



CITY OF SILVERTON
COMMERCIAL SYSTEM DEVELOPMENT CHARGES (SDC)

EFFECTIVE DATE: JULY 1, 2016

1. WATER SYSTEM SDC'S - GENERAL COMMERCIAL: Resolution 13-12

Shall be the same basis as Residential SDC's.

METER SIZE	REIMBURSEMENT SDC	IMPROVEMENT SDC	TOTAL SDC
3/4"	\$1,475	\$4,029	\$5,504
1"	\$2,464	\$6,729	\$9,193
1 1/2"	\$4,912	\$13,417	\$18,329
2"	\$7,862	\$21,475	\$29,337
3"	\$15,739	\$42,989	\$58,728
4"	\$24,633	\$67,284	\$91,947
6"	\$49,118	\$134,165	\$183,283

2. SEWER SYSTEM SDC'S - COMMERCIAL I: Resolution 13-12

METER SIZE	REIMBURSEMENT SDC	IMPROVEMENT SDC	TOTAL SDC
3/4"	\$2,031	\$2,983	\$5,014
1"	\$3,392	\$4,983	\$8,375
1 1/2"	\$6,764	\$9,935	\$16,699
2"	\$10,826	\$15,902	\$26,728
3"	\$21,671	\$31,834	\$53,505
4"	\$33,918	\$49,823	\$83,741
6"	\$67,633	\$99,347	\$166,980

COMMERCIAL II

Shall be 1.8073 times the Single Family Residential Rates

COMMERCIAL III

Shall be 2.6147 times the Single Family Residential Rates

NOTE: Commercial I, II & III classifications are here defined per the Silverton Municipal Code.

3. STORM DRAINAGE SDC'S – COMMERCIAL: Resolution 13-12

Since Commercial developments have a typically higher percentage of impervious area per lot area, the cost of added capacity will be determined on a case by case basis. SDC's shall be calculated on the total impervious area of the development including all paved and concrete areas and all roof areas of structures by dividing the impervious area by 3,121 SF resulting in a factor. This factor will be multiplied by the SDC's for a single-family dwelling unit to determine the total SDC's owed. Detention is required for all developments with an impervious surface greater than 10,000 SF. All detention facilities shall be engineered and meet all City standards for design and construction. Detention is a requirement and no SDC reductions for detention will be granted.

PARKS & RECREATION SYSTEM: Resolution 08-43

Commercial development is exempt unless living unit included.

TRANSPORTATION SYSTEM: Resolution 13-32

Commercial development SDC's for transportation vary depending on the type of business and the size of the building. The SDC's for transportation must be individually calculated by the Public Works Director.

**Annual Improvement Fee Adjustments using Engineering News Record (ENR) Published
Annual Index Changes as approved by City Council: Resolution 05-04**