



**Joint Session of the Coburg City  
Council and Planning Commission**

**Overview of System  
Development Charges**

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**Why am I Here?**

- To provide a quick overview on SDCs in Oregon
- To provide a review of the SDCs Coburg currently has in place

## What is the Purpose of SDCs?

- Often described in terms of being a tool that either:
  - “Makes new development or growth pay for itself”; or
  - Presents “a serious challenge to the long-term viability of home builders businesses.”

## What is the City’s Interest in SDCs?

- SDCs represent an option as the City Council tries to identify rational tools to assist in meeting the demands put on the city’s infrastructure by growth

## Connections

- There is a rational nexus or connection between growth and its impacts on a city's infrastructure
  - Existing infrastructure has fixed capacity paid for by existing residents
  - Growth pushes demand for infrastructure past existing capacity

## Connections (cont.)

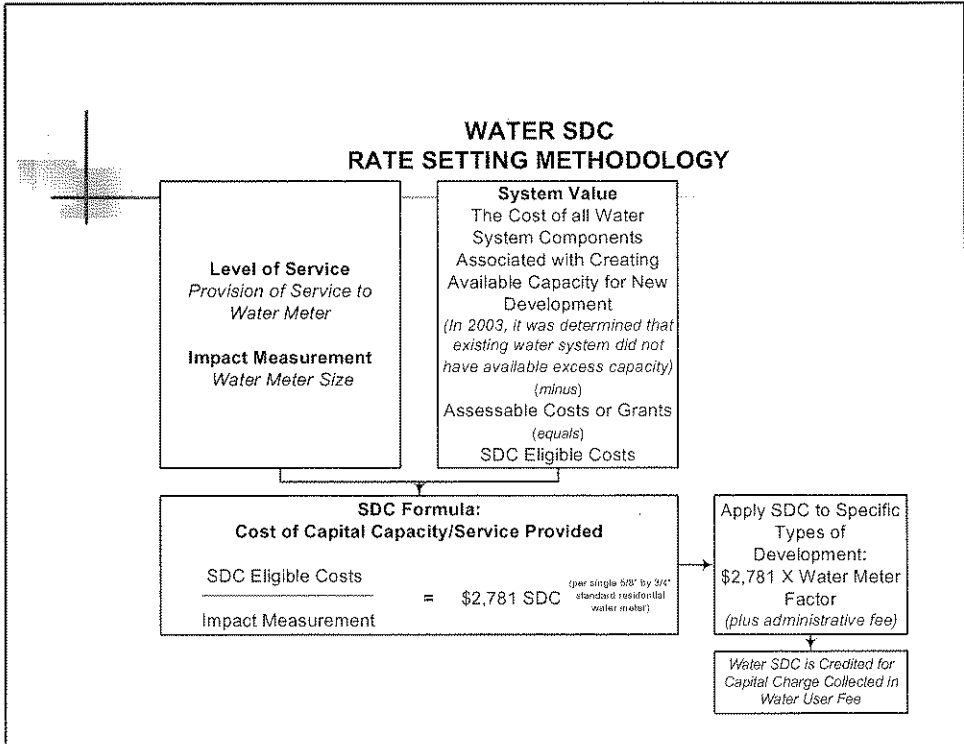
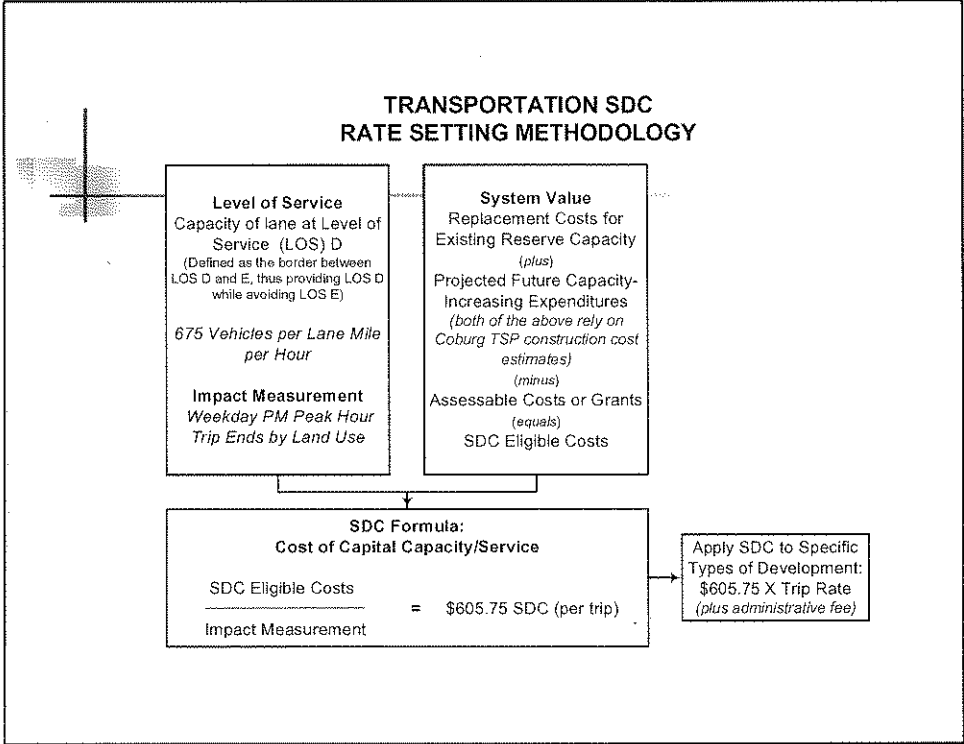
- SDCs are a rational tool to aid the city in expanding its infrastructure to meet the demands of growth
  - SDC methodology reflects the measured impact of growth on infrastructure and the cost of that impact

## Oregon SDC Legislation

- State law provides strong direction on the City implements its SDC process:
  - City must demonstrate that SDCs are not being used to fill pre-existing problems
  - SDCs are restricted to 5 systems (water, wastewater, drainage, transportation, parks and recreation)
  - SDCs cannot be charged to provide a higher level of service than existing residents have paid for
  - City must account for collection and use of SDCs
  - Appeal process required, credits allowed

## Coburg's SDC Ordinance

- As adopted, the City of Coburg's SDC Ordinance and Methodology meet all state requirements:
  - It is consistent with the other cities in the region and statewide (because of the State law)
  - The methodology is robust
    - Based on a rational nexus between growth and its impacts on city's infrastructure reflecting engineering analysis of impacts and capacity costs
  - The methodology provides for credits
  - The ordinance provides for appeal process and payment plan



## Questions?

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- Example SDC calculation?

