

How can I find out more?

Most SDC's are codified in the following sections of the Medford Municipal Code:

Streets: 3.805-3.827

Sewer Collection: 3.830-3.846

Parks: 3.870-3.883

Storm Drainage: 3.890-3.897

Sewage Treatment SDC's are governed by Regional Rate Committee resolutions.

Medford Water Commission determines water SDC's.

If you have questions about SDC's or need additional information, contact one of the following departments:

Street, Sewage Treatment, Sewer Collection and Storm Drainage.

Engineering & Development Division
200 S. Ivy St, Lausmann Annex, 2nd Floor
541-774-2100

Water SDC
Medford Water Commission
Room 177, Lausmann Annex
541-774-2430

Parks SDC
Medford Parks & Recreation Department
Santo Community Center
701 N Columbus, Ave
541-774-2400



Explaining System Development Charges



Public Works

Engineering & Development Division

200 S. Ivy St, Lausmann Annex, 2nd Floor
Medford Oregon 97501

Phone 541-774-2100

Fax: 541-774-2552

E-mail: publicworks@ci.medford.or.us

What is a System Development Charge?

A System Development Charge, or SDC, is a one-time fee that all new and expanding development, both residential and business, pays. SDC's are a source of funding for new infrastructure such as streets, sewage treatment, water systems, storm water drainage, parks and sewer collection.

Why do we have SDC's?

SDC's help the City provide for increased capacity needs due to growth and development, maintain health and safety, and preserve the community's investment in its resources. As the population expands, new infrastructure must be constructed to meet a greater demand for services. Without SDC funds, the infrastructure would soon reach capacity causing difficulties for existing residents and restricting further growth. Medford uses SDC's, utility rate revenues, bond debt and, in the 1980's general property taxes to construct infrastructure for a growing community.

Who pays SDC's?

SDC's have been collected on all new development in the City since 1980. The City operates with the philosophy that everyone pays for their share of capacity in the infrastructure system. Existing residences and businesses paid for their share when constructed. As new development is built, it pays for additional upgrades or additions to the infrastructure system.

How are SDC's Calculated?

Long-term master plans forecast infrastructure needs, such as new roads or parks, which the City's growth will require. These master plans show the capital improvements proposed, typically over a 20-year period. The plans are then used to calculate the SDC revenue that will be required to construct those projects.

What do SDC's pay for?

Streets



The Street SDC helps fund roadway improvements for arterial and collector streets in Medford. This fee is calculated based on how many "average weekday trips" the new development will generate.



Sewage Treatment

The Sewage Treatment SDC pays a property's share of capacity in the wastewater treatment plant. The treatment plant is being expanded to allow for growth in new and redeveloping areas. This SDC fee is calculated based on the potential amount of waste water that could be discharged to the treatment plant by a new development.



Sewage Collection

The Sewage Collection SDC helps pay for larger sewer pipes and expansion of the City's sewage collection system. This SDC fee is also based on the potential amount of wastewater that could be discharged into the collection system by a new development.



Stormwater

The Stormwater SDC is used to improve and expand the City's stormwater drainage system to manage quantity and quality of stormwater runoff. This fee is based on the square feet of impervious surface, e.g. roof, driveway parking lot, etc. of a given development.



Parks

Parks SDC's provide for the purchase of new park land and expansion of facilities in existing parks. The Parks SDC fee applies to residential property only, and is set to ensure that existing or future parks facilities provide the same level of access that was available prior to the development.



Water

The Water SDC is required of all new or enlarged water services and used for expansion of the Robert A. Duff Water Treatment Plant, and for major transmission expansions. The amount of this SDC is determined by the size of the water meter being installed.

New customers located in the high elevation areas on the far east side of Medford pay an additional SDC to fund construction of pumping, storage and transmission facilities necessary to serve that area. This SDC is calculated based on the size of the parcel being developed.

When are SDC's paid?

The SDC's are usually paid at the time the building permit is issued. However, the stormwater SDC for residential development is paid by the developer.

Occasionally SDC's are collected when a business license is issued, if a change of use has occurred. SDC's may also be financed on a ten year contract, called Bancrofting. In this case payments are made semi-annually, and the contract is a lien on the property.

Can SDC's be appealed?

Yes, but the right to appeal SDC fees must be exercised within 10 days for the date of payment of the SDC.