



Utility Rate and SDC Benchmarking Survey



**Presented by
John Ghilarducci**

April 12, 2022



Benchmarking Background

- **18 other cities were included in the study**
 - » Selected by similar population and proximity
- **5 different utilities were surveyed**
 - » Water, Wastewater, Stormwater, Transportation, and Public Safety
- **5 different SDCs were surveyed**
 - » Water, Wastewater, Stormwater, Transportation, and Parks

Category	Single-Family	General Office	Quality Restaurant	Discount Store	Hotel	Industry
Meter	5/8"	4"	1"	3"	4"	1"
Water Use	7 ccf	23 ccf	33 ccf	278 ccf	306 ccf	17 ccf
Total Area (S.F.)	10,454	555,390	10,890	871,200	63,162	87,120



Comparables

City	Population	Average Home Price	Median Household Income
Albany	56,472	\$401,000	\$60,624
Beaverton	97,494	\$539,699	\$73,260
Forest Grove	26,225	\$507,891	\$64,172
Gladstone	12,017	\$506,561	\$64,045
Grants Pass	39,189	\$416,812	\$44,185
Happy Valley	23,733	\$687,471	\$125,676
Hillsboro	106,447	\$523,509	\$86,038
Keizer	39,376	\$423,606	\$64,638
Lake Oswego	40,731	\$859,058	\$108,927
McMinnville	34,319	\$458,044	\$54,254
Milwaukie	21,119	\$513,132	\$61,902
Oregon City	37,572	\$587,060	\$76,149
Redmond	33,274	\$503,086	\$65,088
Sherwood	20,450	\$627,108	\$103,512
Tigard	54,539	\$608,694	\$79,809
Tualatin	27,942	\$642,352	\$85,772
West Linn	27,373	\$738,231	\$111,042
Wilsonville	26,664	\$616,135	\$72,312
Woodburn	26,013	\$402,306	\$50,093



Utility Rates



Oregon City Monthly Utility Rates

Utility	Residential		Commercial	
	<u>Fixed</u>	<u>Variable</u>	<u>Rate</u>	<u>Type</u>
Water	\$18.08	\$3.08	Fixed + Variable	\$3.08 per ccf + Fixed charge by Meter Size
Wastewater	\$61.19	-	\$6.12	Per ccf
Stormwater	\$11.72	-	\$11.72	Per ERU
Transportation	\$14.63	-	\$0.25	ADT
Public Safety	\$6.50	-	-	-

Note: Wastewater service shown includes underlying WES charge for residential and commercial



Number of Rate Comparisons

Utility	Monthly Charge	No Charge
Water	19	0
Wastewater	19	0
Stormwater	17	2
Transportation	10	9
Public Safety	3	16



Oregon City SDCs

Utility	Single-Family	Commercial
Water	\$12,643	Meter Size
Wastewater	\$10,801	ERU
Stormwater	\$1,070	ERU
Transportation	\$12,569	Trip Generation
Parks	\$6,905	Employee

Note: Charges shown include underlying regional SDCs for the water (SFWB) and wastewater (WES) services

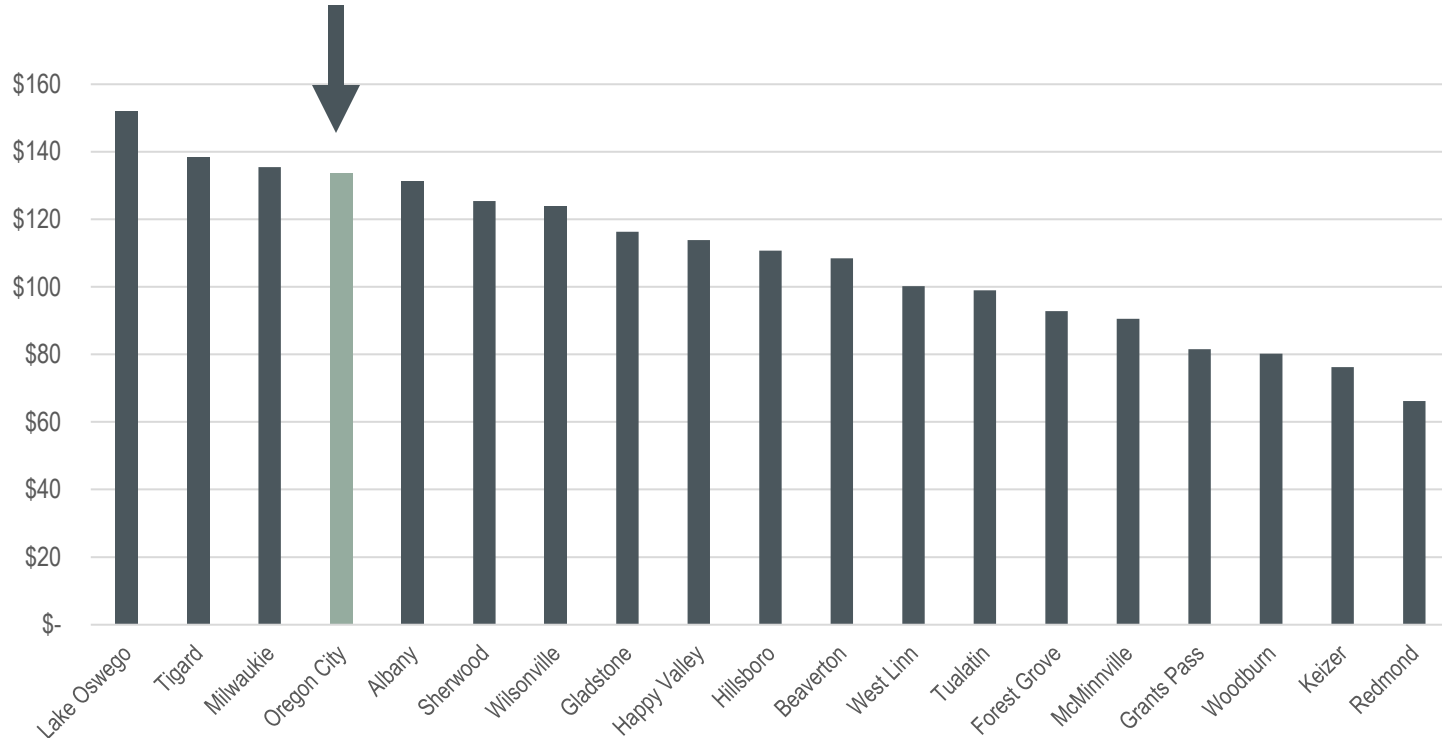


Number of SDC Comparisons

Utility	Charge	No Charge
Water	18	1
Wastewater	19	0
Stormwater	15	4
Transportation	19	0
Parks	19	0



Combined Monthly Utility - Residential

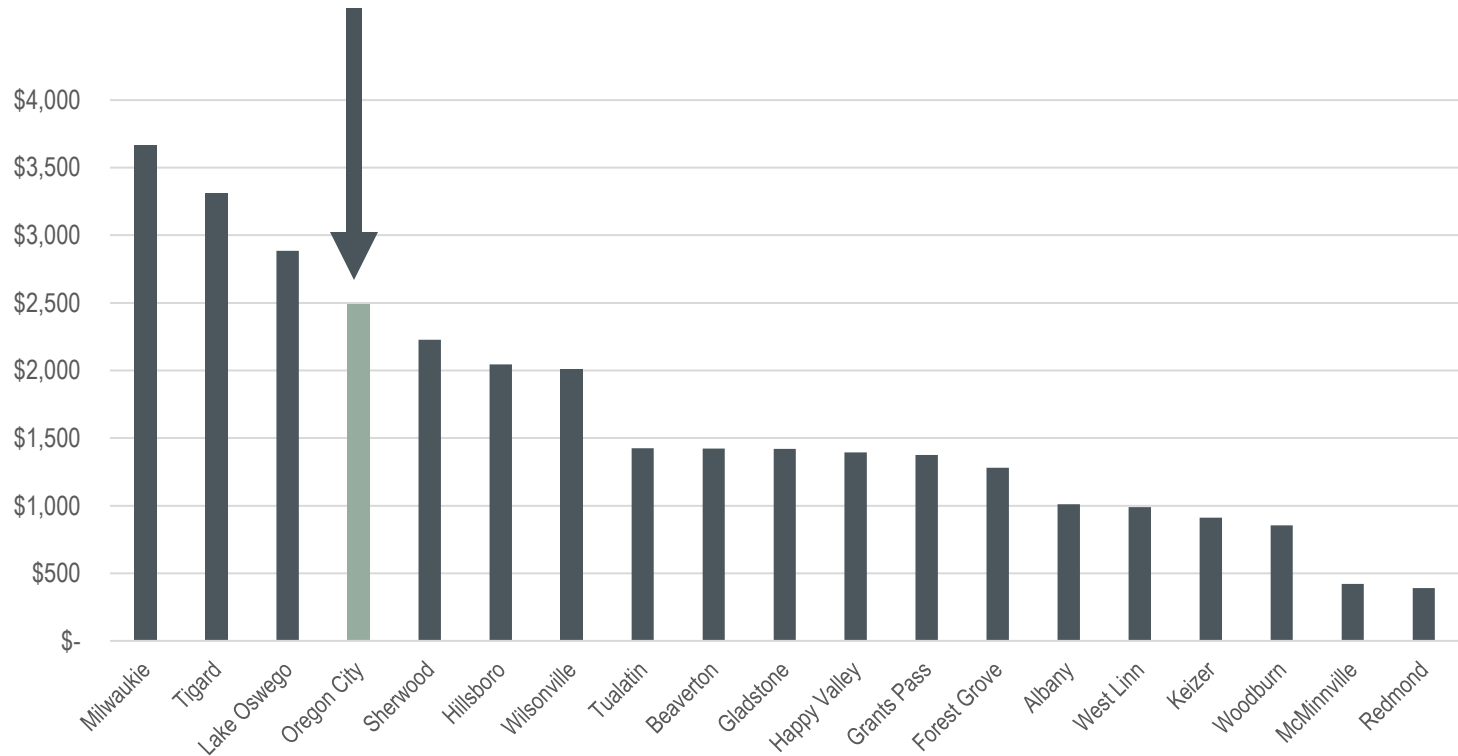


City of Oregon Overall Residential Rank: 16 / 19

Note: Rankings shown are applied from the lowest rates (1st) to the highest rates (19th)



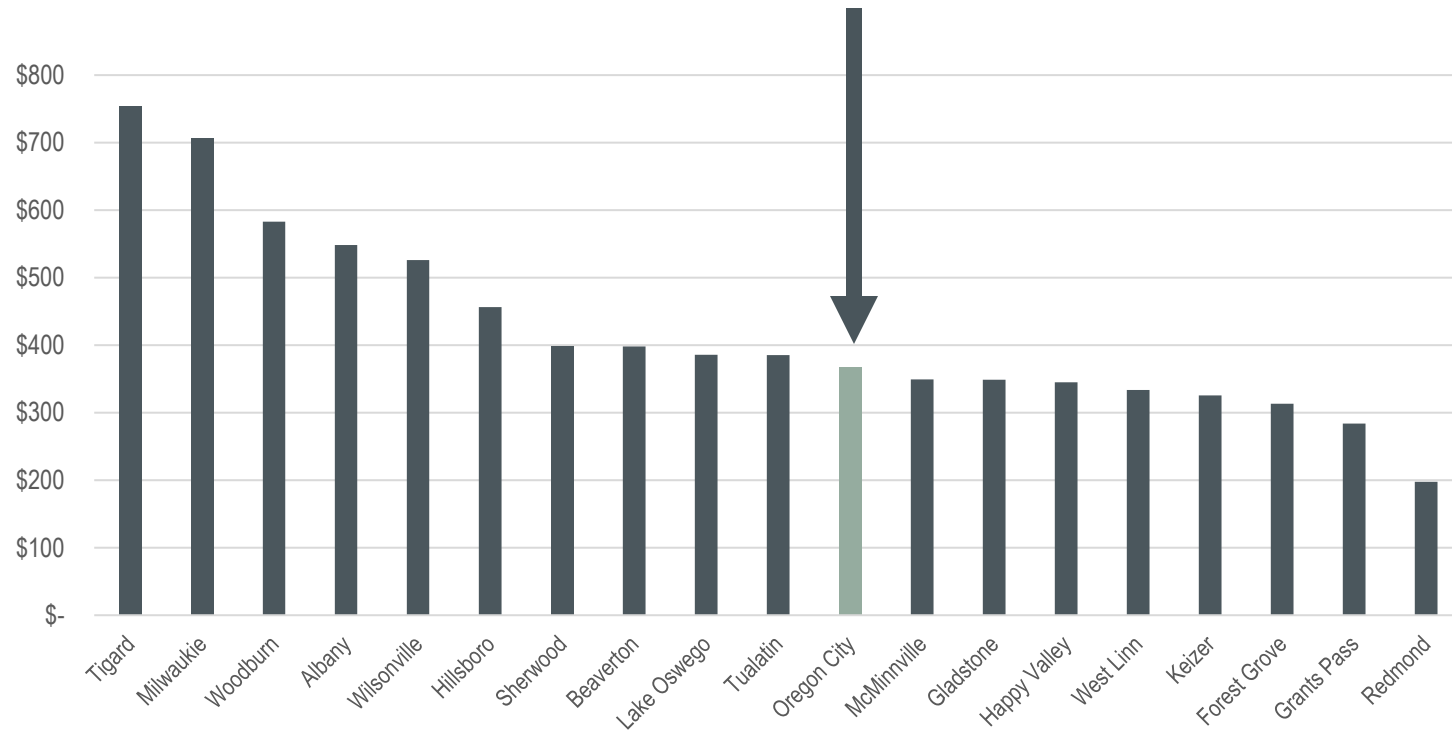
Combined Monthly Utility – Office



City of Oregon Overall General Office Rank: 16 / 19



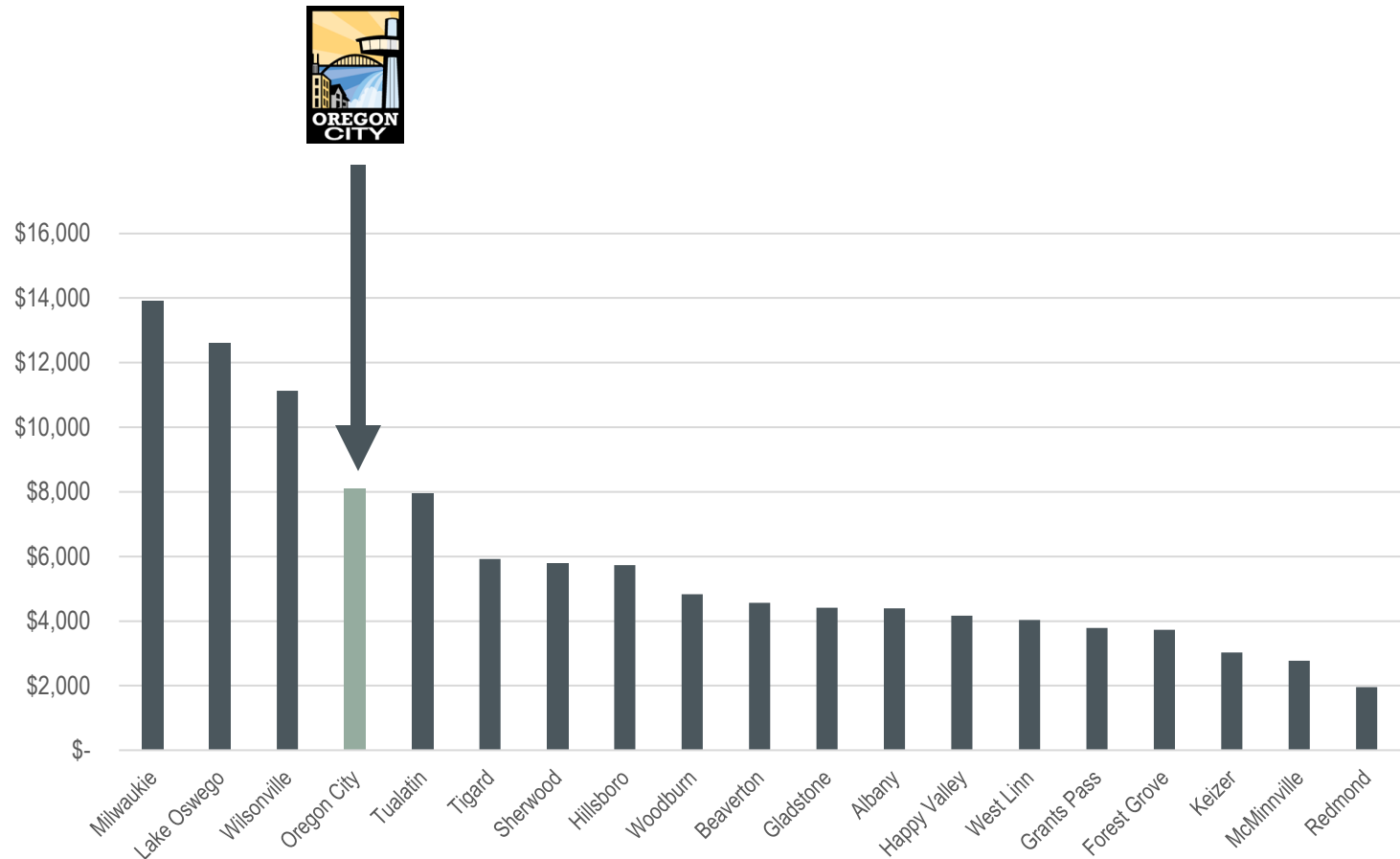
Combined Monthly Utility – Restaurant



City of Oregon Overall Quality Restaurant Rank: 9 / 19



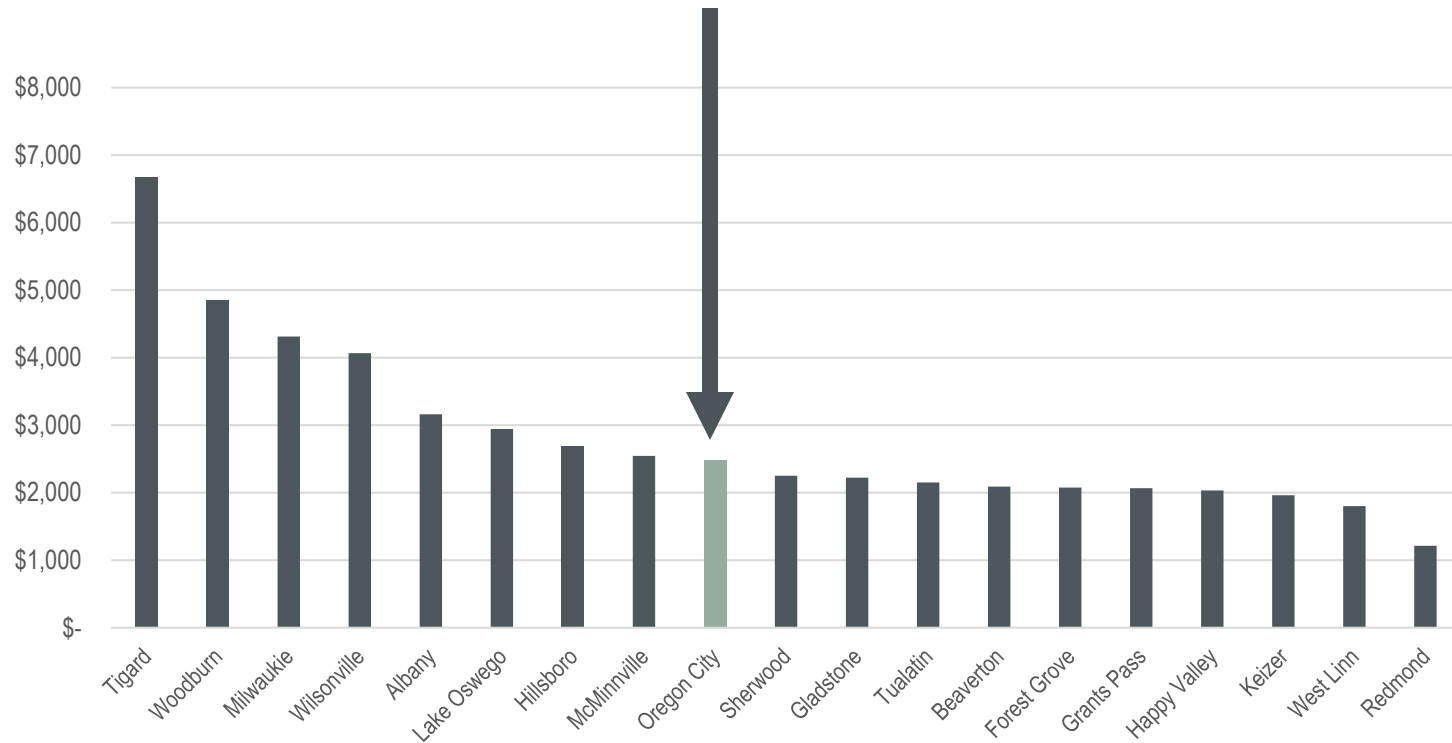
Combined Monthly Utility – Discount Store



City of Oregon Overall Free-Standing Discount Store Rank: 16 / 19



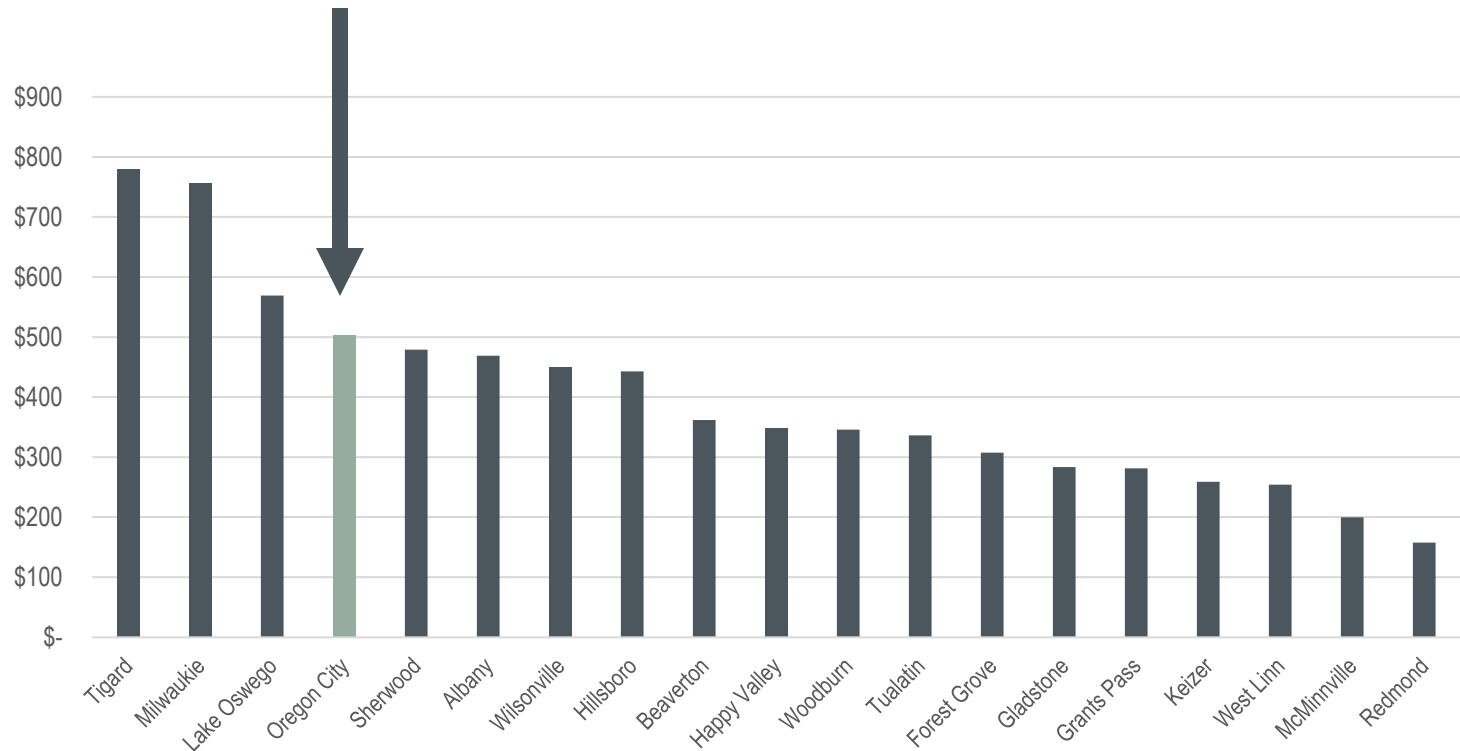
Combined Monthly Utility - Hotel



City of Oregon Overall Hotel Rank: 11 / 19



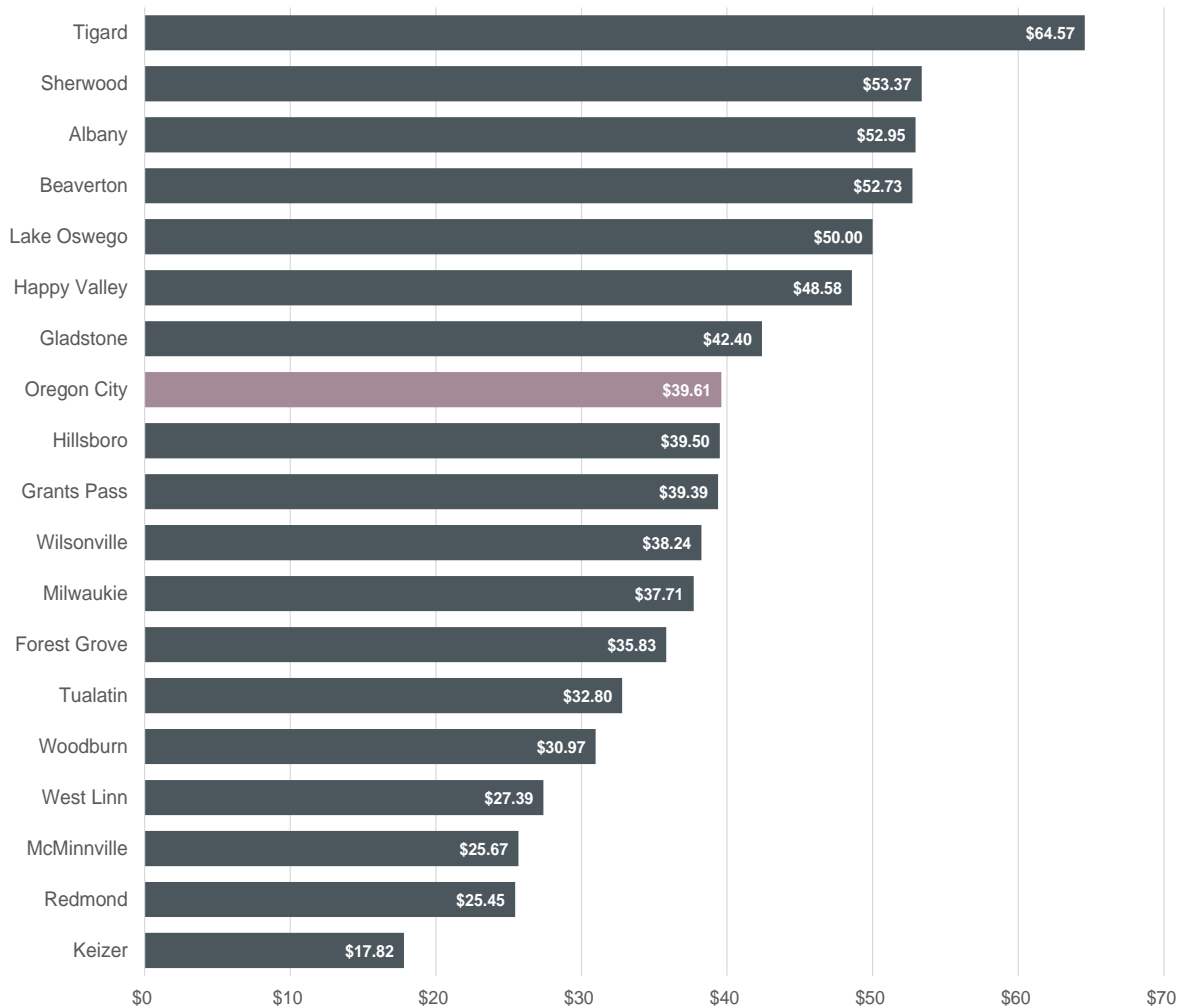
Combined Monthly Utility - Manufacturing



City of Oregon Overall Manufacturing Rank: 16 / 19

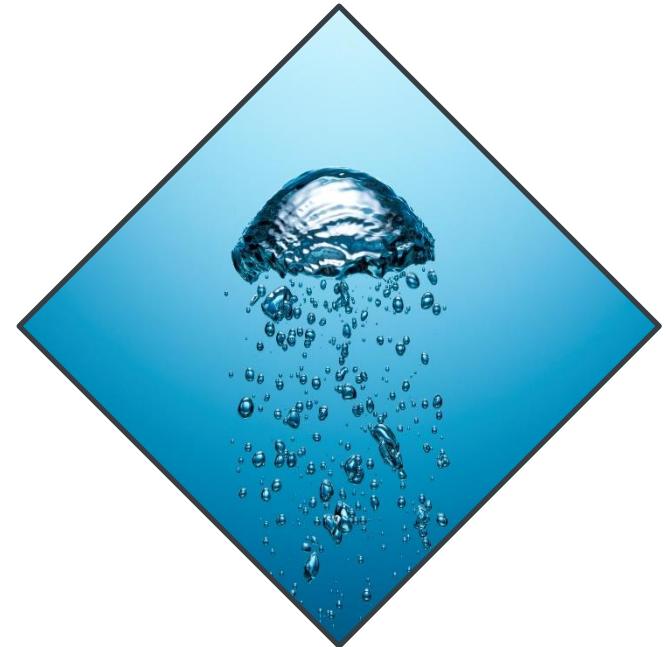


Water Utility - Residential



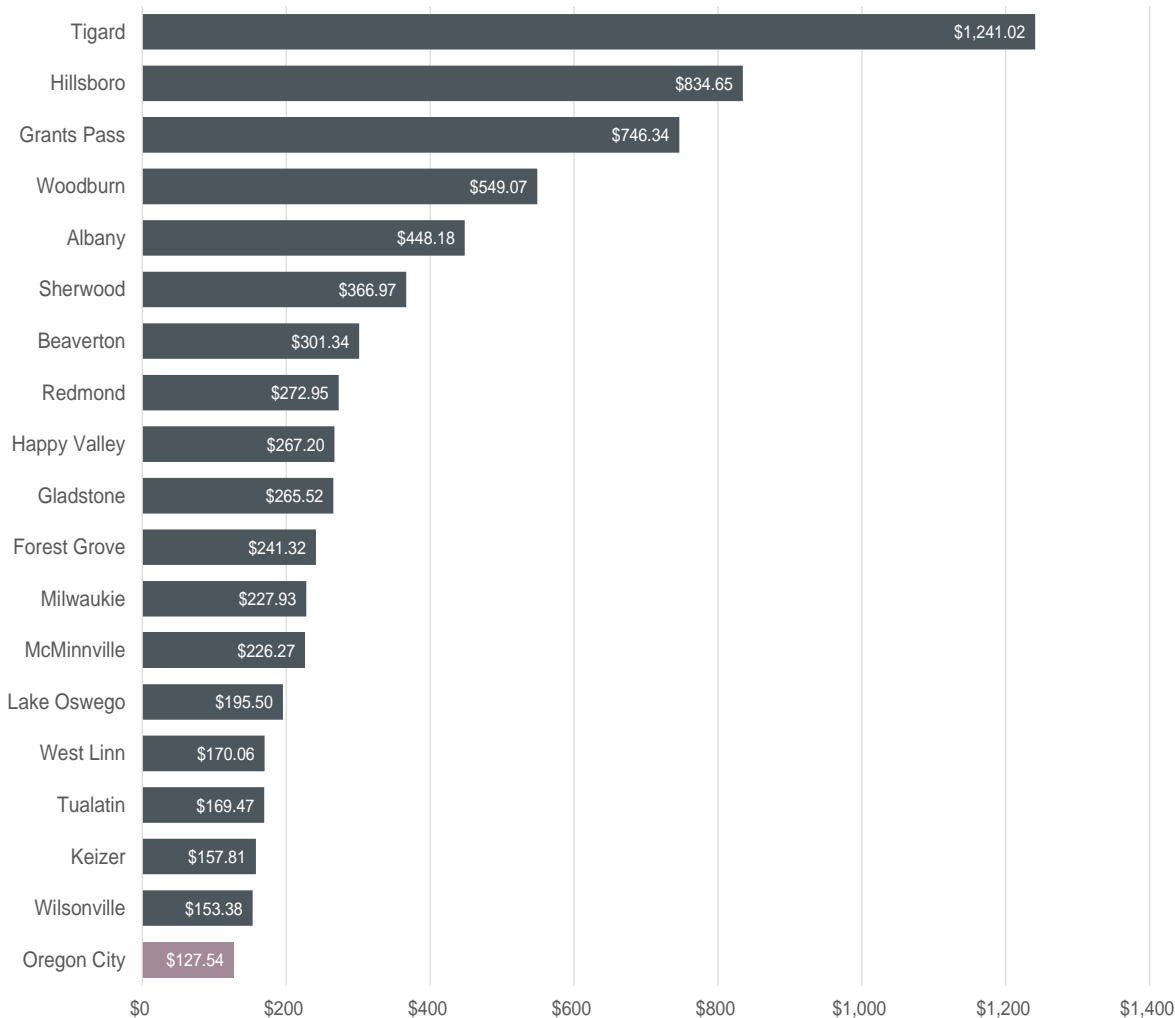
Single-Family Residential

- Oregon City's Rank: 12 / 19
- Assumptions:
 - » 7 ccf / month
 - » 5/8" Pipe



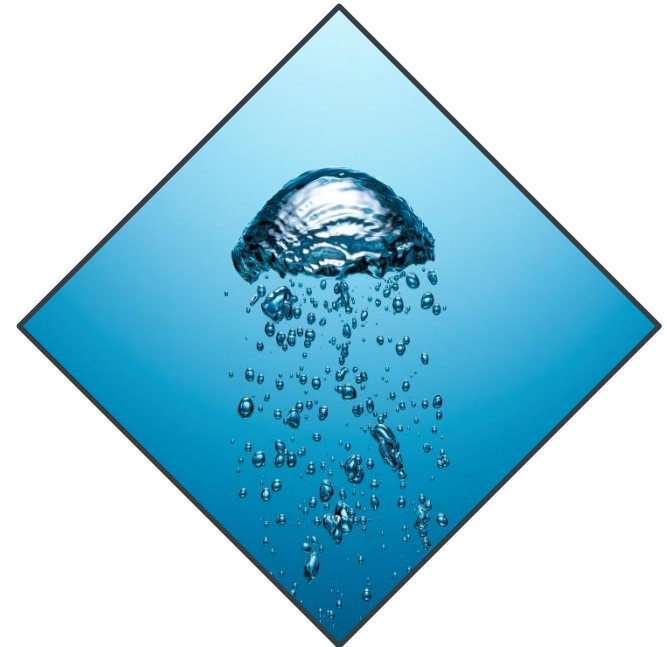


Water Utility – General Office



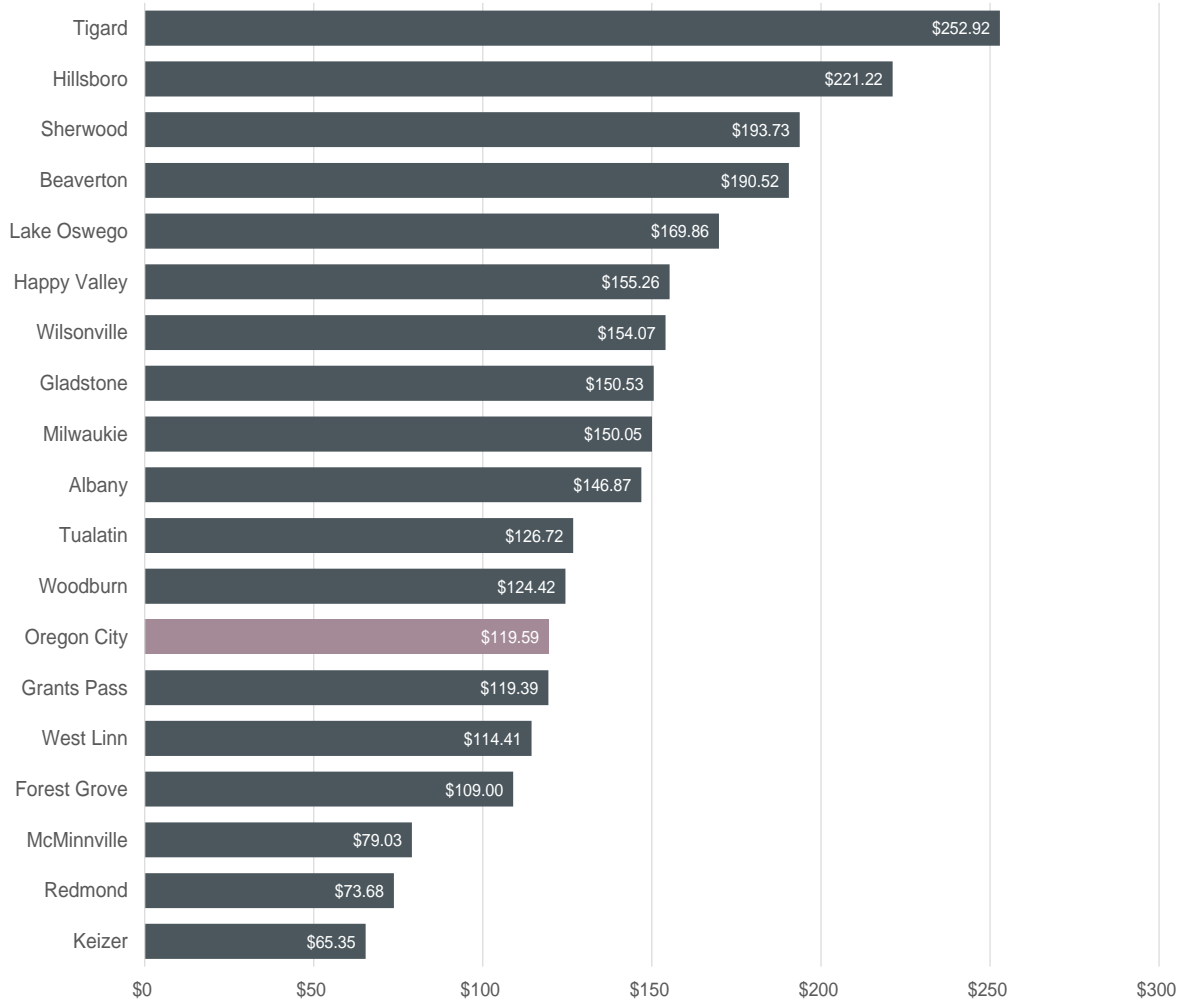
General Office Building

- **Oregon City's Rank: 1 / 19**
- **Assumptions:**
 - » 23 ccf / month
 - » 4" Pipe



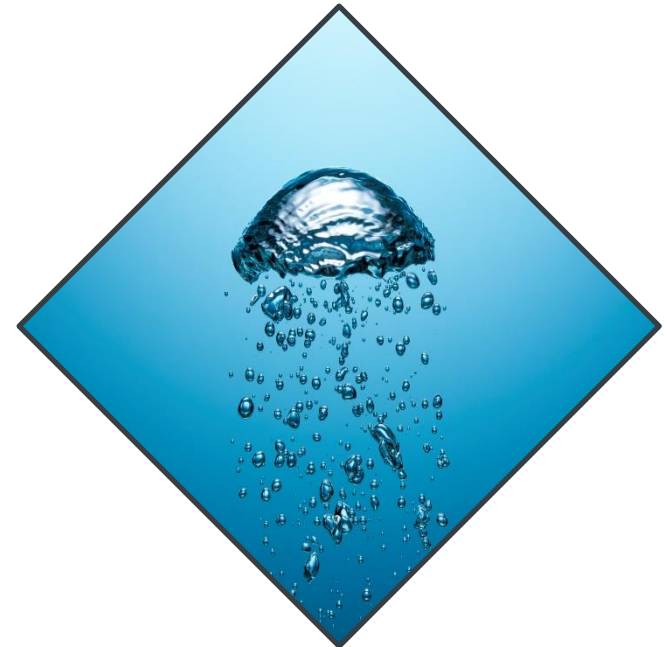


Water Utility – Restaurant



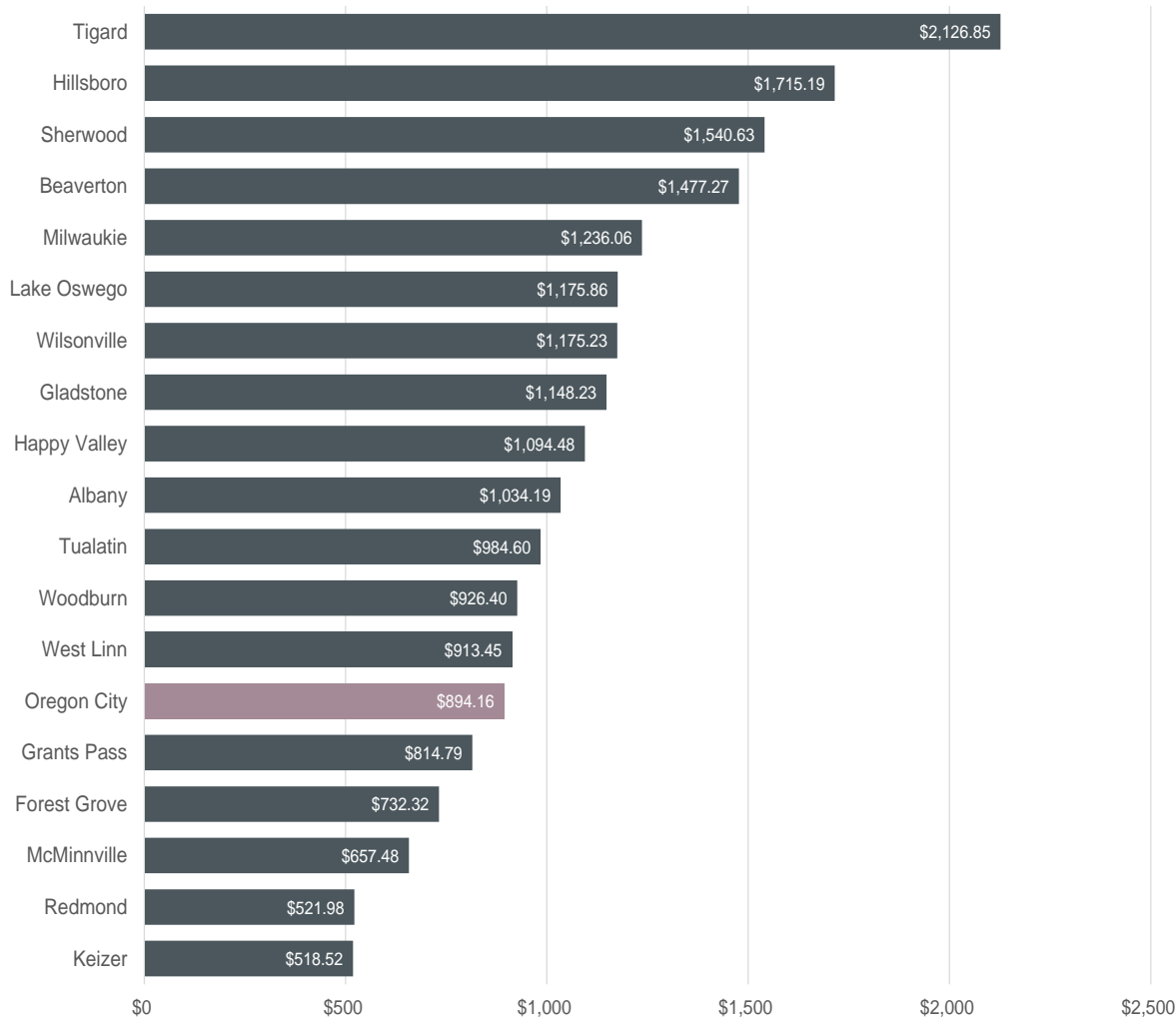
Quality Restaurant

- Oregon City's Rank: 7 / 19
- Assumptions:
 - » 33 ccf / month
 - » 1" Pipe





Water Utility – Discount Store



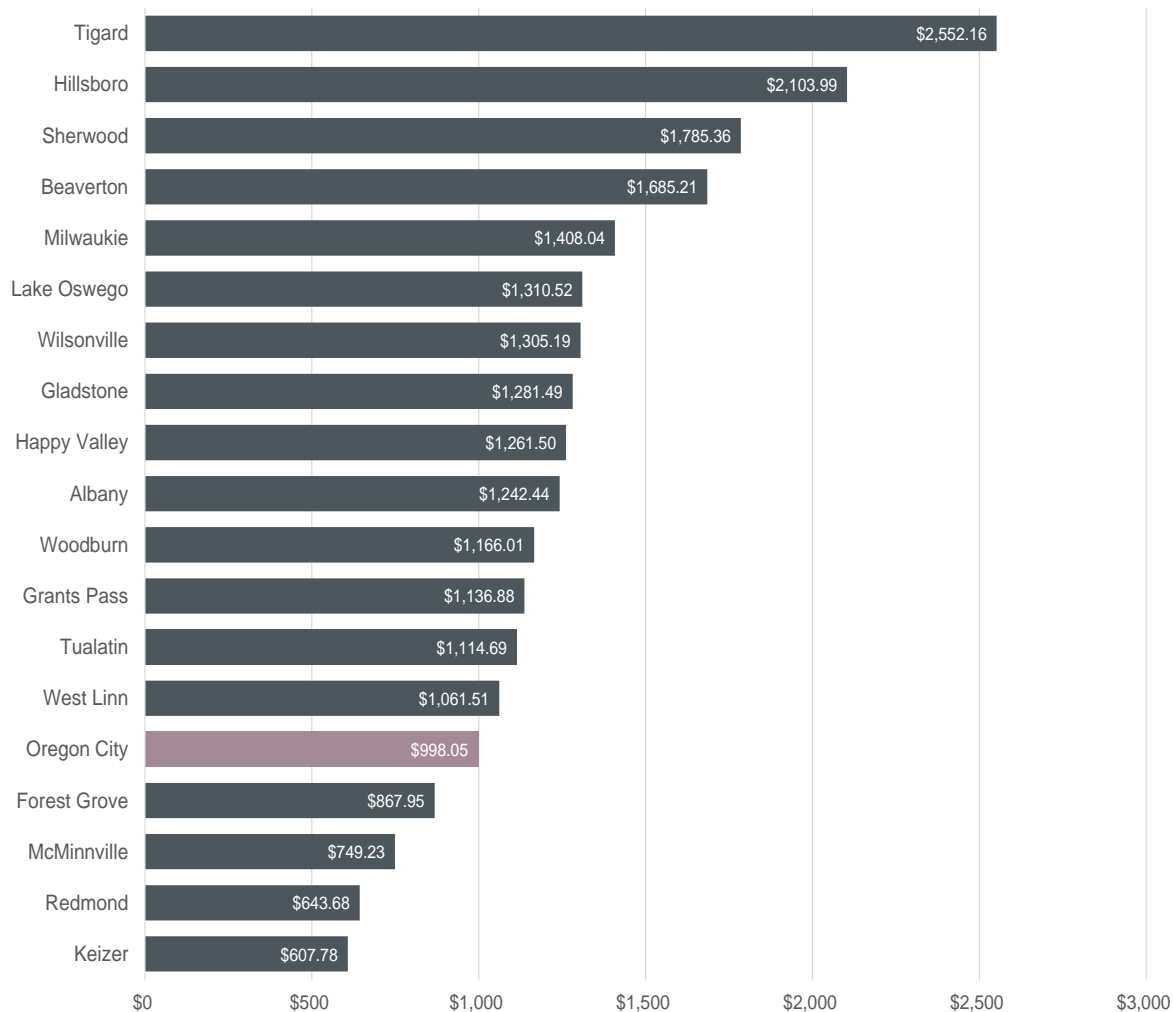
Free-Standing Discount Store

- Oregon City's Rank: 6 / 19
- Assumptions:
 - » 278 ccf / month
 - » 3" Pipe



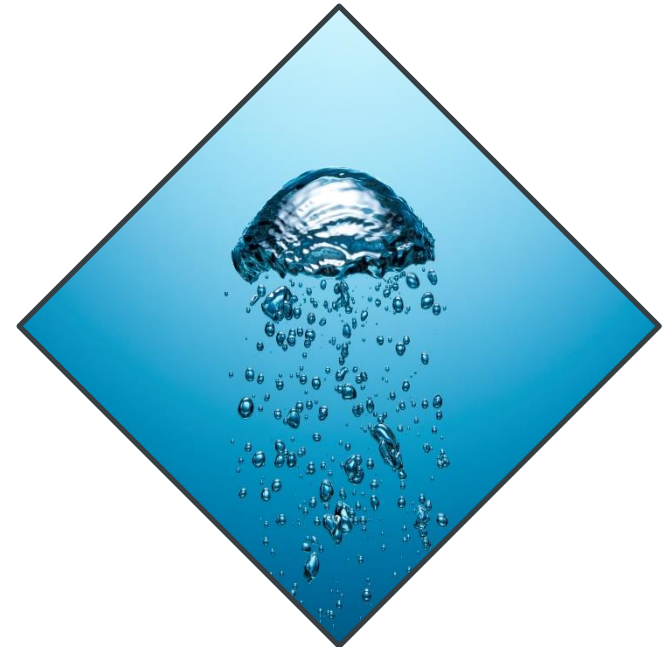


Water Utility - Hotel



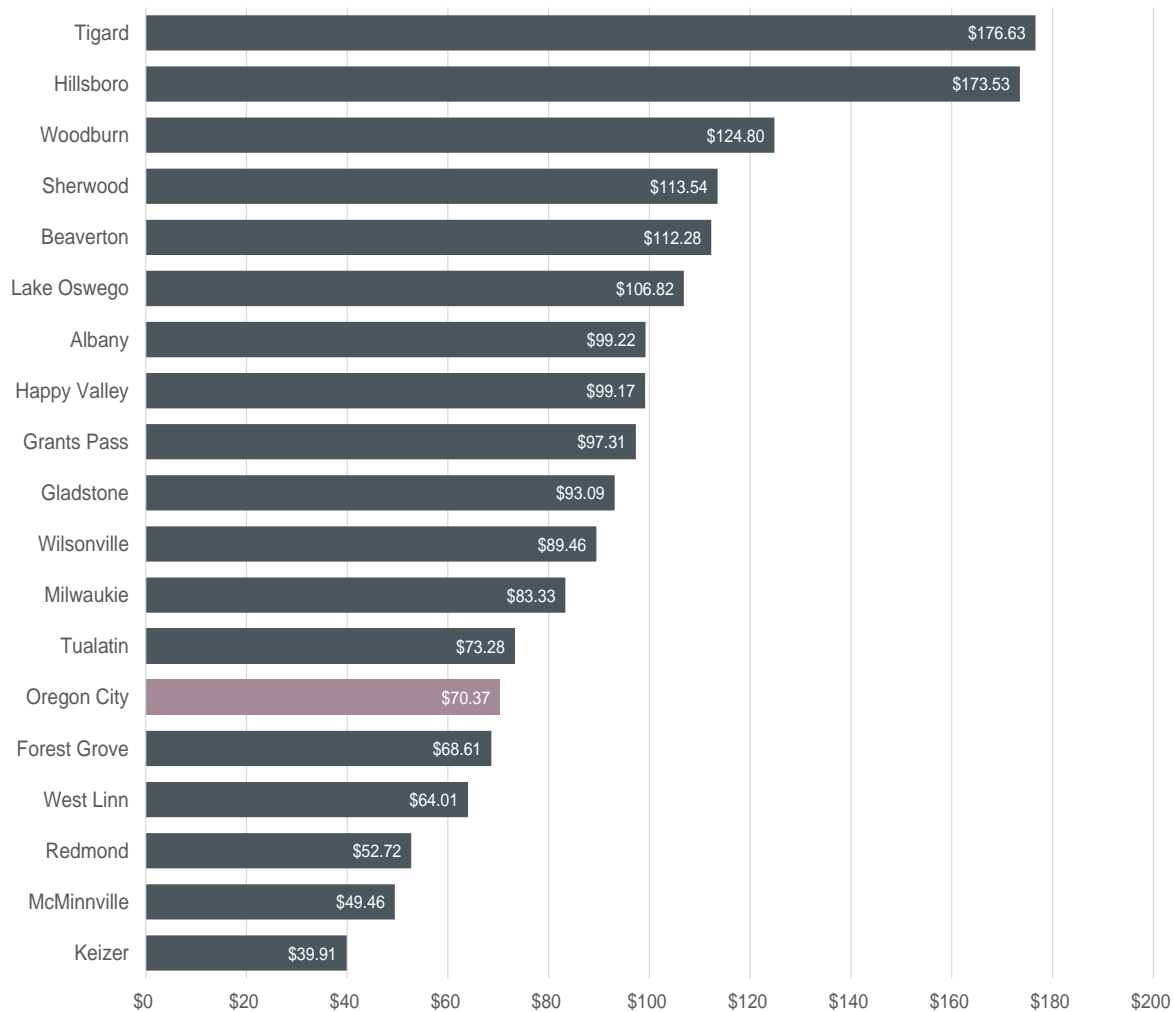
Hotel

- Oregon City's Rank: 5 / 19
- Assumptions:
 - » 306 ccf / month
 - » 4" Pipe



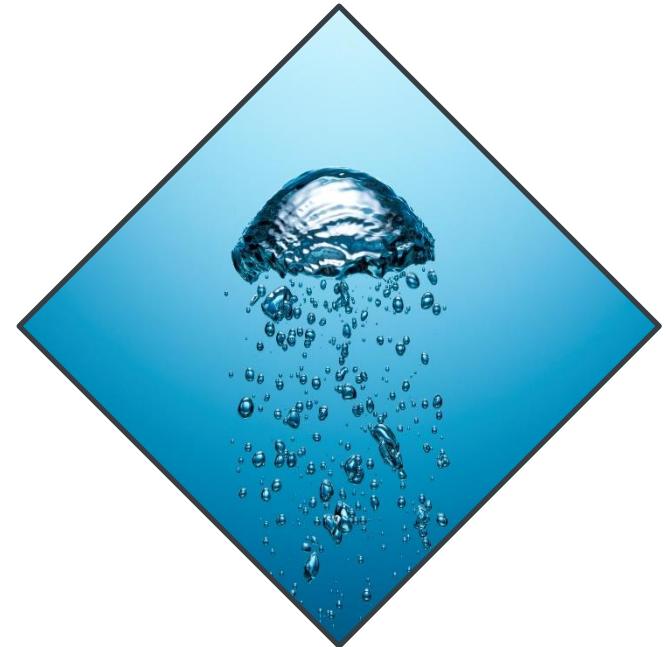


Water Utility - Manufacturing



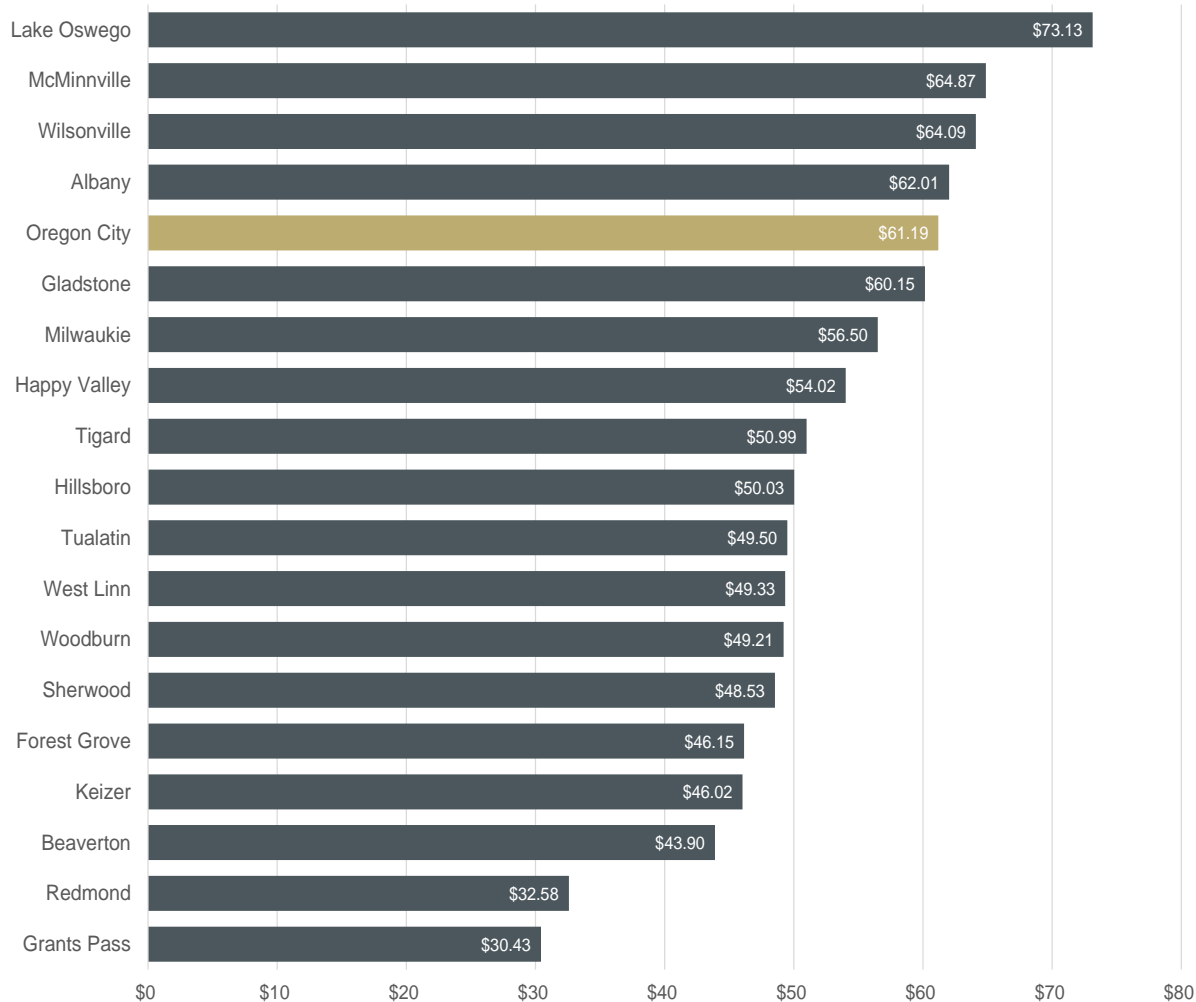
Manufacturing

- Oregon City's Rank: 6 / 19
- Assumptions:
 - » 17 ccf / month
 - » 1" Pipe





Sewer Utility - Residential



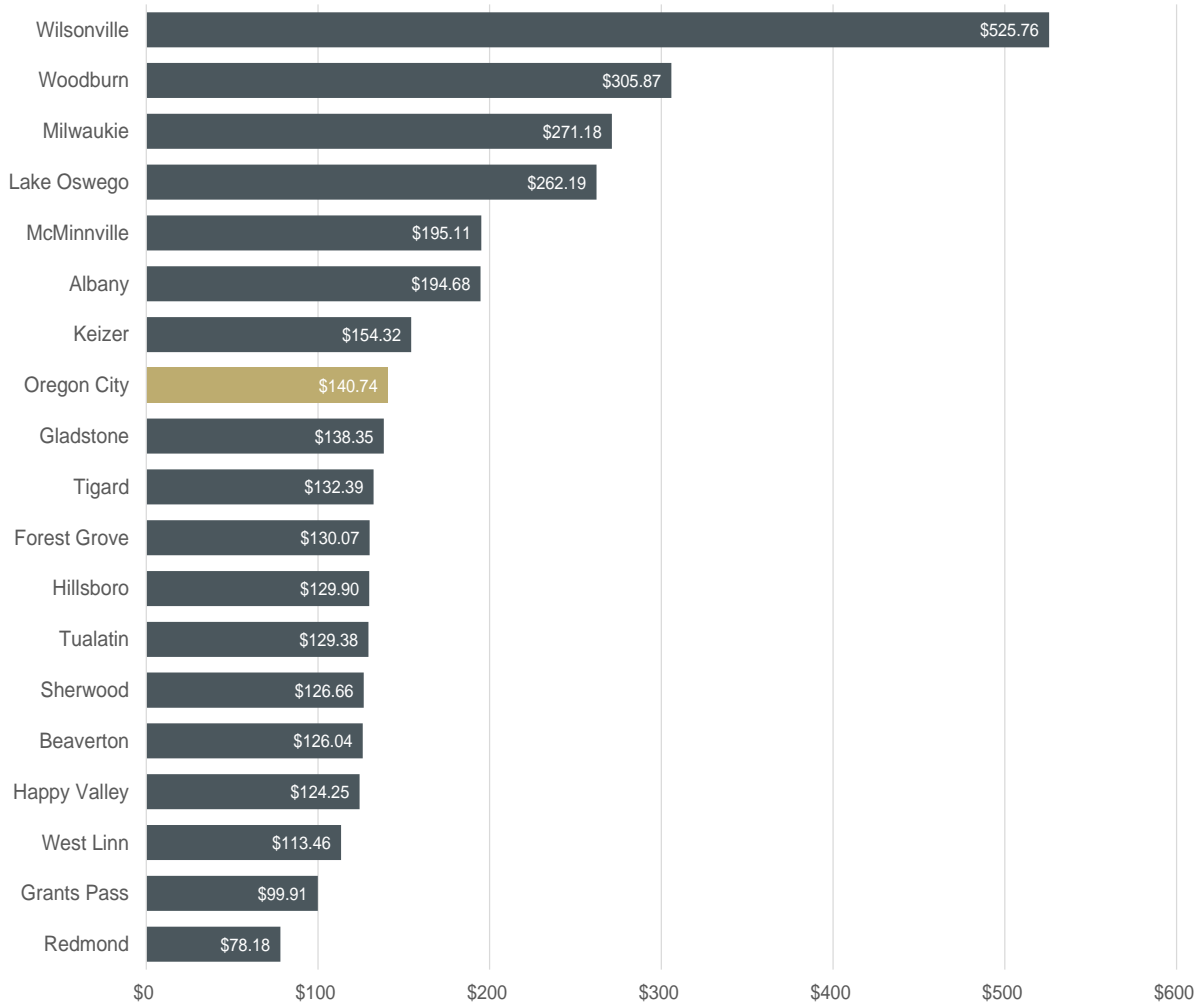
Single-Family Residential

- **Oregon City's Rank: 15 / 19**
- **Assumptions:**
 - » 5 - 7 ccf / month
 - » 5/8" Pipe





Sewer Utility – General Office



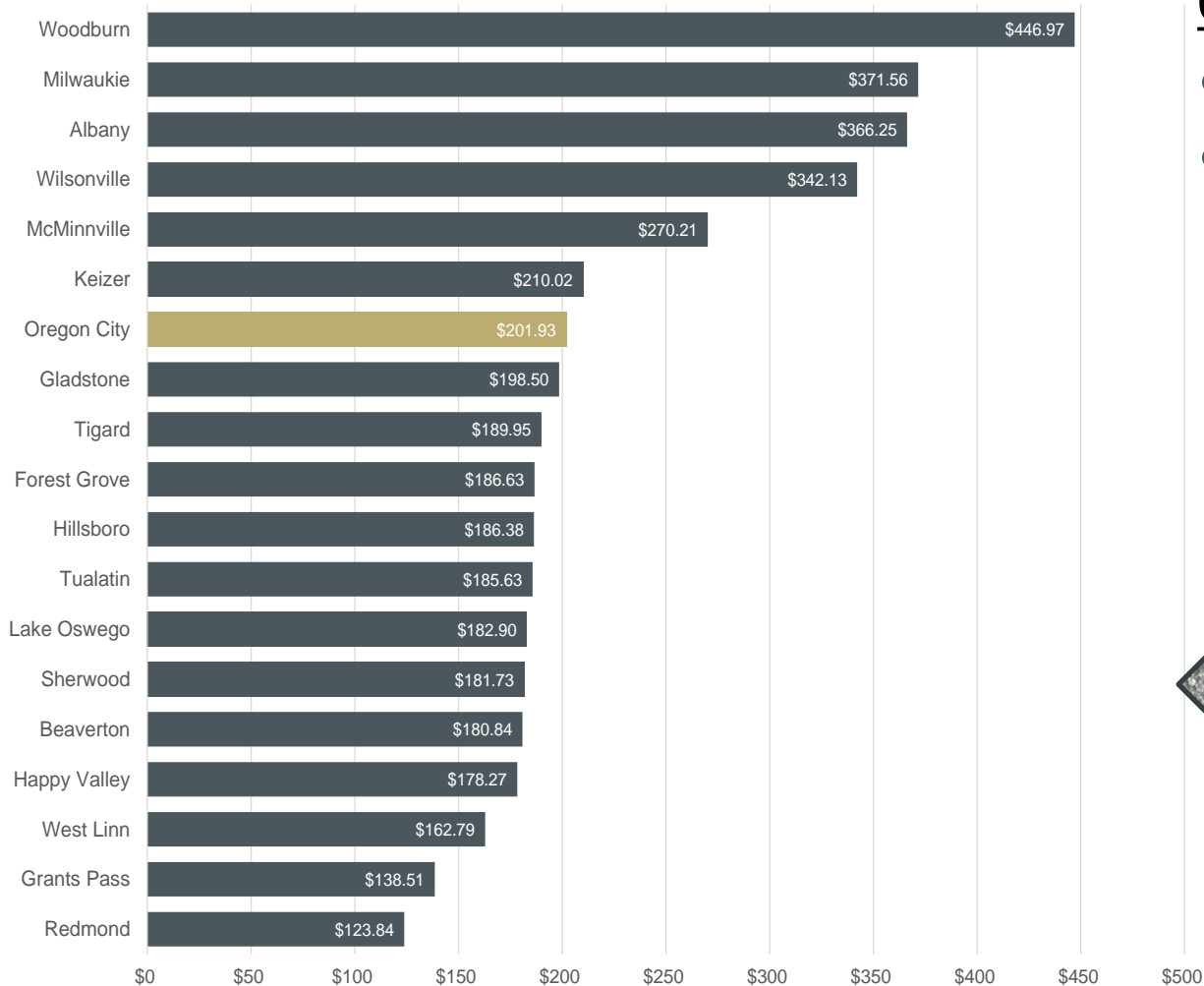
General Office Building

- Oregon City's Rank: 12 / 19
- Assumptions:
 - » 23 ccf / month
 - » 4" Pipe





Sewer Utility - Restaurant



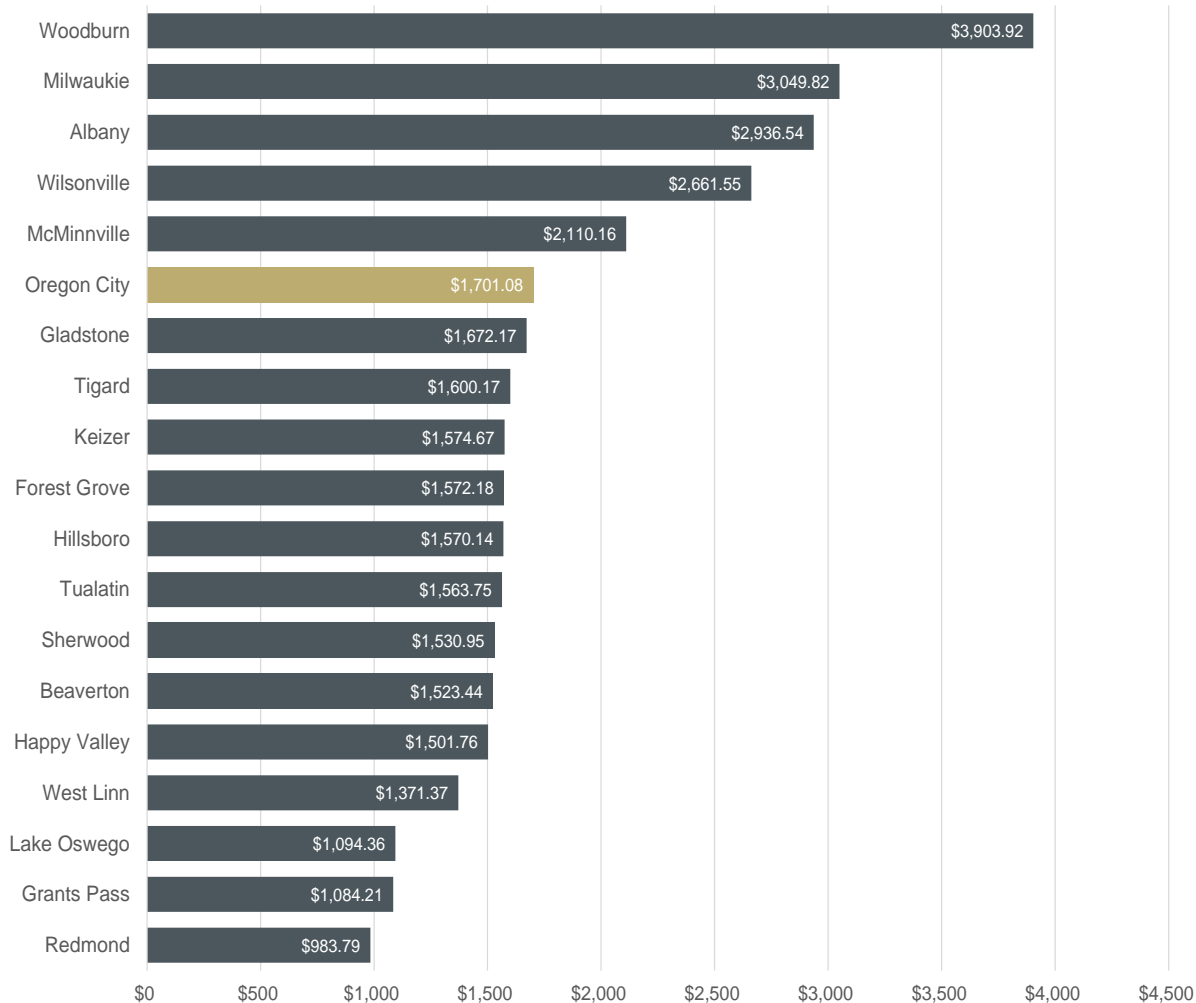
Quality Restaurant

- Oregon City's Rank: 13 / 19
- Assumptions:
 - » 33 ccf / month
 - » 1" Pipe





Sewer Utility – Discount Store



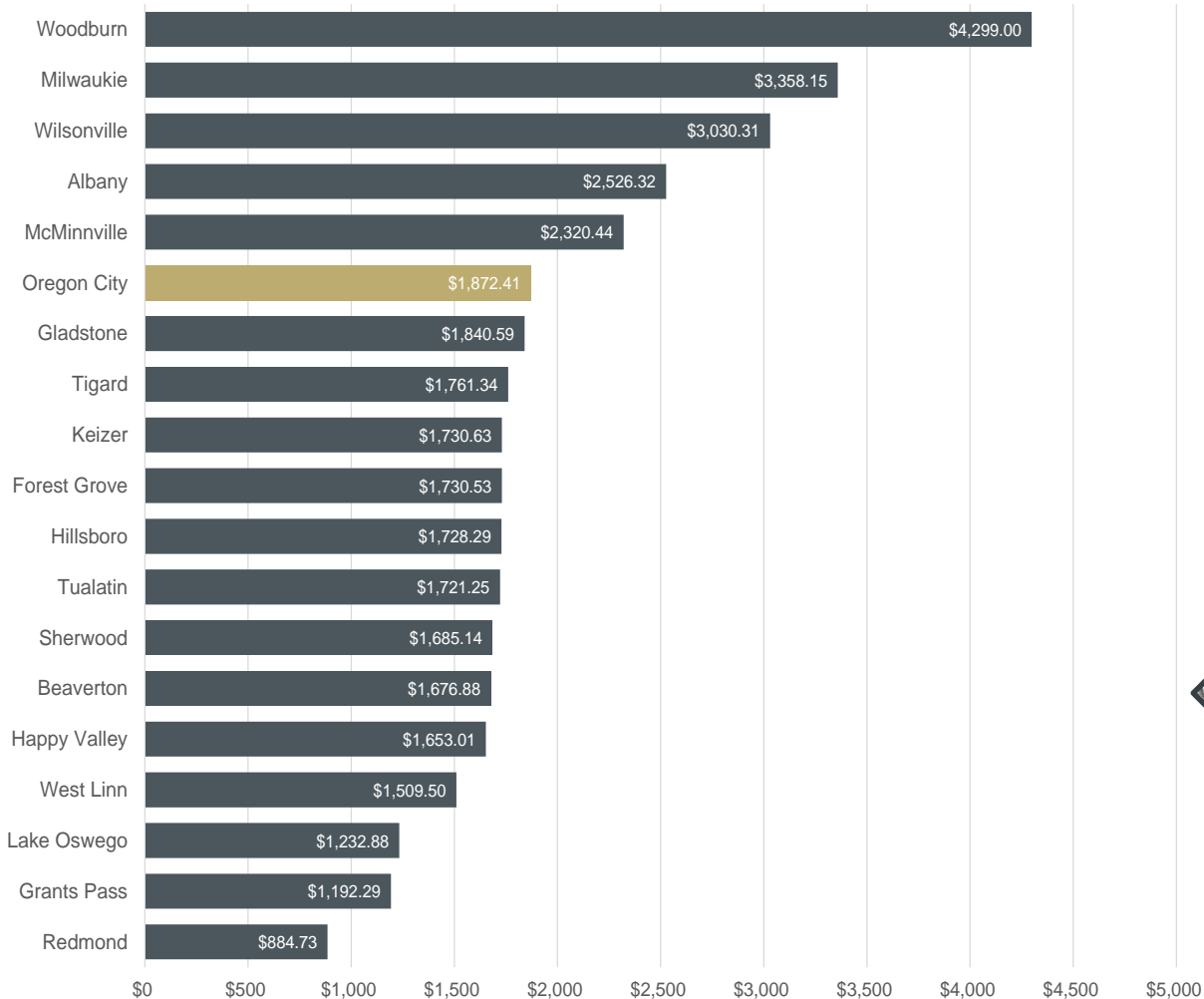
Free-Standing Discount Store

- Oregon City's Rank: 14 / 19
- Assumptions:
 - » 278 ccf / month
 - » 3" Pipe





Sewer Utility - Hotel



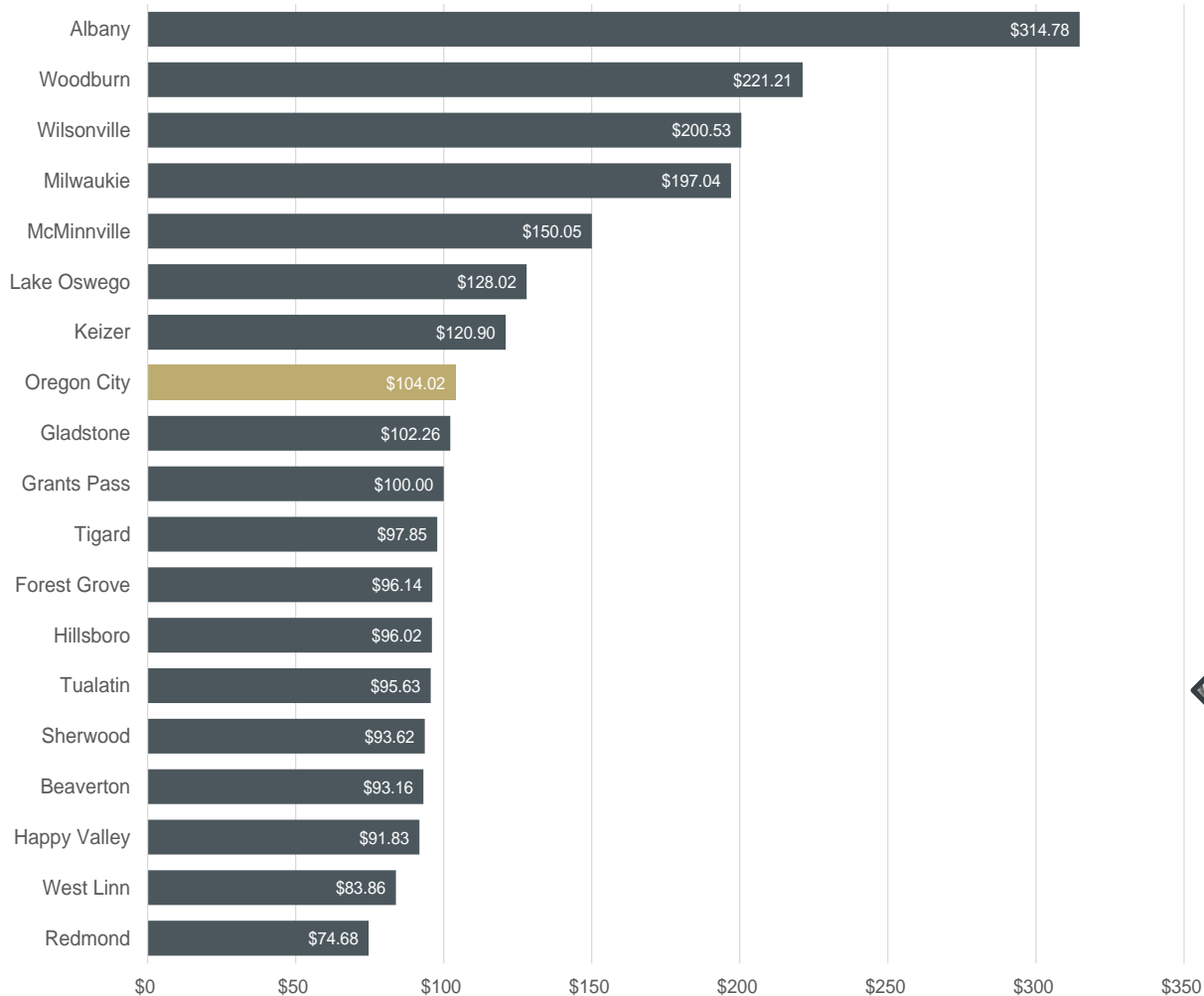
Hotel

- Oregon City's Rank: 14 / 19
- Assumptions:
 - » 306 ccf / month
 - » 4" Pipe





Sewer Utility - Manufacturing



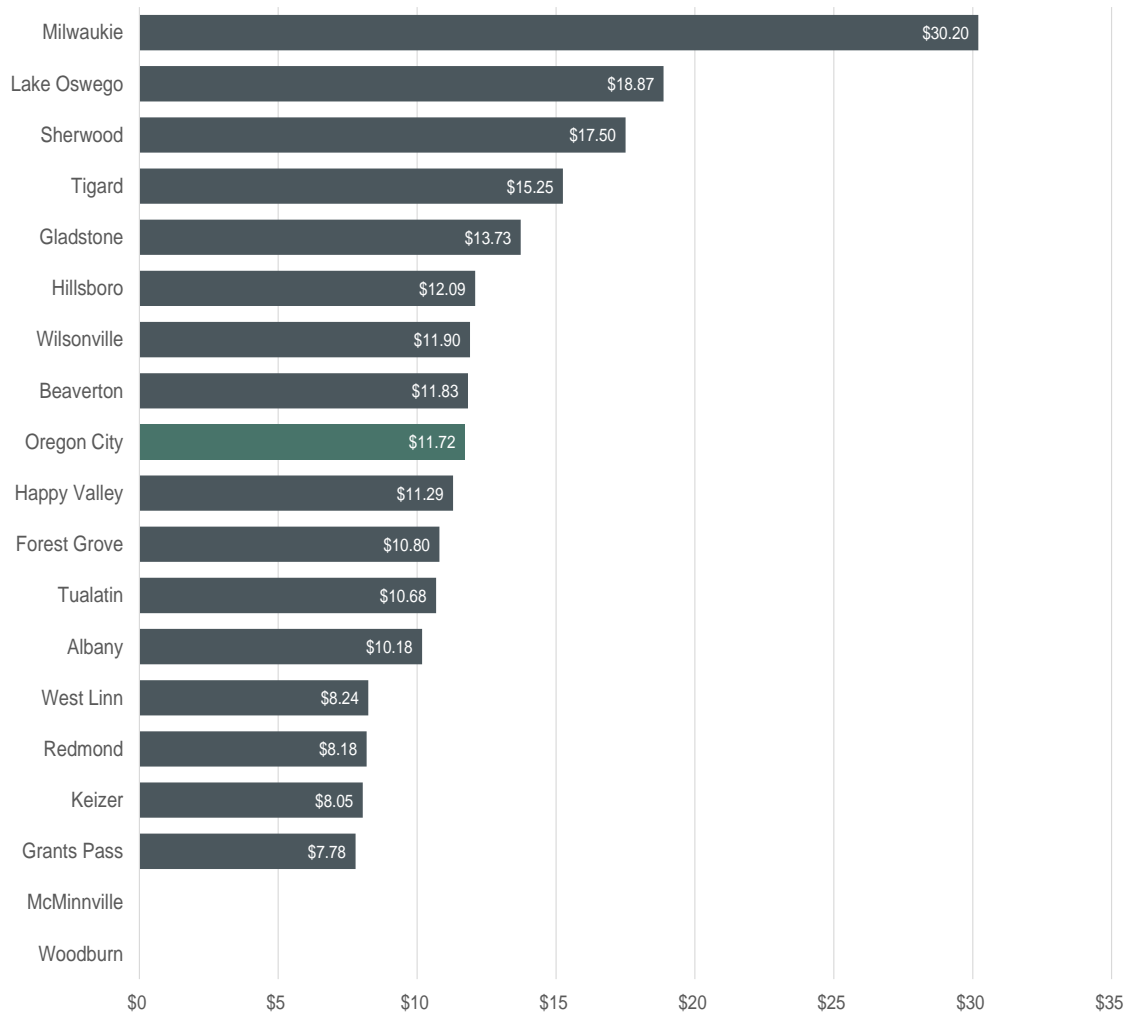
Manufacturing

- **Oregon City's Rank: 12 / 19**
- **Assumptions:**
 - » 17 ccf / month
 - » 1" Pipe





Stormwater Utility - Residential



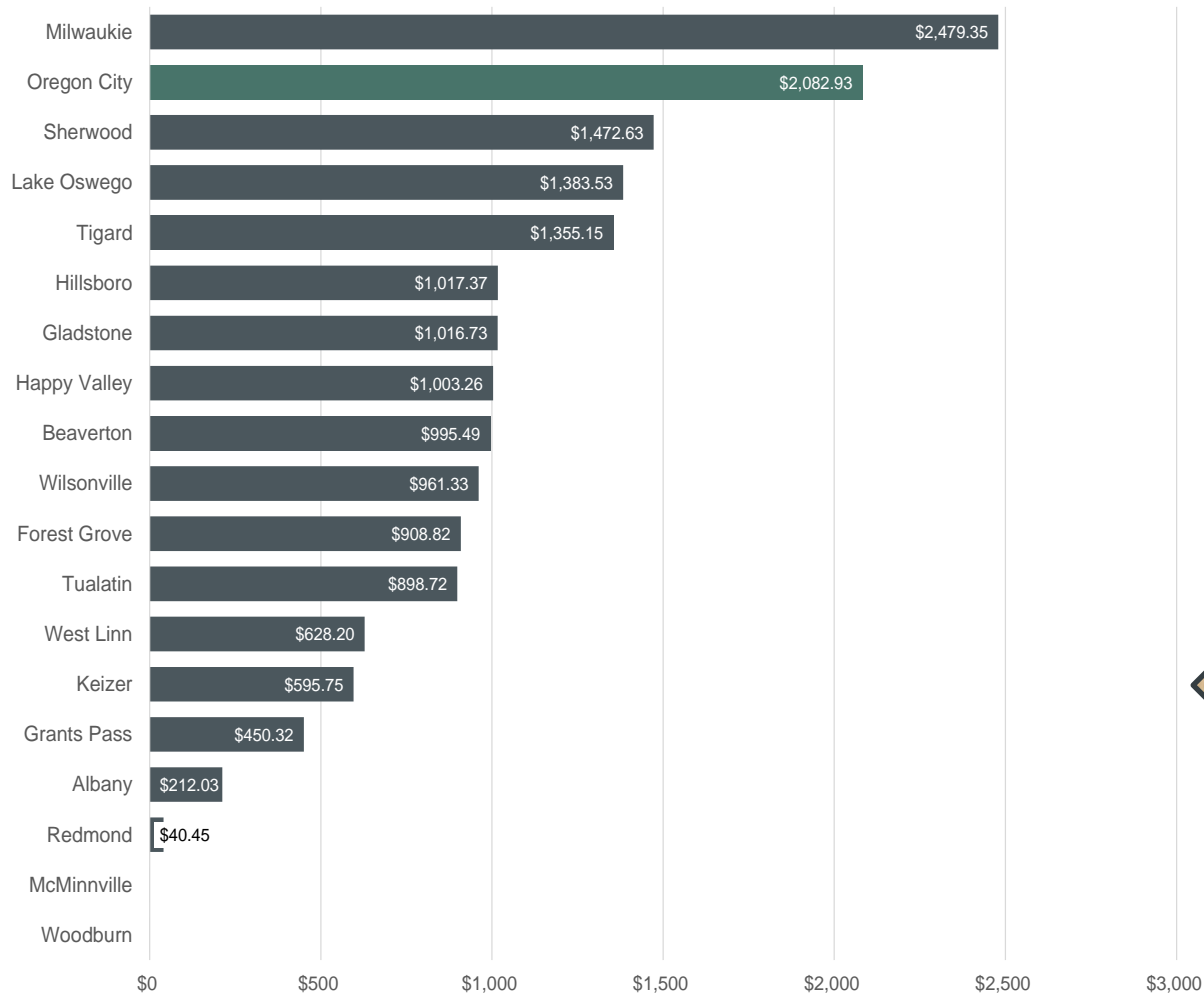
Single-Family Residential

- Oregon City's Rank: 9 / 17
- Assumptions:
 - » 40% Impervious Surface per Sq. Ft.





Stormwater Utility – General Office



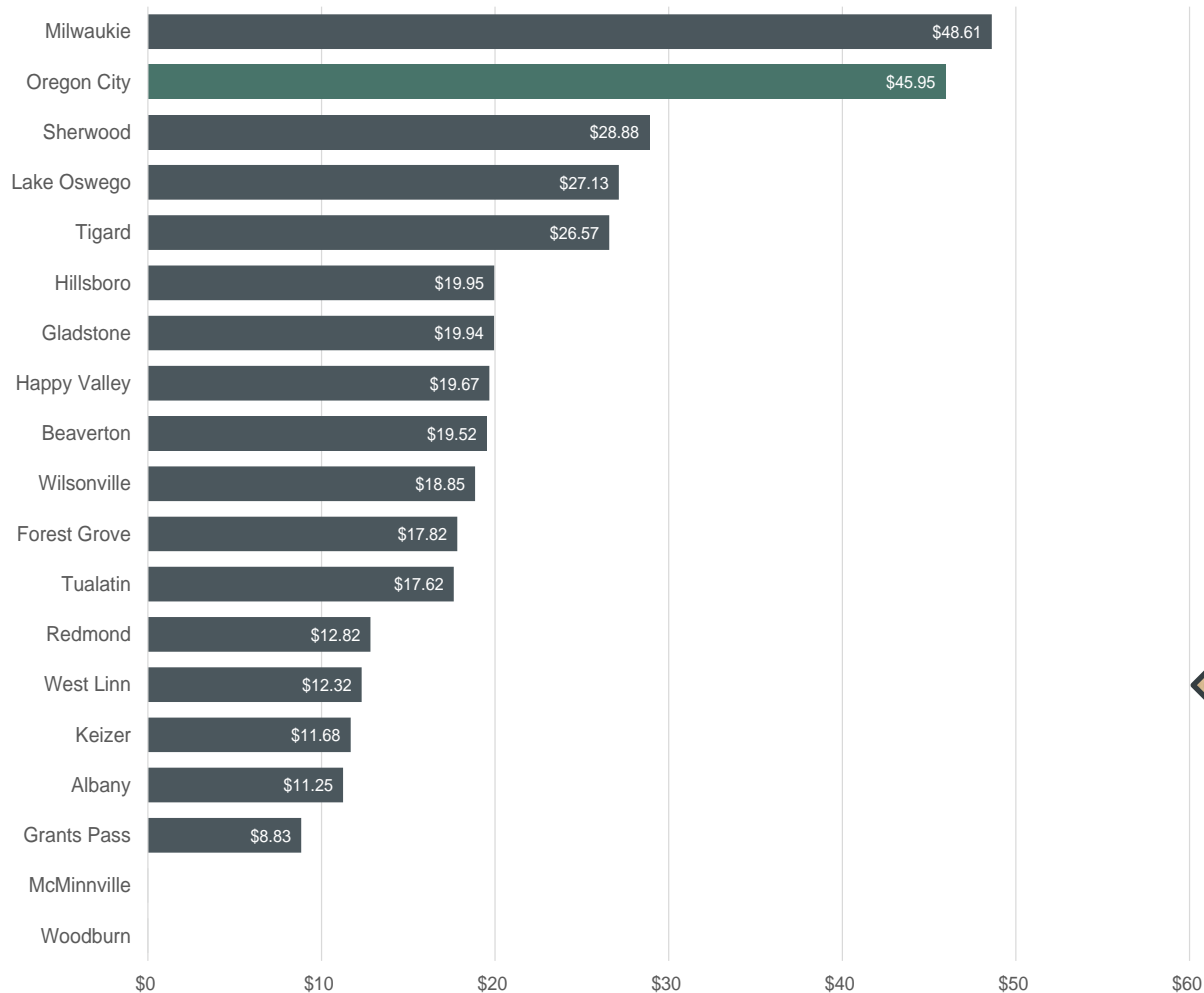
General Office Building

- **Oregon City's Rank: 16 / 17**
- **Assumptions:**
 - » 40% Impervious Surface per Sq. Ft.





Stormwater Utility - Restaurant



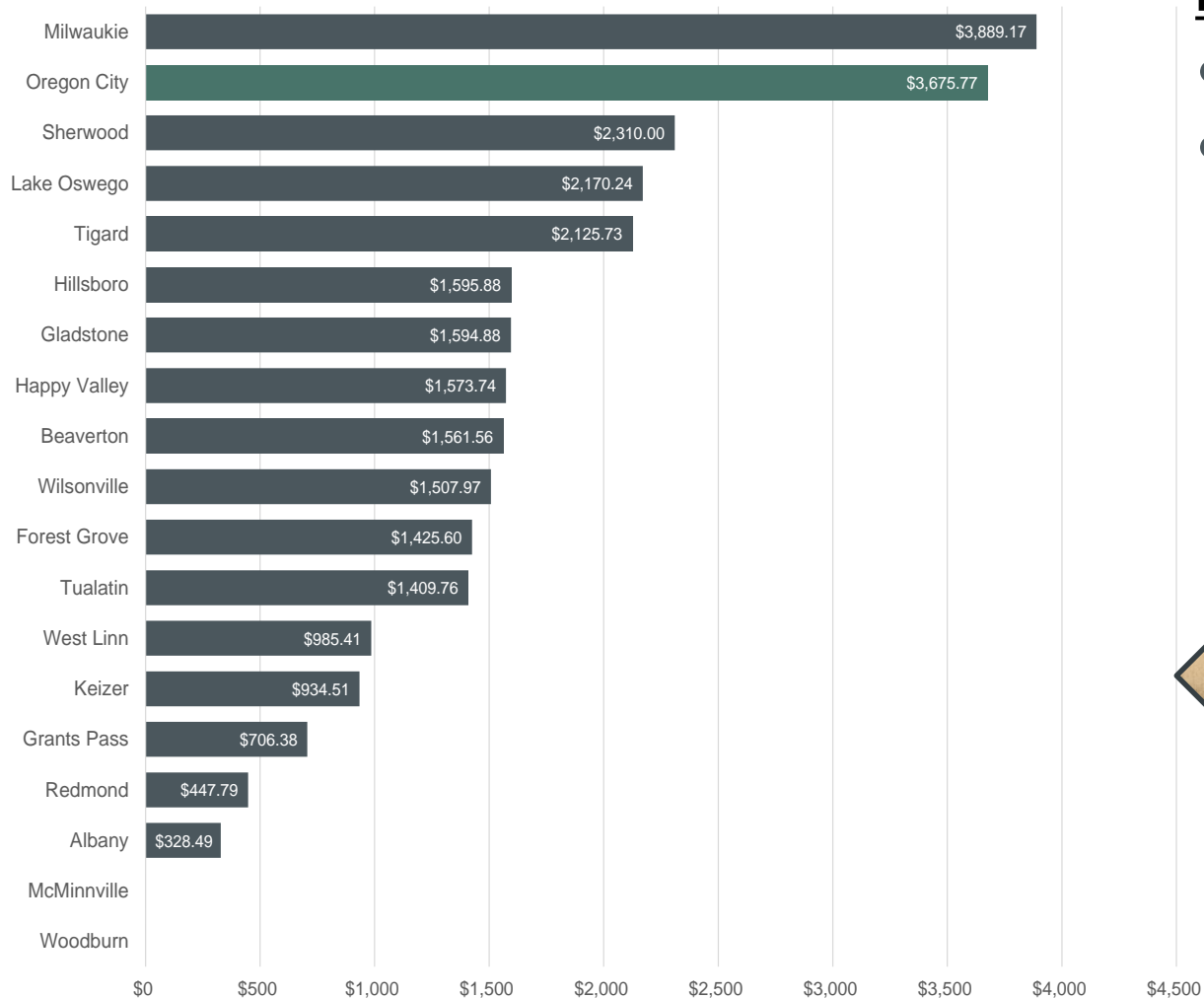
Quality Restaurant

- **Oregon City's Rank: 16 / 17**
- **Assumptions:**
 - » 40% Impervious Surface per Sq. Ft.





Stormwater Utility – Discount Store



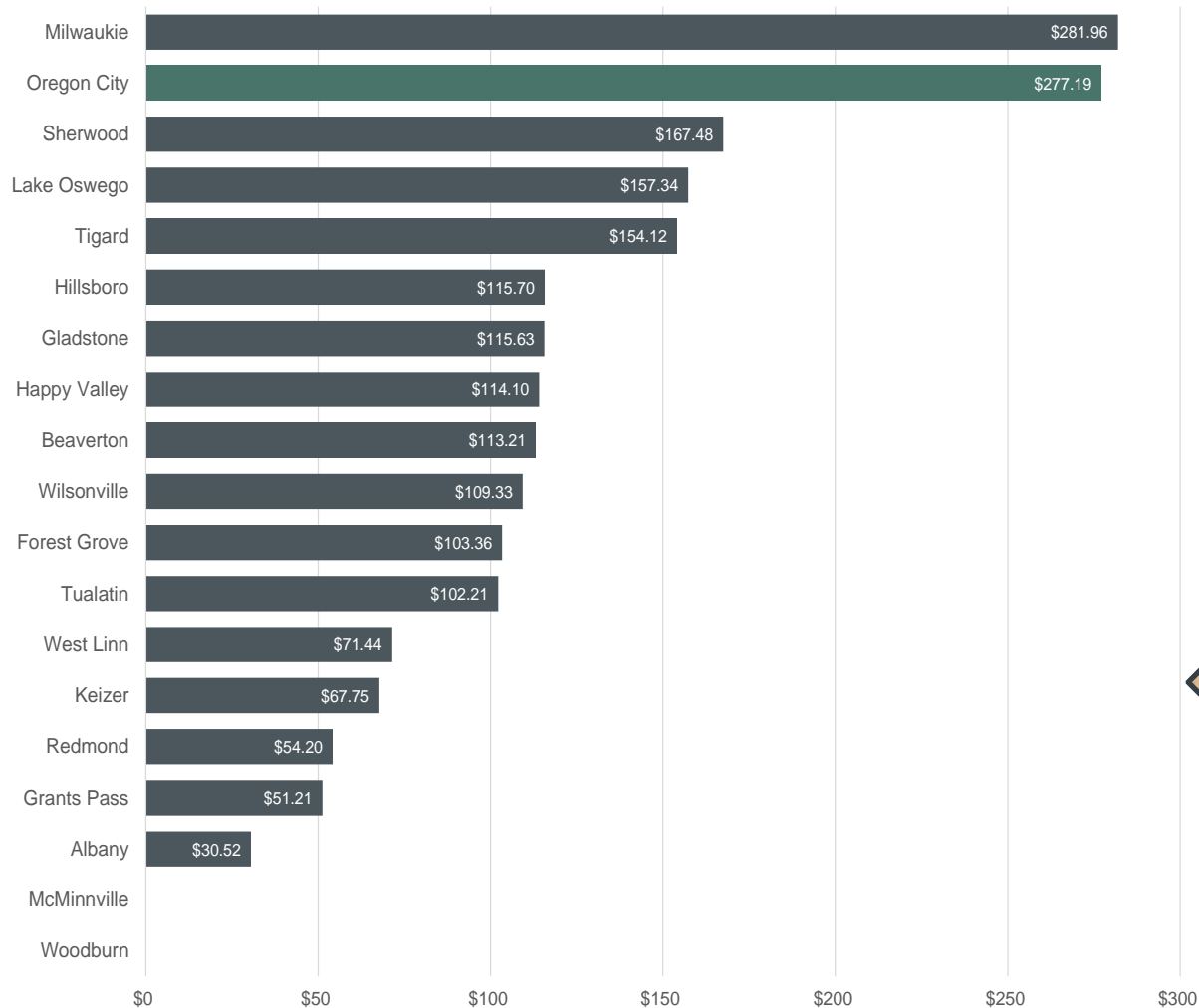
Free-Standing Discount Store

- Oregon City's Rank: 16 / 17
- Assumptions:
 - » 40% Impervious Surface per Sq. Ft.





Stormwater Utility - Hotel



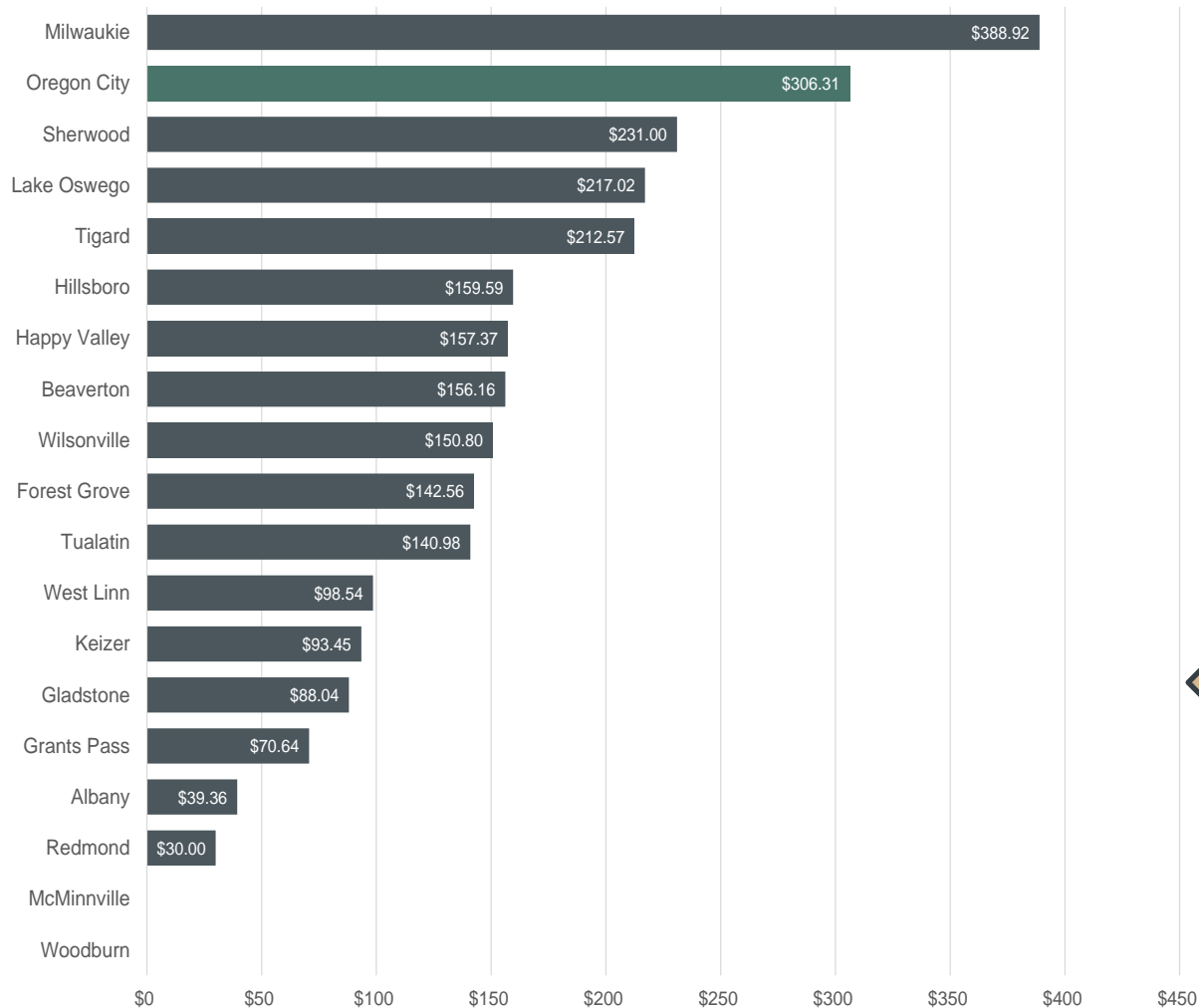
Hotel

- **Oregon City's Rank: 16 / 17**
- **Assumptions:**
 - » 40% Impervious Surface per Sq. Ft.





Stormwater Utility - Manufacturing



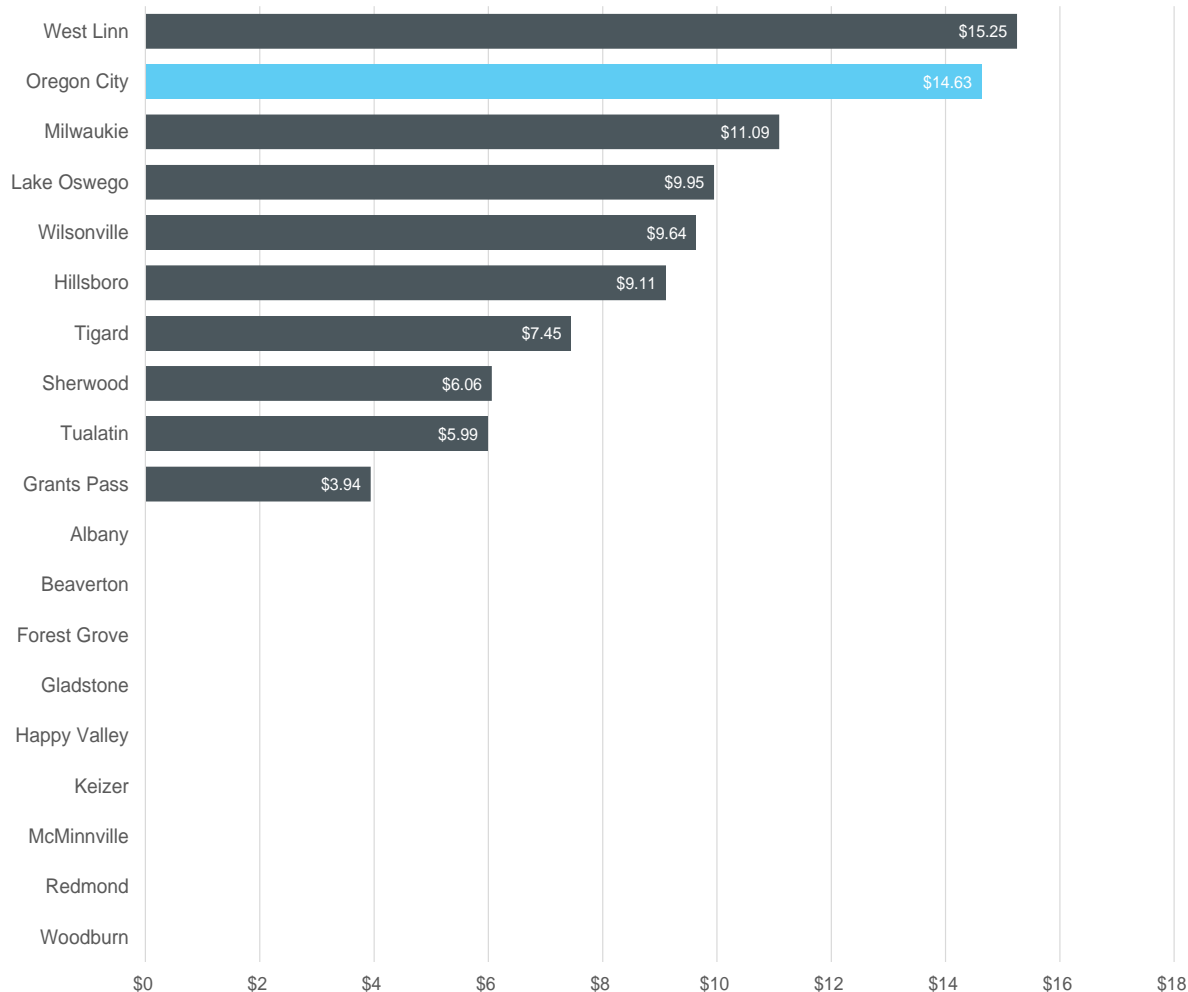
Manufacturing

- **Oregon City's Rank: 16 / 17**
- **Assumptions:**
 - » 40% Impervious Surface per Sq. Ft.





Transportation - Residential



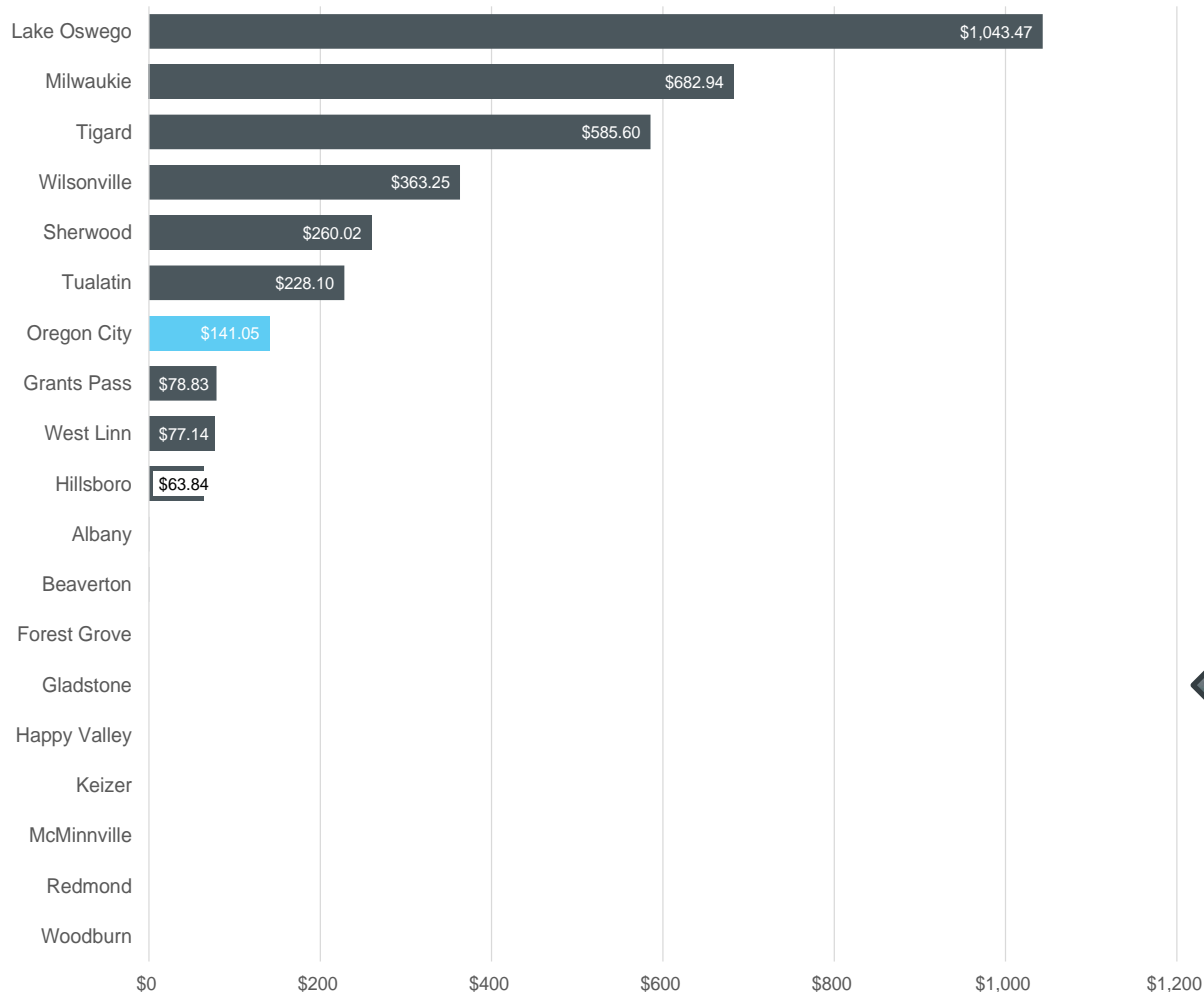
Single-Family Residential

- Oregon City's Rank: 9 / 10
- Assumptions:
 - » ITE Trip Generation



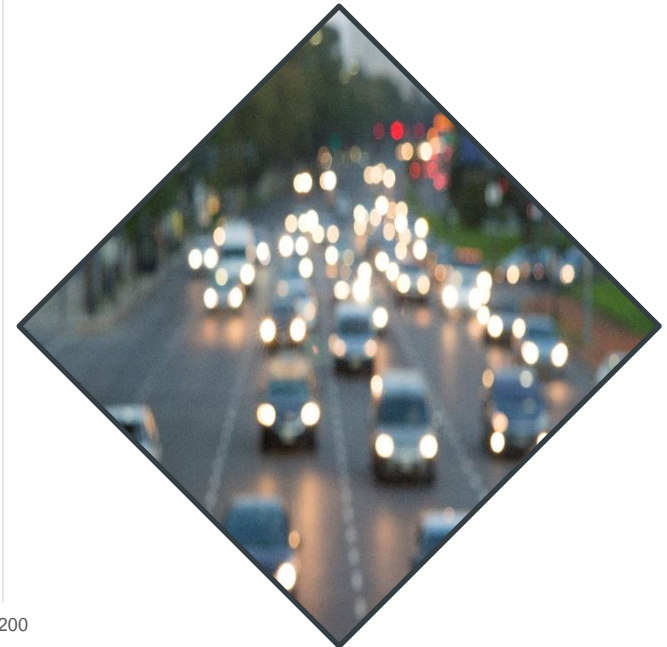


Transportation – General Office



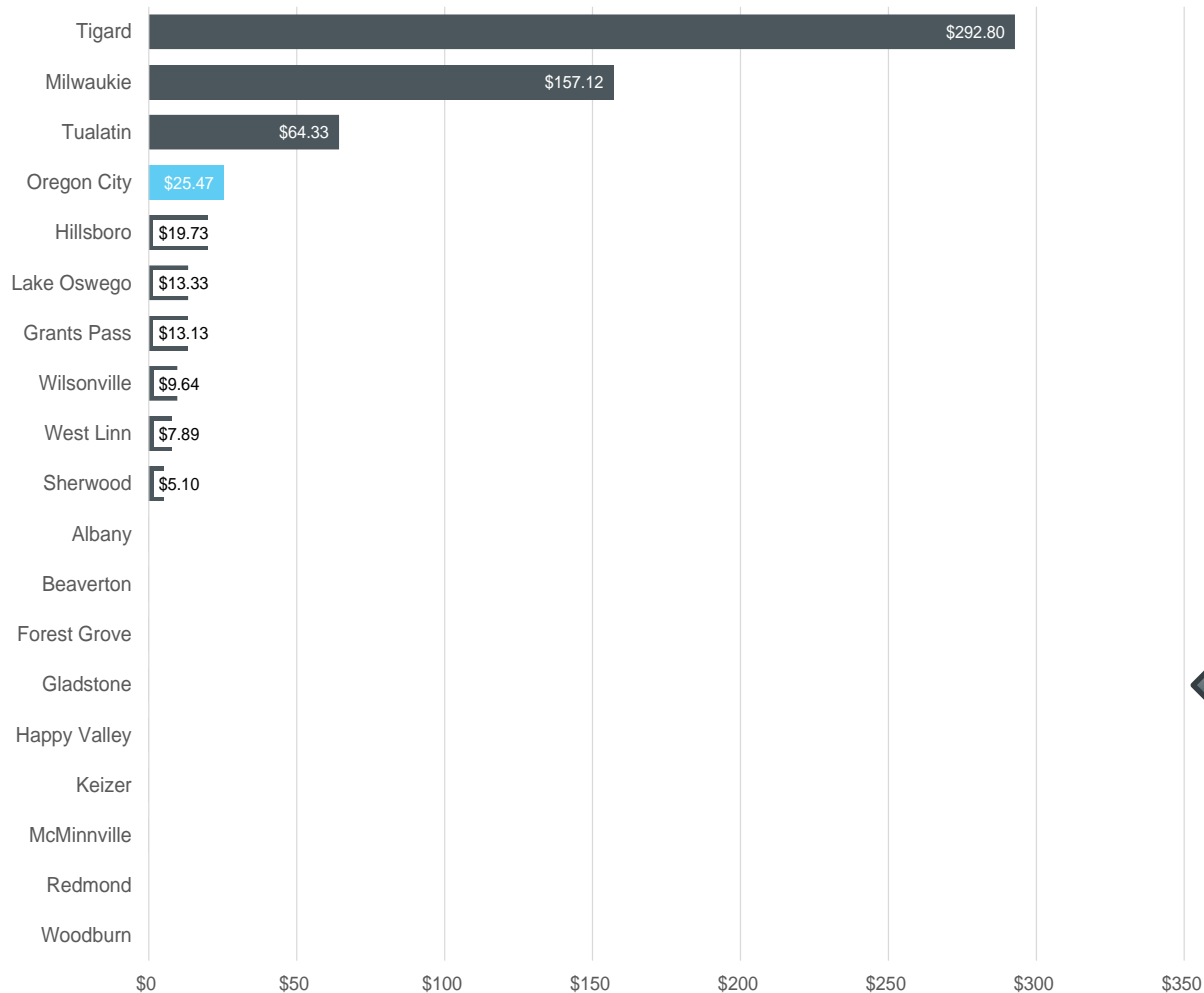
General Office Building

- **Oregon City's Rank: 4 / 10**
- **Assumptions:**
 - » ITE Trip Generation
 - » 7.37 Vehicle Trips



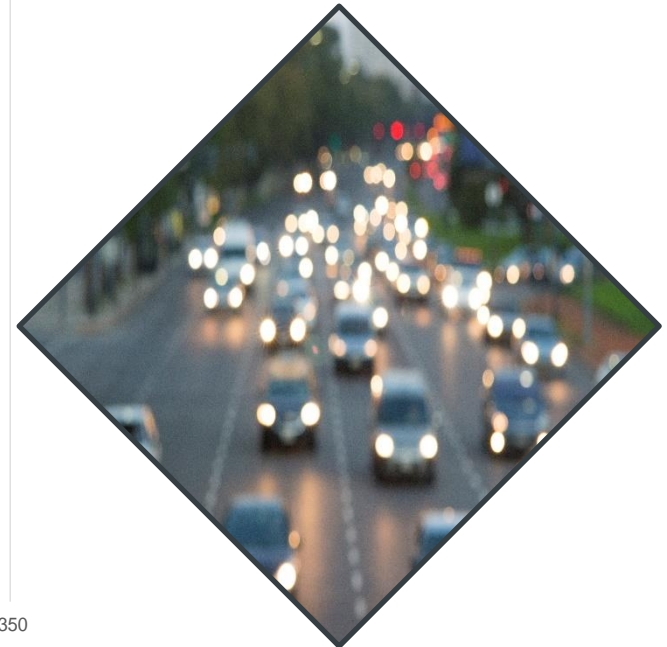


Transportation - Restaurant



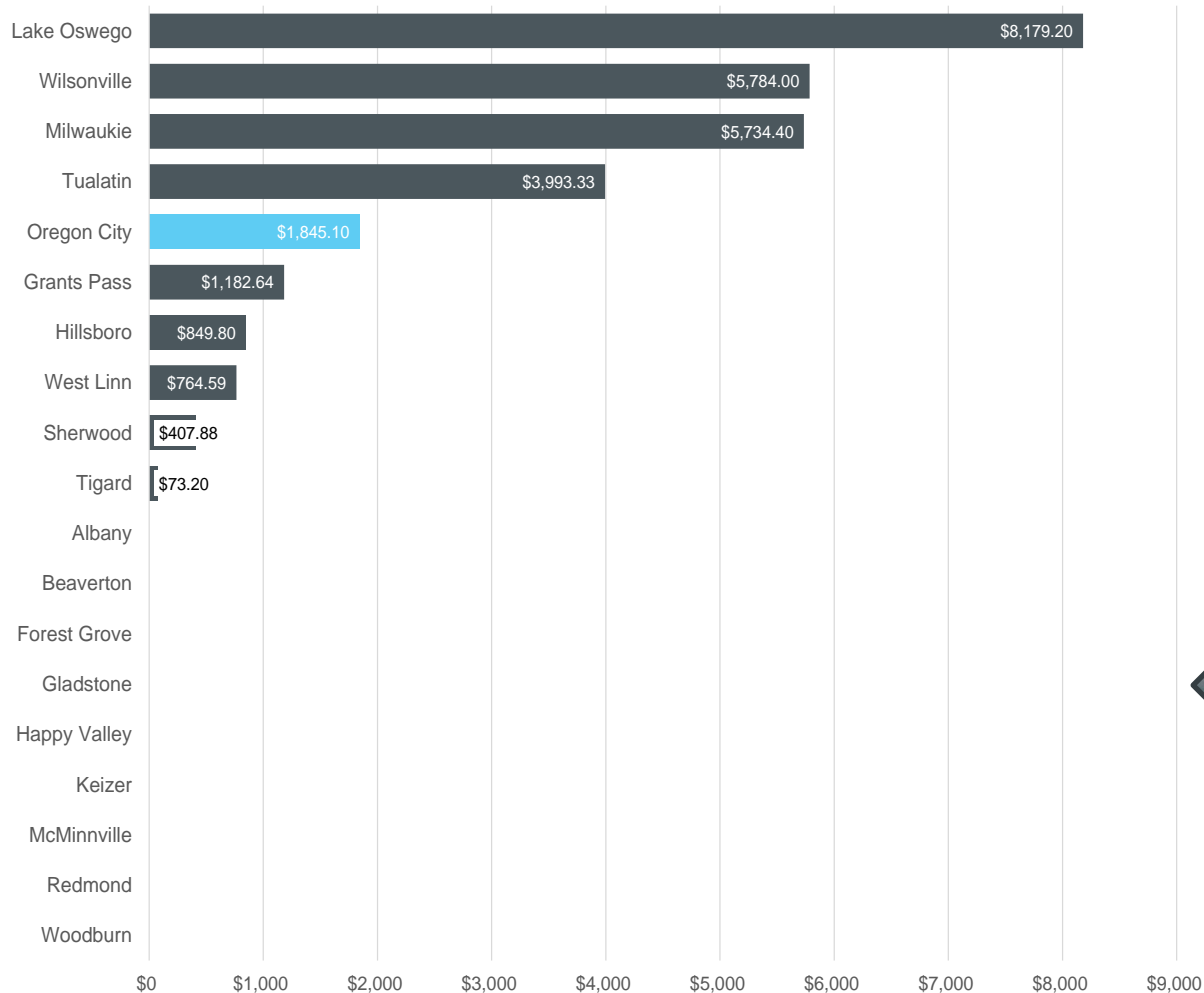
Quality Restaurant

- **Oregon City's Rank: 7 / 10**
- **Assumptions:**
 - » ITE Trip Generation
 - » 46.29 Vehicle Trips



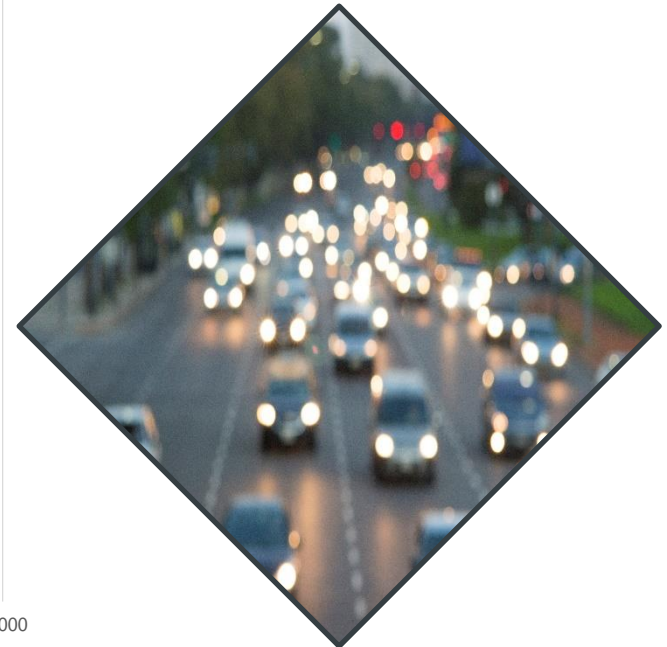


Transportation – Discount Store



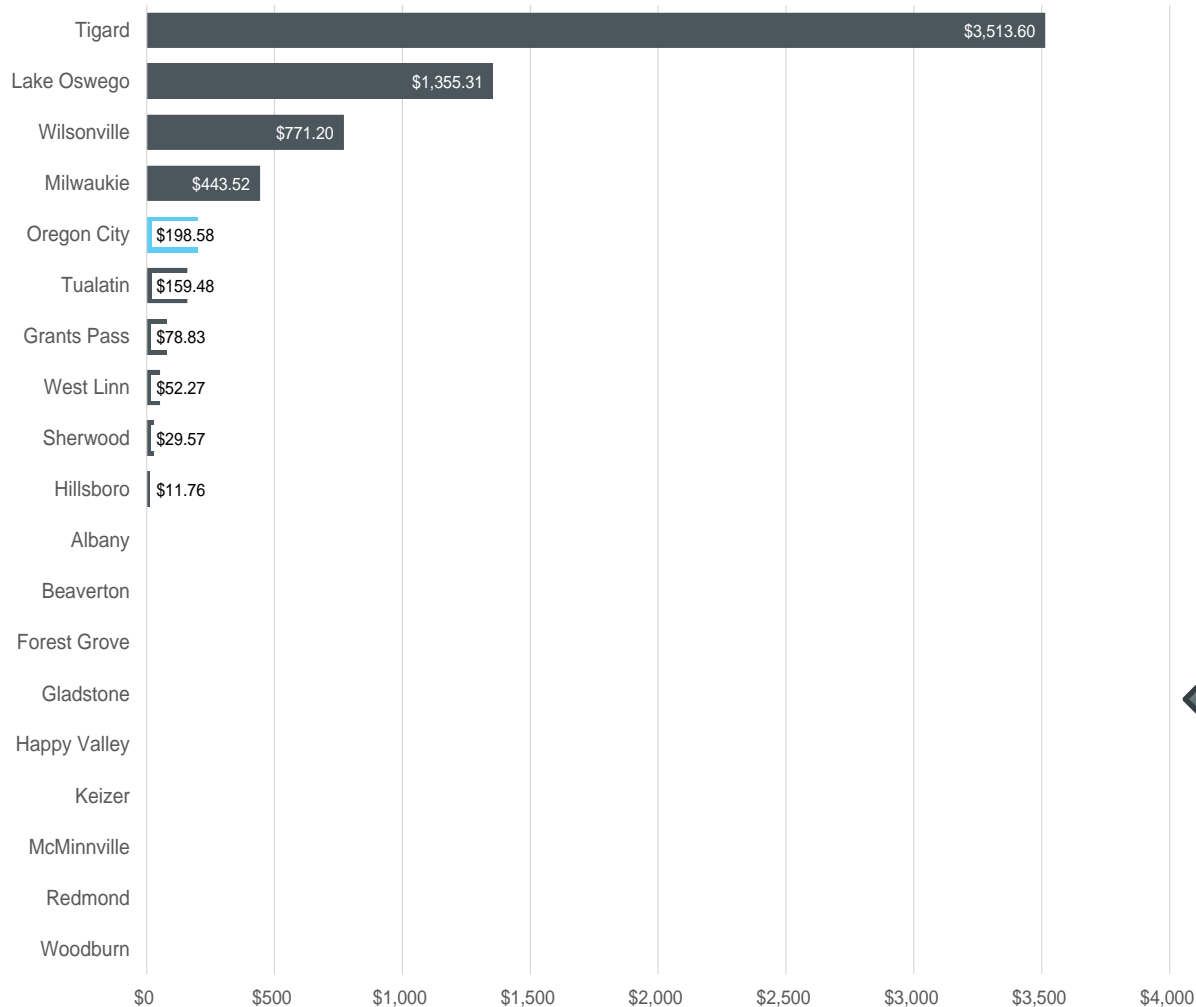
Free-Standing Discount Store

- **Oregon City's Rank: 6 / 10**
- **Assumptions:**
 - » ITE Trip Generation
 - » 45.94 Vehicle Trips



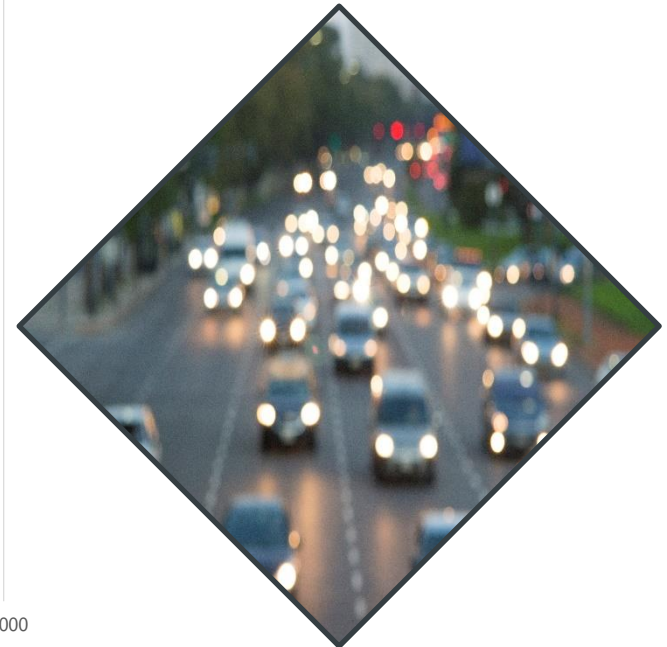


Transportation - Hotel



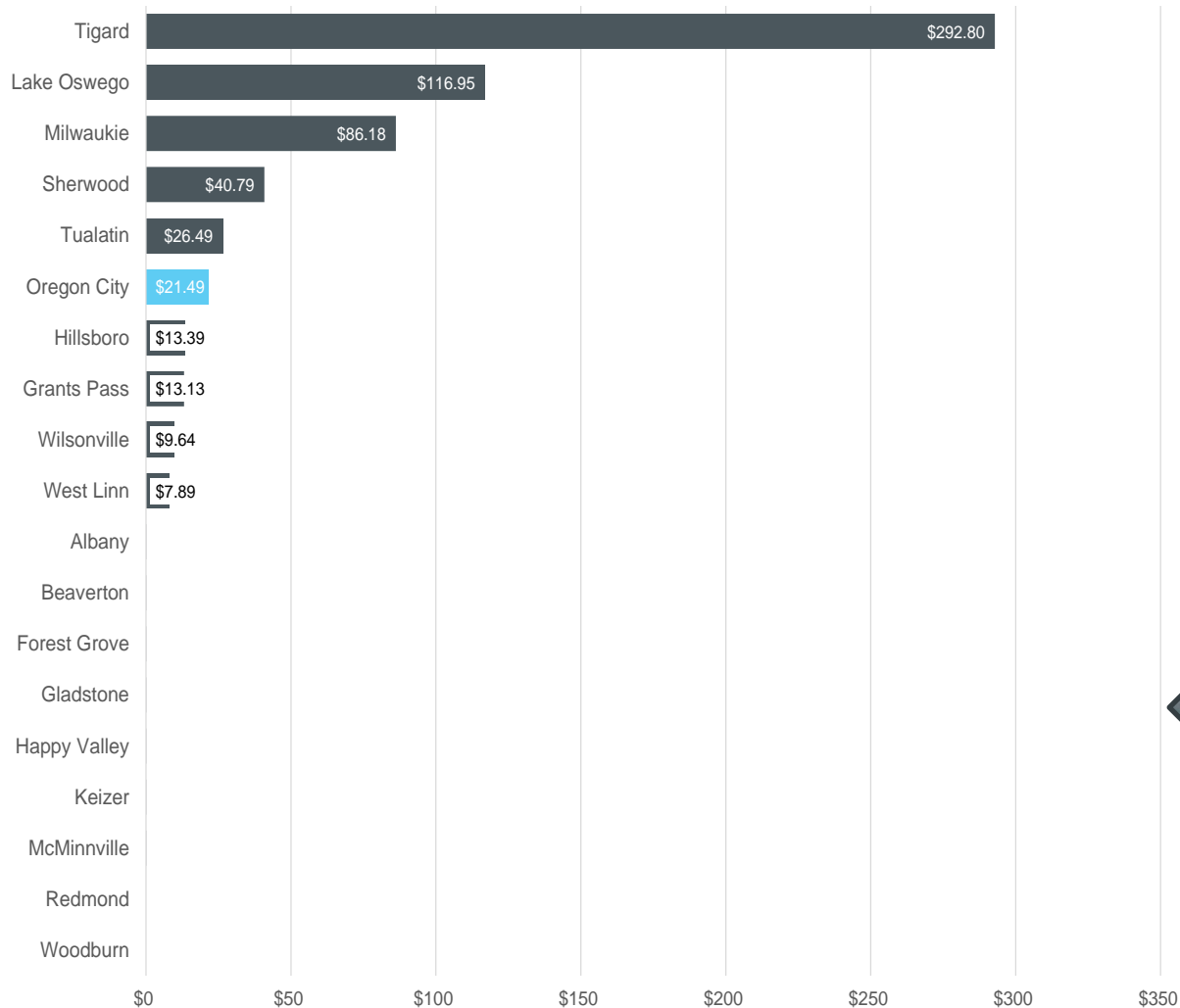
Hotel

- **Oregon City's Rank: 6 / 10**
- **Assumptions:**
 - » ITE Trip Generation
 - » 7.99 Vehicle Trips



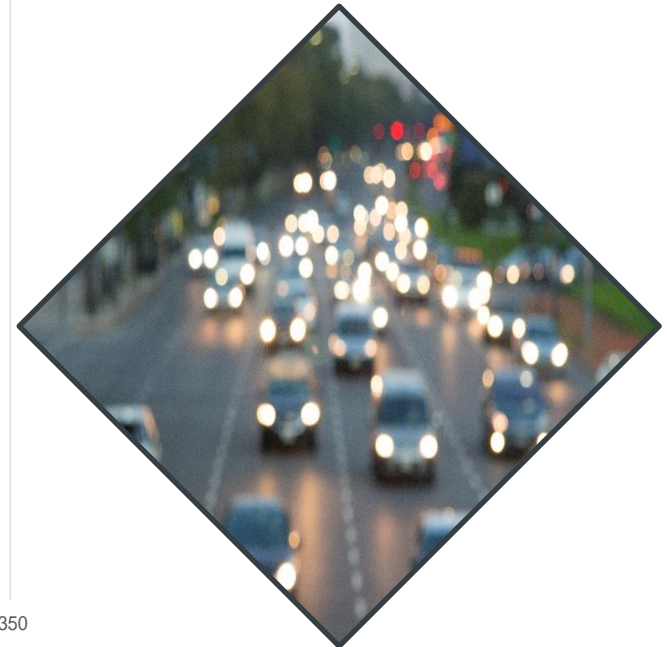


Transportation - Manufacturing



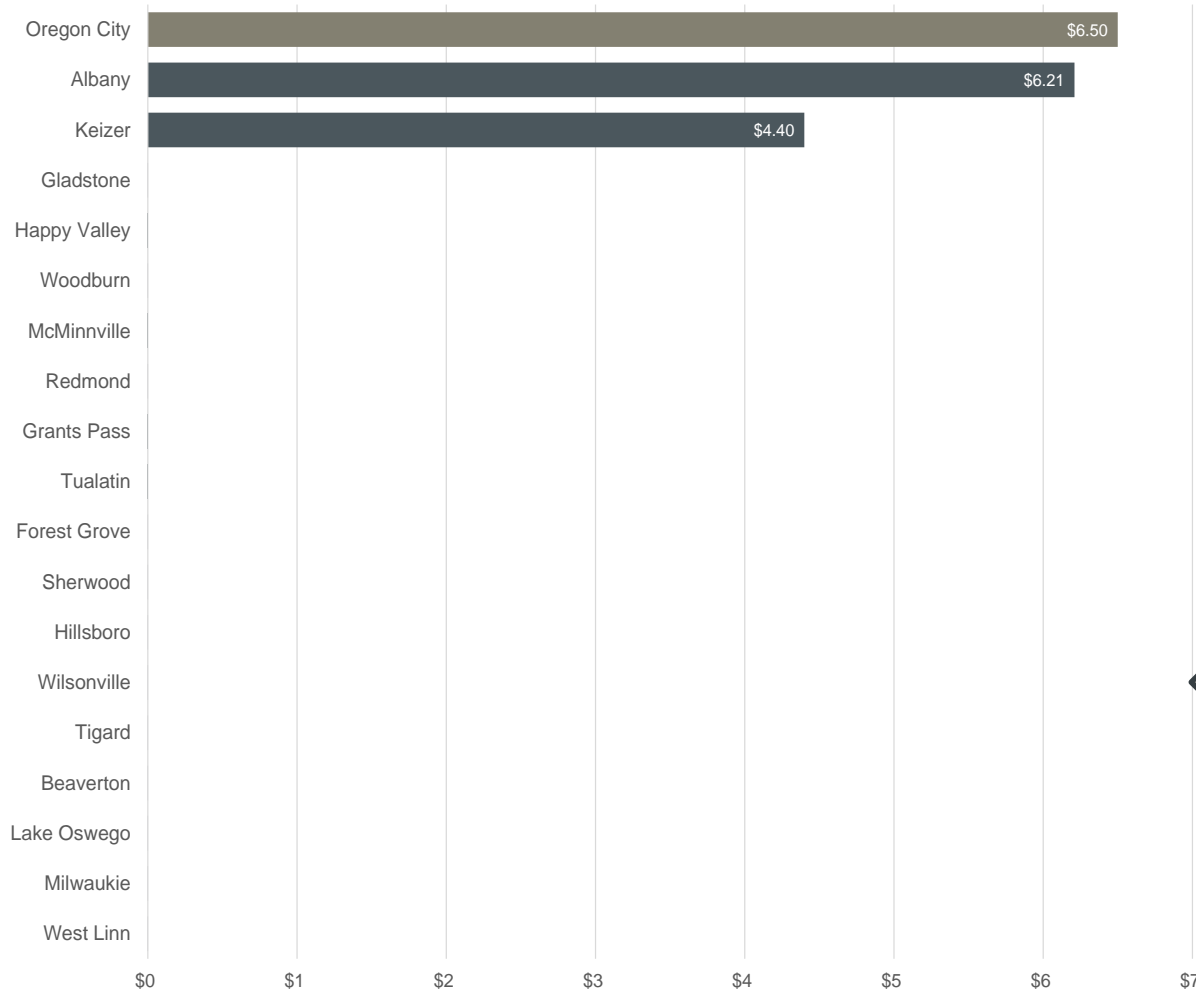
Manufacturing

- **Oregon City's Rank: 5 / 10**
- **Assumptions:**
 - » ITE Trip Generation
 - » 4.45 Vehicle Trips





Public Safety - Residential



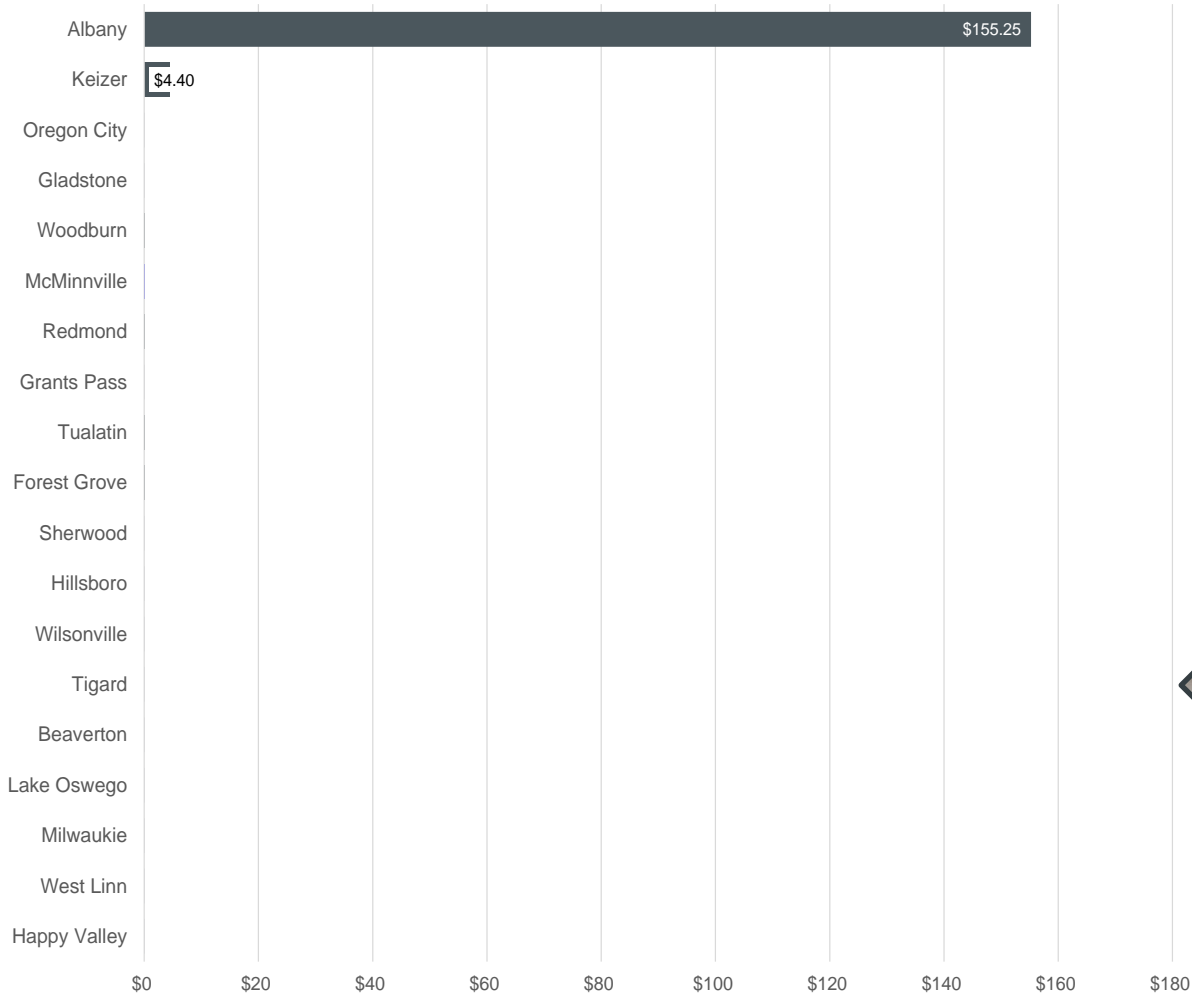
Single-Family Residential

- **Oregon City's Rank: 3 / 3**
- **Assumptions:**
 - » General Safety
 - » City-Service Fee





Public Safety – General Office



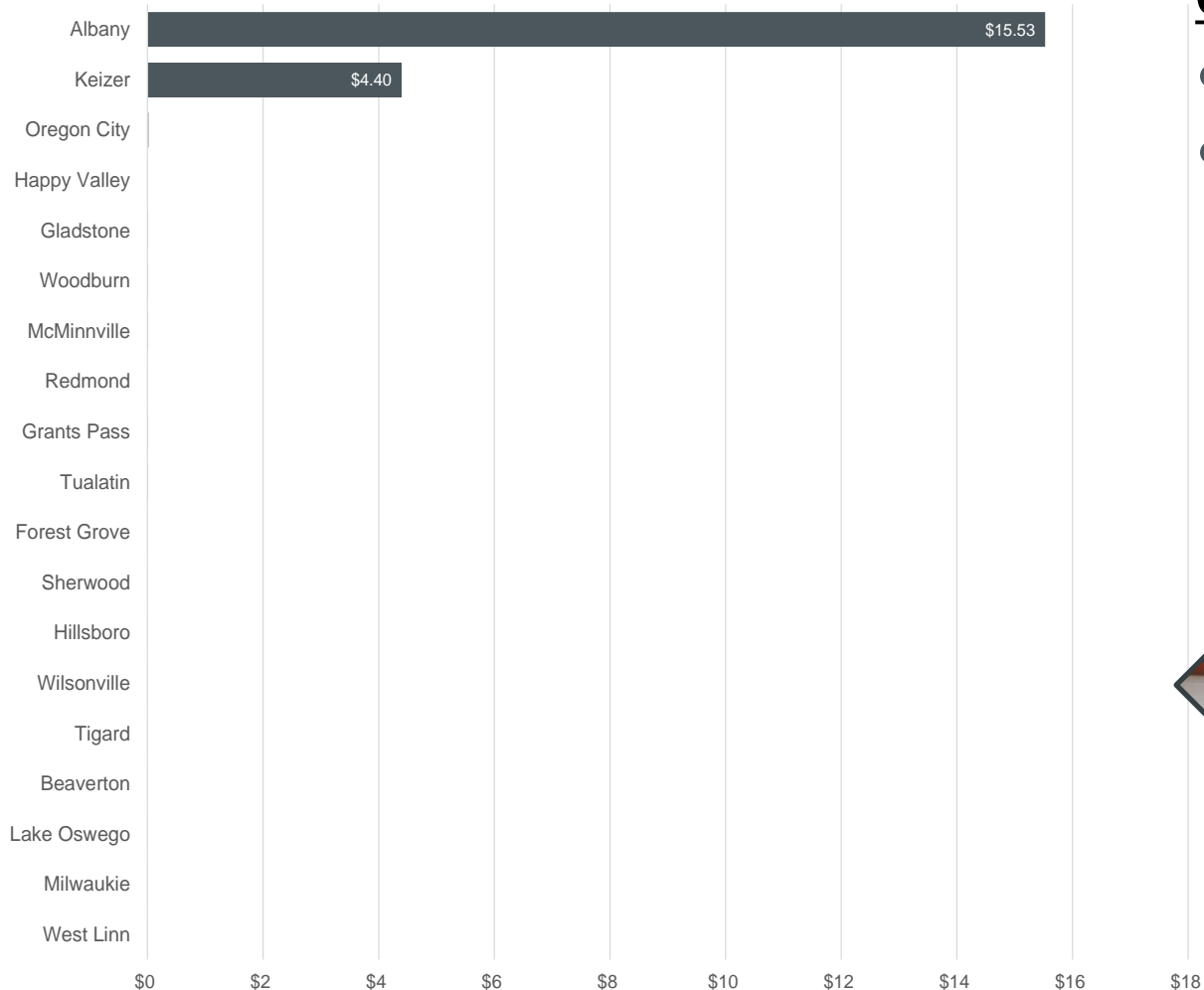
General Office Building

- **Oregon City's Rank: - / 2**
- **Assumptions:**
 - » General Safety
 - » City-Service Fee





Public Safety - Restaurant



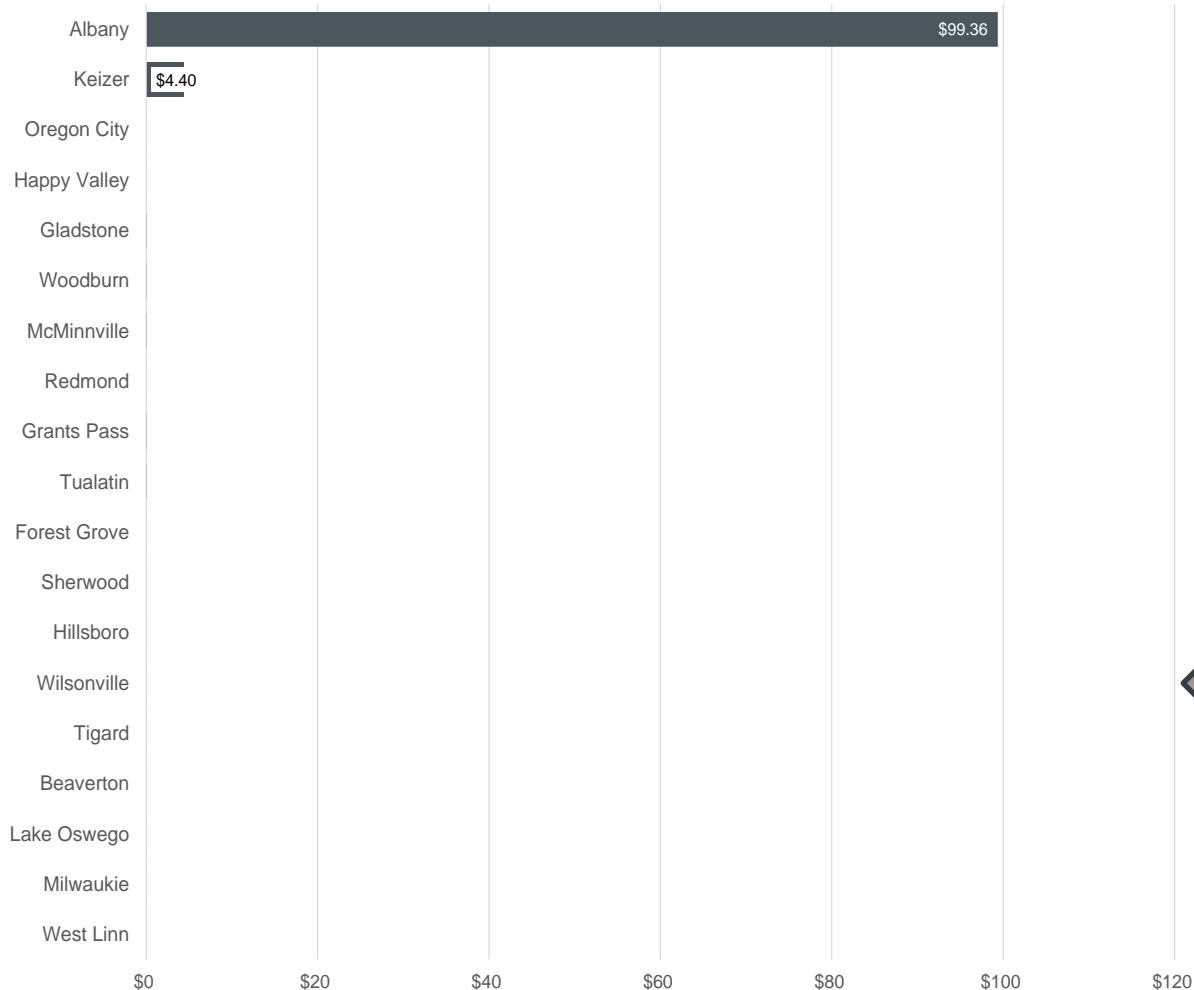
Quality Restaurant

- **Oregon City's Rank: - / 2**
- **Assumptions:**
 - » General Safety
 - » City-Service Fee





Public Safety – Discount Store



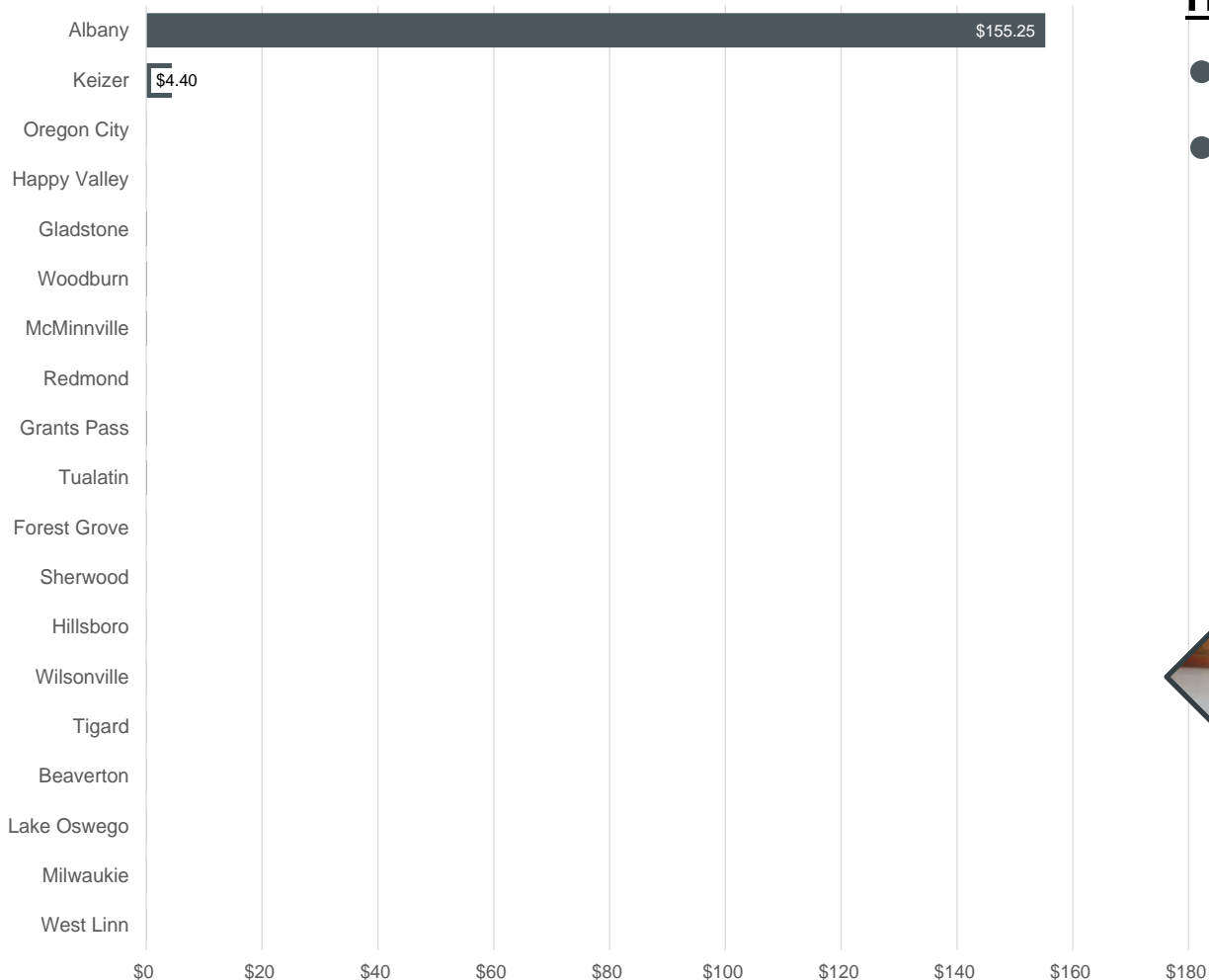
Free-Standing Discount Store

- Oregon City's Rank: - / 2
- Assumptions:
 - » General Safety
 - » City-Service Fee





Public Safety - Hotel



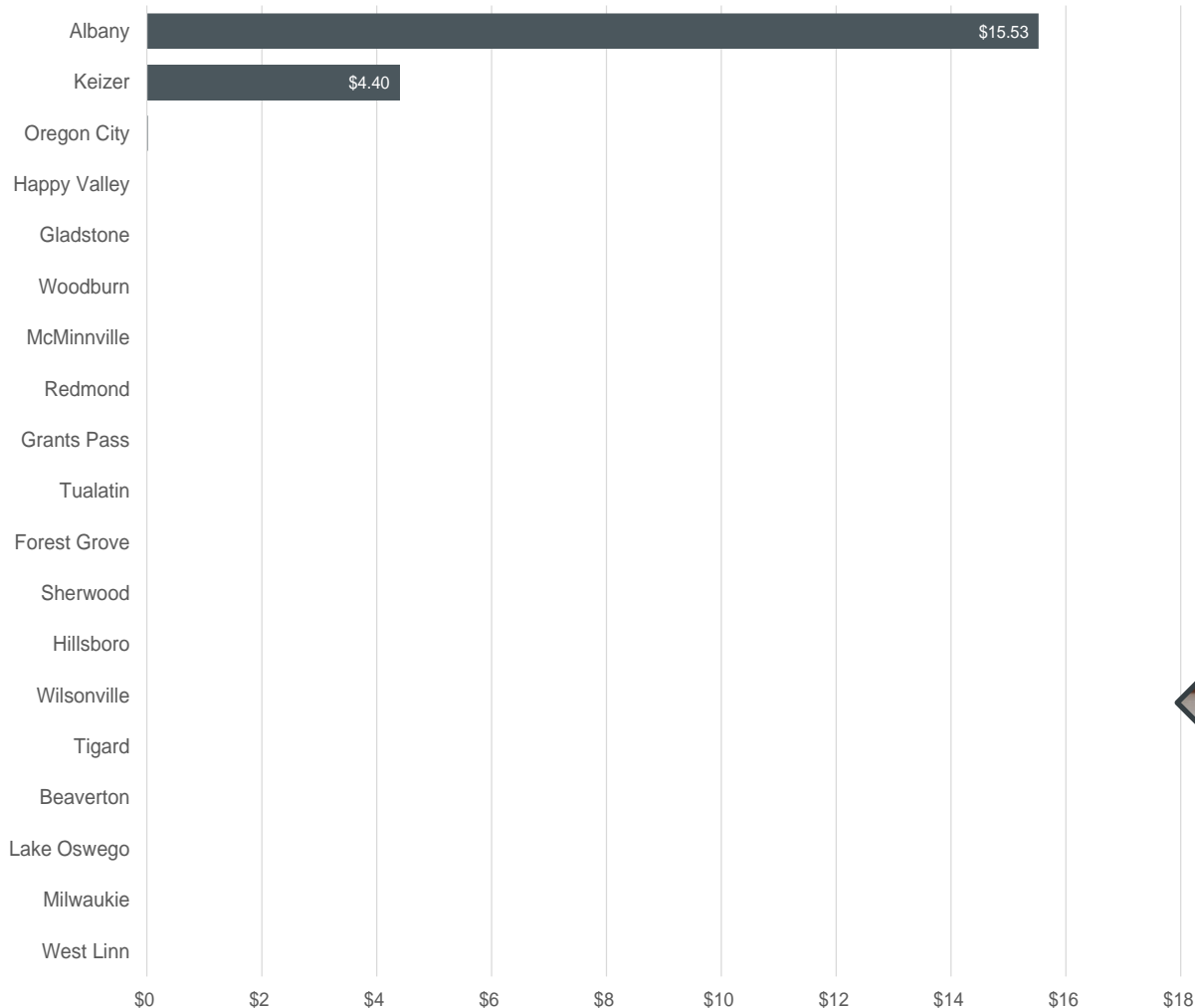
Hotel

- **Oregon City's Rank: - / 2**
- **Assumptions:**
 - » General Safety
 - » City-Service Fee





Public Safety - Manufacturing



Manufacturing

- **Oregon City's Rank: - / 2**
- **Assumptions:**
 - » General Safety
 - » City-Service Fee



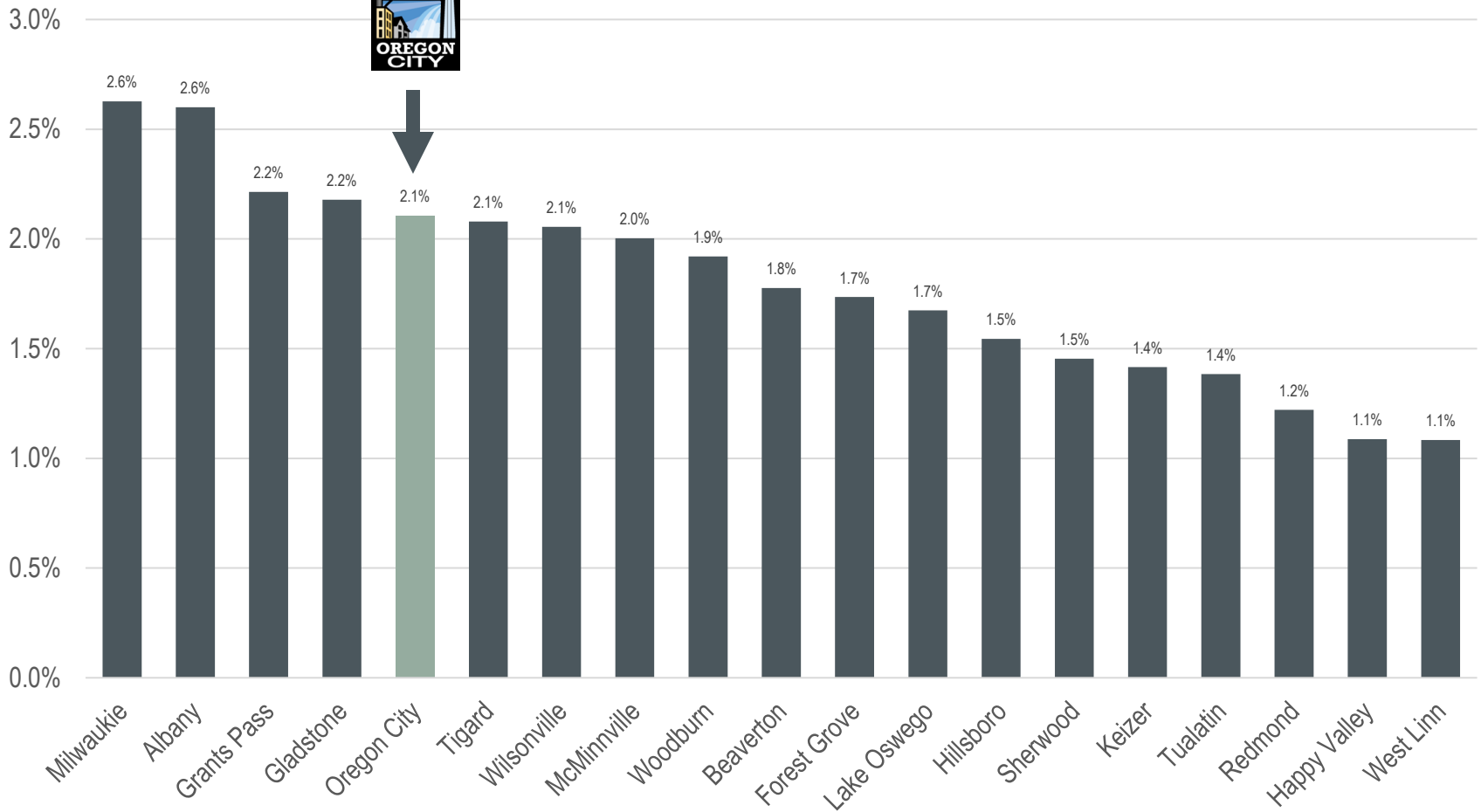


Monthly Utility Rate Ranking Summary

Utility	SFR	Office	Restaurant	Discount Store	Hotel	Manufacturing
Water (19 Total)	12th	1st	7th	6th	5th	6th
Wastewater (19 Total)	15th	12th	13th	14th	14th	12th
Stormwater (17 Total)	9th	16th	16th	16th	16th	16th
Transportation (10 Total)	9th	4th	7th	6th	6th	5th
Public Safety (3 Total)	3rd	-	-	-	-	-



Monthly Rates as a % of MHI



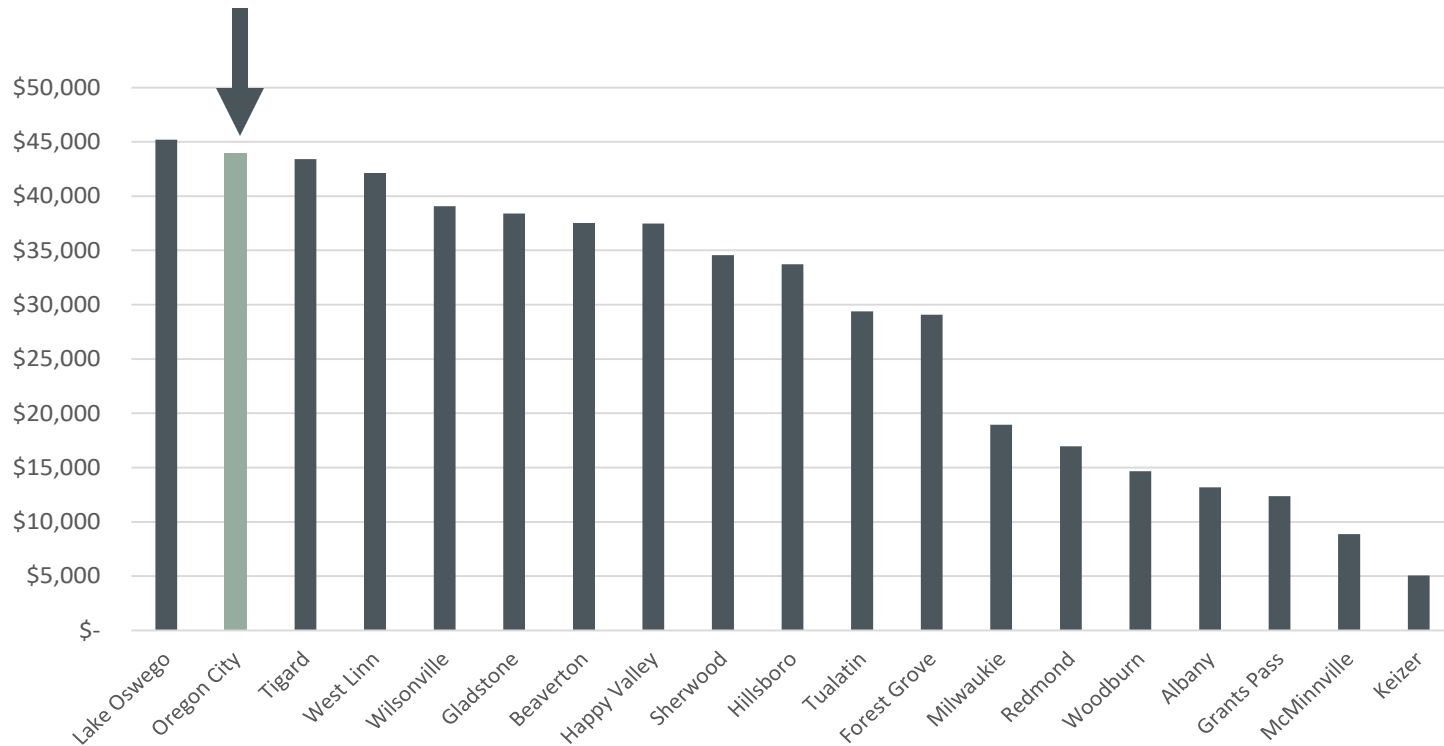
Monthly Rates as a % of Median Household Income



System Development Charges



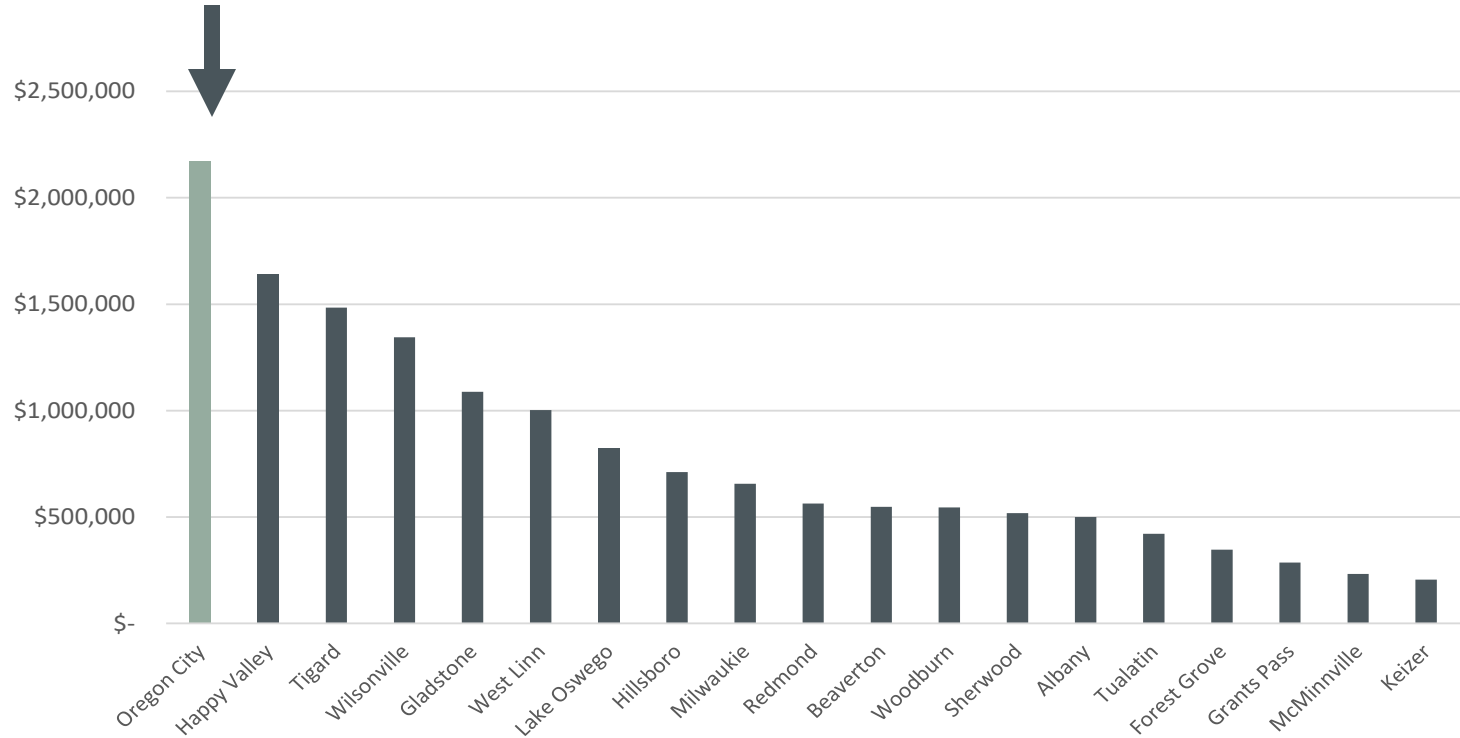
Combined SDC - Residential



City of Oregon Overall Residential Rank: 18 / 19



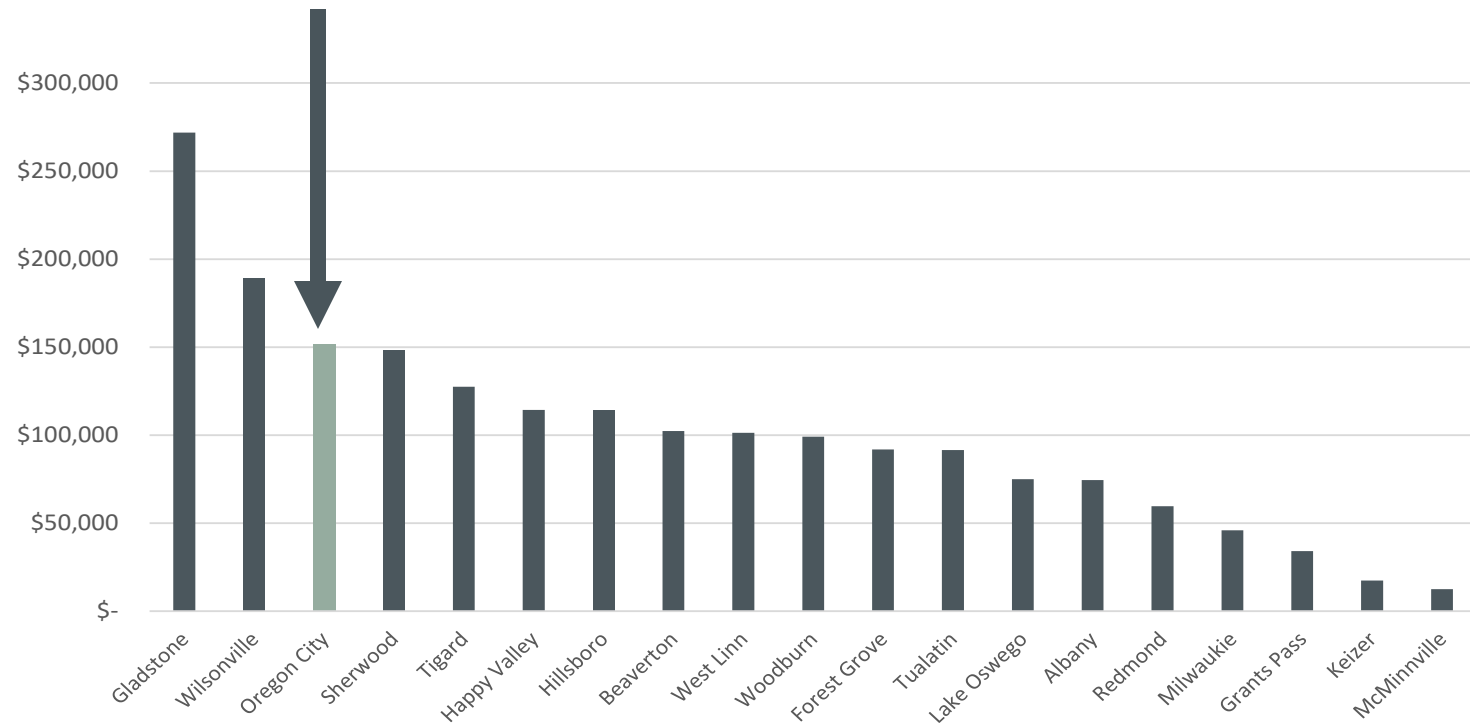
Combined SDC – General Office



City of Oregon Overall General Office Rank: 19 / 19



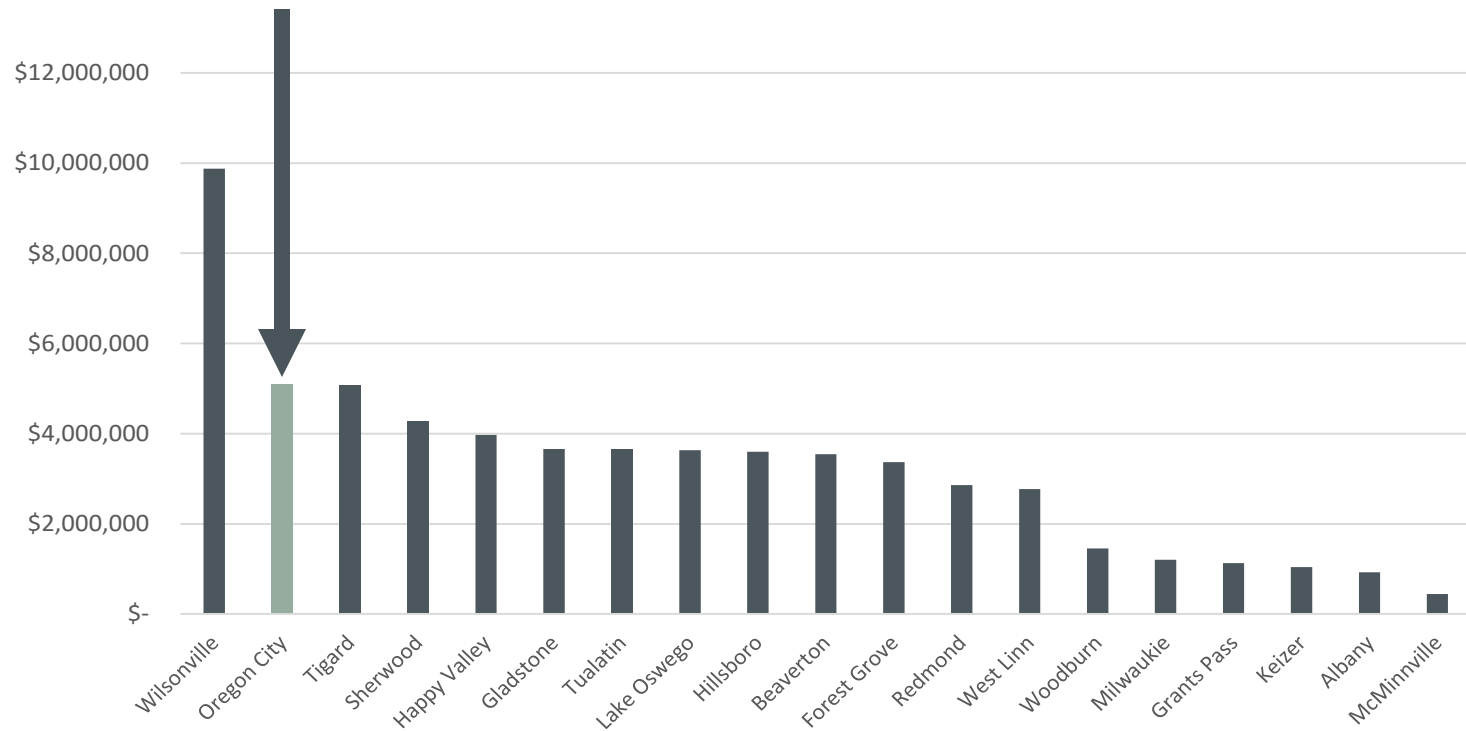
Combined SDC – Restaurant



City of Oregon Overall Quality Restaurant Rank: 17 / 19



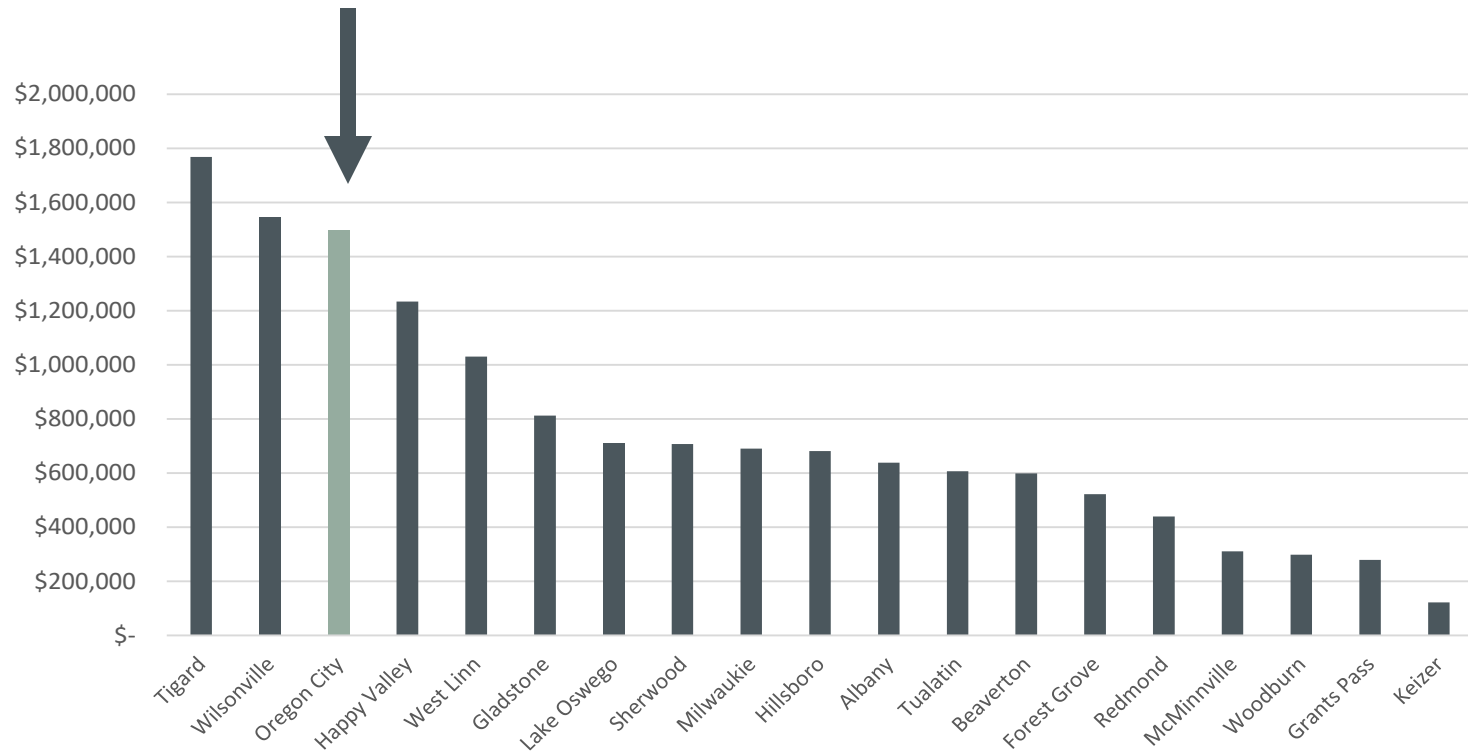
Combined SDC – Discount Store



City of Oregon Overall Free-Standing Discount Store Rank: 18 / 19



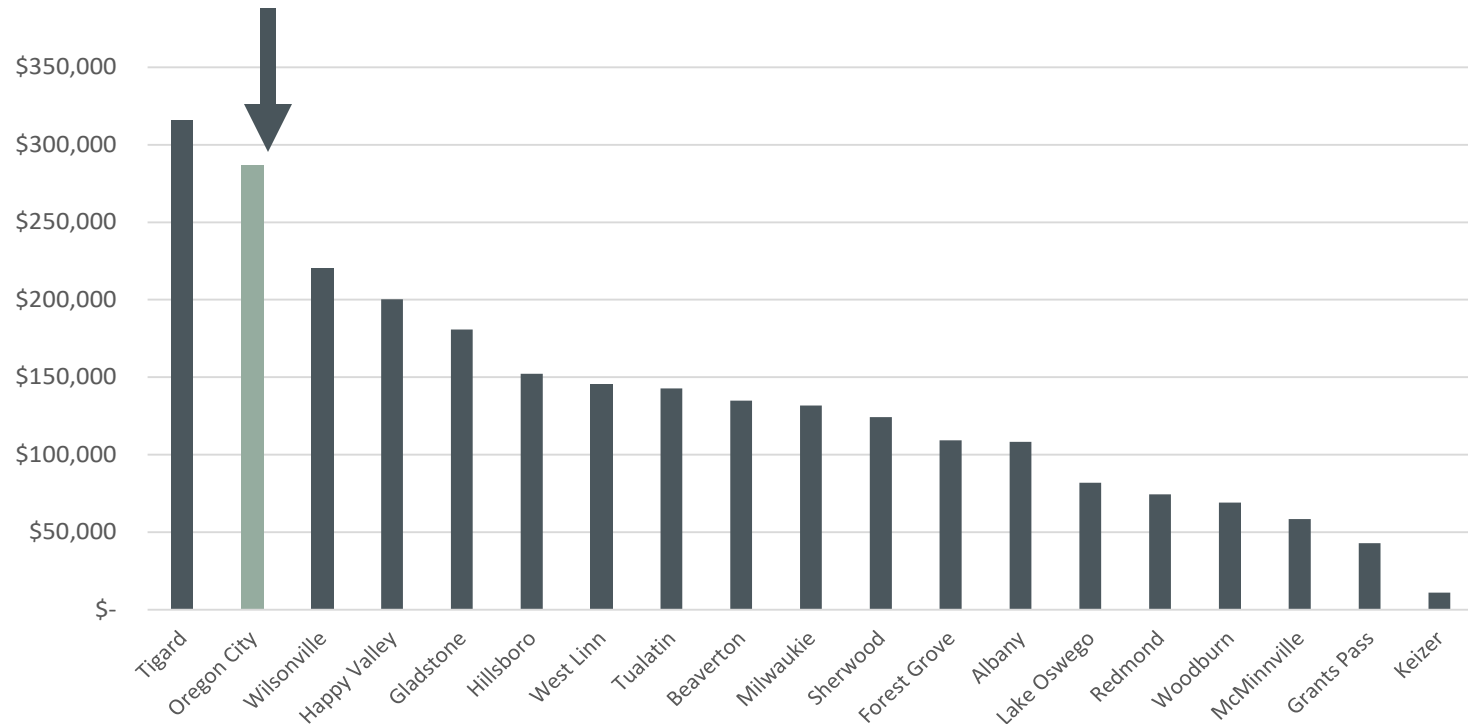
Combined SDC - Hotel



City of Oregon Overall Hotel Rank: 17 / 19



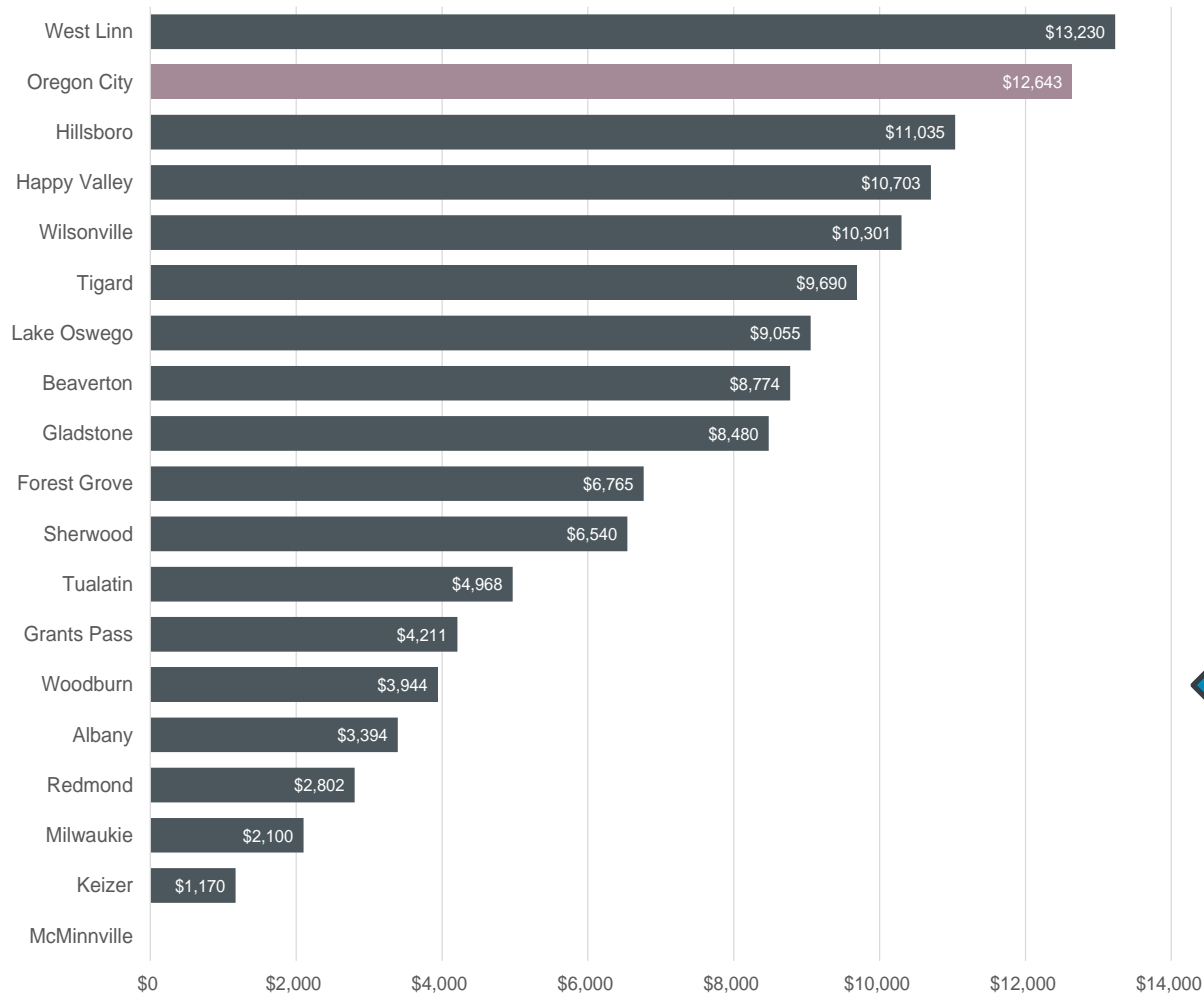
Combined SDC - Manufacturing



City of Oregon Overall Manufacturing Rank: 18 / 19

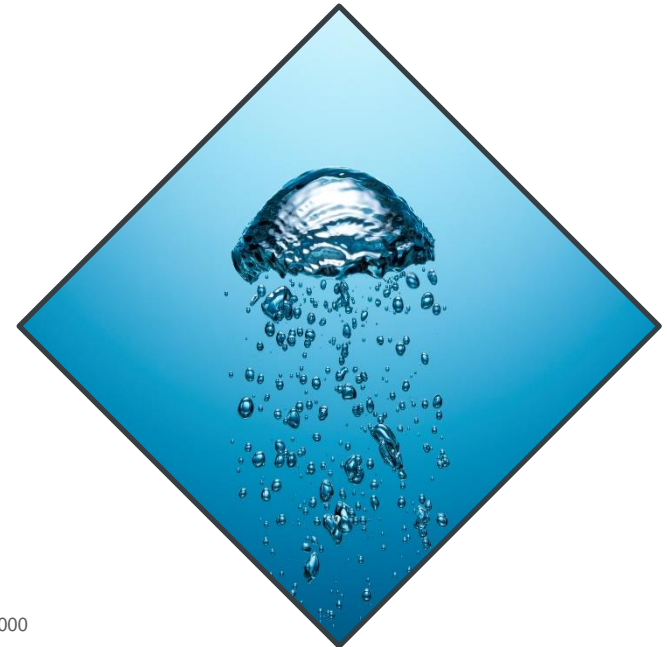


Water SDC - Residential



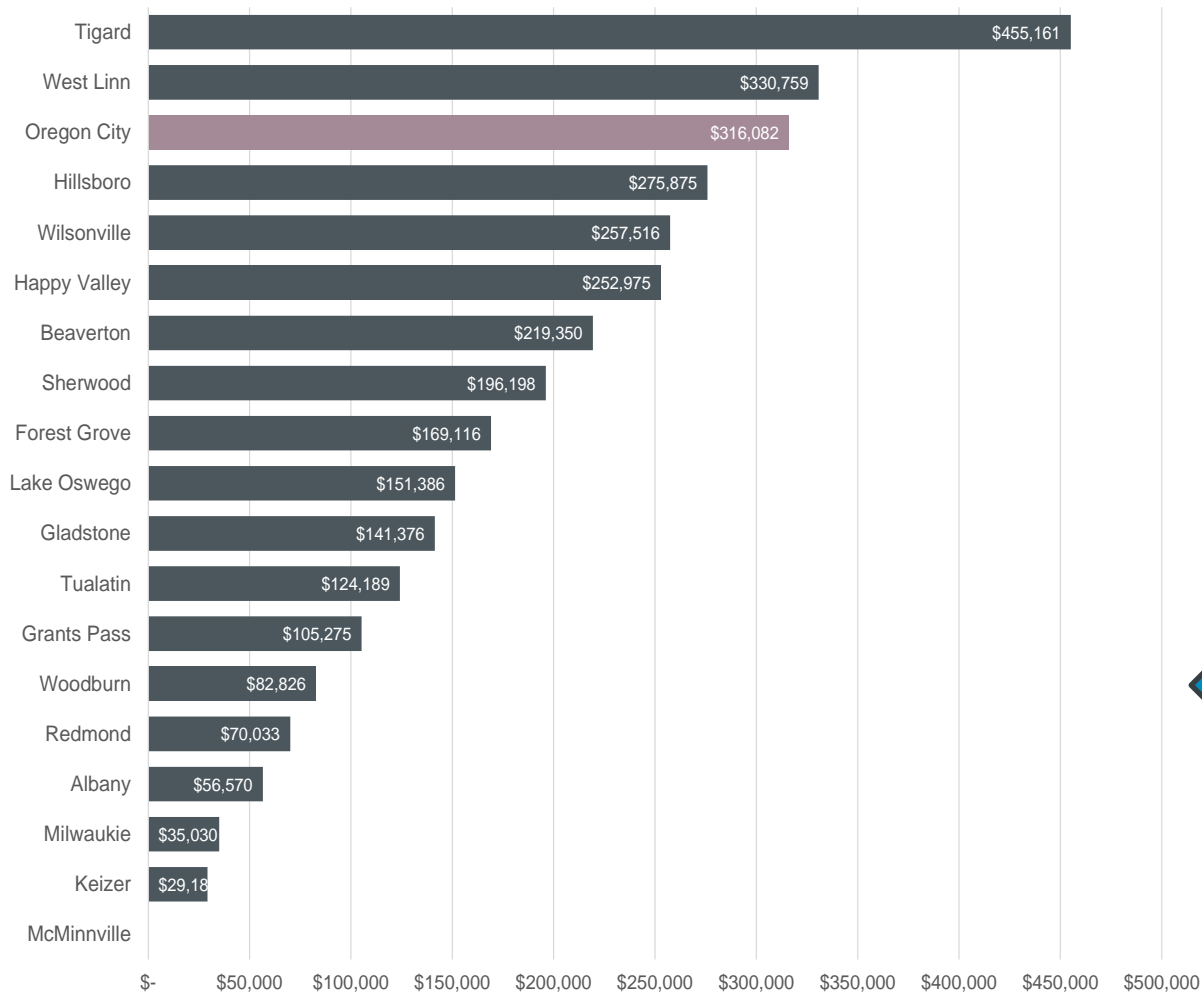
Single-Family Residential

- Oregon City's Rank: 17 / 18
- Assumptions:
 - » 5/8" – 3/4" Meter





Water SDC – General Office



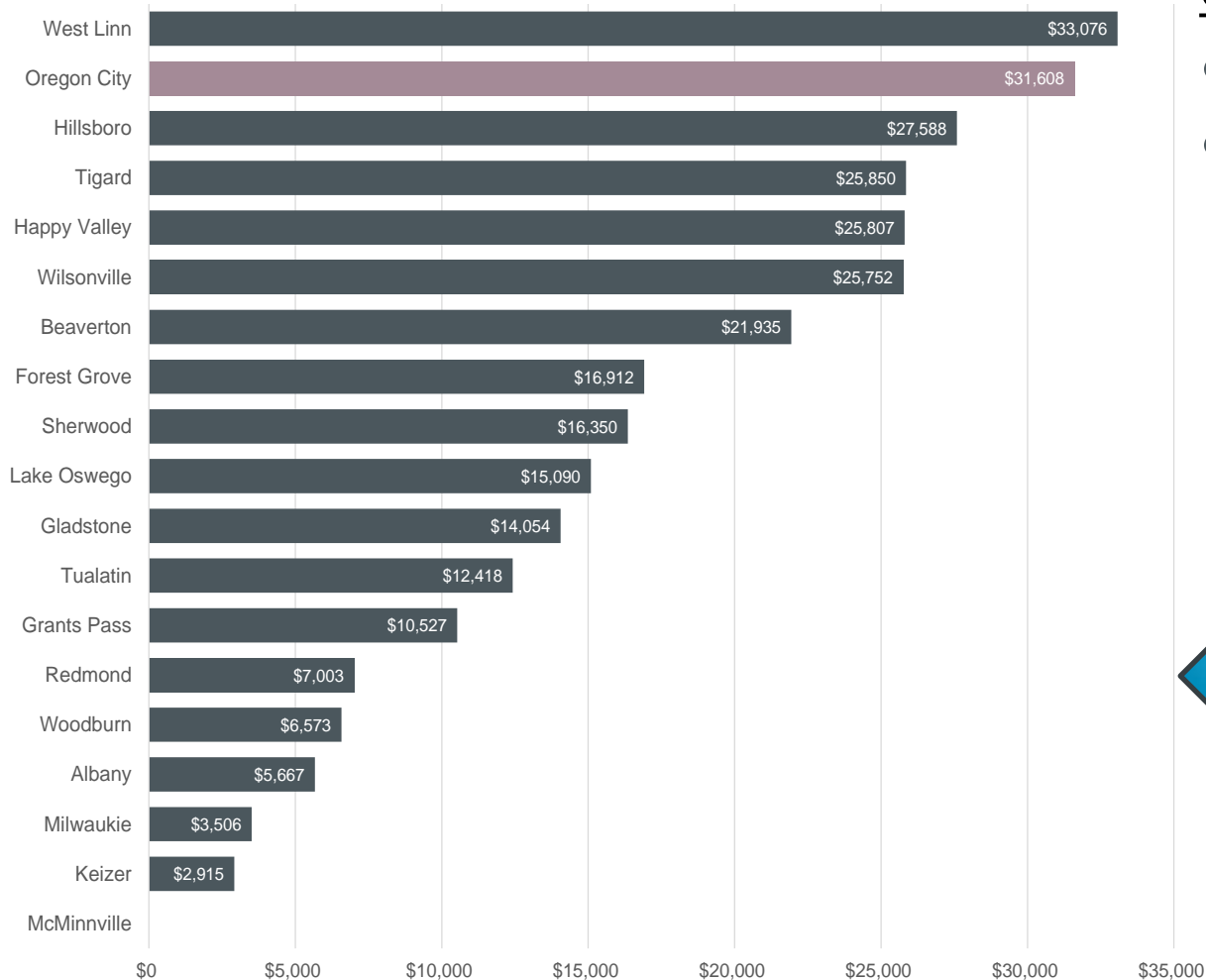
General Office Building

- Oregon City's Rank: 16 / 18
- Assumptions:
 - » 5/8" – 3/4" Meter
 - » Low Strength





Water SDC – Restaurant



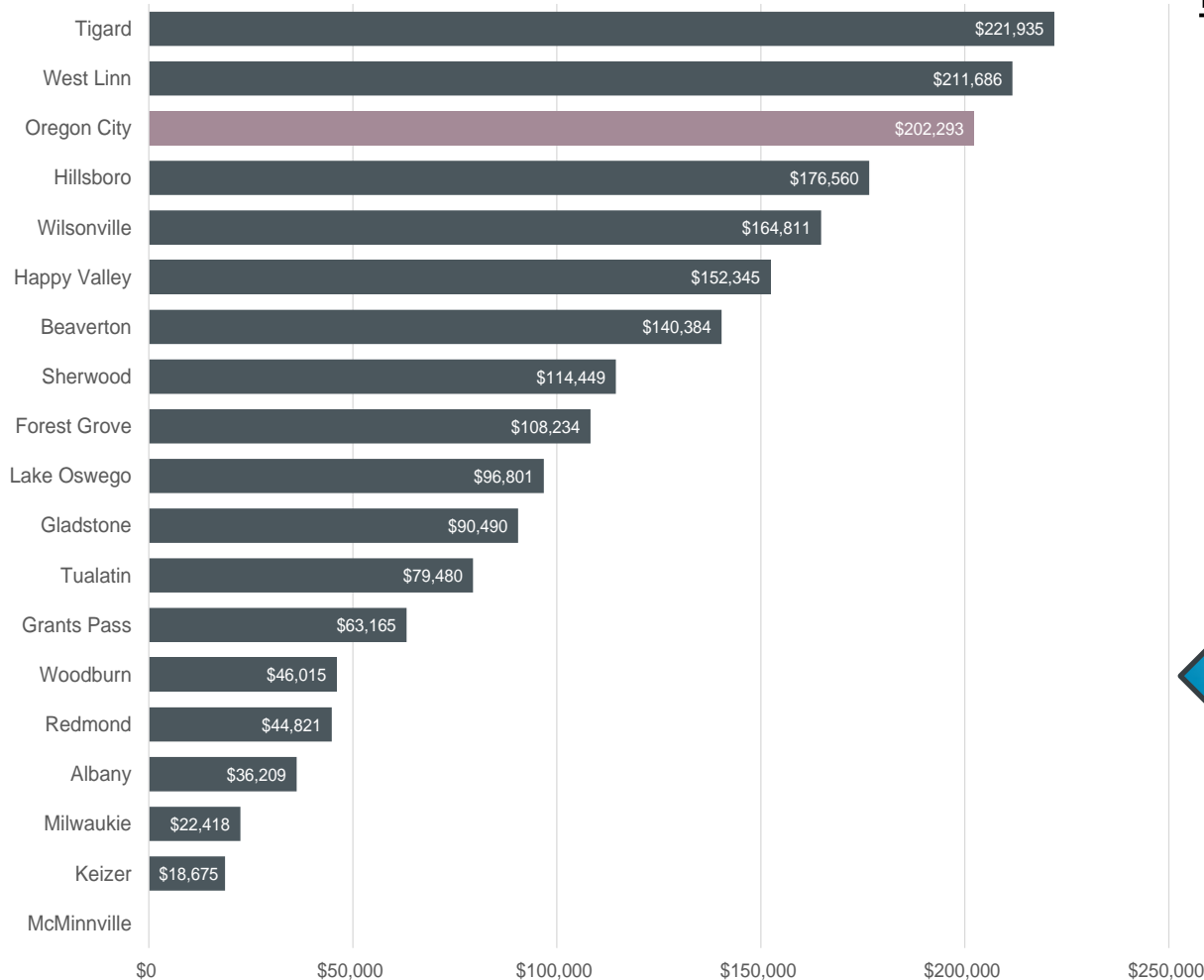
Quality Restaurant

- Oregon City's Rank: 17 / 18
- Assumptions:
 - » 1" Meter
 - » Medium Strength





Water SDC – Discount Store



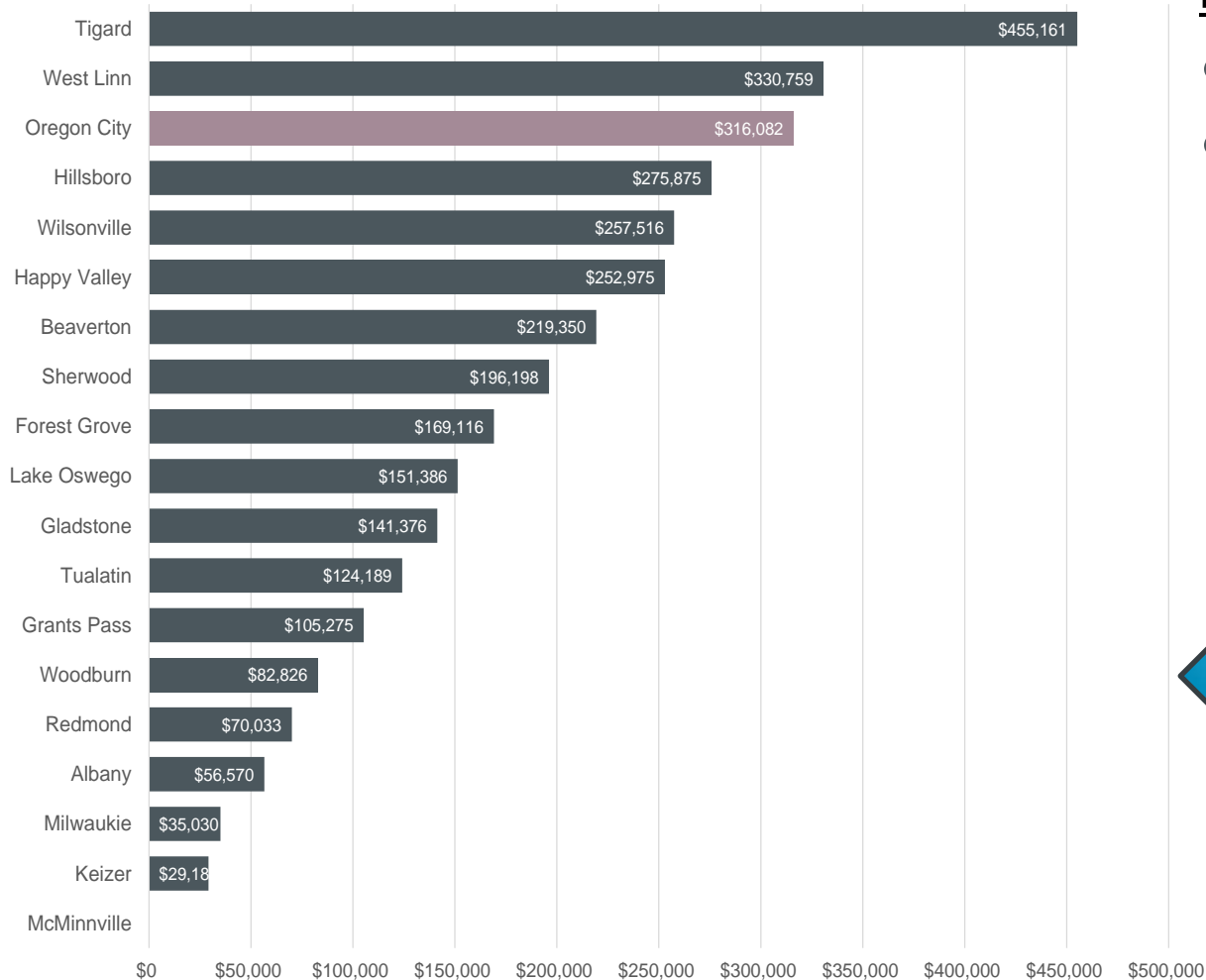
Free-Standing Discount Store

- Oregon City's Rank: 16 / 18
- Assumptions:
 - » 3" Meter
 - » Medium Strength



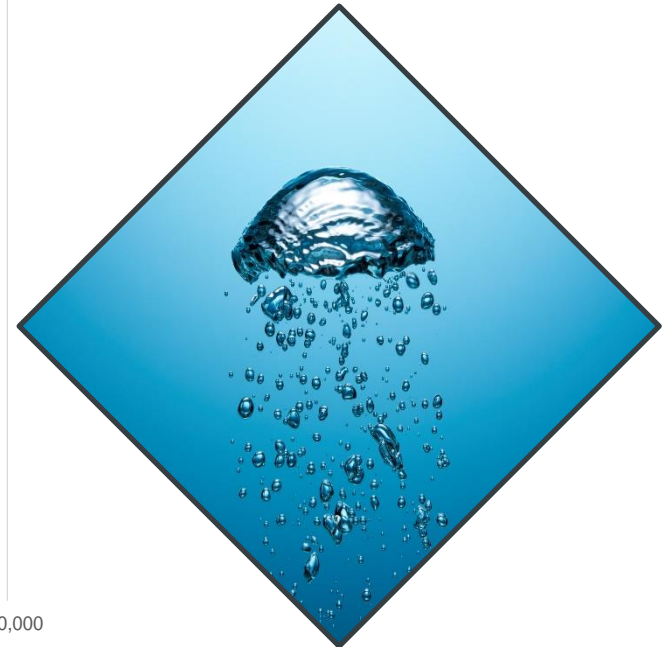


Water SDC - Hotel



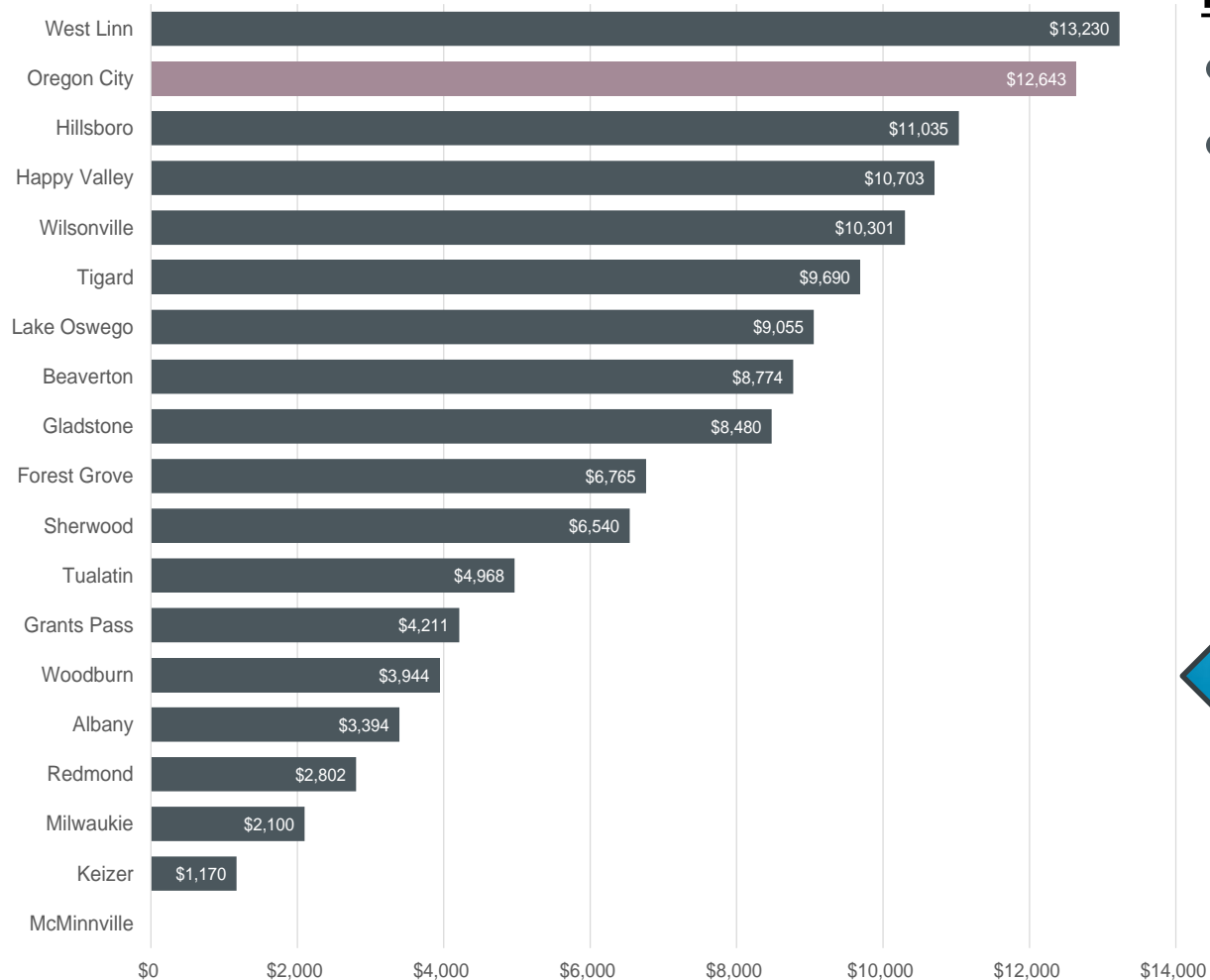
Hotel

- Oregon City's Rank: 16 / 18
- Assumptions:
 - » 4" Meter
 - » Low Strength





Water SDC - Manufacturing



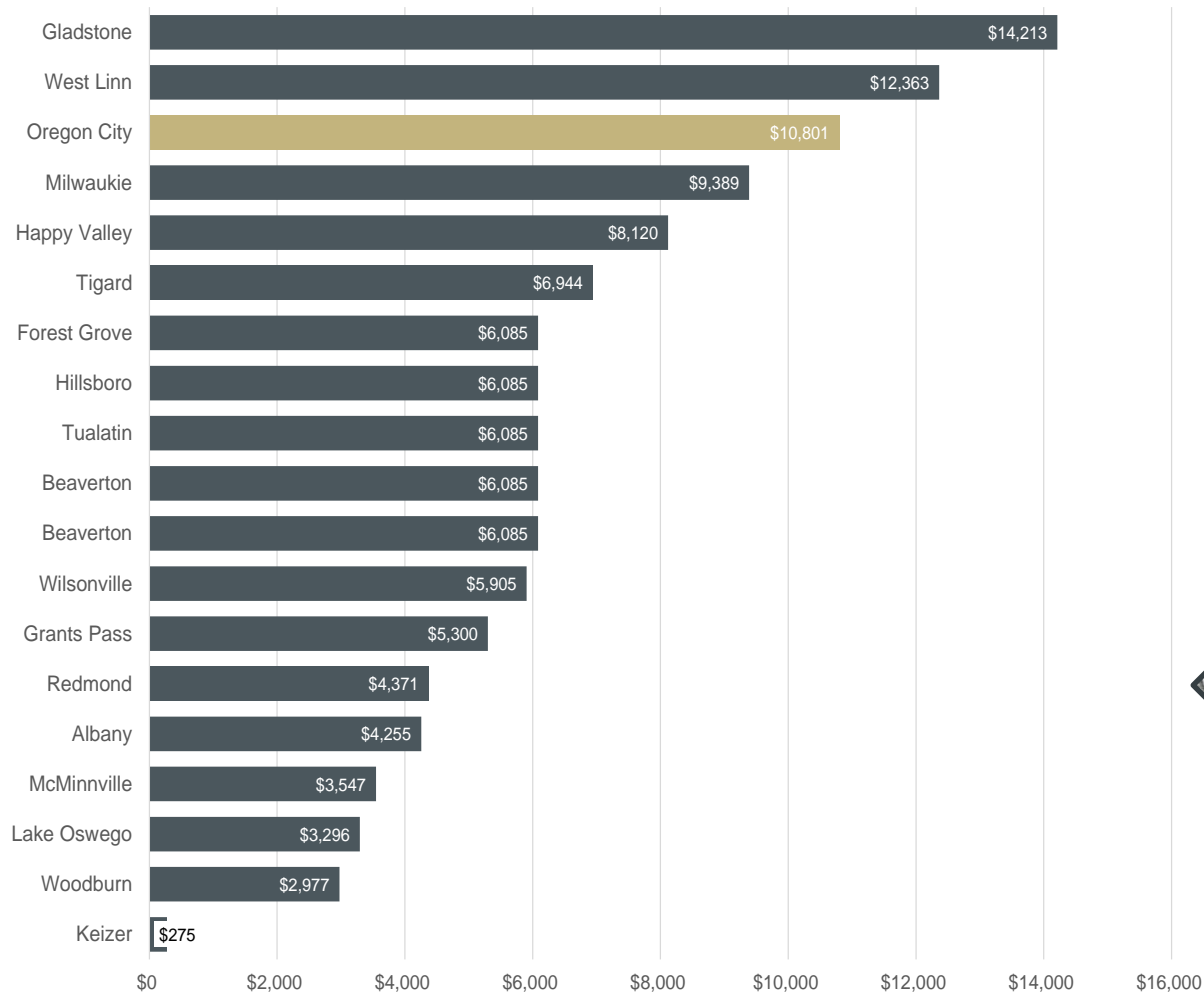
Manufacturing

- Oregon City's Rank: 17 / 18
- Assumptions:
 - » 1" Meter
 - » High Strength





Sewer SDC - Residential



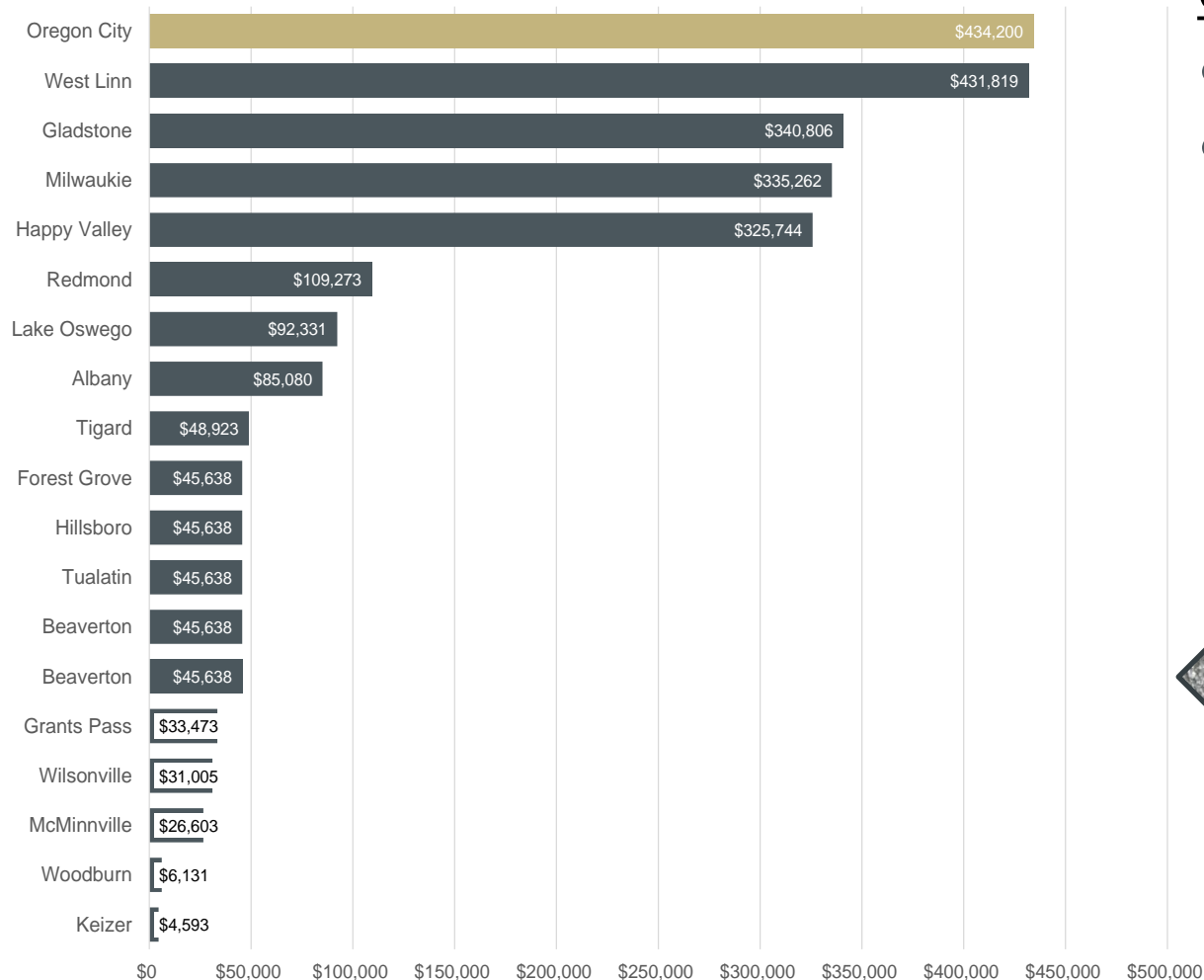
Single-Family Residential

- Oregon City's Rank: 17 / 19
- Assumptions:
 - » 5/8" – 3/4" Meter





Sewer SDC – General Office



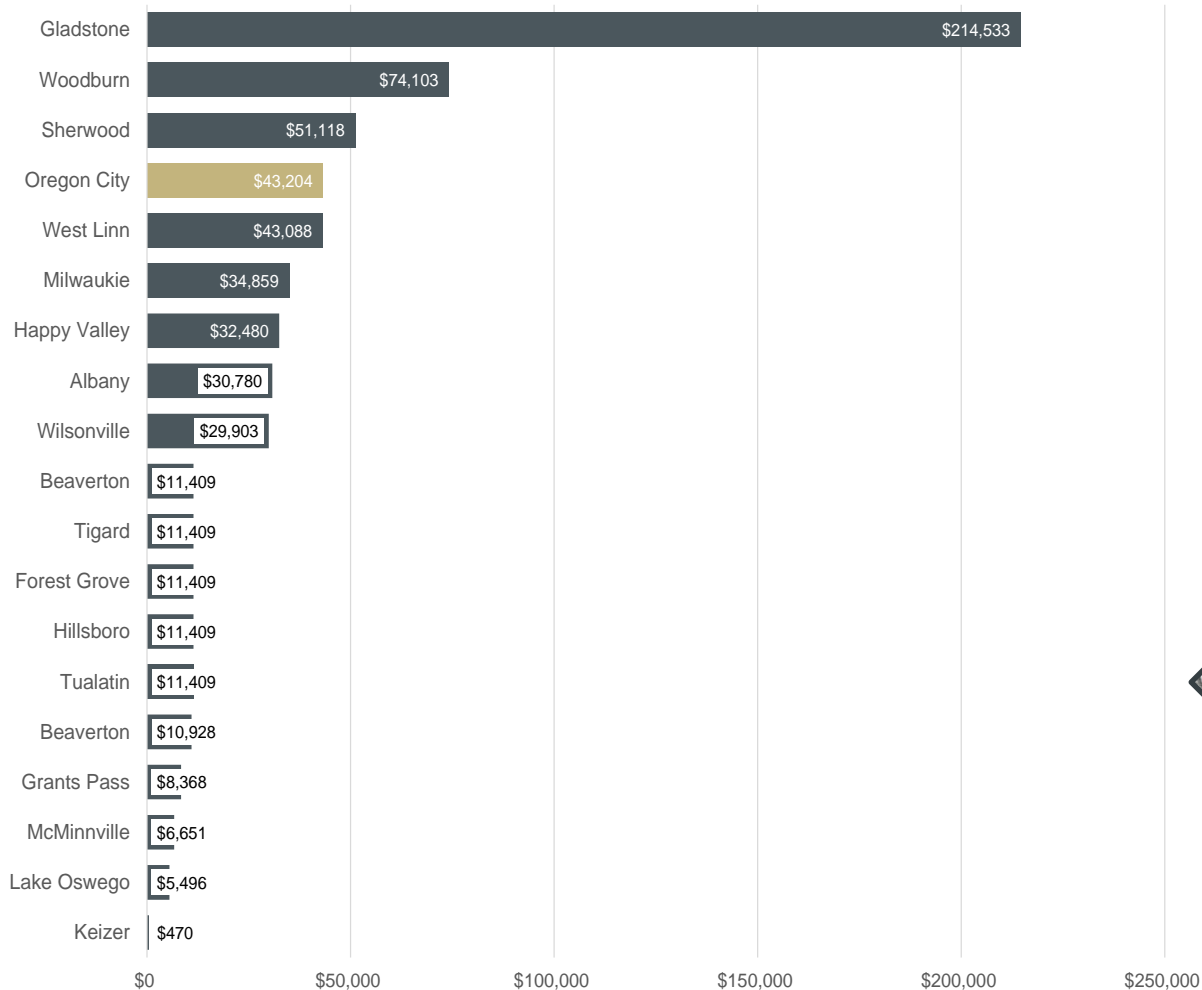
General Office Building

- **Oregon City's Rank: 19 / 19**
- **Assumptions:**
 - » 5/8" – 3/4" Meter
 - » Low Strength





Sewer SDC - Restaurant



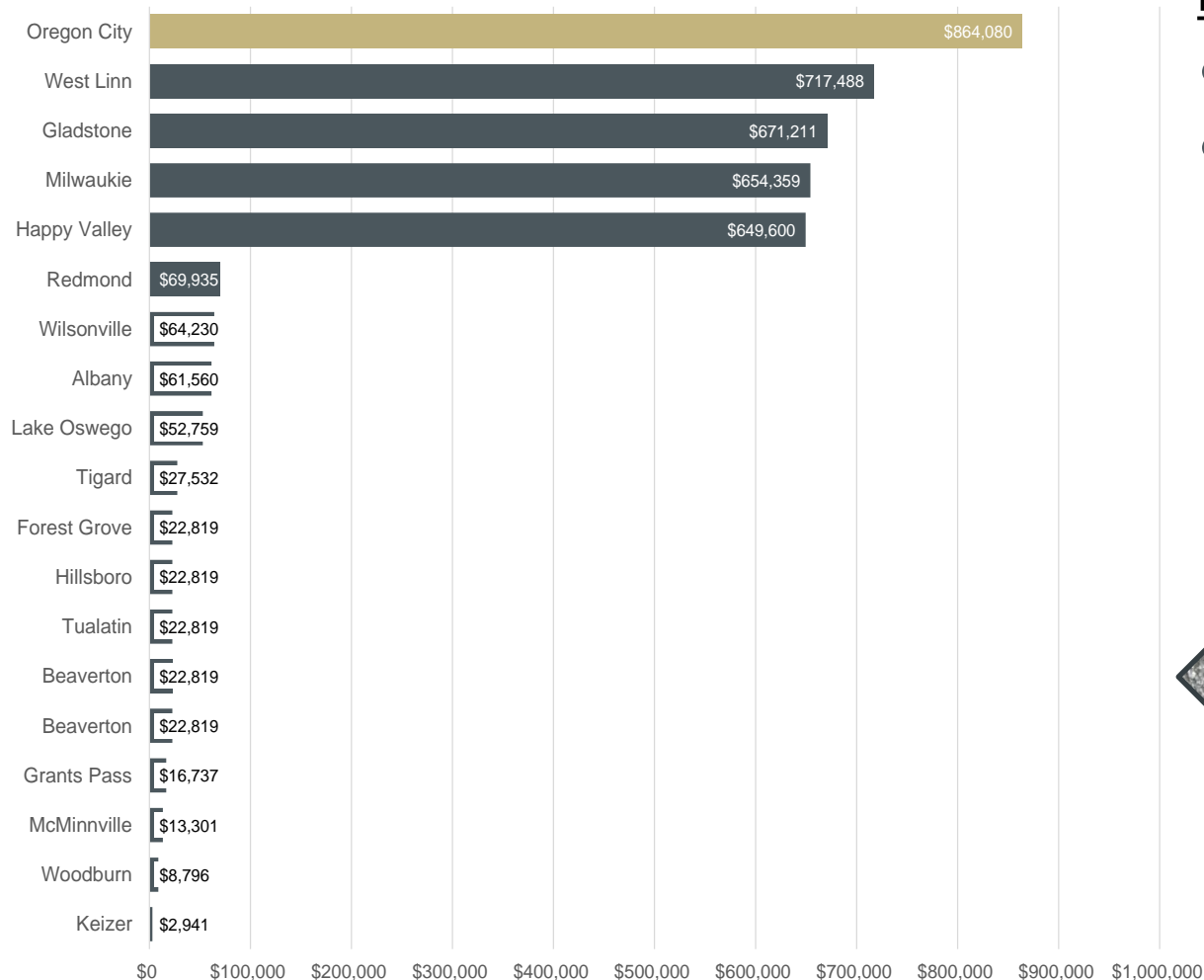
Quality Restaurant

- Oregon City's Rank: 17 / 19
- Assumptions:
 - » 1" Meter
 - » Medium Strength





Sewer SDC – Discount Store



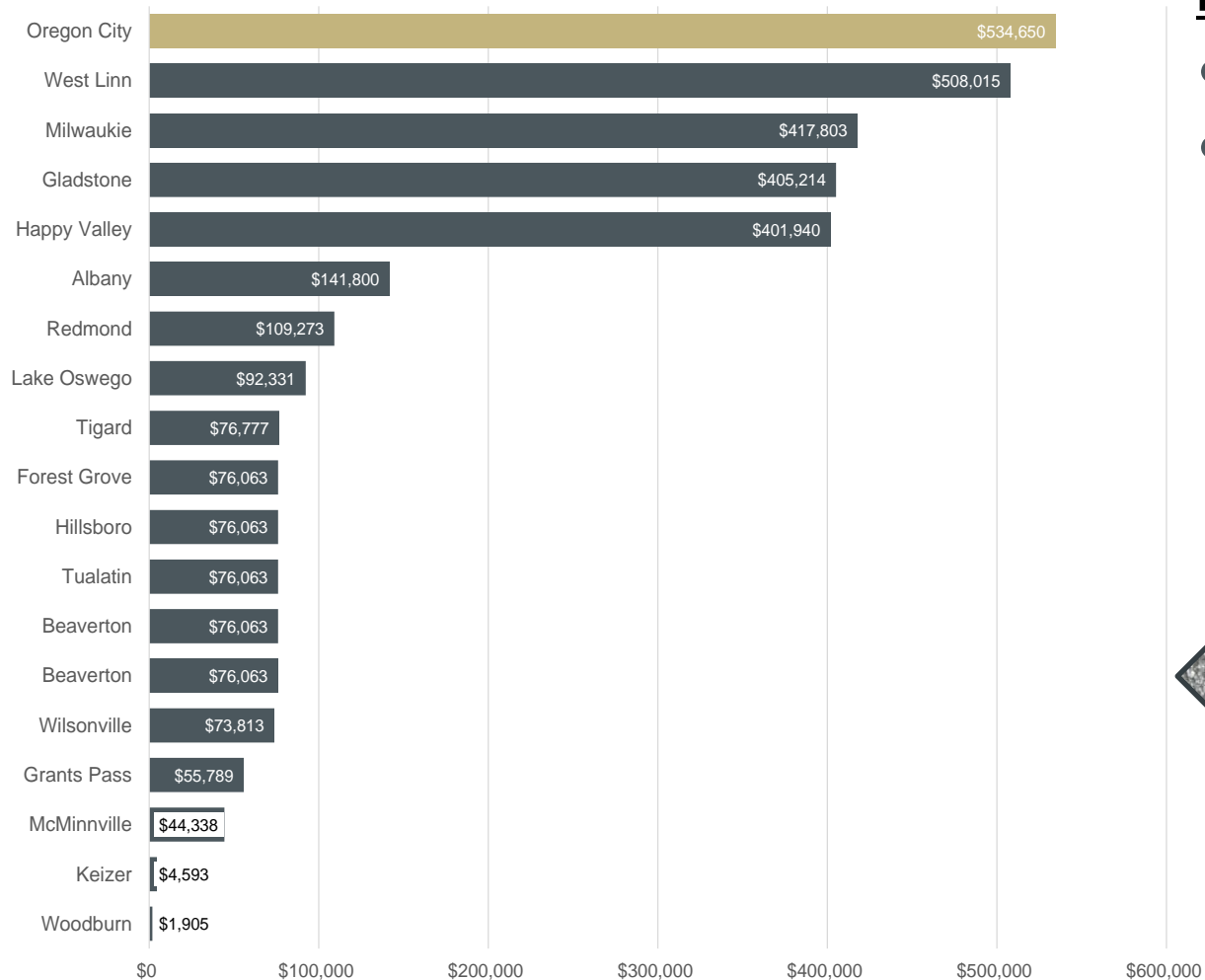
Free-Standing Discount Store

- Oregon City's Rank: 19 / 19
- Assumptions:
 - » 3" Meter
 - » Medium Strength





Sewer SDC - Hotel



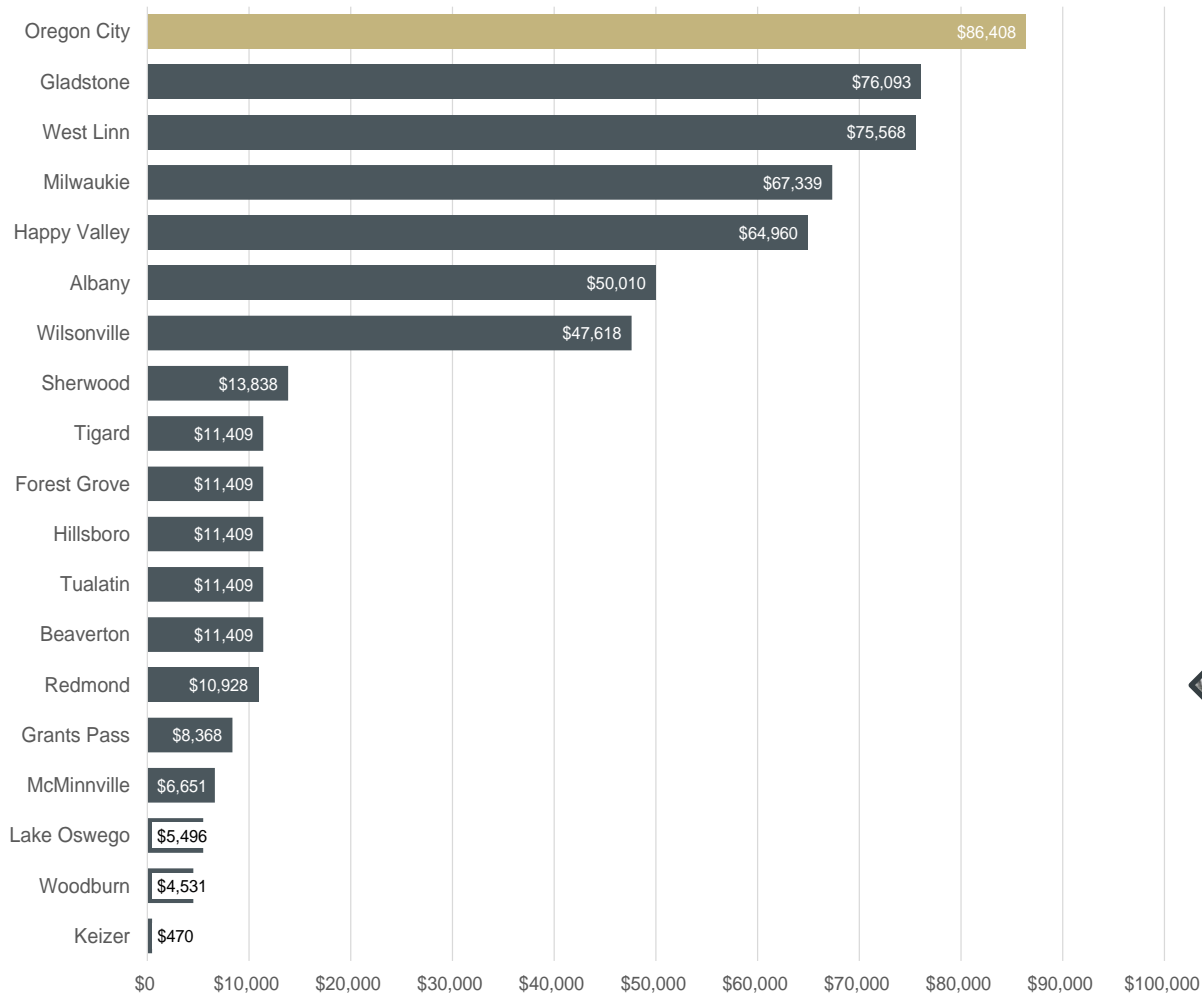
Hotel

- Oregon City's Rank: 19 / 19
- Assumptions:
 - » 4" Meter
 - » Low Strength





Sewer SDC - Manufacturing



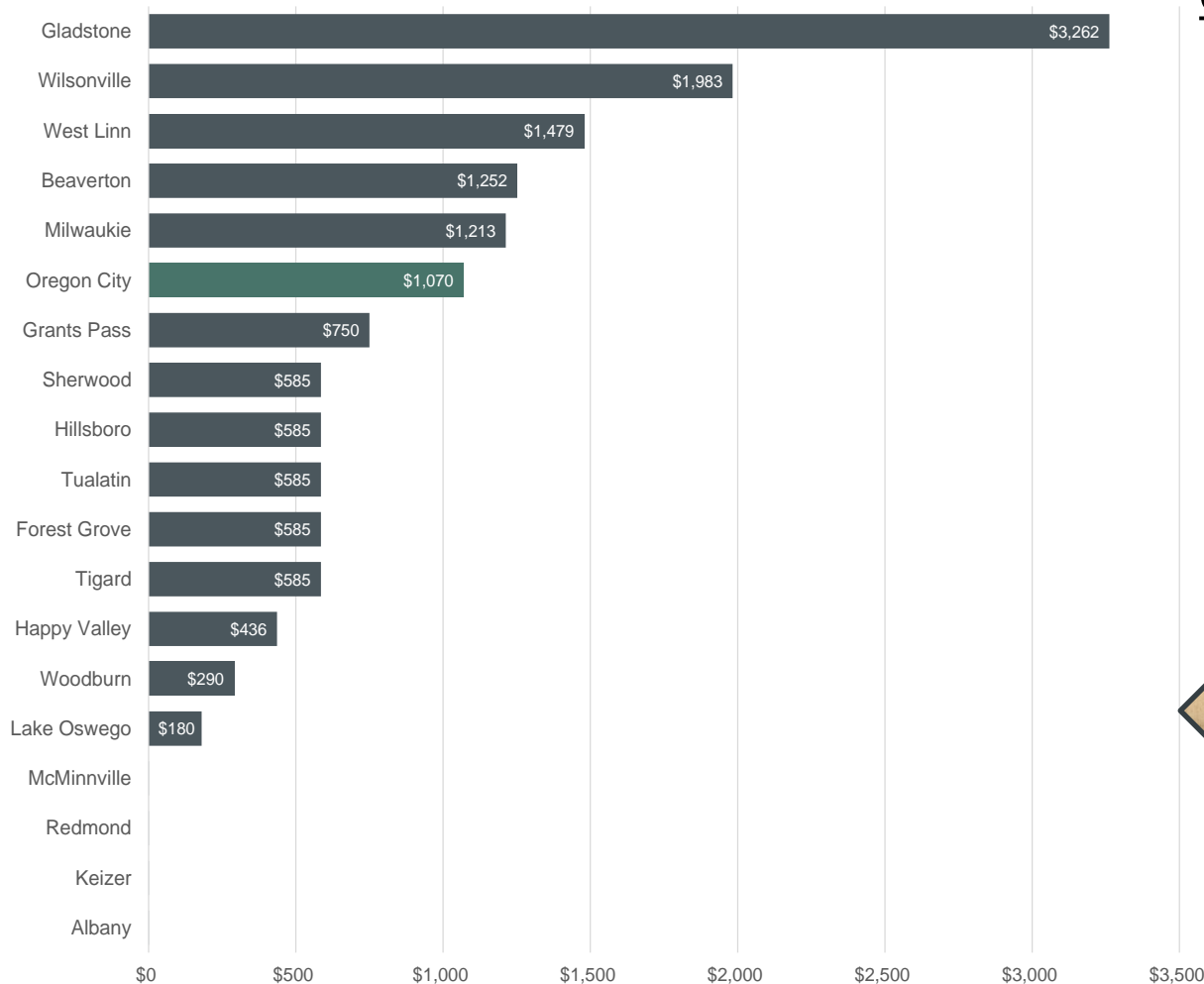
Manufacturing

- Oregon City's Rank: 19 / 19
- Assumptions:
 - » 1" Meter
 - » High Strength





Stormwater SDC - Residential



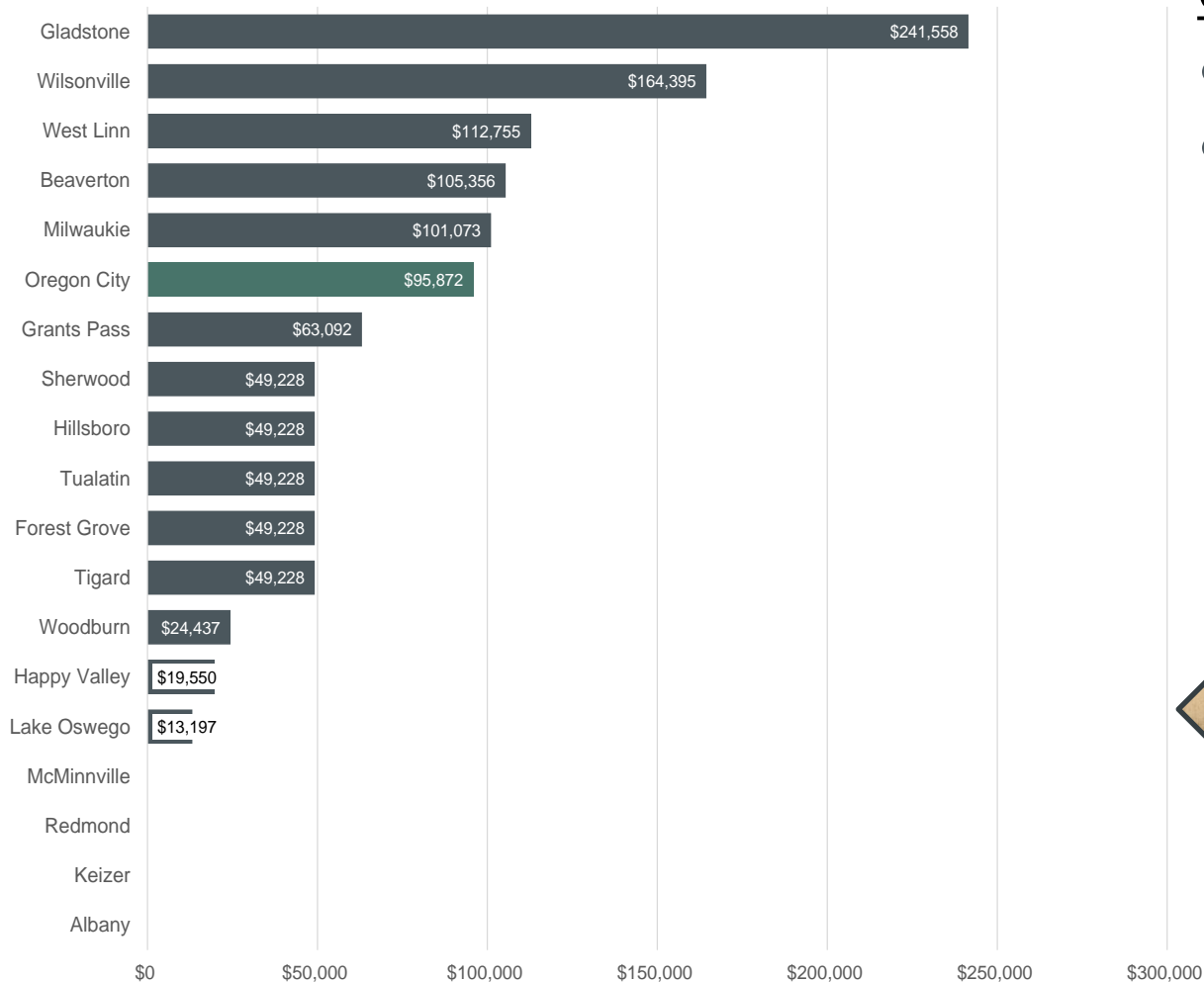
Single-Family Residential

- Oregon City's Rank: 10 / 15
- Assumptions:
 - » 40% Impervious Surface per Sq. Ft.
 - » (ARN x DIF)



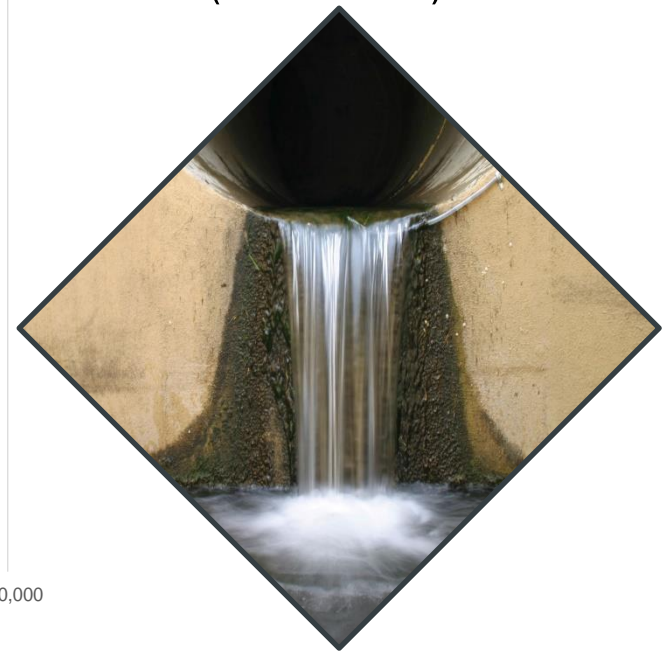


Stormwater SDC – General Office



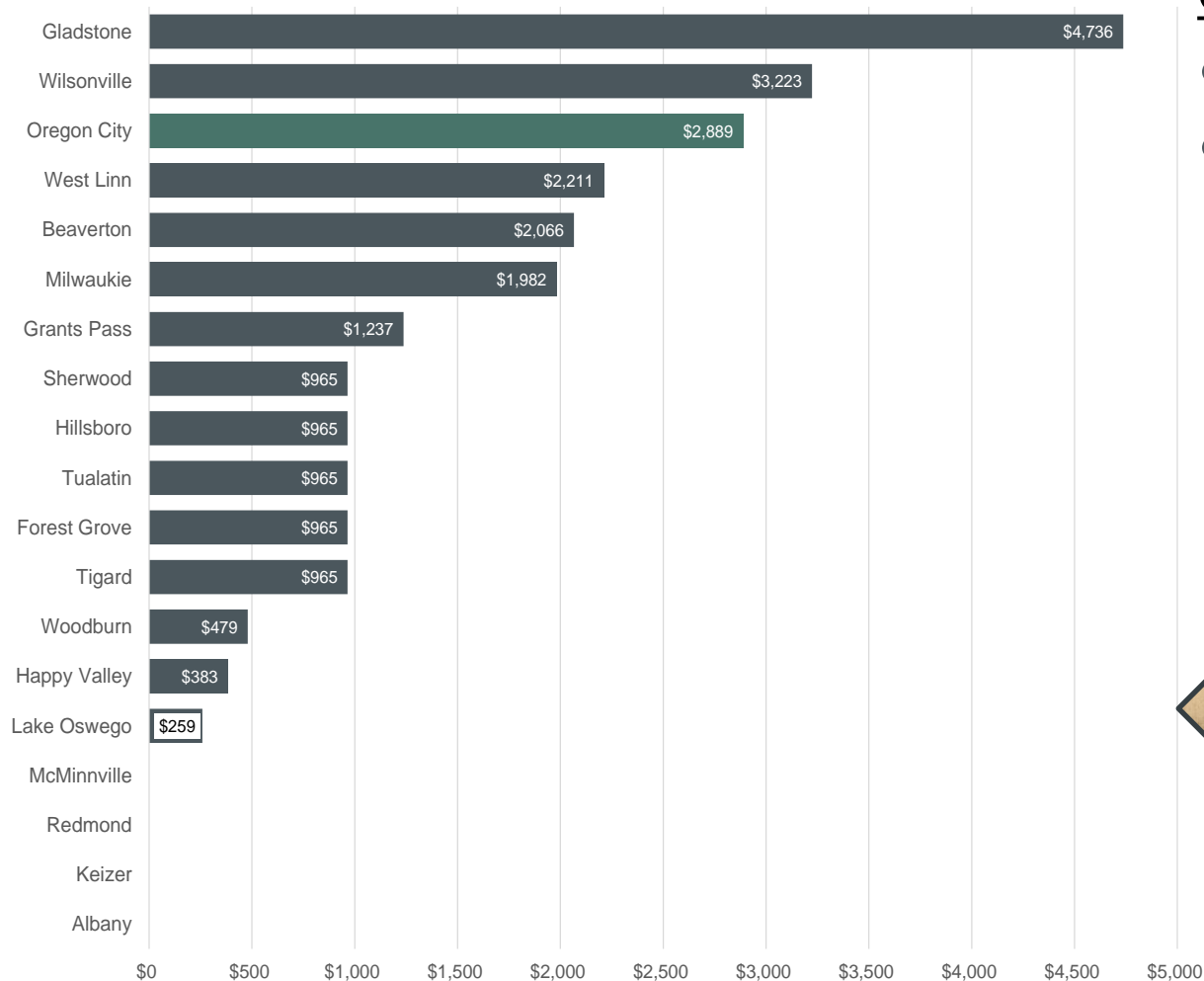
General Office Building

- **Oregon City's Rank: 10 / 15**
- **Assumptions:**
 - » 40% Impervious Surface per Sq. Ft.
 - » (ARN x DIF)



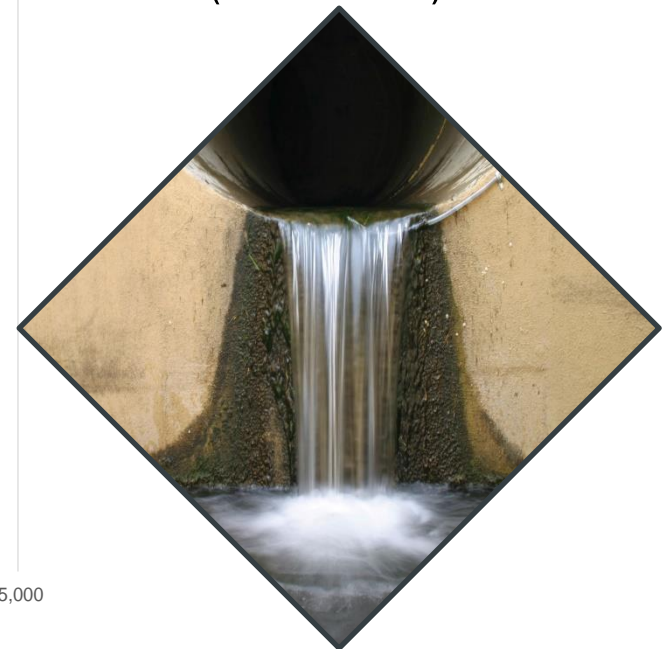


Stormwater SDC - Restaurant



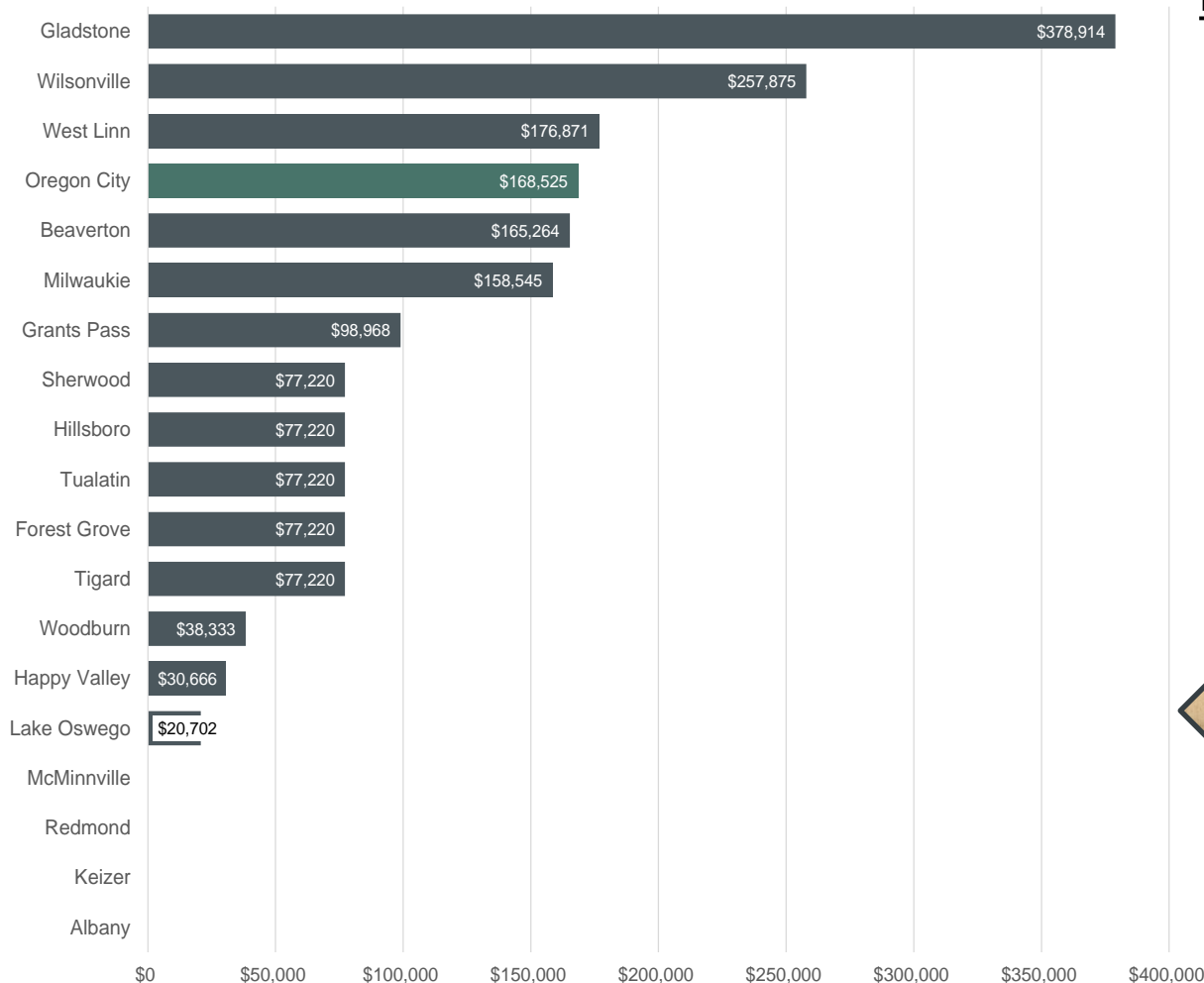
Quality Restaurant

- **Oregon City's Rank: 13 / 15**
- **Assumptions:**
 - » 40% Impervious Surface per Sq. Ft.
 - » (ARN x DIF)





Stormwater SDC – Discount Store



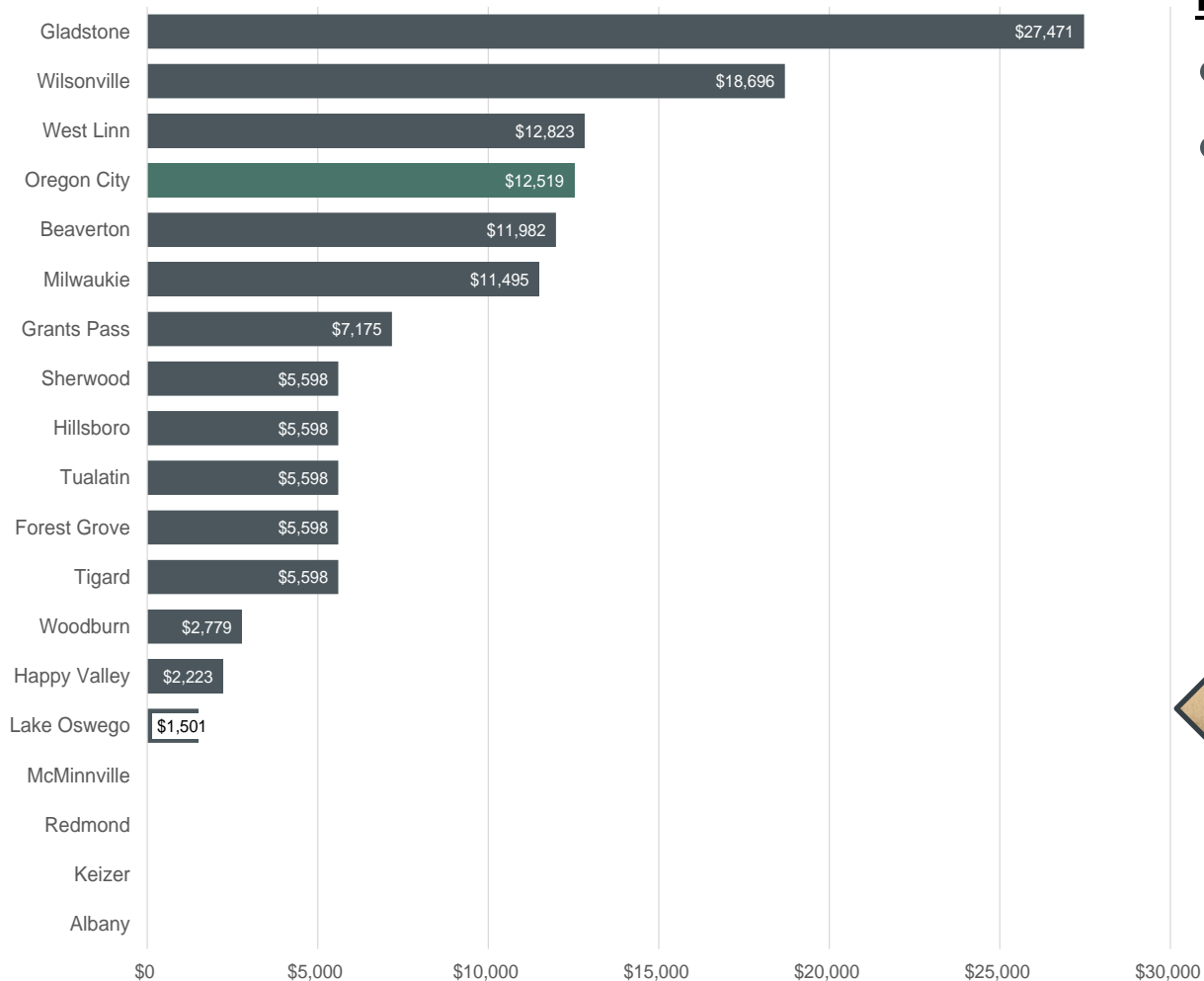
Free-Standing Discount Store

- Oregon City's Rank: 12 / 15
- Assumptions:
 - » 40% Impervious Surface per Sq. Ft.
 - » (ARN x DIF)



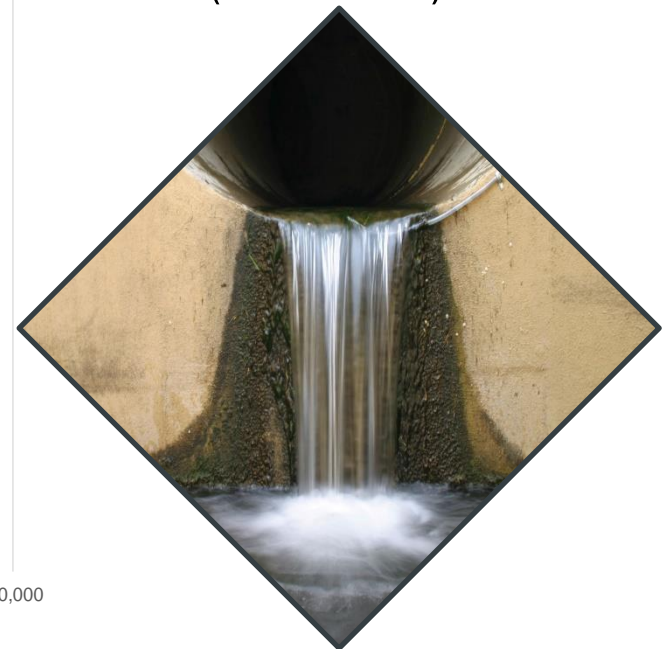


Stormwater SDC - Hotel



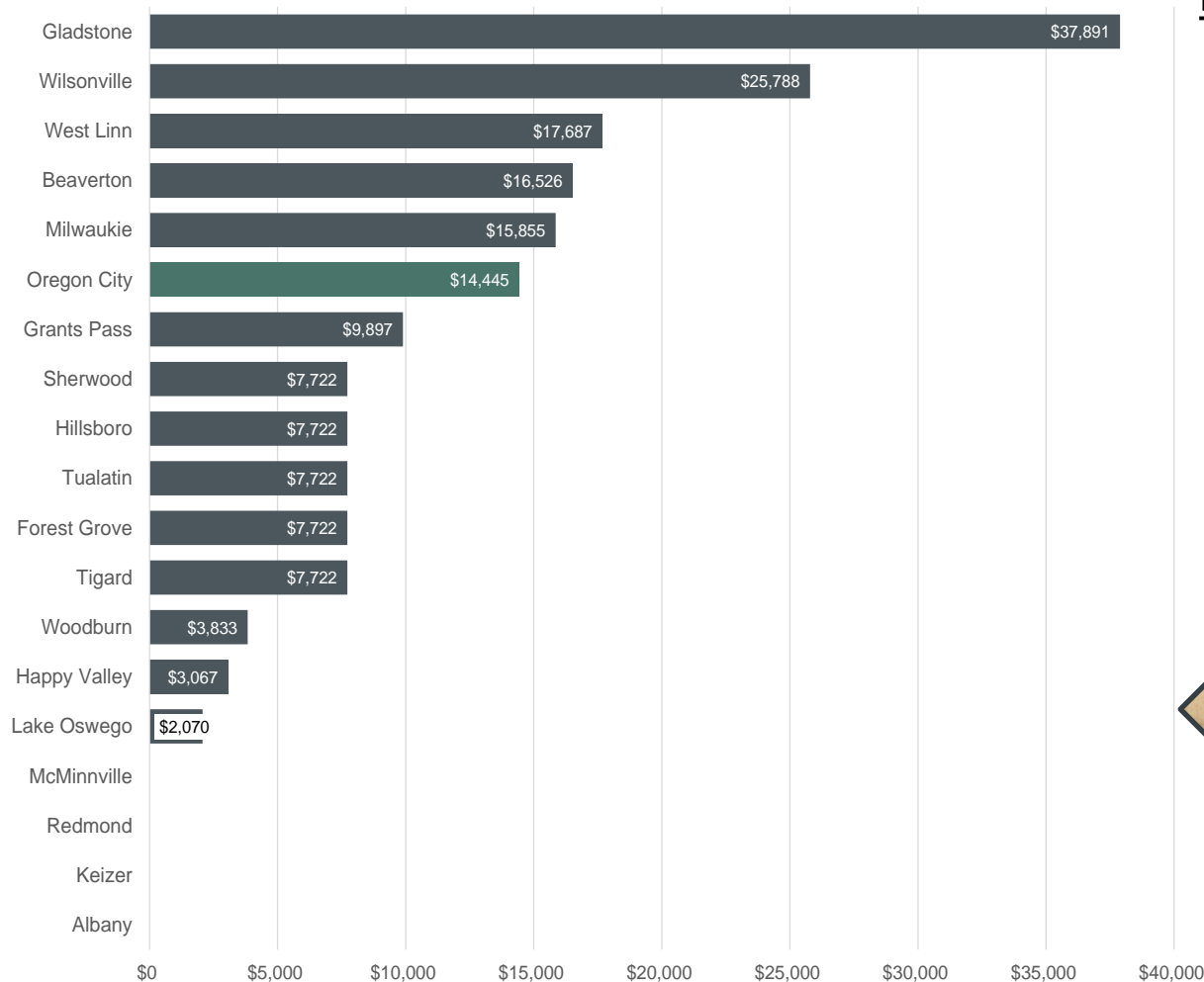
Hotel

- **Oregon City's Rank: 12 / 15**
- **Assumptions:**
 - » 40% Impervious Surface per Sq. Ft.
 - » (ARN x DIF)



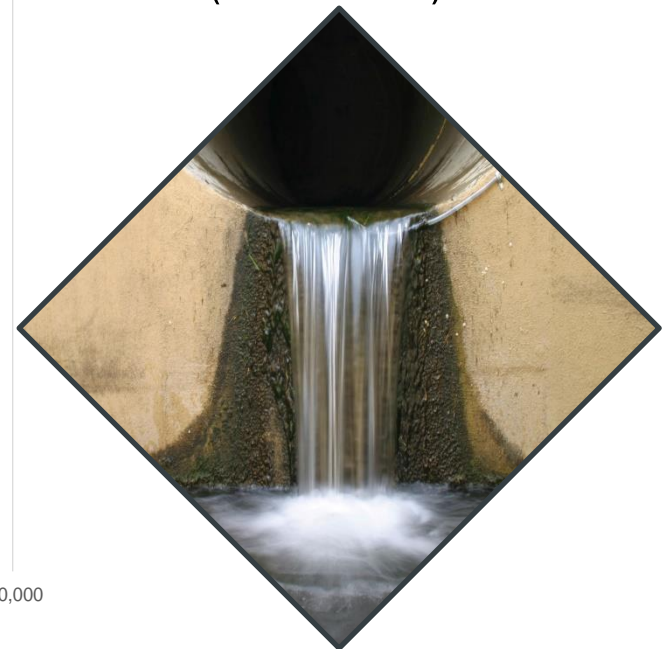


Stormwater SDC - Manufacturing



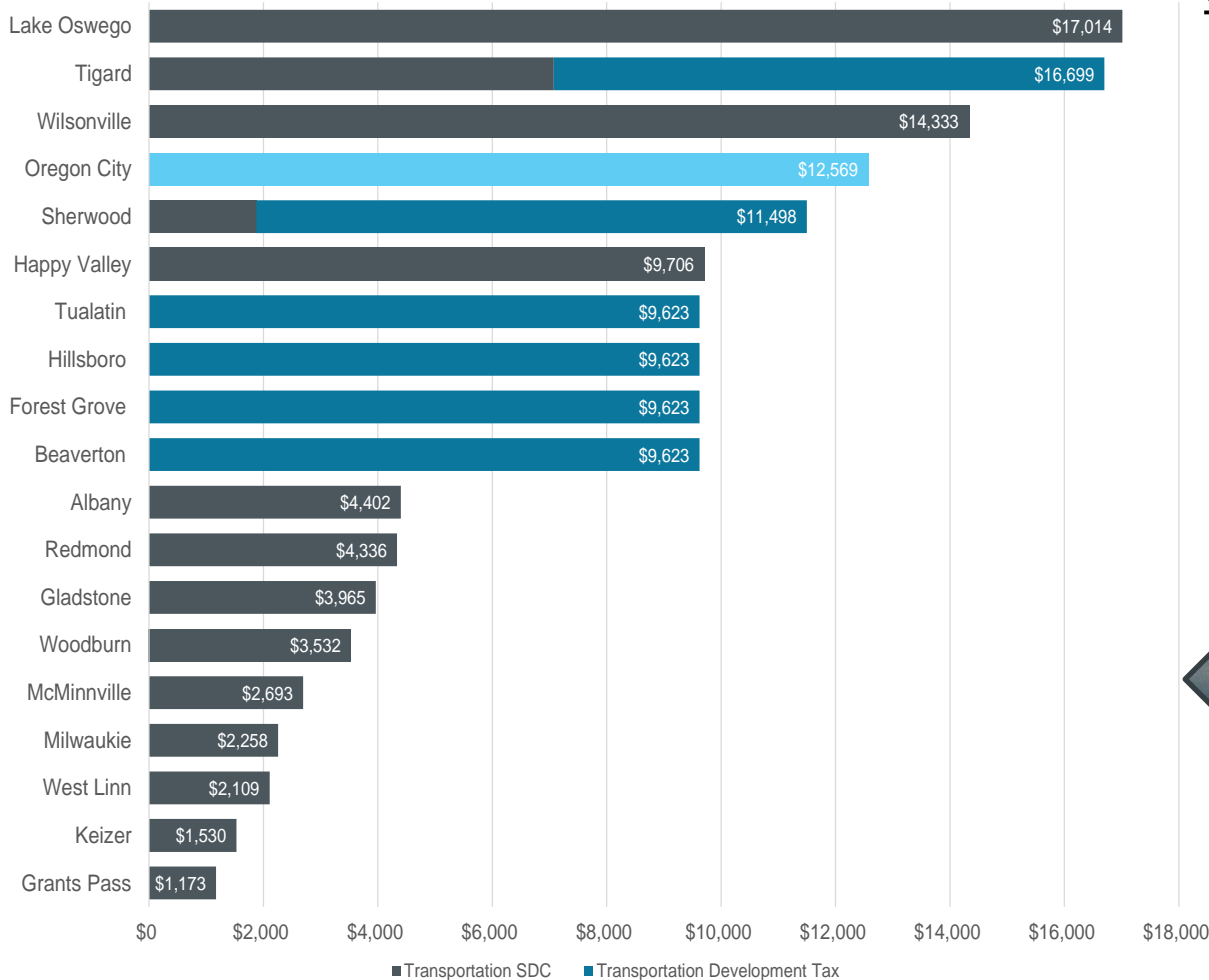
Manufacturing

- **Oregon City's Rank: 10 / 15**
- **Assumptions:**
 - » 40% Impervious Surface per Sq. Ft.
 - » (ARN x DIF)



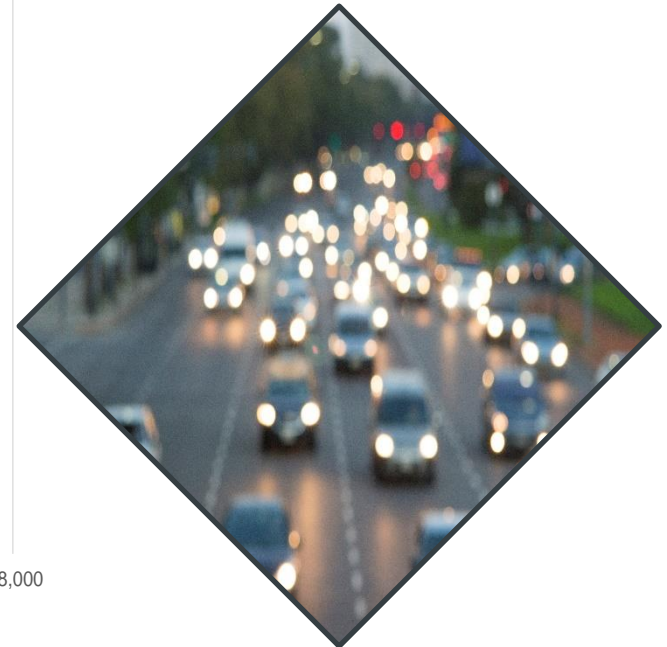


Transportation SDC - Residential



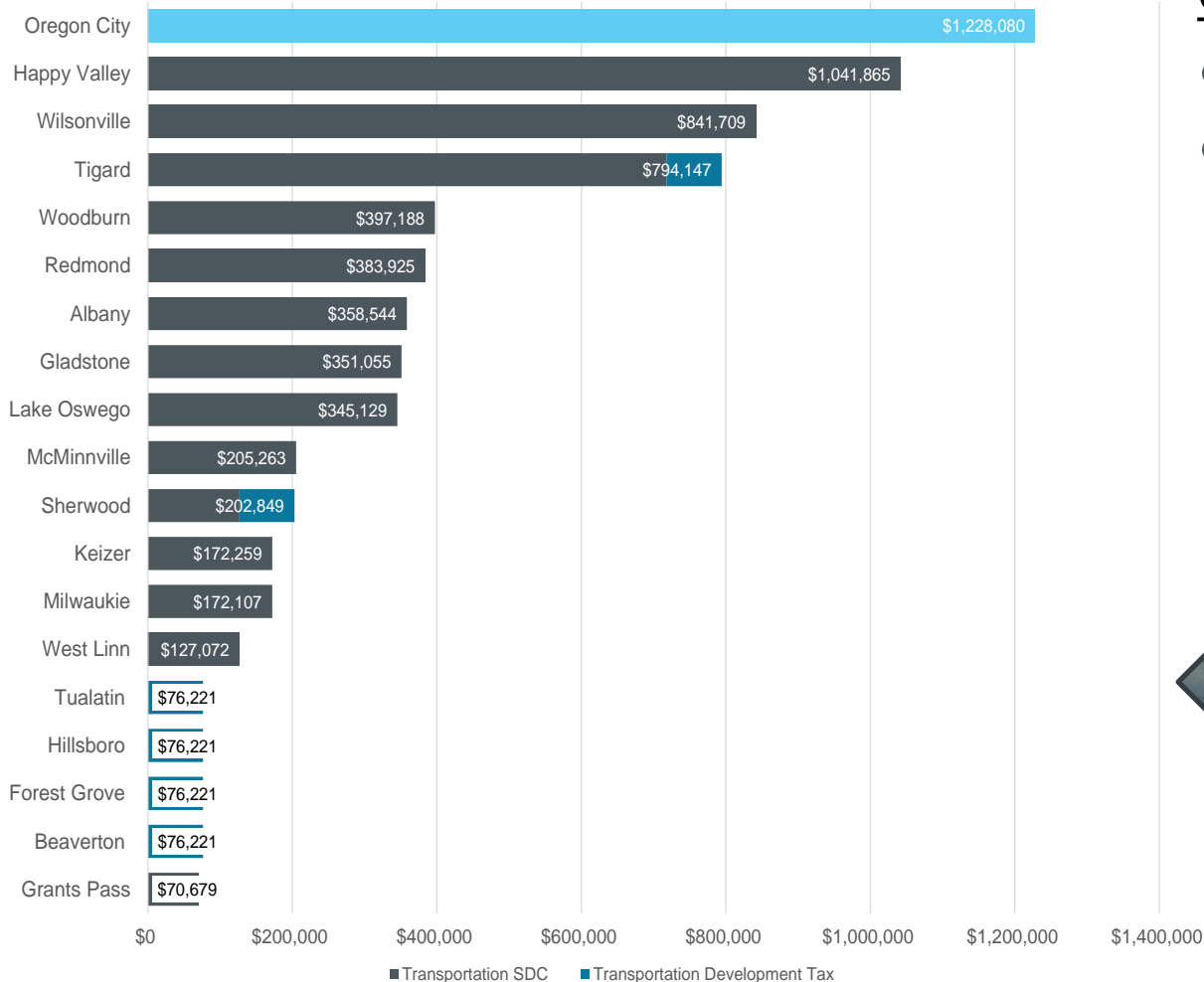
Single-Family Residential

- **Oregon City's Rank: 16 / 19**
- **Assumptions:**
 - » ITE Trip Generation
 - » WA County TDT





Transportation SDC – General Office



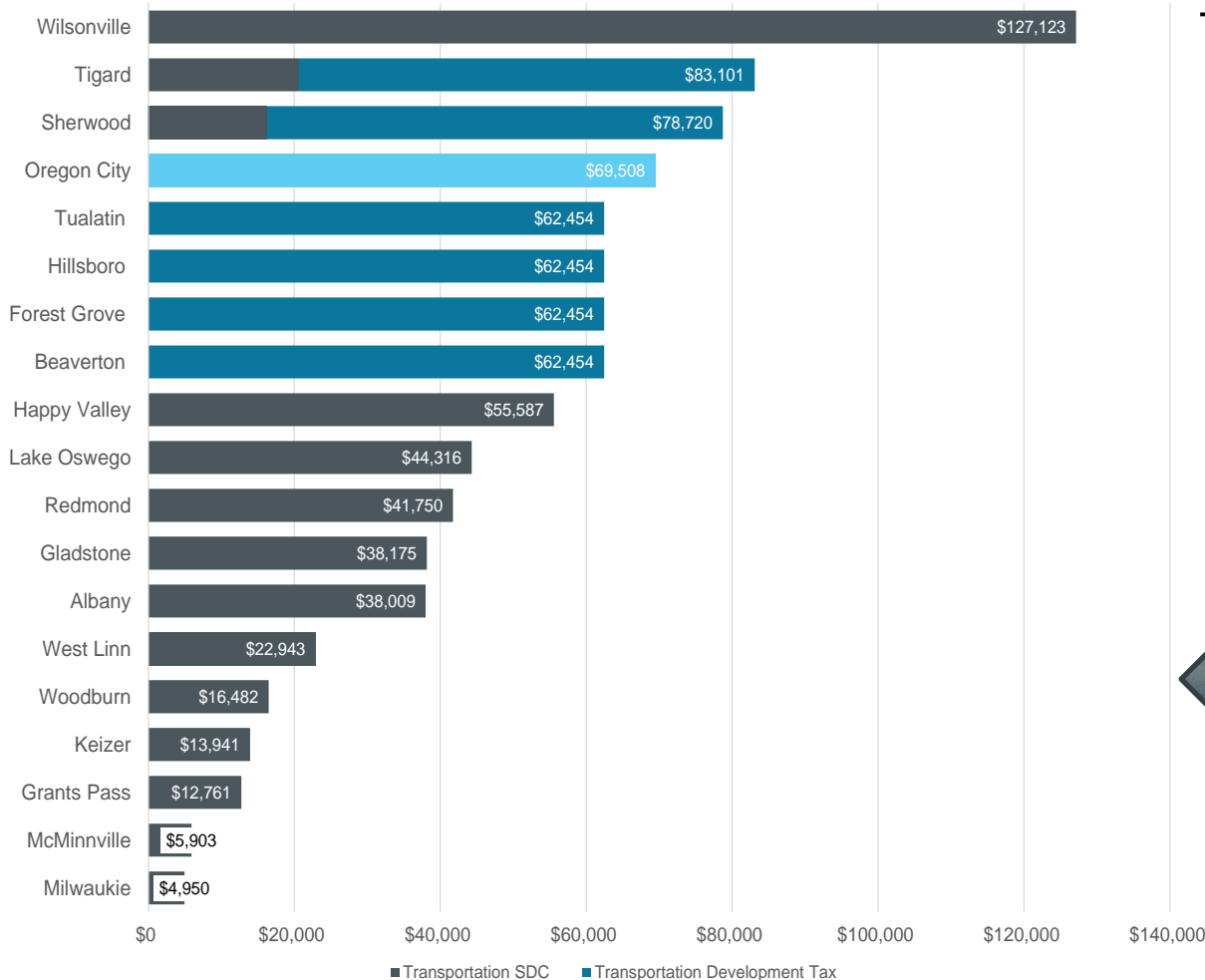
General Office Building

- **Oregon City's Rank: 19 / 19**
- **Assumptions:**
 - » ITE Trip Generation
 - » WA County TDT



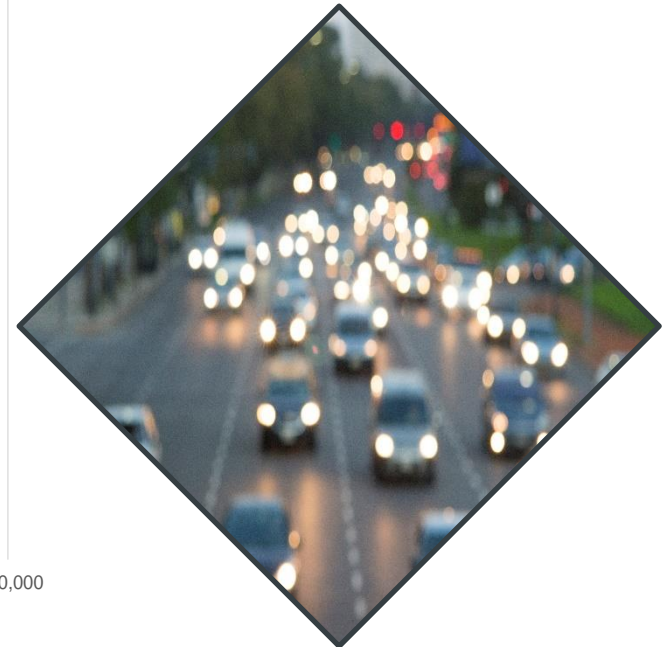


Transportation SDC - Restaurant



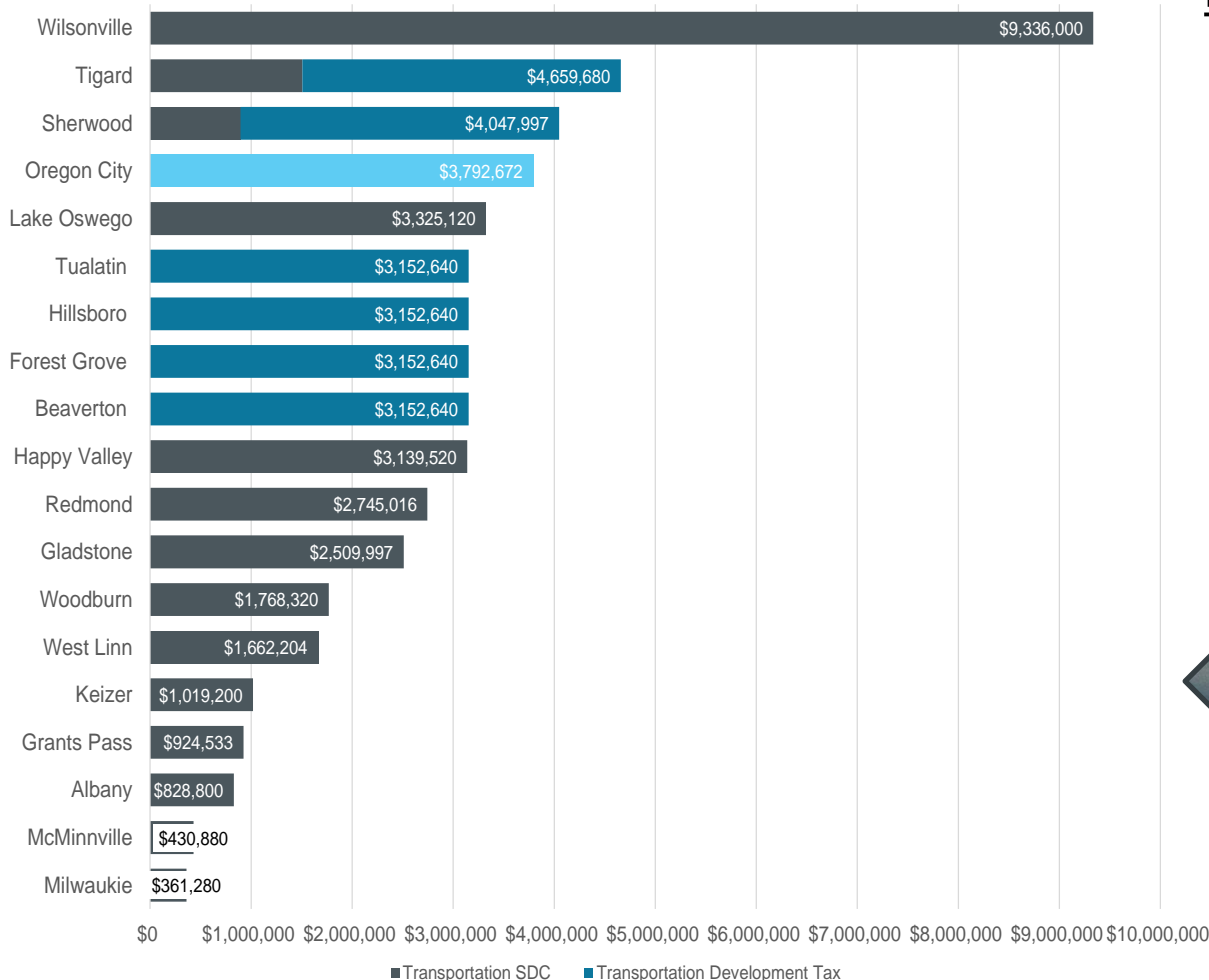
Quality Restaurant

- **Oregon City's Rank: 16 / 19**
- **Assumptions:**
 - » ITE Trip Generation
 - » WA County TDT





Transportation SDC – Discount Store



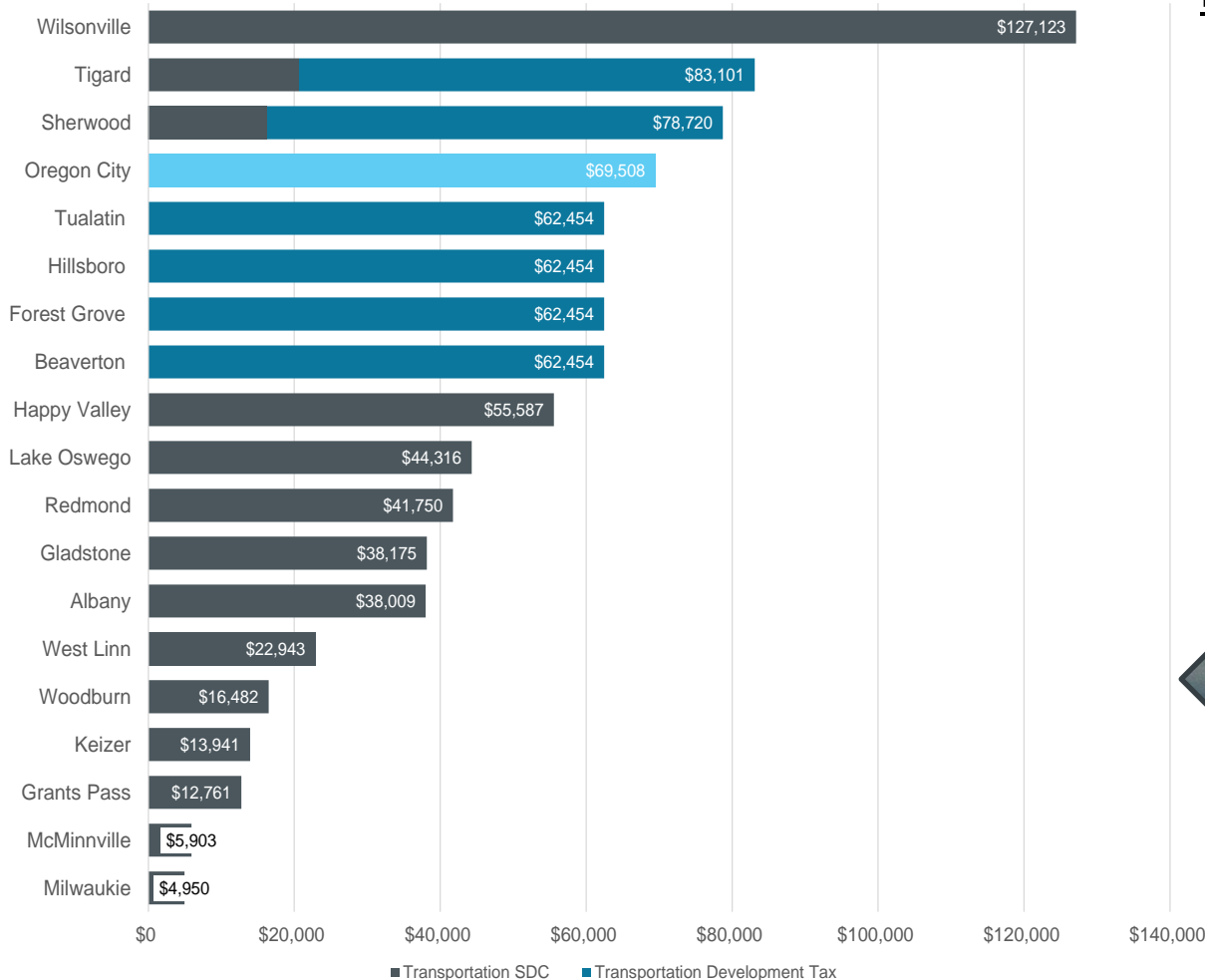
Free-Standing Discount Store

- **Oregon City's Rank: 16 / 19**
- **Assumptions:**
 - » ITE Trip Generation
 - » WA County TDT



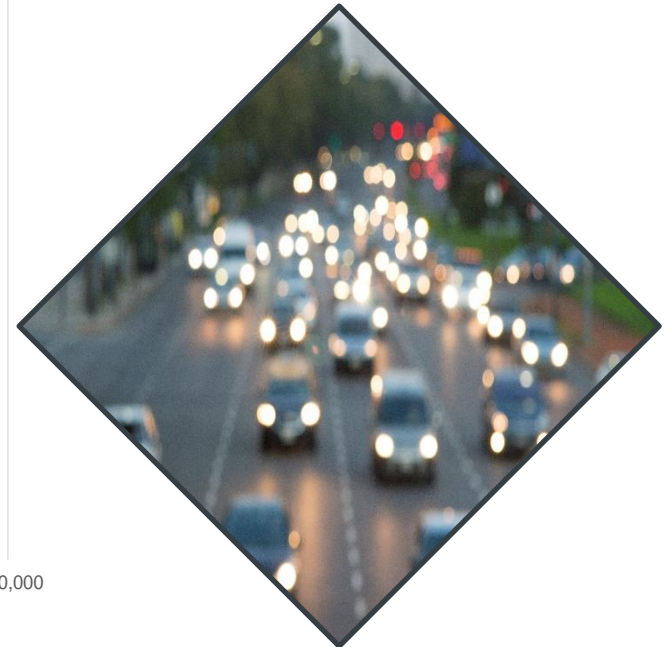


Transportation SDC - Hotel



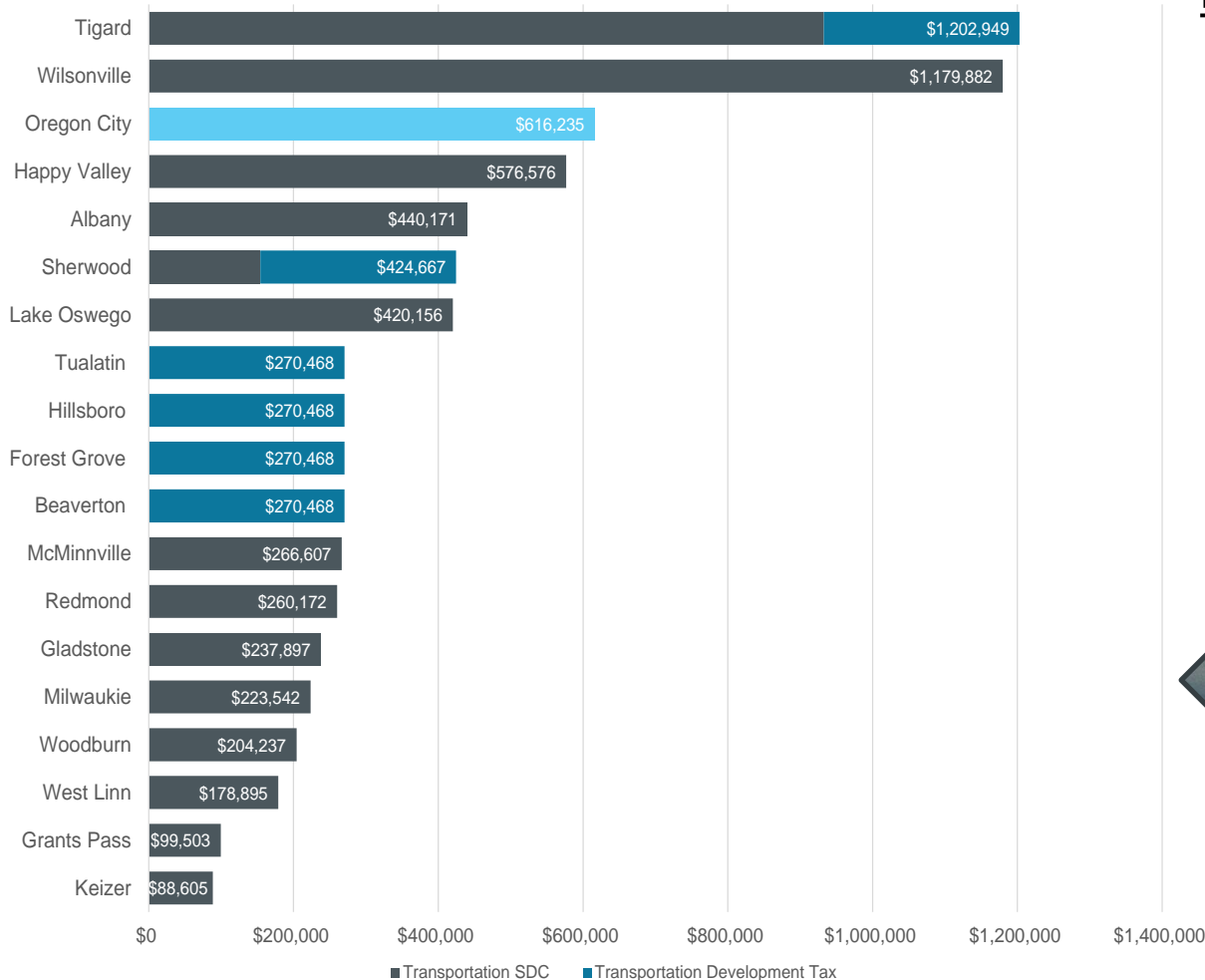
Hotel

- **Oregon City's Rank: 16 / 19**
- **Assumptions:**
 - » ITE Trip Generation
 - » WA County TDT





Transportation SDC - Manufacturing



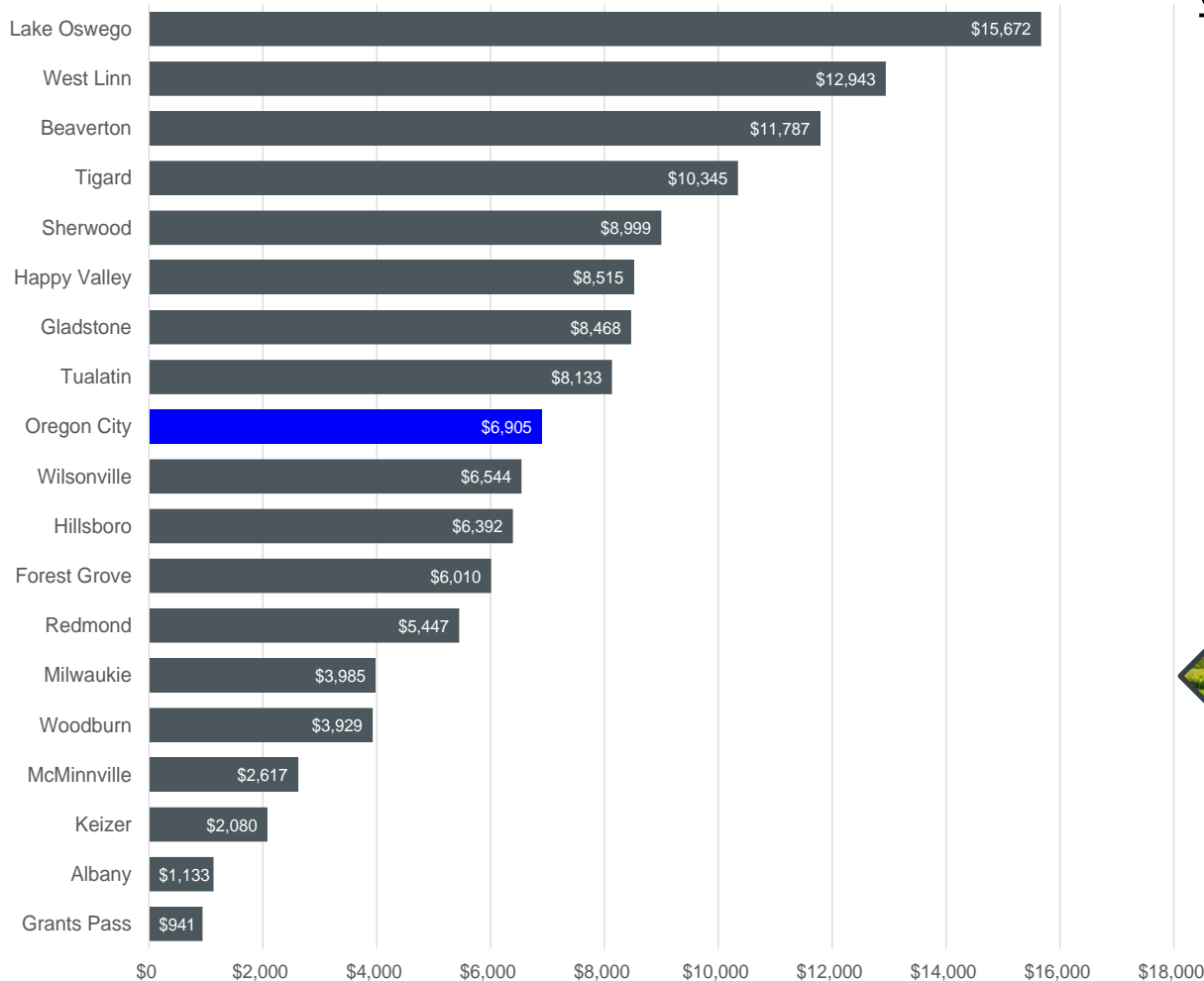
Manufacturing

- **Oregon City's Rank: 17 / 19**
- **Assumptions:**
 - » ITE Trip Generation
 - » WA County TDT





Parks SDC- Residential



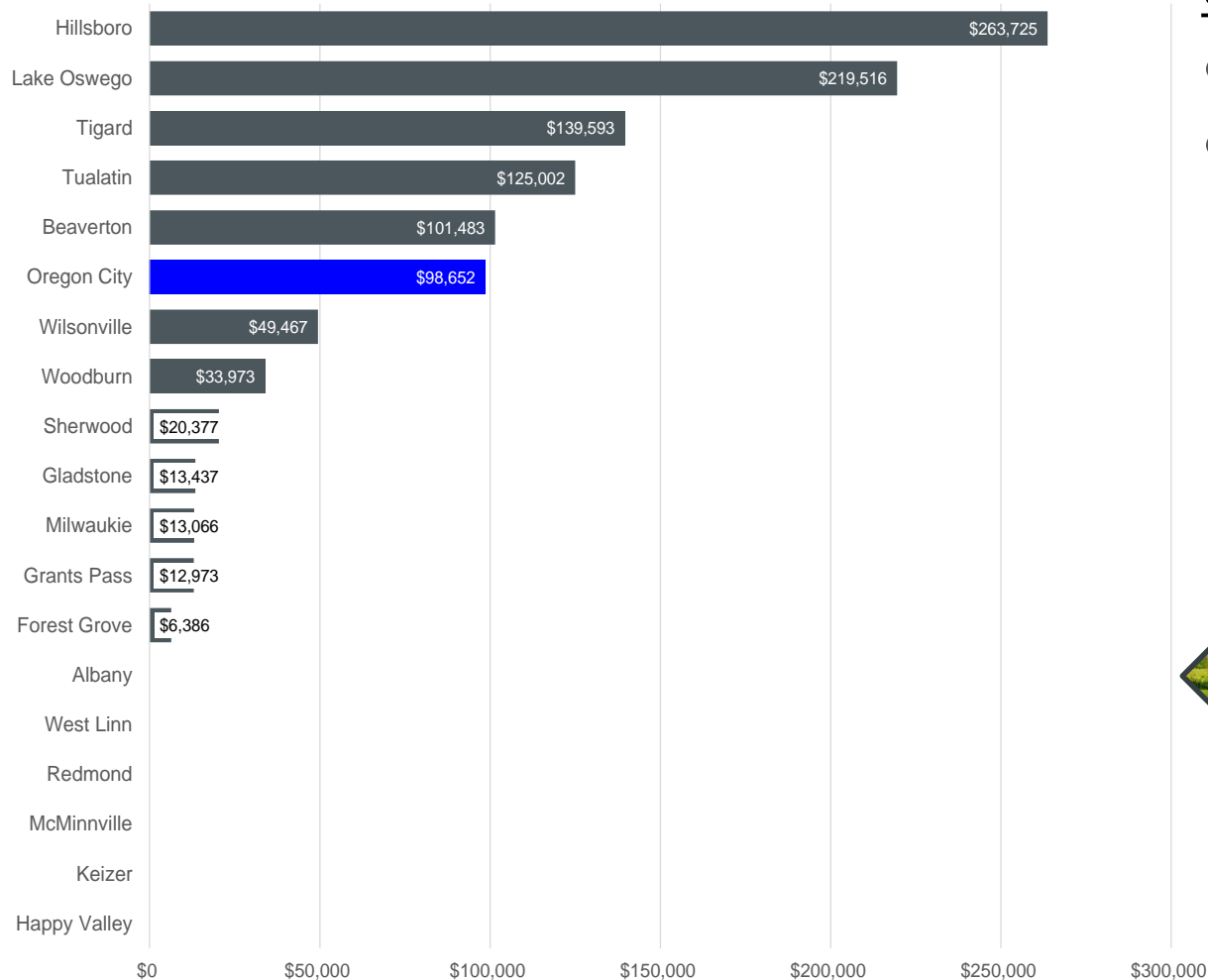
Single-Family Residential

- Oregon City's Rank: 11 / 19
- Assumptions:
 - » Metro Employment Density Study





Parks SDC- General Office



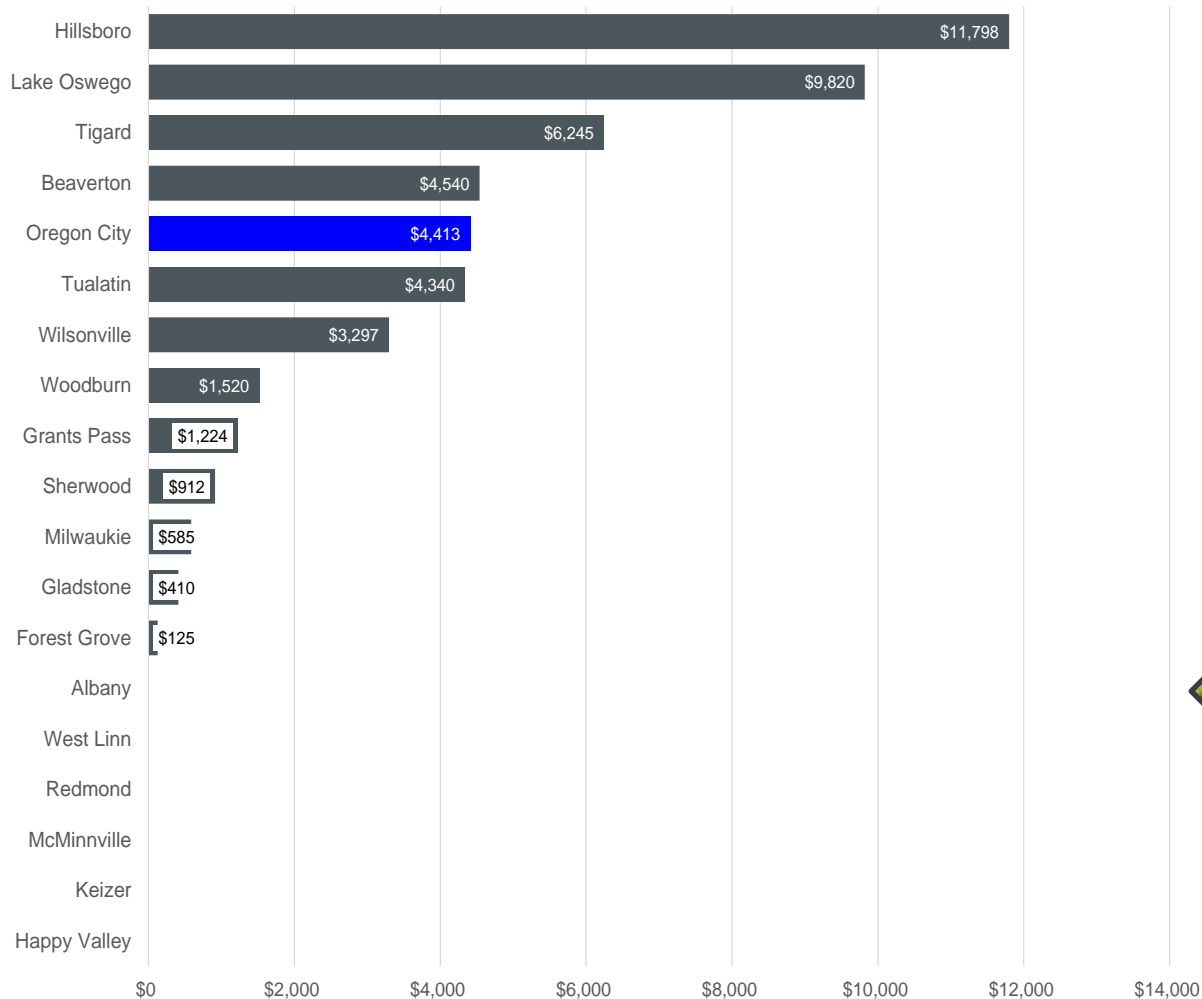
General Office Building

- Oregon City's Rank: 8 / 13
- Assumptions:
 - » Metro Employment Density Study





Parks SDC- Restaurant



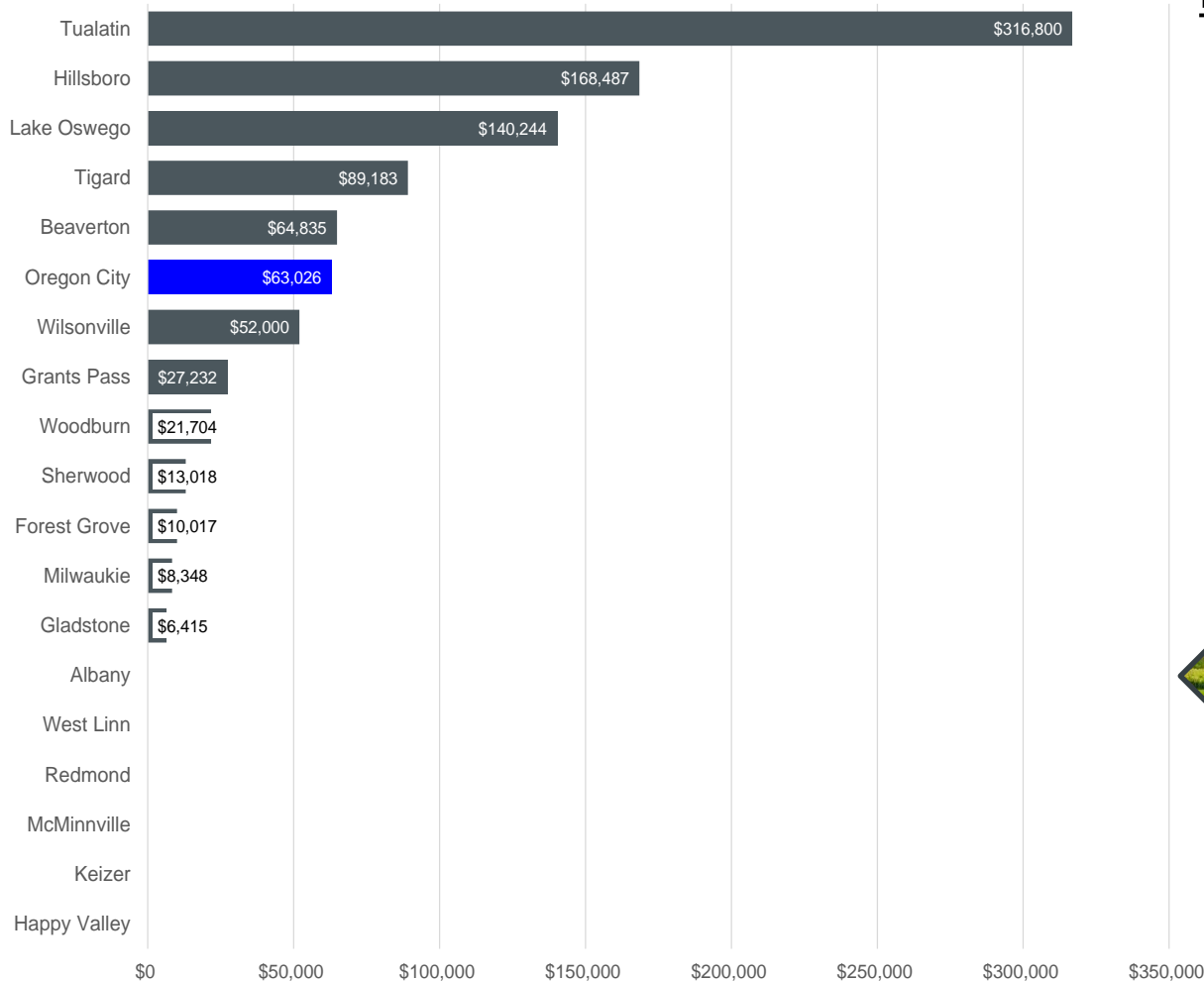
Quality Restaurant

- **Oregon City's Rank: 9 / 13**
- **Assumptions:**
 - » Metro Employment Density Study





Parks SDC- Discount Store



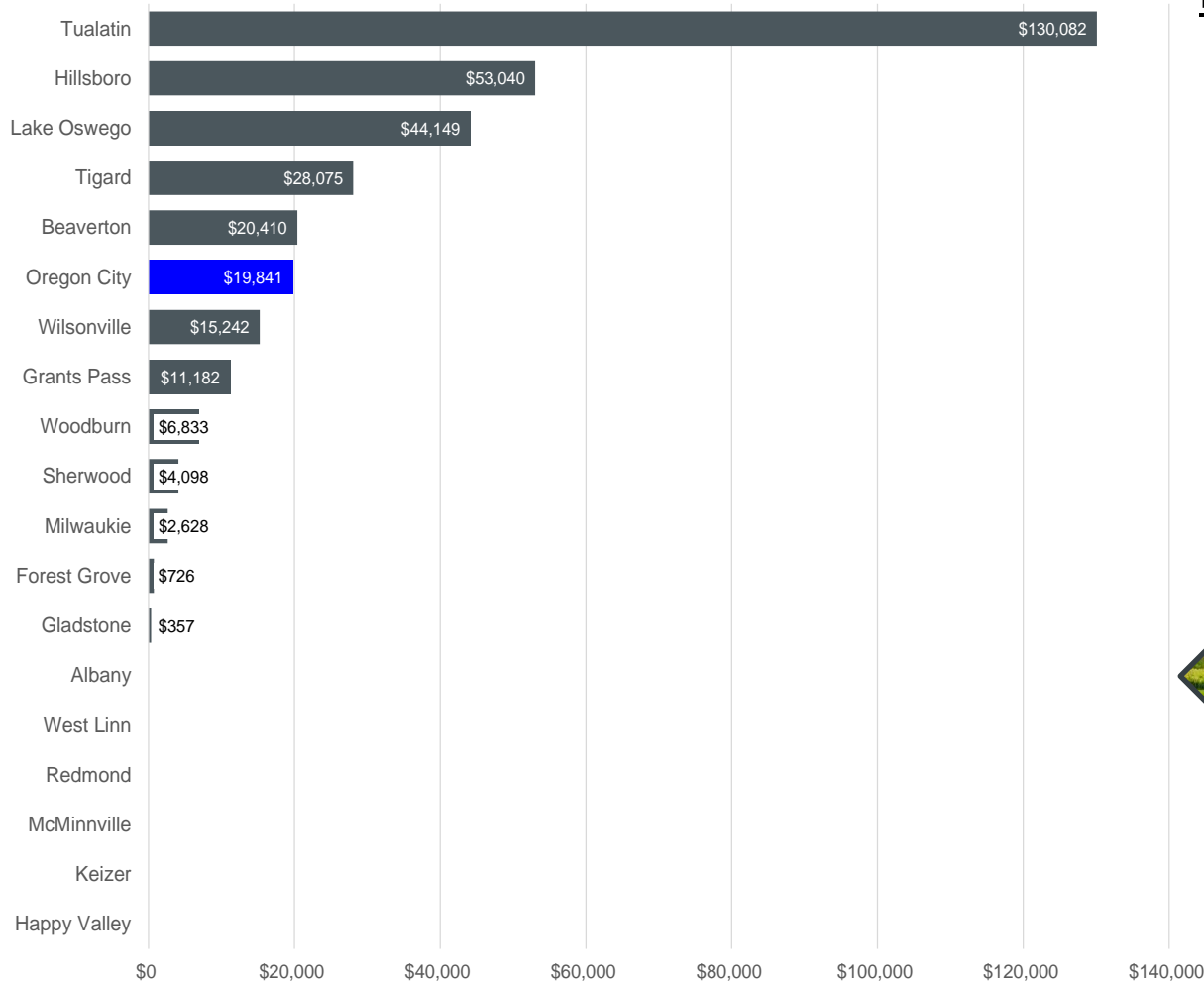
Free-Standing Discount Store

- Oregon City's Rank: 8 / 13
- Assumptions:
 - » Metro Employment Density Study





Parks SDC- Hotel



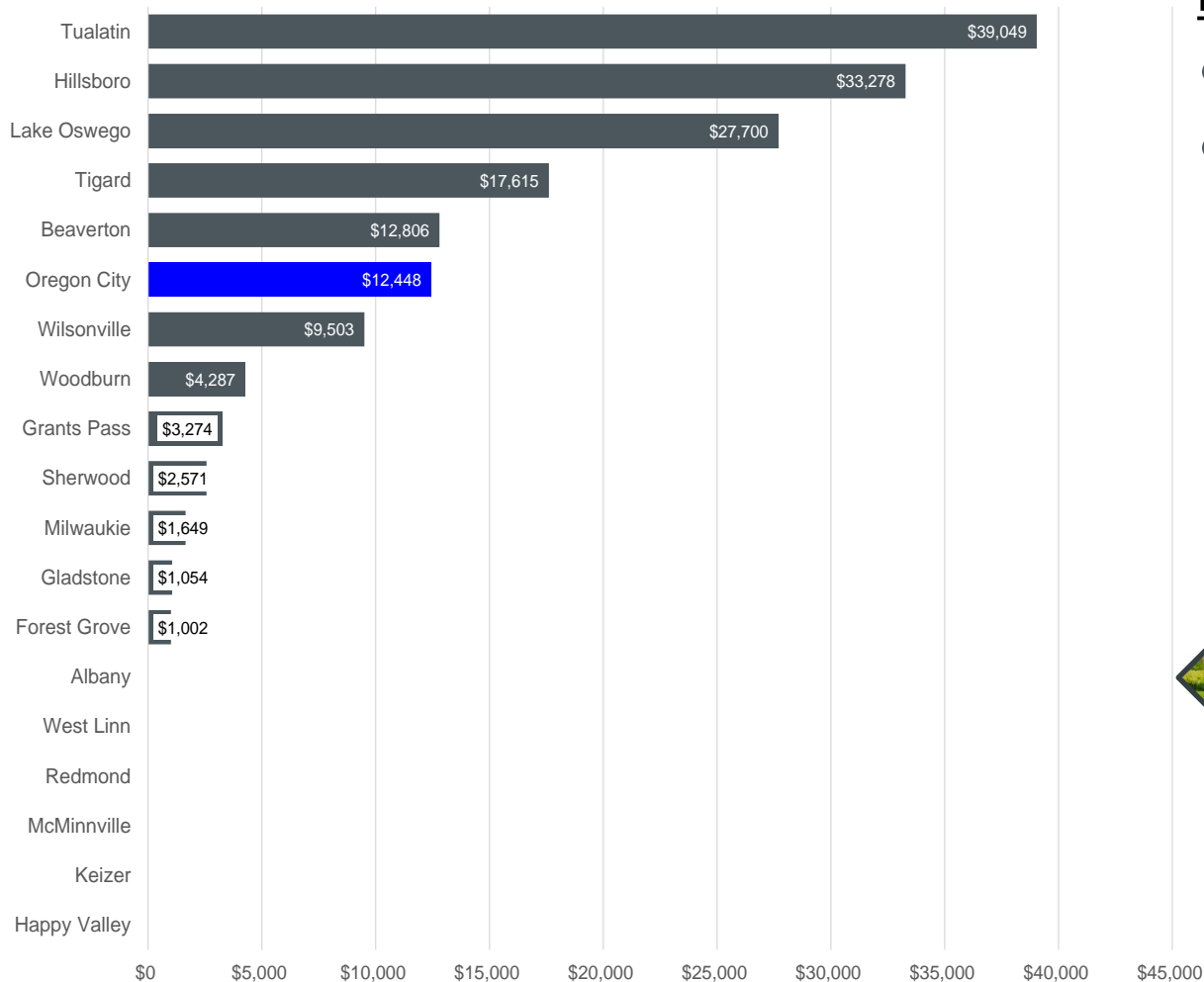
Hotel

- **Oregon City's Rank: 8 / 13**
- **Assumptions:**
 - » Metro Employment Density Study





Parks SDC- Manufacturing



Manufacturing

- Oregon City's Rank: 8 / 13
- Assumptions:
 - » Metro Employment Density Study



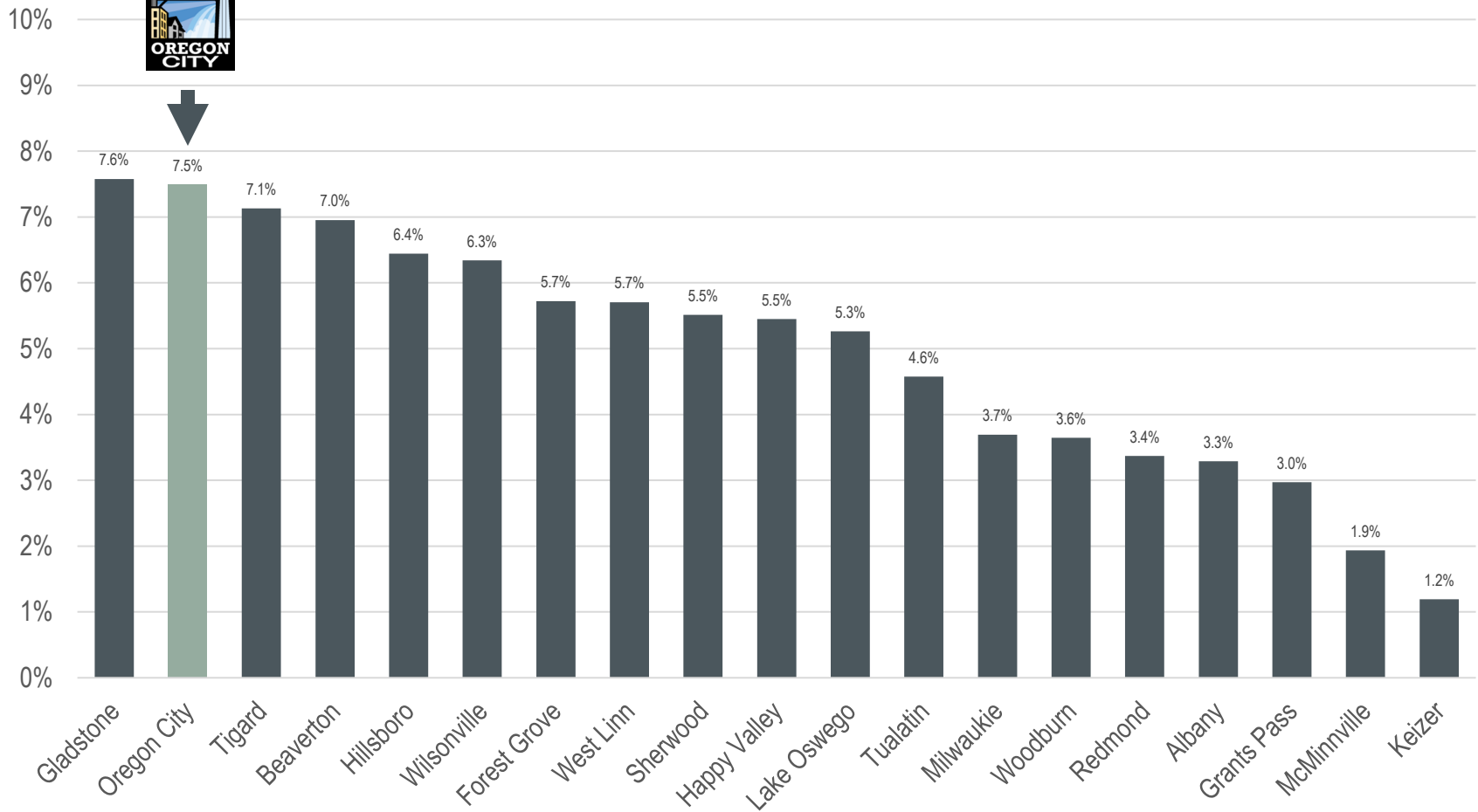


SDC Ranking Summary

Utility	SFR	Office	Restaurant	Discount Store	Hotel	Manufacturing
Water (18 Total)	17th	16th	17th	16th	16th	17th
Wastewater (19 Total)	17th	19th	17th	19th	19th	19th
Stormwater (15 Total)	10th	10th	13th	12th	12th	10th
Transportation (19 Total)	16th	19th	16th	16th	16th	17th
Parks (19 Total)	11th	8th	9th	8th	8th	8th



SDCs as a % of Average Home Price



SDCs as % of Average Home Price

Thank you!
Questions?