



September 18, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Acting as the Governing Body of Water Environment Services
Clackamas County

**Approval of a Resolution adopting the System Development Charge methodology and establishing sanitary sewer and stormwater System Development Charge fees.
No County General Funds are involved.**

Previous Board Action/Review	The Water Environment Services (WES) December 2024 Wastewater & Stormwater System Development Charge Update (“Report”) was presented to the Board in policy sessions on April 1 and April 29, 2025.		
Performance Clackamas	Build public trust through good government.		
Counsel Review	Yes	Procurement Review	N/A
Contact Person	Erin Blue	Contact Phone	503-742-4585

EXECUTIVE SUMMARY: The attached resolution adopts an updated System Development Charge (SDC) methodology for WES and establishes sanitary sewer and stormwater SDC fees, effective November 1, 2025.

WES completed an update to its Wastewater and Stormwater System Development Charge methodology based on updated population projections and the FY 2025/26–2029/30 Capital Improvement Plan adopted by the Board in February 2025.

The updated methodology and fees were developed in accordance with ORS 223.304 and reflect input from the WES Advisory Committee, development community, and the Board. Based on this input, the updated fees will be phased in.

The attached resolution has been reviewed and approved by County Counsel.

RECOMMENDATION: WES staff recommends the Board, acting as the governing body of Water Environment Services, approve the resolution adopting the System Development Charge Methodology and establishing SDC fees.

Respectfully submitted,

Greg Geist
Director, WES

Attachment: December 2024 Wastewater & Stormwater System Development Charge Update attached as Exhibit A

For Filing Use Only

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

A Resolution Adopting the System
Development Charge Methodology
and Establishing Sanitary Sewer
and Stormwater System
Development Charge Fees for
Water Environment Services

RESOLUTION NO. _____

This matter comes before the Board of County Commissioners of Clackamas County, Oregon, acting as the governing body of Water Environment Services (the "Board").

WHEREAS, in order for Water Environment Services ("WES") to collect a System Development Charge ("SDC"), ORS Chapter 223.304 requires the governing body to adopt a methodology that aligns to certain statutory principles; and

WHEREAS, WES has previously adopted wastewater and stormwater SDC methodologies, the most recent by Resolution No. 2017-78 in 2017; and

WHEREAS, periodic review and updates to the SDC methodology are needed to ensure that the changing infrastructure needs of WES are met; and

WHEREAS, WES adopted the Fiscal Year 2025/26 – 2029/30 Capital Improvement Plan ("CIP"), which includes the sanitary sewer and stormwater projects necessary to serve projected growth in the service area; and

WHEREAS, the attached Exhibit A, the draft December 2024 Wastewater & Stormwater System Development Charge Update ("Report"), presents the updated SDC methodology and fee calculations; and

WHEREAS, input from the Board, WES Advisory Committee, and development community supported phasing in the fee increases; and

WHEREAS, notice of the proposed methodology and fees was issued pursuant to ORS 223.304 to interested parties and advertised on WES' website on May 7, 2025; and

WHEREAS, upon adoption of this Resolution, the draft Report shall be final and referred to as the "Adopted" Report; and

WHEREAS, WES Rules and Regulations allow for the adoption of an SDC methodology and establishment of fees by resolution or order of the Board.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, ACTING AS THE GOVERNING BODY OF WATER ENVIRONMENT SERVICES, THAT:

1. The resolution is hereby adopted, updating the System Development Charge methodology to be used by Water Environment Services, as shown in the attached Exhibit A, which by this reference is made a part of this resolution; and
2. Effective November 1, 2025, a Sanitary Sewer SDC for Rate Zones 1 and 2 of \$9,375.00 per Equivalent Dwelling Unit (EDU) is established, consisting entirely of an improvement fee.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

3. Effective November 1, 2025, a Stormwater SDC for Rate Zone 2 of \$265.00 per Equivalent Service Unit (ESU) is established, consisting of an improvement fee of \$251.00 per ESU and a reimbursement fee of \$14.00 per ESU.
4. WES staff is directed to publish the updated SDC fees where appropriate, in accordance with this resolution.

ADOPTED this 18th day of September, 2025.

Water Environment Services

Chair

Recording Secretary