Sanitary Sewer	\$4,495/ERU	Parks	\$2,500/RU
Transportation	\$723/Pm Peak Hour Trip-End		

Phase 1 Increase, effective July 1, 2018:

Water	\$3,315/HE	Stormwater	\$1,064/ERU (\$0.3941/SF)
Sanitary Sewer	\$6,137/ERU	Parks	\$2,500/RU
Transportation	\$814/PM Peak Hour Trip-End		

Phase 2 Increase, effective January 1, 2019:

Water	\$5,285/HE	Stormwater	\$1,208/ERU (\$0.4474/SF)
Sanitary Sewer	\$7,779/ERU	Parks	\$2,500/RU
Transportation	\$905/PM Peak Hour Trip-End		

Phase 3 Increase, effective July 1, 2019:

Water	\$7,256/HE	Stormwater	\$1,351/ERU (\$0.5004/SF)
Sanitary Sewer	\$9,420/ERU	Parks	\$2,500/RU
Transportation	\$995/PM Peak Hour Trip-End		

Water SDC Rate Increases by Meter Size:

Meter Size	¾"	1"	1 ½"	2"	3"	4"	6"	8"
Current Rate	\$1,345	\$2,287	\$4,439	\$7,129	\$13,450	\$22,462	\$44,789	\$71,689
July 1, 2018	\$3,315	\$5,637	\$10,942	\$17,572	\$33,153	\$55,367	\$110,402	\$176,708
Jan 1, 2019	\$5,285	\$8,987	\$17,445	\$28,015	\$52,856	\$88,272	\$176,015	\$281,727
Jul 1, 2019	\$7,256	\$12,338	\$23,947	\$38,459	\$72,560	\$121,178	\$241,627	\$386,747

New Single Family Detached Home at Current and Phased in Rates*:

SDC by System	Current	July 1, 2018	January 1, 2019	July 1, 2019
Water	\$1,345	\$3,315	\$5,285	\$7,256
Sanitary Sewer	\$4,495	\$6,137	\$7,779	\$9,420
Transportation	\$723	\$814	\$905	\$995
Stormwater	\$920	\$1,064	\$1,208	\$1,351
Parks	\$2,500	\$2,500	\$2,500	\$2,500
TOTAL	\$9,983.00	\$13,830.00	\$17,677.00	\$21,522.00

*Assumes ¾" meter; for other meter sizes, see Water SDC Rate table above.

The building permit issuance date determines applicable rates. Permits issued on or after the corresponding dates will be charged the rates for the phase in effect on that date.

Visit our website at <http://www.ci.troutdale.or.us/publicworks/sdcs.html> to view the full adopted resolution and to obtain a worksheet for calculating commercial, industrial, and multi-family SDC's.

If you would like more information about this topic, please contact Nick Massey at 503.674.7241 or email at nick.massey@troutdaleoregon.gov.