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THE CITY OF GARIBALDI IS AN EQUAL OPPORTUNITY PROVIDER

SYSTEM DEVELOPMENT CHARGES IN GARIBALDI

Garibaldi Ordinance No. 183, adopted June 10, 1991, amended by
 Garibaldi Ordinance No. 288, adopted January 17, 2006
 Codified under Garibaldi Municipal Code Chapter 13.25

System Development Charges (SDCs) are one-time fees assessed to new or expanded development for impacts on the city's utility systems. These charges pay for capital improvements (big ticket items) identified through adopted utility plans incurred by development and account for future (improvement) and past (reimbursement) development. Garibaldi has five SDCs for upgrades to its water, sewer, storm drainage, streets and parks systems. In order for any city to assess these charges, capital improvement lists (usually found in utility master plans) must identify the projects and their costs. The city has had water and sewer SDCs since 1991. In 2006, the water and sewer SDCs were decreased based upon updated project lists and SDCs were added for streets, parks and storm drainage. SDCs are annually modified through resolution using the Engineering News Records Construction Cost Index to adjust for inflation.

Res. 2011-06 adjusted the values of these capital improvement project lists by 3.6% - effective 1 July 2011.

CAPITAL IMPROVEMENT LISTS (*year of adoption*)

Utility Master Plan	Improvement	Reimbursement	Total
Sewer System Improvements (1998).....	\$404,908 +	3,218,698 =	\$3,623,606
Water System Improvements (2004).....	\$2,277,873 +	486,760 =	\$2,764,633
Storm Drainage System Improvements (1995).....	\$4,023,031 +	0 =	\$4,023,031
Transportation System Improvements (2003).....	\$5,126,080 +	0 =	\$5,126,080
Parks System Improvements (2003).....	\$725,144 +	0 =	\$725,144
TOTAL.....	\$12,557,036 +	3,705,458 =	\$16,262,494

METHODOLOGIES FOR CHARGES (*for typical single-family residence, commercial development will differ*)

Sewer.....	Total CIL Cost / capacity* / residential equivalent*	
3,623,606 / 1,592 / 1 =		\$2,277
Water.....	Total CIL Cost / capacity* / residential equivalent*	
2,764,633 / 1,074 / 1 =		\$2,576
Storm Drainage.....	Total CIL Cost / total impervious area* x net imp. sf*	
4,023,031 / 3,571,920 x 2,500 =		\$2,823
Transportation.....	Total CIL Cost / est. length new daily trips* x ELNDT per use*	
5,126,080 / 13,710 x 9.57 =		\$3,579
Parks.....	Total CIL Cost / population* x avg. people per unit*	
725,144 / 1300 x 2.04 =		\$1,139
TOTAL		\$12,394

** variables are identified through specific engineering studies and reference documents*

If you are further interested in the methodologies and ordinances creating specific System Development Charges, please contact John O'Leary, City Manager.

WORKSHEET FOR COMMERCIAL DEVELOPMENT

Garibaldi Ordinance No. 183, adopted June 10, 1991, states that "the purpose of the system development charge is to impose an equitable share of the public costs of capital improvements upon those developments that create the need for or increase the demands on capital improvements."

When determining the equitable share, the existing use is given a credit against the proposed use. Please fill out this worksheet to help determine the existing (or previous) use and the proposed use.

QUESTIONS ABOUT THE EXISTING AND PROPOSED USES

- Currently what sized water meter does the property have? (3/4" = 1 REU, 1" = 2 REU, 1-1/2" = 4 REU, 2" = 8 REU, 3" = 16 REU, 4" = 32 REU)
- How much of the property (sq. ft.) is currently covered by impervious surface? Impervious surface includes the footprint square footage of any structures and the total of all additionally asphalted or concreted square footage. In some cases compacted gravel is considered impervious depending on its use. If the existing use is as a graveled parking lot then the square footage should be determined.
- What type of use is currently on the property? (i.e. parking, none, storage, etc.) Based upon the use, the city uses "trip generation" figures for "equivalent length new daily trips." The data is found in the Institute of Transportation Engineers Trip Generation manual. Actual ELNDT figures will need to be researched by the City Administrator.
- What is the current square footage of the use? If the lot is currently vacant and used for parking, include only the square footage of the parking area.
- Will a water meter be introduced to the site or will the existing water meter size be increased? (3/4" = 1 REU, 1" = 2 REU, 1-1/2" = 4 REU, 2" = 8 REU, 3" = 16 REU, 4" = 32 REU)
- How much of the property (sq. ft.) is proposed to be covered by impervious surface? Impervious surface includes the footprint square footage of any structures and the total of all additionally asphalted or concreted square footage. In some cases compacted gravel is considered impervious depending on its use.
- List the type(s) of activity (i.e. business) that is proposed for the lot? (i.e. restaurant, car wash, general office, etc.)
- What is total square footage of the proposed use? Do not include parking square footage.

PROPOSED

- Water meter size REU proposed
- Impervious surface (sq. ft.).....
- Land use activity on lot.....
- Square footage of use

EXISTING

- Water meter size REU on lot.....
- Impervious surface (sq. ft.)
- Land use activity on lot
- Square footage of use.....

Sewer: ((Proposed REUs (____) - Existing REUs (____)) x REU SDC (\$2x) = \$ _____

Water: ((Proposed REUs (____) - Existing REUs (____)) x REU SDC (\$2,x) = \$ _____

Storm: ((Proposed Impervious sf (____) - Existing Impervious sf (____)) x \$0.xx) = \$ _____

Transportation:

((Proposed ELNDT (____) x # of units(2.16)) - (Existing ELNDT (____) x # of units(____))) x \$x) =

..... \$ _____

Parks: Commercial uses are exempt from parks system development charges.

TOTAL:..... \$ _____

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