



P.O. Box 330 – Phoenix, Oregon 97535 – (541) 535-1955

FAX (541) 535-5769

PHOENIX WATER SYSTEM DEVELOPMENT CHARGE

Permit No.	
-------------------	--

Applicant Information			
Name			
Prop. Address		Date	
Legal Descript.		Type of Land Use	
No. of Units		Building Sq. Ft.	

Water SDC's			
Meter Size	# of Meters	SDC Fee/Meter	Total
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Total:			\$

City of Phoenix SDC Charges	
Meter Size	SDC Fees
5/8" x 3/4"	\$5,724
1"	\$14,309
1 1/2"	\$28,618
2"	\$45,789
3"	\$91,577
4"	\$143,089
6"	\$286,179
8"	\$457,886
10"	\$658,211

For Office Use Only					
Reimbursement Fee	\$	1.79%	Improvement Fee	\$	98.21%
Admin Fee	\$	3.81%	Fee Received	\$	103.81%
Received by			Date		
			Receipt No.		



112 W Second Street – Phoenix, Oregon 97535 – (541) 535-2050

FAX (541) 535-5769

LAST UPDATED: SEPTEMBER 1, 2022

MEDFORD WATER COMMISSION REGIONAL SYSTEM DEVELOPMENT CHARGE

Permit No.	
-------------------	--

Applicant Information

Name			
Prop. Address		Date	
Legal Descript.		Type of Land Use	
No. of Units		Building Sq. Ft.	
Project Description			

Water SDC's

Meter Size	# of Meters	SDC Fee/Meter	Total
5/8" x 3/4"		\$	\$
1"		\$	\$
1 1/2"		\$	\$
2"		\$	\$
3"		\$	\$
Total paid to Medford Water Commission:			\$

City of Phoenix SDC Charges

Meter Size	SDC Fees
5/8" x 3/4"	\$2,225.62
1"	\$3,560.99
1 1/2"	\$9,570.16
2"	\$12,686.03
3"	\$41,396.51

Meters 4" and larger shall be based upon the actual demands the customer will place on the system. The applicant will be required to supply the utility with their estimated Maximum Monthly Day (MMD) demand. The MMD shall be determined by dividing the estimated maximum month sales by 31, the number of days in the month. MMD will be divided by 1,200 gallons to determine the number of Equivalent Residential Units (ERU) this demand represents. The number of ERU's is then multiplied by the System Development Charge per ERU to determine the total SDC. This estimated demand will be verified at 1, 3 and 5 year intervals to insure the proper fee has been collected. Refunds or additional SDC will be made or collected if the estimate provided by the applicant is inaccurate by more than 10%. The same method of determining SDC's will be used for large combined fire, domestic services.

For Office Use Only

Received by		Date	
Amount received	\$	Receipt No.	



112 W Second Street – Phoenix, Oregon 97535 – (541) 535-2050

FAX (541) 535-5769

PARKS AND RECREATION SYSTEM DEVELOPMENT CHARGE

Permit No.	
-------------------	--

Applicant Information

Name			
Prop. Address		Date	
Legal Descript.	Type of Land Use		
No. of Units	Building Sq. Ft.		

Parks and Recreation SDC's

Housing Type	Number of ESU's	SDC/Unit	Total
		\$	\$
Parks and Recreation SDC total:			\$

City of Phoenix Parks and Recreation SDC Charges

Housing Type	Persons per Unit	SDC Fee
Single Family Units	2.84	\$1,261.05
ADU's – 65% of SFR	1.84	\$819.68
Attached 2-4 Units	2.12	\$941.85
Multi-family (5 or more)	1.62	\$719.25
Mobile Home Park	1.64	\$728.70

For Office Use Only

Reimbursement Fee	\$	6.52%	Improvement Fee	\$	93.48%
Admin Fee	\$	3.81%	Fee Received	\$	103.81%
Received by			Date		
			Receipt No.		



STORMWATER SYSTEM DEVELOPMENT CHARGE

Permit No.	
-------------------	--

Applicant Information			
Name			
Prop. Address		Date	
Legal Descript.		Type of Land Use	
No. of Units		Building Sq. Ft.	
Project Description			

If you are adding impervious surface to a property in the City of Phoenix (new structure, roof area, concrete walkways/decks, etc.) you will be assessed for storm water collection. Stormwater SDC costs are \$864.15 per ESU (Equivalent Service Unit).

Building Type	# of ESU's	SDC per ESU	Total
			\$

Stormwater SDC Charges		
\$864.15 per ESU (1 ESU = 2,500 square feet of impervious surface area)		
Single Family Dwellings	1 ESU	\$864.15
Commercial	Up to 2,500 s/f (1 ESU)	\$864.15
	2,501 s/f to 5,000 s/f (2 ESU's)	\$1,728.30
	5,001 s/f to 7,500 s/f (3 ESU's)	\$2,592.45
	7,501 s/f to 10,000 s/f (4 ESU's)	\$3,456.60
	10,001 s/f and up = \$864.15 per ESU	\$

For Office Use Only					
Reimbursement Fee	\$	44.07%	Improvement Fee	\$	55.93%
Admin Fee	\$	3.81%	Fee Received	\$	103.81%
Received by			Date		
			Receipt No.		



TRANSPORTATION

Permit No.	
-------------------	--

INTERCHANGE DEVELOPMENT CHARGE CALCULATION SHEET

Applicant Information			
Name			
Prop. Address			Date
Legal Descript.	Type of Land Use		
No. of Units	Building Sq. Ft.		

Trip Generation by Land Use

		Peak Hour			Peak Hour
Service	Unit	Trip	Service	Unit	Trip
I. Residential			IV. Commercial (Cont.)		
A. Single Family	each	1.01	B. Restaurants		
B. Apartment	D.U.	.62	1. Quality	1000 S/F	4.19
C. Condo/Townhouse	D.U.	.52	2. High Turnover Sit Down	1000 S/F	6.22
D. Mobile Home Park	D.U.	.59	3. Fast Food w/o drive thru	1000 S/F	13.08
E. Elderly Housing	D.U.	.17 (5)	4. Fast Food w/ drive thru	1000 S/F	17.32
			5. Drinking Place	1000 S/F	11.34
II. Institutional			V. Recreational Facilities		
A. Community Center	1000 S/F	1.64	A. Regional Park	Acre	.20
B. Church-Fraternal (non-profit)	1000 S/F	.66 (7)	B. Golf Course	Acre	.30
C. Library	1000 S/F	7.09	C. Local Park	Acre	.09
D. Schools	Student		D. Health Club	1000 S/F	5.76
1. Elementary	Student	.28	E. Bowling Alley	Lanes	3.54
2. Middle	Student	.15	F. Multipurpose Rec. Facility	Acres	3.35
3. High	Student	.14	G. Movie Theater w/ Matinee	1000 S/F	.07
4. Junior/Comm. College	Student	.12			
E. Daycare	KSF	4.35	VI. General Commercial		
F. Lodge/Fraternal Org.	Members	81.00	A. Shopping Center (13)		
III. Professional Offices/Services			1. 0 – 50,000 S/F	1000 S/F	5.66
A. General	1000 S/F	1.49	2. 50,001 – 100,000 S/F	1000 S/F	4.57
B. Single Tenant Office	1000 S/F	1.73	3. 100,001 – 150,000 S/F	1000 S/F	3.84
C. Office Park	1000 S/F	1.50	4. 150,001 – 200,000 SF	1000 S/F	3.43
D. Medical/Dental Office	1000 S/F	3.72 (9)	5. 200,001 S/F & above	1000 S/F	3.15
E. Business Park	1000 S/F	1.29	B. Gas Station	Fueling Pos.	8.04
IV. Commercial			1. w/ Convenience Market	Fueling Pos.	5.89
A. Lodging			2. w/ Conv. Market & Car Wash	Fueling Pos.	13.33
1. Hotel	Room	.59	3. Self Service	Wash Stalls	5.54
2. Motel	Room	.47	C. Retail		
			1. Disc. Super Store	1000 S/F	2.63
			2. Specialty Retail	1000 S/F	2.71
			3. Discount Store	1000 S/F	4.20
			4. Convenience Market	1000 S/F	20.44

**** Note: ADU calculation rate is 66% of SFR**



VI. General Commercial (Cont.)

D. Hardware/Paint	1000 S/F	3.58
E. Tire Store	1000 S/F	2.99
F. Supermarket	1000 S/F	6.69
G. Pharmacy	1000 S/F	3.96
H. Pharmacy w/ drive thru	1000 S/F	4.40
I. Furniture Store	1000 S/F	.22
J. Walk-In Bank	1000 S/F	33.15
K. Drive-In Bank	1000 S/F	24.24
L. Nursery/Garden	1000 S/F	3.80

VII. Industrial

A. General Light Industrial	1000 S/F	.98
B. Industrial Park	1000 S/F	.86
C. Manufacturing	1000 S/F	.74
D. Mini Warehouse	1000 S/F	.26

Transportation IDC Formula:

Transportation IDC = Peak Hour Trip (PHT) x \$1,044.55 * units (building square footage / 1000)

Project IDC Calculation:

Peak Hour Trips		*	\$1,044.55	*	units		= Transportation IDC of
							\$

Notes:

- 1 PHT's are from the Institute of Transportation Engineers, Trip Generation Manual, 6th Edition.
- 2 In most cases, weekday trip generation rates were used.
- 3 The general land use categories shall be used to determine PHT rates unless a more specific land use category applies.
- 4 The applicant has the option of having a detailed traffic study prepared to determine the actual trip generation rate for a particular project.
- 5 PHT rate for congregate care used.
- 6 Applicant must submit a detailed traffic study to determine trip generation of the special project or submit documentation that shows which PHT category the project falls into.
- 7 ITE manual for weekday trips used for churches.
- 8 Uses not listed must be evaluated by detailed traffic study, as required by the City Planner.
- 9 PHT ratio for medical clinics is used, which is lower than for medical offices.
- 10 Pass by trips extracted.
- 11 Anticipated high usage during peak hours and high volume of truck traffic may require study at City's discretion.
- 12 Shopping center PHT rates used.

For Office Use Only

Improvement Fee	\$			Fee Received	\$	100%
Admin Fee	\$	2.94%				102.94%
Received by				Date		
				Receipt No.		



TRANSPORTATION

Permit No.	
-------------------	--

SYSTEM DEVELOPMENT CHARGE CALCULATION SHEET

Applicant Information			
Name			
Prop. Address			Date
Legal Descript.	Type of Land Use		
No. of Units	Building Sq. Ft.		

Trip Generation by Land Use

		Peak Hour			Peak Hour
Service	Unit	Trip	Service	Unit	Trip
I. Residential			IV. Commercial (Cont.)		
A. Single Family	each	1.01	B. Restaurants		
B. Apartment	D.U.	.62	1. Quality	1000 S/F	4.19
C. Condo/Townhouse	D.U.	.52	2. High Turnover Sit Down	1000 S/F	6.22
D. Mobile Home Park	D.U.	.59	3. Fast Food w/o drive thru	1000 S/F	13.08
E. Elderly Housing	D.U.	.17 (5)	4. Fast Food w/ drive thru	1000 S/F	17.32
			5. Drinking Place	1000 S/F	11.34
II. Institutional			V. Recreational Facilities		
A. Community Center	1000 S/F	1.64	A. Regional Park	Acre	.20
B. Church-Fraternal (non-profit)	1000 S/F	.66 (7)	B. Golf Course	Acre	.30
C. Library	1000 S/F	7.09	C. Local Park	Acre	.09
D. Schools	Student		D. Health Club	1000 S/F	5.76
1. Elementary	Student	.28	E. Bowling Alley	Lanes	3.54
2. Middle	Student	.15	F. Multipurpose Rec. Facility	Acres	3.35
3. High	Student	.14	G. Movie Theater w/ Matinee	1000 S/F	.07
4. Junior/Comm. College	Student	.12			
E. Daycare	1000 S/F	4.35	VI. General Commercial		
F. Lodge/Fraternal Org.	Members	81.00	A. Shopping Center (13)		
			1. 0 – 50,000 S/F	1000 S/F	5.66
			2. 50,001 – 100,000 S/F	1000 S/F	4.57
			3. 100,001 – 150,000 S/F	1000 S/F	3.84
			4. 150,001 – 200,000 SF	1000 S/F	3.43
			5. 200,001 S/F & above	1000 S/F	3.15
			B. Gas Station	Fueling Pos.	8.04
			1. w/ Convenience Market	Fueling Pos.	5.89
			2. w/ Conv. Market & Car Wash	Fueling Pos.	13.33
			3. Self Service	Wash Stalls	5.54
			C. Retail		
			1. Disc. Super Store	1000 S/F	2.63
			2. Specialty Retail	1000 S/F	2.71
			3. Discount Store	1000 S/F	4.20
			4. Convenience Market	1000 S/F	20.44
III. Professional Offices/Services					
A. General	1000 S/F	1.49			
B. Single Tenant Office	1000 S/F	1.73			
C. Office Park	1000 S/F	1.50			
D. Medical/Dental Office	1000 S/F	3.72 (9)			
E. Business Park	1000 S/F	1.29			
IV. Commercial					
A. Lodging					
1. Hotel	Room	.59			
2. Motel	Room	.47			

** Note: ADU calculation rate is 66% of SFR



VI. General Commercial (Cont.)

D. Hardware/Paint	1000 S/F	3.58
E. Tire Store	1000 S/F	2.99
F. Supermarket	1000 S/F	6.69
G. Pharmacy	1000 S/F	3.96
H. Pharmacy w/ drive thru	1000 S/F	4.40
I. Furniture Store	1000 S/F	.22
J. Walk-In Bank	1000 S/F	33.15
K. Drive-In Bank	1000 S/F	24.24
L. Nursery/Garden	1000 S/F	3.80

VII. Industrial

A. General Light Industrial	1000 S/F	.98
B. Industrial Park	1000 S/F	.86
C. Manufacturing	1000 S/F	.74
D. Mini Warehouse	1000 S/F	.26

Transportation SDC Formula:						
Transportation SDC = Peak Hour Trip (PHT) x \$2,079.00 * units (building square footage / 1000)						
Project SDC Calculation:						
Peak Hour Trips		*	\$2,079.00	*	units	= Transportation SDC of
						\$

Notes:

- 1 PHT's are from the Institute of Transportation Engineers, Trip Generation Manual, 6th Edition.
- 2 In most cases, weekday trip generation rates were used.
- 3 The general land use categories shall be used to determine PHT rates unless a more specific land use category applies.
- 4 The applicant has the option of having a detailed traffic study prepared to determine the actual trip generation rate for a particular project.
- 5 PHT rate for congregate care used.
- 6 Applicant must submit a detailed traffic study to determine trip generation of the special project or submit documentation that shows which PHT category the project falls into.
- 7 ITE manual for weekday trips used for churches.
- 8 Uses not listed must be evaluated by detailed traffic study, as required by the City Planner.
- 9 PHT ratio for medical clinics is used, which is lower than for medical offices.
- 10 Pass by trips extracted.
- 11 Anticipated high usage during peak hours and high volume of truck traffic may require study at City's discretion.
- 12 Shopping center PHT rates used.

For Office Use Only					
Reimbursement Fee	\$	25.93%	Improvement Fee	\$	74.07%
Admin Fee	\$	2.94%	Fee Received	\$	102.94%
Received by			Date		
			Receipt No.		