

System Development Charge Review

CITY COUNCIL WORKSHOP

DECEMBER 3, 2018

Where are we?

Reviewed options with Council at prior meetings:

- Water SDC – one category with all uses (no separate Industrial class)
- Sewer SDC – Wait for General Sewer Plan Update
 - Calculate new SDC based on Equivalent Residential Unit (ERU) approach
 - Revisit rates to confirm revenue requirements met
- Assume no Developer contributions in calculations

Remaining Decision:

- One “City-Wide” charge vs. North/South Zones

Adopt Ordinance(s) modifying Camas Municipal Code



Water SDC Options Summary



◆ **Notes:**

- Rate shown is for a ¾" meter, SDC increase with meter size
- Existing SDCs vary between industrial and non industrial classes
- One class or one system SDCs eliminate class based SDCs

Primary Options to Consider

Maintain “Two-Zone” System

- Maximum Allowable Water SDC:
 - North = \$9,800
 - South = \$6,495

Adopt a “System-Wide” Charge

- Maximum Allowable Water SDC = \$8,380
- Prior Staff Proposal = \$7,310
 - Based on initial council feedback
 - 2 year phase-in for South Zone
 - 2019 = \$6,044
 - 2020 = \$7,310

One System Approach

PROS

Easier to administer internally
Less complicated for developers/builders
More consistent for planning purposes and tracking assets
Consistency with other charges

PRO AND CON: Levels the costs out across the City...

CONS

Is it “Fair”?

- More infrastructure needed in North zone
- However...
 - Large, expensive infrastructure serves both North and South
 - More customers to help pay for it
 - How granular do you go?
 - Community benefits as a whole

Other Considerations

Future (2035) New Customers based on Draft Water System Plan:

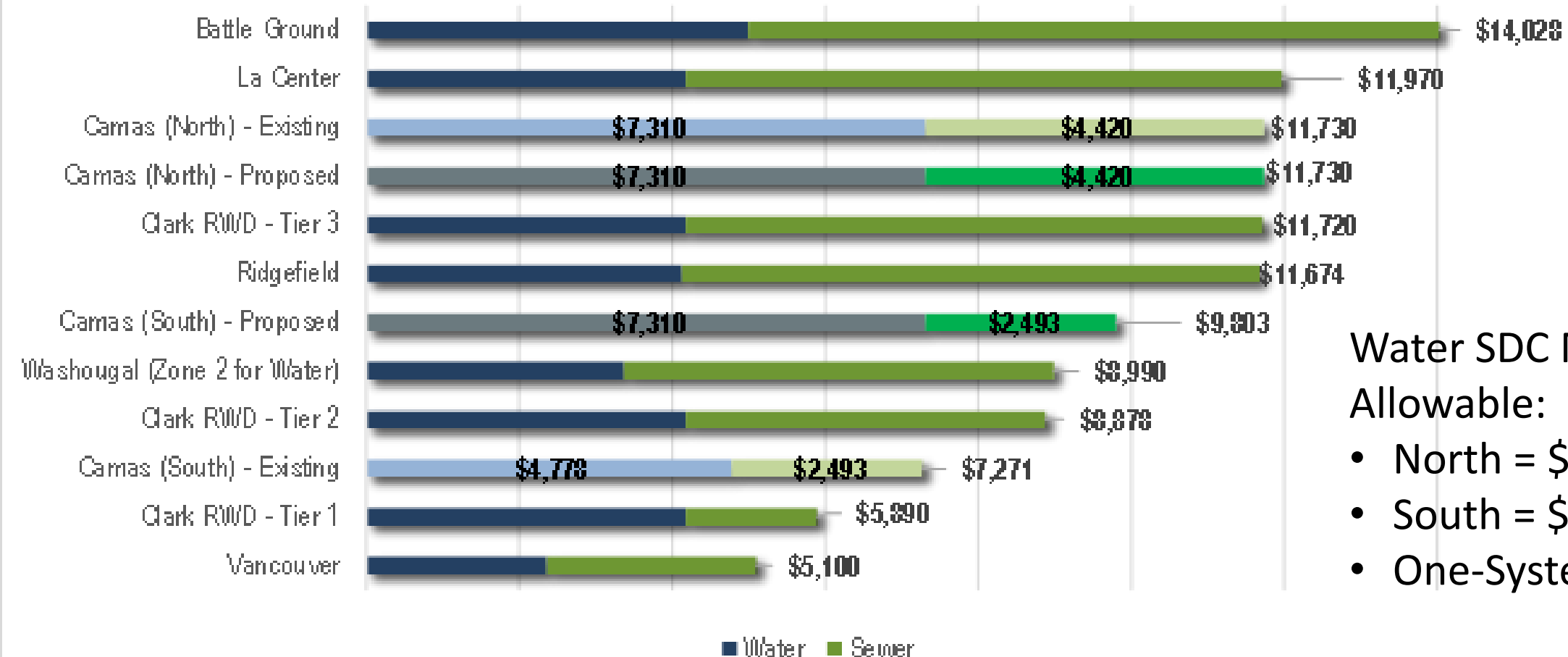
- South = 5,244
- North = 6,970

Capital Improvement Plan Future Costs:

- Common = \$49 mil +/-
- South = \$4.5 mil +/-
 - \$59.5 mil +/- with Repair and Replacement – R&R not currently in SDC
- North = \$29 mil +/-

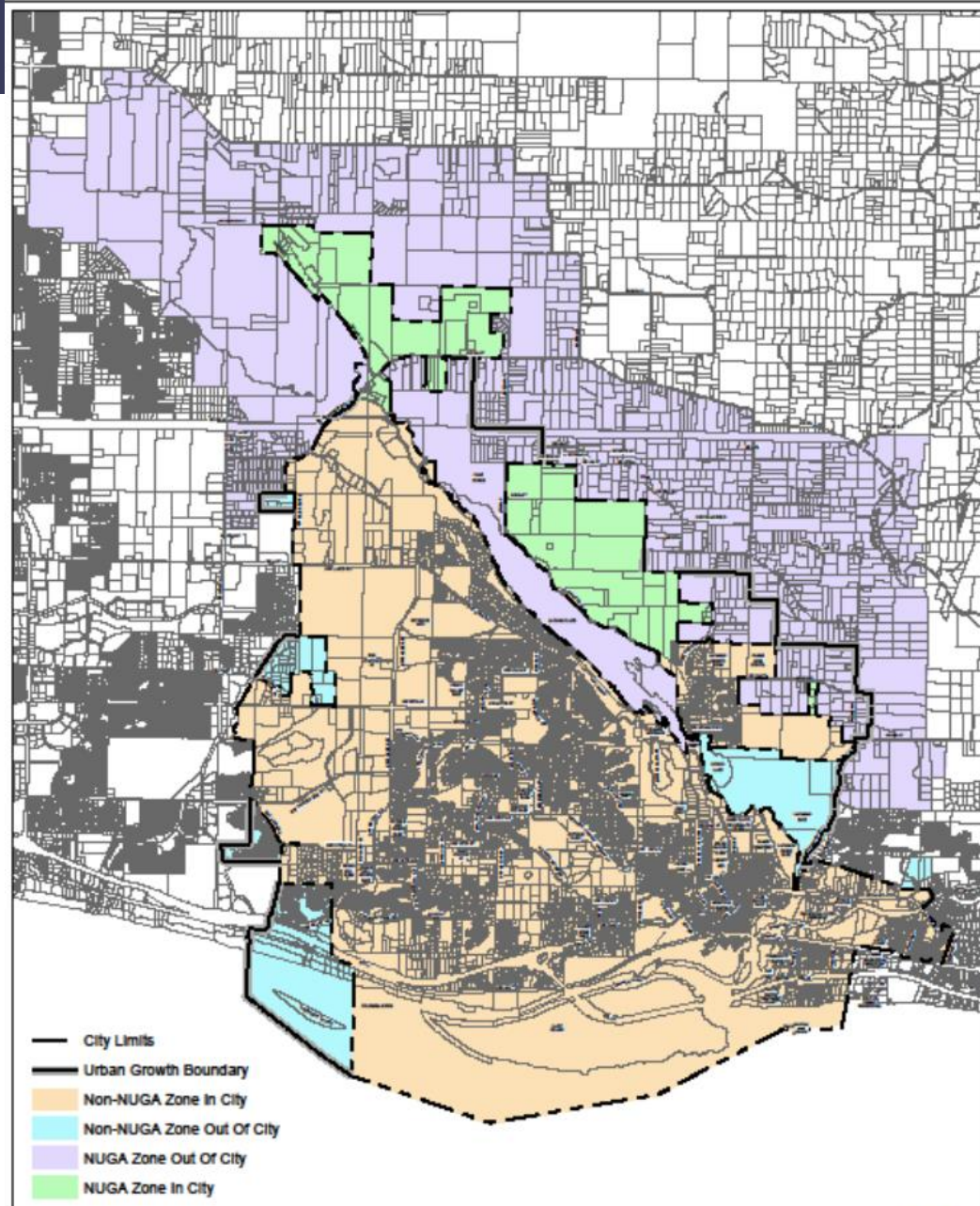
South has fewer future customers, but less future cost

SDC Comparison



Water SDC Maximum Allowable:

- North = \$9,800
- South = \$6,495
- One-System = 8,380

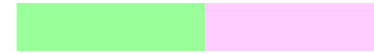


Map Color



Existing Zone

South Zone



North Zone



1 inch = 5,000 feet

CITY OF CAMAS
SYSTEM DEVELOPMENT CHARGE MAP



CAMAS GIS
smSDC10 10/20/10

Discussion and Direction
