

Table 5.9.1 – Stormwater System SDC Summary

SDC Component	SDC Amount
Improvement Fee	
\$/EDU	\$692
\$/square foot	\$0.25
Reimbursement Fee	\$0
Credit Summary	NA

The maximum defensible SDC for the stormwater system is around \$692 per EDU or \$0.25 per square foot of impervious surface without the application of an SDC credit or compliance costs. It should be reiterated that this calculation represents the maximum SDC's that can be assessed and defended with proper methodology. The City has the autonomy to adjust this charge in any way they feel is appropriate. However, if adequate SDC fees are not collected and projects must be undertaken to satisfy growth requirements, funds will have to be obtained from other sources.

5.10 Storm SDC Assessment Schedule

Assessment of a stormwater SDC is a relatively simple process. A summary of a potential assessment schedule is provided below:

5.10.1 Residential Assessment Methods

Assessment of a stormwater SDC on a residential customer is a relatively simple process. The choice of assessment methods falls into one of two categories: assessment based on an assumed EDU basis or based on the impervious surface area created by each new customer.

Under the EDU method, each residential customer is assumed to be one EDU, regardless of the size of the new home or residential improvements. This method is the easier to administer as it does not require the City to review plans and measure or calculate impervious surface.

The EDU method assumes all residential development is relatively equal in the eyes of the stormwater SDC methodology.

The alternative is for the City to continue to perform site plan reviews, measure and calculate impervious surface area, and charge each new residential development based on the impervious surface area that is being added to the system. If this method is chosen, the unit price of \$0.25 per square foot should be used. This method requires additional effort by the City to administer the SDC assessment, but it provides for an equitable assessment method for all development.

5.10.2 Non-residential Assessment Methods

It is recommended that all non-residential development be assessed on a unit basis per square foot of impervious surface area. Using this method, a site plan for each new development must be reviewed to determine the amount of impervious surface being added. The resulting assessment will be equitable for each case presented to the City for consideration.

Specifically, non-residential development should be assessed at the incremental rate of \$0.25 per square foot of impervious surface area added to a previously pervious site. Accommodations may be made, on a case-by-case basis, for efforts to mitigate runoff impacts. These mitigation efforts may include detention systems, pervious surface materials, and others.

3.10 SDC Assessment Schedule for Residential and Non-Residential Customers

The SDC established in Section 3.9 above is based on a cost per EDU or cost per single residential dwelling. For most non-residential developments, a plan review must be performed to determine the equivalent number of EDU's the development will require.

3.10.1 Residential and Nonresidential Assessment Table

The following tables should be used to assess water system SDC's for both residential and non-residential customers that wish to connect to the Newport water system:

**Table 3.10.1 – Residential and Non-Residential Customers
Assessment Schedule for Water and Wastewater System SDC's**

Enterprise	Number of EDU's	Units
Apartments	0.75	per dwelling unit (EDU)
Apparel Store	0.2	per 1,000 ft ²
Athletic Club	0.3	per 1,000 ft ²
Auto Care	0.1	per service bay
Auto Parts Sales	0.2	per 1,000 ft ²
Auto Sales	0.2	per 1,000 ft ²
Bank, Drive-in	0.3	per 1,000 ft ²
Bank, Walk-in	0.3	per 1,000 ft ²
Building Material and Lumber Store	0.2	per 1,000 ft ²
Cab Company	0.2	per 1,000 ft ²
Car Wash, Automated	na	See meter sizing assessment in Table 3.10.2
Car Wash, Self Service	0.7	per stall
Cemetery	0.2	per 1,000 ft ²
Church	0.2	per 1,000 ft ²
Community/Junior College	1.0	Per 250 gross square ft ²
Convenience Market (Open 24 Hours)	0.2	per 1,000 ft ²
Convenience Market (Open 15-16 Hours)	0.2	per 1,000 ft ²
Convenience Market with Gasoline Pumps	0.2 0.1	per 1,000 ft ² per pump
Day Care	0.2	per student
Drinking Establishment	0.7	per 1,000 ft ²
Furniture Store	0.2	per 1,000 ft ²
Hardware/Paint	0.2	per 1,000 ft ²
Health/Fitness Club	0.3	per 1,000 ft ²
Hospital	1.0	See meter sizing assessment in Table 3.10.2
Industrial	1.0	See meter sizing assessment in Table 3.10.2
Library	0.2	per 1,000 ft ²
Lodge/Fraternal	0.3	per 1,000 ft ²
Manufacturing	0.2	per 1,000 ft ²
Medical/Dental Office	0.4	per 1,000 ft ²
Mini-warehouse Storage and warehouses	0.1	per 1,000 ft ²
Mobil Home Park	0.75	Per dwelling unit

Enterprise	Number of EDU's	Units
Motel (not including laundry facilities or pools)	0.3	per room
Nursery Garden Center	0.2	per 1,000 ft ²
Nursing Home	0.3	per bed
Office Building	0.2	per 1,000 ft ²
Retail establishment, shopping center, grocery, etc.	0.2	per 1,000 ft ²
Post Office	0.2	per 1,000 ft ²
Quick Lubrication Vehicle Stop	0.1	per bay
Recreational Facility, Multipurpose	0.3	per 1,000 ft ²
Restaurant, any type	4	per 1,000 ft ²
Schools	1.4	Per 250 gross square ft ²
Service Station	0.1	per bay
Service Station w/Convenience Market	0.1 0.2	per pump per 1,000 ft ²
Single Family Detached Housing	1	per house
Fish Processing Facility	na	See meter sizing assessment in Table 3.10.2
Pools and aquatic facilities	na	See meter sizing assessment in Table 3.10.2
Brewery	na	See meter sizing assessment in Table 3.10.2
Movie Theatre	0.3	per 100 seats
Commercial/Coin-Op Laundry	na	See meter sizing assessment in Table 3.10.2

**Table 3.10.2 – Equivalency Table to Convert Meter Size
To Equivalent Dwelling Units for Customers not Included in Table 3.10.1**

Meter Size	Hydraulic Capacity Factor	No. of EDU's
3/4"	1	1.0
1"	1.67	1.7
1-1/2"	3.33	3.3
2"	5.33	5.3
3"	10.67	10.7
4"	16.67	16.7
6"	33.33	33.3
8"	53.33	53.3
10"	76.67	76.7

When a specific land use is not included in Table 3.10.1 or if the table does not fit the application well, Table 3.10.2 should be used to convert the meter size of a new customer into an equivalent EDU amount. Staff should review the new customer's land use plans carefully to ensure that the proper meter size is being utilized by the new property.

3.11 Potential Appeal Process for Calculation of Water System EDU's:

While Tables 3.10.1 and 3.10.2 include a wide assortment of residential and non-residential customer types and meter size estimates along with an estimate of the number of EDU's that should be associated with a new customer, you cannot address all potential customers through simple tables. Furthermore, in some cases, the assessment system may not fairly represent a new customer's actual impact on the water system. This is often the case in the commercial or industrial developments where water use varies

**Table 6.10.1 – ITE Trip Counts and EDU Counts for the
City of Newport Transportation System**

ITE Code	Landuse	Trips per Day (ITE)	Trip Bypass Percentage	Newport Trips per Day	Equivalent Transportation EDU's	Unit
10	Waterport/Marine Terminal	12.50	0%	12.50	1.25	Acre
22	General Aviation Airport	6.90	0%	6.90	0.69	Based Aircraft
30	Truck Terminal	85.70	0%	85.70	8.57	Acre
110	General Light Industrial	7.30	0%	7.30	0.73	1,000 Sq. Ft. Gross Floor Area
120	General Heavy Industrial	1.60	0%	1.60	0.16	1,000 Sq. Ft. Gross Floor Area
130	Industrail Park	6.90	0%	6.90	0.69	1,000 Sq. Ft. Gross Floor Area
140	Manufacturing	4.00	0%	4.00	0.40	1,000 Sq. Ft. Gross Floor Area
150	Warehousing	5.10	0%	5.10	0.51	1,000 Sq. Ft. Gross Floor Area
151	Mini-Warehousing	2.70	0%	2.70	0.27	1,000 Sq. Ft. Gross Floor Area
170	Utilities	0.20	0%	0.20	0.02	1,000 Sq. Ft. Gross Floor Area
210	Single-Family Detached Housing	10.00	0%	10.00	1.00	Dwelling Unit
	Two-Family Housing	10.00	0%	10.00	1.00	Dwelling Unit
220	Apartments (3 Units or more)	6.80	0%	6.80	0.68	Dwelling Unit
230	Residential Condominium	6.10	0%	6.10	0.61	Dwelling Unit
240	Mobil Home Park	5.00	0%	5.00	0.50	Dwelling Unit Space
252	Congregate Care Facility	2.30	0%	2.30	0.23	Dwelling Unit
310	Hotel	9.10	40%	5.46	0.55	Hotel Room
320	Motel	10.70	40%	6.42	0.64	Hotel Room
411	City Park	2.30	0%	2.30	0.23	Acre
412	County Park	3.10	0%	3.10	0.31	Acre
413	State Park	0.50	0%	0.50	0.05	Acre
416	Recreational Vehicle Park	77.90	40%	46.74	4.67	Acre
420	Marina	3.10	0%	3.10	0.31	Berth
430	Golf Course	39.40	0%	39.40	3.94	Hole
433	Theater	1.80	0%	1.80	0.18	Seat
480	Amusement Park	79.30	0%	79.30	7.93	Acre
481	Zoo	120.30	0%	120.30	12.03	Acre
491	Tennis Courts	34.90	0%	34.90	3.49	Tennis Court
492	Racquet/Health Club	17.90	0%	17.90	1.79	1,000 Sq. Ft. Gross Floor Area
494	Bowling Alley	34.90	0%	34.90	3.49	Bowling Lane
495	Recreational Community Center	7.70	0%	7.70	0.77	1,000 Sq. Ft. Gross Floor Area
520	Elementray/Middle/Private School	2.90	0%	2.90	0.29	1,000 Sq. Ft. Gross Floor Area
530	High School	11.40	0%	11.40	1.14	1,000 Sq. Ft. Gross Floor Area
540	Junior College	13.50	0%	13.50	1.35	1,000 Sq. Ft. Gross Floor Area
560	Church/Synagogue	9.80	0%	9.80	0.98	1,000 Sq. Ft. Gross Floor Area
565	Day Care Center	83.00	50%	41.50	4.15	1,000 Sq. Ft. Gross Floor Area
566	Cemetery	4.40	0%	4.40	0.44	1,000 Sq. Ft. Gross Floor Area
571	Prison	6.80	0%	6.80	0.68	1,000 Sq. Ft. Gross Floor Area
590	Library	47.60	0%	47.60	4.76	1,000 Sq. Ft. Gross Floor Area
610	Hospital	17.60	20%	14.08	1.41	Bed

**Table 6.10.1 Continued – ITE Trip Counts and EDU Counts for the
City of Newport Transportation System**

ITE Code	Landuse	Trips per Day (ITE)	Trip Bypass Percentage	Newport Trips per Day	Equivalent Transportation EDU's	Unit
620	Nursing Home	2.70	40%	1.62	0.16	1,000 Sq. Ft. Gross Floor Area
630	Clinic	24.90	40%	14.94	1.49	1,000 Sq. Ft. Gross Floor Area
710	General Office			0.00	0.00	
	≤ 10,000 Sq. Ft.	25.80	10%	23.22	2.32	1,000 Sq. Ft. Gross Floor Area
	≤ 25,000 Sq. Ft.	20.60	10%	18.54	1.85	1,000 Sq. Ft. Gross Floor Area
	≤ 50,000 Sq. Ft.	17.40	10%	15.66	1.57	1,000 Sq. Ft. Gross Floor Area
715	Single Tenant Office Building	12.00	0%	12.00	1.20	1,000 Sq. Ft. Gross Floor Area
720	Medical-Dental Office Building	35.80	20%	28.64	2.86	1,000 Sq. Ft. Gross Floor Area
730	Government Office Building	72.20	20%	57.76	5.78	1,000 Sq. Ft. Gross Floor Area
731	State Motor Vehicles Department	173.80	20%	139.04	13.90	1,000 Sq. Ft. Gross Floor Area
732	Post Office	91.20	20%	72.96	7.30	1,000 Sq. Ft. Gross Floor Area
810	Retail-General Merchandise	20.10	40%	12.06	1.21	1,000 Sq. Ft. Gross Floor Area
812	Building Materials & Lumber Store	32.00	20%	25.60	2.56	1,000 Sq. Ft. Gross Floor Area
814	Specialty Retail Center	42.60	20%	34.08	3.41	1,000 Sq. Ft. Gross Floor Area
815	Free Standing Discount Store	73.40	40%	44.04	4.40	1,000 Sq. Ft. Gross Floor Area
816	Hardware/Paint Store	53.70	20%	42.96	4.30	1,000 Sq. Ft. Gross Floor Area
817	Nursery (Garden Center)	37.80	20%	30.24	3.02	1,000 Sq. Ft. Gross Floor Area
818	Nursery-Wholesale	3.30	20%	2.64	0.26	Acre
820	Shopping Center			0.00	0.00	
	≤ 10,000 Sq. Ft.	175.50	40%	105.30	10.53	1,000 Sq. Ft. Gross Floor Area
	≤ 50,000 Sq. Ft.	96.00	40%	57.60	5.76	1,000 Sq. Ft. Gross Floor Area
	≤ 100,000 Sq. Ft.	74.00	40%	44.40	4.44	1,000 Sq. Ft. Gross Floor Area
	≤ 200,000 Sq. Ft.	57.10	40%	34.26	3.43	1,000 Sq. Ft. Gross Floor Area
832	Sit Down Restaurant	215.00	50%	107.50	10.75	1,000 Sq. Ft. Gross Floor Area
833	Fast Food Restaurant w/o Drive Thru	823.30	50%	411.65	41.17	1,000 Sq. Ft. Gross Floor Area
834	Fast Food Restaurant w/Drive Thru	661.90	75%	165.48	16.55	1,000 Sq. Ft. Gross Floor Area
835	Drinking Place	125.70	40%	75.42	7.54	1,000 Sq. Ft. Gross Floor Area
840	Automobile Car Center	9.70	10%	8.73	0.87	1,000 Sq. Ft. Gross Floor Area
841	New Car Sale	50.20	10%	45.18	4.52	1,000 Sq. Ft. Gross Floor Area
844	Service Station	83.80	80%	16.76	1.68	Gasoline Pump
845	Service Station w/ Convenience Center	94.20	80%	18.84	1.88	Gasoline Pump
847	Self Service Car Wash	113.10	50%	56.55	5.66	Wash Stall
848	Tire Store	20.90	20%	16.72	1.67	Service Bay
850	Supermarket	157.10	20%	125.68	12.57	1,000 Sq. Ft. Gross Floor Area
851	Convenience Market	772.80	75%	193.20	19.32	1,000 Sq. Ft. Gross Floor Area
860	Wholesale Market	7.00	10%	6.30	0.63	1,000 Sq. Ft. Gross Floor Area
861	Discount Club	81.70	20%	65.36	6.54	1,000 Sq. Ft. Gross Floor Area
870	Apparel Store	26.20	10%	23.58	2.36	1,000 Sq. Ft. Gross Floor Area
890	Furniture Store	4.50	10%	4.05	0.41	1,000 Sq. Ft. Gross Floor Area
895	Video Arcade	94.20	0%	94.20	9.42	1,000 Sq. Ft. Gross Floor Area
911	Walk-in Bank	147.20	20%	117.76	11.78	(1)
912	Drive-in Bank	277.70	20%	222.16	22.22	(1)
(1) For banks, the assessment method will be based on a per 1,000 square feet of teller area plus the balance of the bank area calculated as general office space						

During the development of this methodology, the SDC Task Force felt that the defensible parks SDC was higher than they wished to adopt. Therefore, the Task Force has recommended that a reduction be applied to the parks SDC to reduce the impact to new properties.

Table 7.9.2 below illustrates the reduction of the parks SDC and shows the recommended parks SDC based on this reduction.

**Table 7.9.2 – Reduced Parks System SDC Summary
(not including compliance costs)**

Description	SDC Amount
Parks SDC	\$4,713.95
Parks SDC Reduction Percentage	50%
Adjusted Parks SDC / EDU	\$2,356.98

7.10 Parks SDC Assessment Schedule

As with other SDC programs, the parks program should include an assessment schedule that considers both residential and non-residential development. The assessment schedule should be easy to administer and equitable to the development parties.

The following assessment methods are provided for the City’s consideration.

7.10.1 Residential Parks SDC Assessment

It is recommended that the parks SDC be assessed against residential development on a simple per EDU method. While some communities will adjust the residential parks SDC assessment based on the number of bedrooms in a home or on the size of a home, it is recommended that to simplify the assessment that one residential development be considered equal to one EDU.

Multi-family housing such as duplexes and apartments should be considered similarly to the assessment method discussed in Section 3 of this methodology. Specifically:

- Apartments should be assessed at a rate of 0.75 EDU per unit
- Duplexes should be assessed at a rate of 1 EDU per separate dwelling or 2 EDU’s per duplex.

7.10.2 Nonresidential Parks SDC Assessment

Non residential SDC’s should be assessed assuming that each lodging room is equal to half of one EDU. Therefore, a new motel with 100 new rooms should be assessed as 50 EDU’s when calculating a parks SDC.

Under this methodology, there is not assessment for commercial or industrial land uses not associated with lodging.