



Water Environment Services
150 Beavercreek Road #430
Oregon City, OR 97045
General Information: (503) 742-4567
www.clackamas.us/wes

NOTICE OF PUBLIC HEARING SANITARY SEWER AND STORMWATER MANAGEMENT SYSTEM DEVELOPMENT CHARGE (SDC) METHODOLOGIES UPDATE

Hearing Date: **August 14, 2025**
Time: **10:00 am**
Hearing Body:..... **Clackamas Water Environment Services Board of Directors**

Proposal:	A revision to the Clackamas Water Environment Services (WES) Sanitary Sewer and Stormwater Management System Development Charge (SDC) Methodologies.
Summary of Proposal:	<p>WES hereby issues public notice, pursuant to ORS 223.304 (6) and (7), of its intent to change the methodology for calculating SDCs for sanitary sewer and stormwater management services. A public hearing on the new methodology is scheduled before the WES Board of Directors on August 14, 2025, at or shortly after 10:00 am.</p> <p>WES currently charges sanitary sewer and stormwater management SDCs to help fund needed infrastructure throughout the jurisdictional boundaries of the District. SDCs supplement other existing funding sources, including user fees and developer-funded improvements to pay for facilities that increase capacity. SDCs are assessed at the time of building permit issuance. The proposal to change the sanitary sewer and stormwater management SDC methodology will include a new fee assessment schedule.</p>
Area of Applicability:	The SDC proposal applies to all areas within the jurisdictional boundaries of WES. When properties are annexed into the jurisdictional boundaries of WES, the revised SDC fees would apply to subsequent development at the time of building permit issuance.
Criteria:	ORS 223.297 through 223.316 and Section 5.4 of the WES Rules and Regulations.
Hearing Location:	<p>WES public hearings are held both in person and virtually using the Zoom platform.</p> <p>In Person: 2051 Kaen Road, 4th floor meeting room, Oregon City, Oregon 97045</p> <p>For virtual attendance via Zoom: Please visit https://www.clackamas.us/bcc to access the weekly schedule and register for virtual attendance.</p>
Staff Contact:	Ms. Erin Blue, (503) 742-4585, ebblue@clackamas.us

Methodology and Technical Report – Available no later than June 15, 2025.

At least sixty (60) calendar days prior to the hearing, a copy of the technical report that addresses the methodology and calculation of the proposed charges, and applicable state law will be available for inspection on the District's website at www.clackamas.us/wes. The same materials will be available at WES' office, 150 Beaver Creek Road #430, Oregon City, Oregon 97045, from 7:30 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. Monday through Thursday, except holidays. Copies of any or all materials will be provided at reasonable cost.

Proposed Fee Amounts:

Based on the draft methodology, the maximum calculated system development charges are \$12,285.00 per Equivalent Dwelling Unit (EDU) for the Sanitary Sewer SDC and \$480.00 per Equivalent Service Unit (ESU) for the Stormwater SDC.

The WES Board of Directors has expressed support for a 10-year phase-in of the new maximum calculated SDCs to reduce immediate impacts on development.

The first-year phase-in fees proposed for adoption on August 14, 2025 are:

- Sanitary Sewer SDC: \$9,375.00 per EDU
- Stormwater SDC: \$265.00 per ESU

These fees will be considered for adoption by the WES Board of Directors following a public hearing and consideration of testimony received.

Submission of Written Testimony:

Any person may submit written testimony prior to the hearing date.

Written testimony may be submitted before the hearing via email to Erin Blue at ebblue@clackamas.us or bcc@clackamas.us, or via mail to 150 Beaver Creek Road #430, Oregon City, OR 97045.

Written testimony received by 5:00 p.m. on Monday, August 4, 2025, will be included in the staff report provided to the WES Board of Directors one week before the scheduled hearing. Written testimony received after that time and before 4:00 p.m., Wednesday August 13, 2025, will be emailed to the WES Board of Directors before the hearing.

Interested parties who want to present verbal testimony at the hearing will be asked to sign up and/or indicate their interest in testifying at the beginning of the hearing.

One week before the hearing date, a Zoom link to the public hearing and details on how to observe and testify will be posted at the web address <https://www.clackamas.us/bcc>.

Contest of Methodology:

Legal action intended to contest the methodology used for calculating a system development charge may not be filed after 60 days following adoption or modification of the system development charge ordinance or resolution by the local government. A person shall request judicial review of the methodology used for calculating a system development charge only as provided in ORS 34.010 to 34.100.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER, ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER. The recipient of this notice is hereby responsible promptly to forward a copy of this notice to every person with a documented interest, including a renter or lessee.

Clackamas County adheres to the Americans with Disabilities Act (ADA), and will provide auxiliary aids and services, including TTY/TDD devices, as an accommodation. Any requests for accommodation need to be made at least 48 hours prior to the meeting. Please contact (503) 655- 8581 or email at bcc@clackamas.us for assistance.