

System Development Charges (SDCs)

City Ordinance No. 748 establishes the methodology by which System Development Charges (SDCs) are determined. The fees collected are used for capital improvements to increase city wide capacities for water, sewer, transportation, parks and drainage.

The City of Madras collects five types of SDCs (parks, sewer, transportation, storm drainage and water) which are collected to help mitigate the effects of stress, loading or demand placed by new development upon City systems or services.

2016-17 SDC Fees

SDC	Unit	Cost/Unit
Parks	EDU	\$1,819.00
Wastewater	EDU	\$5,135.00
Transportation	PHT	\$3,553.00
Storm Drainage	RDE	\$ 214.00
Water	EDU	\$1,584.00

EDU = Equivalent Dwelling Unit

PHT = Peak Hour Trip

RDE = Residential Drainage Equivalent

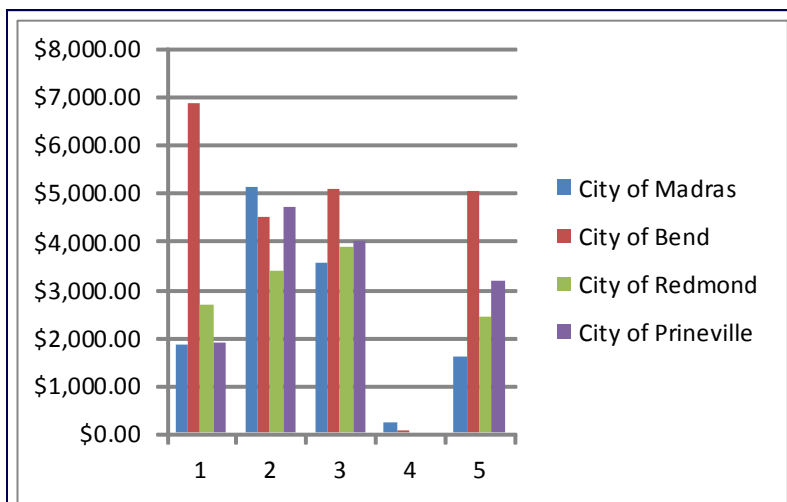
When are SDCs collected?

- ◆ New or expanded development occurs
- ◆ Change in use or occupancy
- ◆ Additional dwelling units are added

How are fees determined?

- ◆ Depends on the type of development and/or improvements
- ◆ For an estimate, contact the City Public Works Dept. at 541-475-2622

City of Madras SDCs compared to other Central Oregon Cities



When do I pay my SDCs?

- ◆ The City collects SDCs prior to releasing the application back to Jefferson County Building Dept.

Can SDC fees be deferred or financed?

- ◆ Yes; contact the City Finance Dept. for more information (541) 475-2344

Where can I get more information?

- ◆ City Public Works Dept. (541) 475-2622
- ◆ City Comm. Dev. Dept. (541) 475-3388

Total development fees include City SDCs, other applicable permits & fees determined by the City Community Development Dept., and those required by the Jefferson County Building Department.

Example SDC Calculations

Single-Family Residential:

Commercial Office Building:

Calculation Methodology

PARKS: Based upon the expected demand for parks and recreation facilities according to the population increase resulting from the project with respect to the ratio of park costs to population. The demand for park and recreation facilities may be expressed in EDU where one EDU would be the equivalent population of one single-family dwelling. The needs and costs for park and recreation facilities divided by the population of the City may be used as a basis for determining the cost per EDU for parks systems development.

Examples: land acquisition, park improvements, recreation equipment, development of trails and building construction.

WASTEWATER: Based upon the expected impact to the wastewater system from the development, and to provide for capital improvements to the wastewater collection, transmission, treatment and disposal of systems necessary to provide for the development. These are determined based upon a Public Facilities Plan or Wastewater Capital Improvement Plan for such facilities, and shall be determined according to the demand equal to one single-family EDU. For general purposes, one EDU assumes 360.5 gal/day at a B.O.D. loading of 200 mg/l and a suspended solids loading of 216 mg/l. For industrial users, the average between the C.O.D. concentration and B.O.D. concentration may be used for factoring the EDU.

Examples: replacement of large mains, enlargement, expansion or improvement of treatment facilities; increases in pumping capacity, increased or improved storage capacity; improvements of transmission facilities and/or improvement, enlargement or enhancement of disposal facilities.

TRANSPORTATION: Based upon the relative impact of the development upon the transportation system against the costs described in the Public Facilities Plan or the Transportation Facilities Plan. The criteria used when apportioning costs may include expected trip generation, parking spaces provided and/or other reasonable methods which may be established.

Examples: road improvements, mass transit facilities, bicycle trails or facilities and pedestrian facilities.

STORM DRAINAGE: Based upon the square footage of impervious surfaces proposed for any new construction, relative to the costs of providing drainage or flood control as may established in the Storm Drainage Capital Improvement Plan or the Public Facilities Plan. Each 3,000 square feet of impervious surface within a proposed development shall be considered to be one Residential Drainage Equivalent (RDE). Where on-site drainage disposal is to be constructed along with a development, the RDE SDC may be reduced proportional to the expected effectiveness of the on-site drainage. In no case shall the credit for on-site disposal exceed 90% of the RDE for the development.

WATER: Based on demand placed upon the water system for the development to provide adequate facilities for water treatment, water storage, water supply and water distribution necessary to accommodate the development. Based upon the expected demand to the system according to the equivalent demand a single-family Equivalent Dwelling Unit (EDU) where such demand is determined by the rated capacity of a standard residential meter of 20 gpm. Therefore, 1 EDU = 20 gpm capacity, and SDCs for water shall be based upon the rate or design flows of the proposed development according to the EDUs.

Examples: replacement or enlargement of mains, construction or enlargement of storage facilities, addition or replacement of fire hydrants, providing necessary treatment facilities, and construction improvement, or acquisition of sources of supply.