



2023 Stormwater SDC Update

The City of Manzanita is undertaking an update of its Stormwater System Development Charge (Stormwater SDC). An SDC is a one-time fee imposed on new development at the time of development. The charge is intended to recover a fair share of the cost of system capacity needed to serve growth. System development charges provide a means for “growth to pay for growth.”

ORS 223.297 – 223.314 provides “a uniform framework for the imposition of system development charges by governmental units” and establishes “that the charges may be used only for capital improvements.” An SDC can be constructed to include one or both of the following components: (1) a **reimbursement fee**, intended to recover an equitable share of the cost of facilities already constructed or under construction, and (2) an **improvement fee**, intended to recover a fair share of future, planned, capital improvements needed to increase the capacity of the system.

On January 4th 2023, HDR Inc. (City’s consultant) and City Staff presented the proposed Stormwater SDC fee to the City Council. Next step for the City is to issue a 90-Day Notice of Public Hearing for Changes to the Stormwater SDC. The public hearing date is anticipated to occur June 7th, 2023.

The City last updated its Stormwater SDC methodology and rates have not been reviewed or updated since 1996. The Stormwater Master Plan, the City’s guiding document, includes an updated list of Capital Improvement Projects (CIP) addressing immediate capacity needs, aging infrastructure, water quality challenges, maintenance needs, and flooding concerns.

To meet this objective, the City took the following general approach.

Technical Analysis: The technical analysis included the creation of a comprehensive SDC project list using the 2020 Stormwater Master Plan. The list was carefully examined to determine the portion of each project that will add system capacity to serve growth. Only those costs are includable in the SDC improvement fee calculation. The SDC reimbursement fee is based on the unused capacity of assets available for future users. Both the reimbursement fee and improvement fee are proposed to be updated. The charge was then calculated to incorporate both the data inputs and guidance from our consultant.

Documentation: The law requires that a methodology report be provided describing the recommended policies and resulting charges. As per that statute, the methodology will be made available for review at least sixty days in advance of the first public hearing to consider the Stormwater SDC.



CITY OF MANZANITA

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Public Hearing on Methodology Changes & Rate

On February 6th 2023, the City issued a 90-day Notice of Public Hearing for Changes to the Stormwater SDC and its intent to amend the Stormwater SDC Methodology and Rates. The public hearing will occur on June 7th, 2023. The Final Report for Stormwater SDC, a technical report addressing the methodology and calculation of the proposed charges by HDR Inc., will be available for review after February 8th 2023.

For additional information regarding this SDC update, please contact Leila Amen, City Manager, at 503-368-3543 or cityhall@ci.manzanita.or.us