



Effective October 1, 2019

A guide to assist with estimating

SYSTEM DEVELOPMENT CHARGES

System Development Charges for

CHARGES

new development within the City of Eagle Point.

City of Eagle Point
 Building Department
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What are System Development Charges?

System development charges (SDC's) are fees assessed to new development and re-development at Building Permit issuance or when an existing unit or development is connected to city services. Oregon Revised Statute (ORS) 223.297-223.297 defines SDC's and outlines how they are calculated, applied and accounted for. The fees are intended to recover a fair share of the costs of existing and planned facilities that provide capacity to serve new growth.

The City of Eagle Point collects SDC's for Water, Parks, Stormwater and Transportation; with the most recent rates established by ordinance 2018-06. All SDC's are adjusted annually for inflation based on the Engineering News Record Construction Cost Index for the City of Seattle. Fees are typically calculated during the plan review process, once the application has been declared complete by staff. SDC's are due prior to, or at the time of, Building Permit issuance.

Eagle Point also collects the system-wide water SDC on behalf of Medford Water Commission.

Sewer Permits and associated System Development Charges are paid directly to Rogue Valley Sewer Services (RVSS) by the applicant. Questions regarding sewer fees should be directed to RVSS at (541) 664-6300.

The intent of this brochure is to provide guidelines for estimating Eagle Point SDC's. Not all categories of businesses and associated fees are listed in this brochure. Additional fees may be associated with a project that are not listed in this brochure including, but not limited to, building permit fees, mechanical permit fees, plumbing permit fees, electrical permit fees, plan review fees, planning fees, engineering fees, and water connection fees.

Stormwater

The stormwater SDC is charged by equivalent service unit (ESU), measured in the amount of impervious square feet on a property. Per Eagle Point City code, one ESU is 3,000 square feet of impervious surface area. Impervious surface area is an accepted and defensible measure of contribution of runoff and associated use of the stormwater system. As a matter of administrative ease, all single-family detached units are assumed to be one ESU And all other land uses are charged based on impervious surface area.

SINGLE FAMILY DWELLING	MULTI-FAMILY	NON-RESIDENTIAL
\$1,858.00/UNIT	\$1,858.00/ESU	\$1,858.00/ESU

Parks

Ordinance 2018-06 requires that developers of residential properties dedicate land; and/or pay a system development fee. The purpose of the Parks SDC is not to raise revenues, but to insure adequate park and recreation facilities for the citizens of Eagle Point. There is not currently a Parks SDC for non-residential development. Current Parks SDC's are shown in the following table.

RESIDENTIAL	COMMERCIAL	RV/TRAILER IN PARK
\$3,748.00	\$0	\$4,460.00

Water

This SDC varies by water meter size. Meter size distinctions are based on American Water Works Association (AWWA) meter capacity equivalents (i.e. flow factors).

(See reverse for Water SDC Table)

(Water Continued)

Current Eagle Point Water SDC's are shown in the following table.

METER SIZE	FLOW FACTOR	EP SDC
5/8"	1	\$2,990.50
3/4"	1.5	\$4,485.74
1"	2.5	\$7,476.24
1.5"	5	\$14,952.48
2"	8	\$23,923.97
3"	16	\$47,847.93
4"	25	\$74,762.39
6"	50	\$149,524.78
8"	80	\$239,239.65

The Medford Water Commission system-wide SDC is dedicated to treatment plant and distribution water main expansion. This fee is collected by our office on behalf of Medford Water Commission for newly developed property added to the system. Fees are shown in the following table (revised October 1, 2020).

METER SIZE	WEIGHTING FACTOR	SDC
5/8" X 3/4"	1	\$1,698.41
1"	2.2	\$3,736.50
1 1/2"	6	\$10,190.46
2"	8	\$13,587.28
3"	26	\$44,158.66
4" AND UP MAY BE SIZED FOR COMBINED FIRE AND CONSUMPTION DEMANDS.		

Transportation

City Council adopted Transportation SDC methodology through Ordinance 2018-06. This SDC pays for all capacity increasing projects including new sidewalks, bike lanes and road widening. These charges are based upon trip generation statistics provided in the Institute of Transportation Engineers (ITE) Trip Generation manual for land use type and development size. SDC's are based Average Daily Person Trip rate (ADPT's), and are adjusted for linked (pass-by) trips. Per Ordinance, this SDC is annually adjusted for inflation based on the Engineering News Record Construction Cost Index for the City of Seattle.

Current Transportation SDC's are shown in the following tables.

TYPE	AVERAGE DAILY PERSON TRIPS	SDC	UNITS
SF DETACHED	15.87	\$3,242.00	DU
APARTMENT	10.92	\$2,231.00	DU
CONDO/TOWNHOUSE	9.49	\$1,938.00	DU
MOBILE HOME IN PARK	8.23	\$1,681.00	ODU
GEN. LIGHT INDUSTRIAL	8.84	\$1,806.00	SFGFA
INDUSTRIAL PARK	8.97	\$1,832.00	SFGFA
MANUFACTURING	5.09	\$1,040.00	SFGFA
MINI-WAREHOUSE	3.99	\$815.00	SFGFA
ASSISTED LIVING	4.31	\$880.00	BED
HOTEL	13.20	\$2,696.00	ROOM
MOTEL	9.46	\$1,932.00	ROOM
GOLF COURSE	8.86	\$1,810.00	ACRE
HEALTH CLUB	50.94	\$10,405.00	SFGFA
REC COMMUNITY CENTER	46.03	\$9,402.00	SFGFA
ELEMENTARY SCHOOL	11.97	\$2,445.00	SFGFA
MIDDLE SCHOOL	10.69	\$2,184.00	SFGFA
HIGH SCHOOL	10.00	\$2,043.00	SFGFA
CHURCH	22.21	\$4,537.00	SFGFA
DAYCARE	30.28	\$6,185.00	SFGFA
LIBRARY	84.78	\$17,317.00	SFGFA
GENERAL OFFICE	14.08	\$2,876.00	SFGFA
MEDICAL/DENTAL OFFICE	45.88	\$9,371.00	SFGFA
OFFICE PARK	14.28	\$2,917.00	SFGFA
BLDG MATERIALS & LUMBER	72.46	\$14,801.00	SFGFA
SPECIALTY RETAIL	68.18	\$13,926.00	SFGLA
HARDWARE/PAINT STORE	43.53	\$8,891.00	SFGFA
NURSERY/GARDEN CENTER	139.20	\$28,433.00	SFGFA
SHOPPING CENTER	34.74	\$7,096.00	SFGLA
QUALITY RESTAURANT	62.86	\$12,840.00	SFGFA
HIGH TURNOVER SIT DOWN RESTAURANT	88.34	\$18,044.00	SFGFA
FAST FOOD W/O DRIVE-THRU	455.63	\$93,067.00	SFGFA
FAST FOOD W/DRIVE-THRU	368.04	\$75,176.00	SFGFA
GAS STATION	99.11	\$20,244.00	VFP
GAS/SERVICE STATION W/CONVENIENCE MARKET	34.94	\$7,137.00	VFP
GAS/SERVICE STATION W/CAR WASH	61.34	\$12,529.00	VFP
DRIVE IN BANK	56.35	\$11,510.00	SFGFA
SUPERMARKET	79.54	\$16,247.00	SFGFA
CONVENIENCE MARKET (24 hours)	414.63	\$84,692.00	SFGFA
PHARMACY W/OUT DRIVE-THRU	64.05	\$13,083.00	SFGFA
PHARMACY W/DRIVE-THRU	61.87	\$12,638.00	SFGFA

SFGFA= 1,000 SQUARE FEET OF GROSS FLOOR AREA
SFGLA= 1,000 SQUARE FEET OF GROSS LEASABLE AREA
ODU = OCCUPIED DWELLING UNIT
DU = DWELLING UNIT
ROOM = NUMBER OF ROOMS FOR RENT
VFP = VEHICLE FUELING POSITION

The City of Eagle Point Building Department is committed to providing quality service to our community. For further information and fee estimates please contact the Building Department at (541)826-4212 ext. 100.