



# Questions & Answers

## System Development Charges

### What are System Development Charges?

System Development Charges (SDCs) are fees collected to fund a portion of the construction of public infrastructure systems to support the increase in use from development or redevelopment in Springfield city limits or the urban growth boundary. The public infrastructure systems include: transportation, stormwater and wastewater collection systems, park and recreation facilities, and electrical and water utilities. These public infrastructure systems are required and needed to maintain the livability, health and safety standards of the Springfield community. SDC fees do not go towards the long term maintenance of the public infrastructure systems.

### Why are there System Development Charges?

System Development Charges are fees applied to development or redevelopment to help local government agencies or special districts accumulate the funds needed to provide sufficient capacity of public infrastructure systems to accommodate the increase of use and population.

### Are System Development Charges required?

Oregon law allows local governments to establish SDC's to help cover the cost of infrastructure system expansion needed for new development. ORS 223.297 through 223.314 provides full details on the establishment and expenditures of System Development Charges and other related details.



### Who in Springfield has

### System Development Charges?

The City of Springfield, the Metropolitan Wastewater Management Commission, the Willamalane Park & Recreation District, and Springfield Utility Board each have SDC fees that are applied to development or redevelopment. The City of Springfield collects SDC fees on behalf of the Metropolitan Wastewater Management Commission and Willamalane Park & Recreation District. The City is allowed per Oregon Revised Statutes to recover its costs for calculating and collecting SDC fees. A 5% administrative fee is included in the total fees.

### What does this mean for developing a property?

If you are developing a property in Springfield, you should anticipate the cost for SDC fees in the overall cost of developing the property. SDC fees can be a substantial portion of the upfront cost of developing a property and are collected prior to issuance of building permits. City staff is available to answer questions and provide a SDCs cost estimate during normal business hours.

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### **Are SDC fees applied if redeveloping a property?**

When redevelopment occurs that modifies the existing impact or use of a property, fees will be calculated based on the difference between the proposed use and the existing use. If the change-in-use results in the SDC fees for the proposed use being less than the SDC fees for the existing use, no fees will be required.

### **Are there any credits or exemptions made for not applying SDC fees to a development or redevelopment?**

While there are no exemptions or exceptions made, the following assumptions are used to determine SDC fees:

- Are calculated based on the level of service currently provided to existing users of the service.
- Costs used in the SDC fees reflect the City's current costs for constructing capital improvements.
- Fees reflect a new developments' equitable share or use of the particular system for which the fee is set.
- Credit will be given for certain improvements that reduce a development's impact on the system capacity that would otherwise have to be constructed at the City's expense.

### **What are some examples of public infrastructure systems built SDC fees helped pay for?**

- Jasper Trunk Wastewater Extension
- Franklin Boulevard Reconstruction - Phase 1
- Over-Under Channel Stormwater Pipe Replacement

### **How are the SDC fees calculated?**

Please see pages 3 and 4 of this Q&A for details for how the City of Springfield calculates SDC fees related to Transportation, and Stormwater and Wastewater collection systems. Please see page 4 for details for how the Metropolitan Wastewater Management Commission calculates SDC fees related to the regional Wastewater collection system.

**For how SDC fees related to parks and recreation are calculated, contact the Willamalane Park & Recreation District at 541.736.4544**

### **Is there a worksheet I can use to help me understand more how calculations are done?**

Yes, the City has a System Development Charges Worksheet. For the worksheet pages and the current list of SDCs and their cost, view the City's Master Fees and Charge Schedule at <http://bit.ly/SpfldORSDCs>

### **Where can I receive more information about SDC fees in Springfield?**

More information is available on the City's SDCs web page. There you can sign-up on our e-list to receive periodic news and updates related to SDCs. <http://bit.ly/SpfldORSDCs>







**How are the City of Springfield’s Stormwater System SDC fees calculated?**

Stormwater system SDC is based on Square Feet of Impervious Surface Area. The stormwater system SDC, also known as the storm drainage SDC, is paid by all new residential, commercial, and industrial development. The charge is based on the square footage of the impervious surface area of the development. Impervious surfaces typically consist of concrete, asphalt, and roofing.

The cost per square foot of impervious surface area is covered in the City of Springfield Master Fees and Charges. In applying the SDC, the cost per square foot is applied to the amount of impervious surface area measured at the time the building permit is issued.

$$\text{STORM DRAINAGE SDC} = \text{IMPERVIOUS SQUARE FEET} \times \text{SDC COST/SQUARE FOOT}$$

For residential, up to a 50% credit will be given to approved facilities for rooftop runoff for the portion of impervious area served by a drywell.

A commercial site might also be eligible for a SDC credit for on site detention and retention techniques outlined in the City of Eugene’s Stormwater Manual. A SDC credit will be given for peak ten-year runoff reduction based on documentation provided by the developer and approved by the City.

**How are the City of Springfield’s Transportation System SDC fees calculated?**

The Transportation SDC is based on Average Weekday Trip Generation rate published in the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The transportation system SDC is charged on new commercial, industrial, and residential development or change of use. It helps support expansion of arterial and collector roads, traffic signals, and street lighting as the City grows.

The SDC is based on the trip rate of the specific type of development and the cost per trip. The cost per trip is for all use types. A new trip factor is applied to omit short pass-by trips, diverted trips, and other linked trips. While trip rates for developments are based on the current ITE Trip Generation Manual, the developer can submit a trip generation study outlined and approved by the City of Springfield.

$$\text{TRANSPORTATION SDC} = \text{NUMBER OF TRIPS} \times \text{TRIP RATE} \times \text{COST/TRIP} \times \text{NEW TRIP FACTOR}$$





**How are the City of Springfield’s Wastewater System SDC fees calculated?**

The Sanitary Sewer (Wastewater System) SDC is based on Drainage Fixture Units as defined by the April 2000 Oregon Amendments to the 1997 Uniform Plumbing Code.

The City’s Wastewater system SDC is paid by all new commercial, industrial, and residential development. To calculate the impact of new development on the sanitary sewer system, the City uses the number of drainage fixture units (DFU) as the basis of the charge. The City sanitary charge is listed in the City of Springfield Master Fees and Charges.

RESIDENTIAL  
CITY SANITARY SEWER SDC =  
NUMBER OF DFU x COST/DFU

COMMERCIAL/INDUSTRIAL  
CITY SANITARY SEWER SDC =  
NUMBER OF DFU x COST/DFU

A ‘drainage fixture unit’ is a way of expressing various sorts of plumbing fixtures (such as sinks, toilets, commercial dishwashers, etc.) in terms of water usage.

**How are the Metropolitan Wastewater Management Commission Regional Wastewater System SDC fees calculated?**

The Metropolitan Wastewater Management Commission (MWMC) Facility Equalization Charge is a reimbursement fee for the reserve capacity that was constructed to serve new growth. This fee is designed to reimburse the community for its equity in the treatment plant’s reserve capacity.

Newly developed properties, change of use, or other properties that are connecting to the wastewater treatment system for the first time will pay the equalization charge. New development receives credit for past bond payments on existing debt and for contributions to qualified off-site public improvements. The Flow Estimation Units (FEU) is used for the MWMC Facility Equalization Charge.

MWMC SANITARY SEWER SDC =  
NUMBER OF FEU X COST PER FEU +  
ADMINISTRATIVE FEE

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