

RESOLUTION NO. 3377

A RESOLUTION OF THE BEND CITY COUNCIL ADOPTING A FEE SCHEDULE FOR WATER, SEWER, AND TRANSPORTATION SYSTEM DEVELOPMENT CHARGES

Findings

A. Bend Municipal Code (BMC) Chapter 12.10 and ORS 223.297-223.314 allow the City to establish System Development Charges (SDC). Per ORS 223.304, SDCs must be based on a methodology that is adopted by resolution or ordinance. BMC 12.10.050(C) allows the City Council to amend an SDC methodology by resolution.

B. In 2023, the City began a project to update the methodologies for its water, sewer, and transportation SDCs. The City engaged Galardi Rothstein Group and convened a stakeholder group to provide feedback to staff and consultants in the update and creation of these methodologies. The stakeholder group held six meetings between February and August of 2023.

C. The City is considering adoption of an updated Sewer SDC methodology, and new methodologies for its transportation and water SDCs, at the May 1, 2024, Council meeting, along with this resolution for a new fee schedule based on those methodologies. The Fee Schedule adopted by this resolution is based on those methodologies considered and adopted on May 1, 2024. The rates included in the methodology were adjusted for inflation to February 2023. The rates set by this resolution are the rates presented in the methodologies, adjusted for inflation since February 2023 using information published by the Engineering News Record (ENR) Construction Cost index for Seattle.

D. Updates to the SDC methodologies have resulted in new land use categories that provide the basis for how individual developments will be charged, resulting in a need to update the fee schedule for each type of SDC. Previously, the City's SDCs were adopted along with all other fees charged by the City in one fee resolution. For ease of administration, the City now desires to adopt its SDC Fee Schedule in a separate document.

E. The Fee Schedule adopted by this resolution also includes a list of definitions of categories of land uses, based on definitions in the Institute of Transportation Engineers, 11th edition ("ITE"). The City may update these definitions by resolution, to reflect changing development patterns or system service requirements, consistent with the category analyses in the respective SDC methodologies.

F. During development of the new transportation methodology, it was discovered that trip rates for some land use categories in the City's existing transportation methodology were adjusted downward. These adjustments are not supported by the current ITE and

service requirements for those categories in the proposed methodology remove the local downward adjustment to align with the ITE data.

G. The Fee Schedule adopted by this resolution includes an urban area rate that reflects measurably lower transportation system impacts in areas with specific planning regulations that require or promote denser, mixed-use development that reduces vehicle traffic, shortens trips, and provides for walking, biking, and transit as primary modes of transportation. Council finds the area south of Arizona Avenue adjacent to the KorPine urbanizable area was not contemplated for development in the 2016 Bend Comprehensive Plan because it was railroad right-of-way; this location has changed in character, comprehensive plan designation and zoning, and should be included in the Urban Rate Area as shown on the map adopted by this Resolution. The areas and uses to which this urban rate apply are identified in the Fee Schedule adopted by this resolution, and may be updated by Council by resolution, consistent with the methodological basis for the urban rate.

H. For accessory dwelling units (ADUs), the transportation methodology estimated average transportation service requirements based on the maximum size of an ADU allowed under the Bend Development Code (800 square feet). 800 square feet results in an average increase of two tiers in the single unit and middle housing tier structure; therefore the methodology assumed a transportation SDC charge of the average jump in cost between two tiers. Council finds that ADUs may be a range of sizes, not just the maximum. The difference between the tiers in the transportation fee schedule for residential units ranges approximately between 400 and 800 square feet. Therefore, it is reasonable to charge the average of one-tier increase for the transportation SDC for ADUs. Council finds that ADUs result in infill development, accessory to a primary residential use, that results in denser development, reducing the impact on the transportation system. ADUs will not be charged a water or sewer SDC if the water meter needed to serve the primary dwelling unit is sufficient to serve the primary dwelling unit plus the ADU. The Council finds that the addition of the accessory use of the ADU, without increase in size to the water meter, does not create additional impact on the water or sewer systems. As system impacts of ADUs continue to be analyzed, Council may update the rate for ADUs by resolution, consistent with the adopted SDC methodologies.

I. The methodologies each include an exemption from the respective SDC for housing affordable to households making 80% of area median income or less, homeless shelters, and childcare facilities. The need for both affordable housing and childcare in Bend is critical. Market rate housing prices continue to climb, leading to increased demand for affordable housing. Area median income is not rising to meet the costs of housing. Construction costs and other market factors including interest rates have also put pressure on housing costs, making the cost of housing further out of reach for households making 80% of the area median income or less. The number of people experiencing homelessness in Central Oregon grew by 17% between 2021 and 2022, with a large proportion unsheltered. There is a continued need for additional shelter beds. Constructing and operating homeless shelter facilities by non-profit, religious,

government or other entities is often cost prohibitive, and supporting such facilities benefits the health and safety of those in need and the entire community. In addition, the COVID-19 pandemic led to closures of existing childcare facilities and few new facilities opening in the City, exacerbating a pre-existing lack of childcare spaces. Based on changes to the BMC Chapter 12.10 proposed to the City Council in a separate action, SDCs will be charged in full for a subsequent non-exempt use on a property after an exempt childcare or shelter use that did not record a 20-year deed restriction.

J. Notice of the public hearing on proposed changes to the methodology and fee schedule was provided to persons who had requested such notification and the general public on October 16, 2023, at least 90 days before the first public hearing on the methodology. The methodology was made available for public review on the City's website and in person at City Hall beginning on November 17, 2023, at least 60 days prior to adoption. The Bend City Council heard a staff presentation and discussed the methodology, fee schedules and changes to the Municipal Code at a work session on Dec. 6, 2023. Council held a public hearing and considered adoption of the SDC methodology reports, projects lists, fee schedules, and changes to the Bend Municipal Code at the City Council meeting on January 17, 2024. Based on a number of public comments received at and immediately before the hearing, Council held a first reading of the ordinance adopting changes to the Bend Municipal Code, Chapter 12.10, System Development Charges, and continued the public hearing on the SDC methodologies and fee schedule to a later date. Staff conducted additional review with Galardi and Associates, engaged with stakeholders, reviewed and addressed comments, added information to the record for Council consideration to support the proposed methodologies and fee schedule, and proposed adjustments to the methodologies and fee schedules. Council held a work session to review proposed changes on February 21, 2024, and April 3, 2024. The proposed revised methodologies and fee schedule were posted for public consideration to the City's website on April 1, 2024, with notice provided to persons who those on the City's interested parties list. Staff held public question and answer sessions to provide additional information to the public on April 25 & 26, 2024. The continued hearing also allowed additional written comments to be submitted until April 30, 2024, at 5 p.m. Oral comments on the methodology and fee schedule were taken at the continued public hearing at the City Council meeting on May 1, 2024.

K. To mitigate the impacts of the increased SDC rates in the attached fee schedule, a phase-in is adopted, phasing in transportation SDCs over two years for uses that have a transportation SDC rate increasing between 20% and 50% from 2023 rates, and over three years for uses that have a transportation SDC rate increasing at least 50% from 2023 rates.

Now, therefore, based on the above findings,

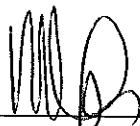
THE CITY OF BEND RESOLVES AS FOLLOWS:

- Section 1. The System Development Charge Fee Schedule, attached as Exhibit A, and Land Use Category Definitions, attached as Exhibit B, Urban Rate Area Map, attached as Exhibit C, are adopted.
- Section 2. Credits, including credits for qualified public improvements, shall be provided consistent with applicable provisions of the Bend Code.
- Section 3. Section 2.11, System Development Charges, of Resolution No. 3340, as it may have been updated or amended, is repealed and replaced with this Resolution.
- Section 4. This Resolution takes effect on July 1, 2024.
- Section 5. If any provision, section, phrase or word of this resolution or the documents adopted hereby, or application thereof to any person or circumstance, is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.

Adopted by motion of the Bend City Council on May 1, 2024.

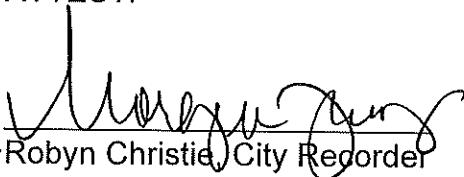
YES: Mayor Melanie Kebler
 Mayor Pro Tem Megan Perkins
 Councilor Barb Campbell
 Councilor Ariel Méndez
 Councilor Mike Riley

NO: none



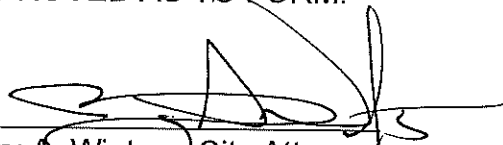
Melanie Kebler, Mayor

ATTEST:



FOR Robyn Christie, City Recorder

APPROVED AS TO FORM:



Mary A. Winters, City Attorney

SDC Schedule - Exhibit A

Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit & Phase-in rates where applicable				Total	
			Year 1	Year 2	Year 3	Year 4		
			Starting 7/1/24	Starting 7/1/25	Starting 7/1/26	Starting 7/1/27	Based on fees starting July 1, 2024	
Categories								
Additional irrigation SDCs apply for irrigation-only meters (all uses) or when irrigated area >1/4 acre (for all nonresidential uses).								
Eligible development types in the Urban Rate Area get 30% reduction in applicable transportation SDC. See criteria in Urban Rate definition in Exhibit B. See Urban Rate Area map in Exhibit C.								
The rates shown below are the rates presented in the methodologies, adjusted for inflation since last updated in each methodology. Annual inflationary updates may be brought before Council.								
Residential Categories								
Single Unit & Middle Housing								
Average		\$7,181	\$5,890	\$9,426			\$22,497	
Tier 1 <600 SQ.FT	Dwelling Unit	\$2,576	\$3,262	\$5,785			\$11,623	
Tier 2 (601-1200 SQ.FT)	Dwelling Unit	\$4,352	\$5,215	\$6,896			\$16,463	
Tier 3 (1201-1600 SQ.FT)	Dwelling Unit	\$5,735	\$5,679	\$8,434			\$19,848	
Tier 4 (1601-2200 SQ.FT)	Dwelling Unit	\$6,467	\$5,878	\$9,854			\$22,199	
Tier 5 (2201-3000 SQ.FT)	Dwelling Unit	\$8,578	\$6,212	\$10,772			\$25,562	
Tier 6 (>3001 SQ.FT)	Dwelling Unit	\$13,783	\$6,797	\$11,095			\$31,675	
Multi Unit Housing								
Housing >4 units	Dwelling Unit	\$1,968	\$4,700	\$5,242	Unchanged (phase-in only applies to nonresidential categories)			\$11,910
Manufactured Dwelling Park, per pad	Dwelling Unit/Pad	\$3,546	\$5,091	\$5,961			\$14,598	
Micro-Units/Single Occupancy	Dwelling Unit	\$1,202	\$2,869	\$3,201			\$7,272	
Dormitories	Room	\$1,202	\$2,869	na			\$4,071	
Attached Sr. Housing (55+ restricted, no care)	Dwelling Unit	\$1,601	\$3,146	\$2,570			\$7,317	
Other Housing								
Continuing Care Facility	Units	\$1,798	\$3,535	\$1,953			\$7,286	
Accessory Dwelling Unit	Dwelling Unit	na	na	\$1,062			\$1,062	
Nonresidential Categories								
Standard Categories								
Industrial/ Manufacturing ^{a,d}	1,000 SQ.FT	\$1,145	\$2,062	\$7,144	unchanged			\$10,351
Warehouse/ Storage/ Dist. Center	1,000 SQ.FT	\$791	\$1,119	\$1,343	\$1,645	unchanged		\$3,253
Movie Theater	1,000 SQ.FT	\$2,362	\$3,269	\$27,362	\$43,114	\$63,425	unchanged	\$32,993
Indoor Fitness & Recreation	1,000 SQ.FT	\$5,058	\$6,951	\$9,240	\$19,141	\$30,582	unchanged	\$21,249
Church/Religious Organization	1,000 SQ.FT	\$1,449	\$1,826	\$5,037	unchanged			\$8,312
Hospital	1,000 SQ.FT	\$4,186	\$7,364	\$8,840	unchanged			\$20,390
Medical - Dental - Vet Office ^b	1,000 SQ.FT	\$3,243	\$4,536	\$15,449	\$18,072	\$26,633	\$38,206	\$23,228
General Office	1,000 SQ.FT	\$2,139	\$2,710	\$8,224	\$10,828	\$14,803	unchanged	\$13,073
Stand-Alone Retail/Services with >50% Floor Area Warehouse/Storage ^c	1,000 SQ.FT	\$801	\$1,149	\$15,029	unchanged			\$16,979
Stand-Alone Retail/Services - Water and Sewer	1,000 SQ.FT	\$1,662	\$2,386		See Retail/ Services (Tiered) - Transportation (below)	na		Add to Retail/Services (Tiered)
Integrated Retail/Services - Water and Sewer	1,000 SQ.FT	\$2,534	\$3,800			na		Transportation Rate
Retail/Services & Integrated Development Over 150K SQ.FT (Tier 2) - Transportation	1,000 SQ.FT	See Stand-Alone or Integrated Retail/ Services - Water and Sewer (above)		\$15,029	unchanged			Add to Stand-Alone or Integrated Retail- Services Water and Sewer Rate
Retail/Services & Integrated Development Less than 150K SQ.FT (Tier 1) - Transportation	1,000 SQ.FT			\$17,161	\$20,215	\$26,128	unchanged	
Super store (with or w/out membership & discount) ^d	1,000 SQ.FT	\$1,824	\$2,651	\$21,667	\$24,036	\$30,015	unchanged	\$26,142
Car Sales ^d	1,000 SQ.FT	\$1,413	\$2,239	\$17,064	\$26,384	\$38,548	unchanged	\$20,716
Supermarket ^d	1,000 SQ.FT	\$2,625	\$4,978	\$37,208	\$44,161	unchanged		\$44,811
Convenience Store	1,000 SQ.FT	\$1,855	\$3,240	\$80,773	unchanged			\$85,868
Furniture Store	1,000 SQ.FT	\$801	\$1,149	\$1,672	\$1,953	\$2,512	unchanged	\$3,622
Bank/Financial Institution	1,000 SQ.FT	\$1,835	\$2,621	\$40,019	\$44,730	\$56,111	unchanged	\$44,475
Restaurant (Table Service)	1,000 SQ.FT	\$7,886	\$12,989	\$8,276	\$15,476	\$24,054	unchanged	\$29,151
Quick Service Restaurant ^d	1,000 SQ.FT	\$7,886	\$12,989	\$65,654	\$71,736	\$88,760	unchanged	\$86,529
Special Unit Categories								
Public Park, Private/Public Golf Course, Common Area ^d	Acre	na	na	\$1,015	\$1,131	unchanged		Add to other applicable fees
Community Space	1,000 SQ.FT	\$1,449	\$1,830					\$3,279
Golf Course Club House	1,000 SQ.FT	\$2,027	\$3,320					\$5,347
Restroom	Each	\$5,149	\$7,364	See Park rate, if applicable				\$12,513
Outdoor Pool	1,000 SQ.FT Surface Area	\$3,031	\$4,094					\$7,125
Childcare (presently exempted in methodologies)	Child	\$61	\$147	\$8,121	na			\$8,329
School K-12	Student	\$111	\$265	\$1,267	\$1,542	unchanged		\$1,643
College/University	Student	\$182	\$442	\$1,267	\$1,336	unchanged		\$1,891
Gas Sales/Service Station ^d	Fuel or Service Position or Site	\$4,825	\$13,254	\$17,159	unchanged			\$35,238
Manual Car Wash ^d	Bay	\$3,213	\$8,836	\$22,020	\$37,650	\$56,949	unchanged	\$34,069
Automated Car Wash ^d	Bay	\$39,681	\$108,980	\$56,949	unchanged			\$205,610
Hotel/Motel/RV Park ^d	Room or Space	\$1,632	\$2,680	\$5,290	\$6,065	unchanged		\$9,602
RV Dump Station (for Park)	Unserviced Space	na	\$1,473	na	na			na
RV Dump Station (for Public)	Each	na	\$14,727	na	na			na

na = not applicable

NOTE: See accompanying category definitions in Exhibit B. See individual SDC methodology reports for additional clarifying information. Individual SDC Reports have different footnotes due to variations by system.

^a"Wet" industries required to prepare individual water and sewer analysis.

^bMedical-Dental-Vet offices w/in hospital campus pay Hospital transportation rate. Transportation rate for Medical-Dental-Vet offices in the Medical Overlay District is reduced by 24% (based on ITE 720 w/in or near hospital campus rate).

^cIf stored products require water for growing, cleaning, etc., Stand-Alone Retail/Services rates for water and sewer apply.

^dIndividual category rate applies even if part of an Integrated Retail/Services development. For Quick Service Restaurants, only those with a drive-thru will be charged individual category rates, even if included in an integrated development.

Irrigation SDC Schedule (Stand-Alone or when irrigated area >1/4 acre)

Meter Size (Inches)	Units	Water \$/Unit
1	Meter	\$17,550
1.5	Meter	\$39,267
2	Meter	\$64,752
3 and Larger	GPD water use	\$10.14

"Wet" Industrial User SDC Schedule

	Units	Water \$/Unit	Sewer \$/Unit
Industrial/Manufacturing	GPD water use	\$10.14	\$29.45

Transportation SDC - Cost Per Trip

\$10,021

SDC Category Definitions and Examples - Exhibit B

Category ^a	Definition/Example Development Types ^a
Residential Categories	
Single Unit & Middle Housing	Single unit housing with up to 4 units on one lot or parcel. Includes middle housing (duplexes, triplexes, quadplexes, cottage developments up to 4 units on one lot or parcel, and townhouses) and up to three (3) manufactured homes on a single lot. Units can be attached or detached. Applies to residential units in a mixed-use development with up to 4 units.
Multi-Unit Housing	Includes multi-unit housing that is part of a mixed-use development.
Housing >4 units	Five or more dwellings on an individual lot or parcel (e.g., multi-plexes, apartments, condominiums, etc.). Units can be attached or detached.
Manufactured Dwelling Park	Manufactured dwelling park as defined in Bend Development Code (four or more pads for manufactured dwellings located on a lot, tract, or parcel of land under the same ownership). Manufactured dwelling means a residential trailer, mobile home, or manufactured home; see BDC definition.
Micro-Units/Single Occupancy	Generally, consists of one room used for living and sleeping purposes and includes permanent provisions for sanitation but does not include a kitchen. See BDC definitions.
Dormitories	On-campus housing for students.
Sr. Housing	Age-restricted (55+) attached housing without on-site care facilities.
Other Housing	
Continuing Care Facility	Nursing home, residential care facility, adult family housing, hospice care, assisted living, rest home, convalescent home, sobering center with overnight beds, congregate or continuing care facility.
Accessory Dwelling Unit	A small, secondary dwelling unit on a lot or parcel with a single-unit dwelling unit as a primary use.

Category ^a	Definition/Example Development Types ^a
Nonresidential Category	
Standard Categories	
Industrial / Manufacturing	May include a mix of manufacturing, service, office, research, lab, and warehouse functions. Many produce goods by assembling other products, such as assembly of computers or other electronics. May be used for research and development projects that are a combination office and lab, where lab is the predominant (>50%) square footage of the combined development area. For purpose of water and sewer SDCs, excludes 'Wet' Industries that use water in the production process (see separate SDC category and definition).
"Wet" Industrial	Users in this category use water during the production process for either creating their products or cooling equipment. Industrial water may also be used for fabricating, processing, washing, diluting, cooling, or transporting a product. Water is also used by industries producing chemicals, food, and beverage products. Breweries, distilleries, and data centers are examples of these types of customers. Water and sewer use and applicable SDC shall be determined through a water and sewer analysis, as defined in the City Code.
Warehouse / Storage / Dist. Center	Warehouse, storage, and high cube fulfillment centers. Self or mini storage. Stand-Alone Retail/Services water and sewer rates apply if stored products require water for growing, cleaning, etc.
Movie Theater	Audience seating, with one or more screens, and a lobby and refreshment stand.
Indoor Fitness & Recreation	Public or privately owned fitness or recreation facilities that may include indoor/outdoor pools, saunas, gyms, classes, courts or specialized passive or active recreation facilities. Features space for exercise, sports, and recreation, as well as a broader range of services such as eating/drinking, preschools/day care and meeting rooms.
Church, Religious Organization	Worship facilities may include assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining facilities.
Hospital	Buildings on a shared campus with medical, surgical diagnosis, treatment, imaging, labs, and other services, and provide overnight beds for persons under the care of doctors and nurses.
Medical - Dental - Vet Office	A facility that provides diagnoses and outpatient care on a routine basis but does not provide prolonged in-house medical/surgical care. May be operated by either a single private physician/dentist/practitioner or a group. Includes vet offices as well as chiropractic and other treatment modalities, mental health professionals, etc. May be connected to other uses (except hospitals) or stand-alone. If this use is part of an Integrated Retail/Services development, this individual land use rate only applies if medical/dental/vet office is the principal use. If located within a hospital campus, the Hospital Rate for transportation applies. If located in the Medical Overlay District, as defined in BDC Chapter 2.7 Article IV, Medical Overlay District SDC is reduced by 24% based on ITE 720 w/in or near hospital campus for transportation.

Category ^a	Definition/Example Development Types ^a
General Office	An administrative office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building or buildings may be limited to one tenant, either the owner or lessee, or contain a mixture of tenants including professional services, insurance companies, investment brokers, and company headquarters. May include onsite daycare or food service facilities provided for tenants. Also includes libraries and research & development projects that may be a combination of office and research lab facilities, when the lab is secondary use (i.e., <50% of building square feet). If part of Integrated Retail/Services development, individual land use rate only applies if the primary use.
Medical Overlay District	The Medical Overlay District as defined in BDC Chapter 2.7 Article IV. Transportation SDCs in this District charged based on ITE 720 w/in or near hospital campus rate.
Medical Dental Office w/in Hospital Campus	Hospital transportation rate for Medical-Dental office located within a hospital campus.
Stand-Alone Retail/Services with >50% Floor Area Warehouse/Storage	Stand-Alone retail uses with floor area greater than 50% for warehouse/storage. If stored products require water for growing, cleaning, etc., Stand-Alone Retail/Services rates for water and sewer apply.
Stand-Alone Retail/Services	Includes general merchandise and services categories not otherwise listed in the SDC schedule. Transportation rate is based on size of development as listed in the SDC Schedule. Stand-alone rate for sewer and water applies to Stand-alone Retail/Services that are not integrated (see "integrated" definition below).
Integrated Retail/Services	An integrated development is planned or developed as a unit with features such as shared parking or access, like single development with multiple storefronts or office spaces, strip mall, mixed use building with residential and commercial spaces, etc. Integrated developments are charged the Integrated rate for water and sewer, except as described in the following sentences. Transportation rate is based on the square footage of the development, using the Retail/Services rate. The following uses will be charged transportation, water, and sewer rates based on their individual category rates even if included in an integrated development: Hotels, Parks, Super Store, Supermarket, Quick-Service Restaurants w/drive-thru, Car Washes, Gas Sales/Service Stations, Industrial/Manufacturing, 'Wet' Industrial, and Car Sales. Where an integrated development has a principal use (as defined in the BDC), the water, sewer & transportation rate of the category for that use will apply to the square footage of the principal use, and the integrated rate for water and sewer will apply to the square footage of all uses other than the primary use; transportation rate will be based on the square footage of all uses other than the primary use. For building that is mixed commercial and residential uses, integrated rate applies to the commercial square footage and applicable residential rate based on number of units applies to residential space.
Super Store (with or w/out membership & discount)	Store includes a variety of services or departments including a full-service grocery department; has centralized cashiers and may have garden center or pharmacy. May or may not be part of shopping center or require membership. Examples include Costco, Walmart, Fred Meyer, etc. Additional retail pads within the development will be charged at the Integrated Retail/Services rate. When a development includes a super store and a gas station and/or service station, the super store and gas station/service station will be charged as separate uses, with the latter charged the gas sales/service station rate.

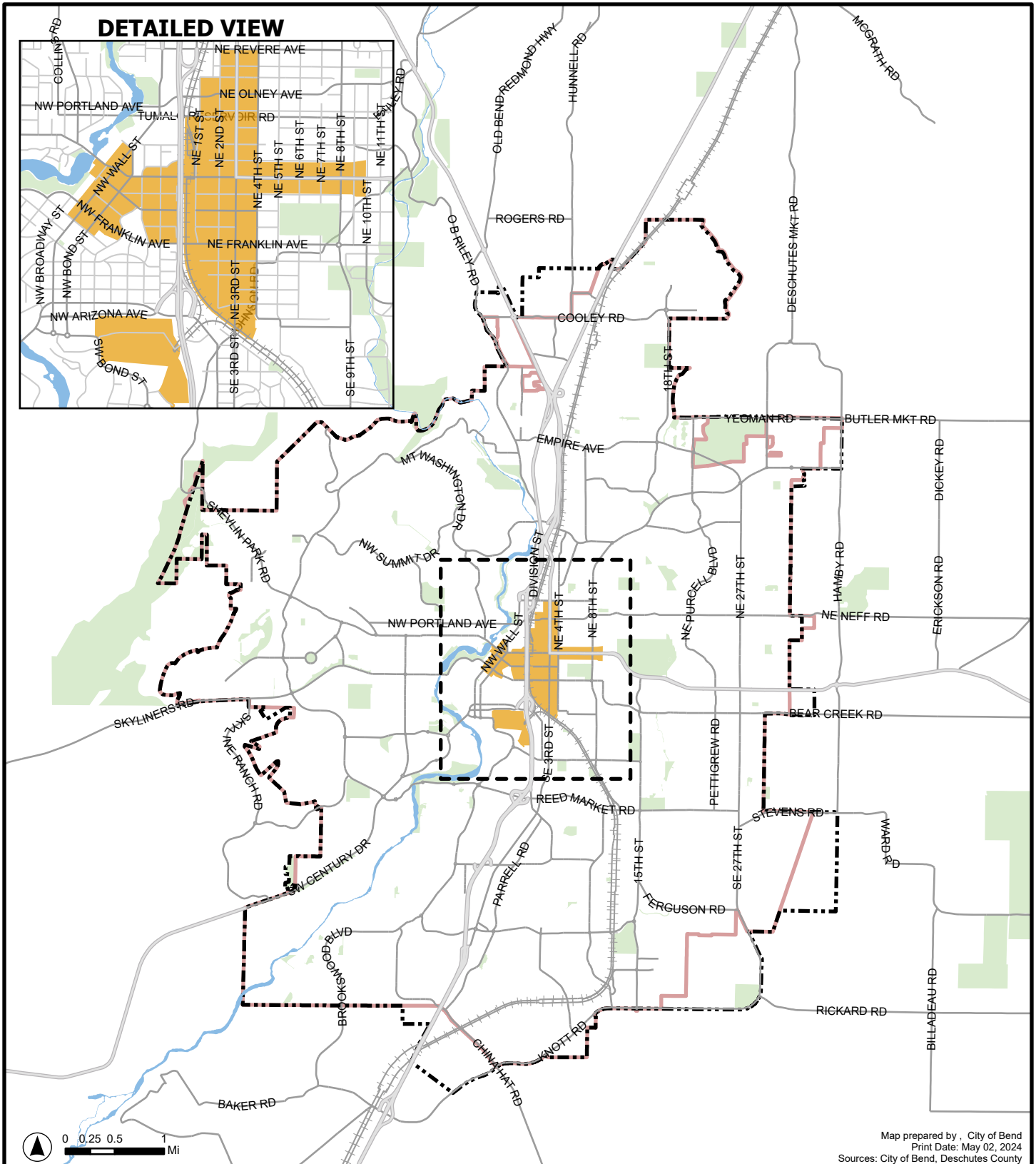
Category ^a	Definition/Example Development Types ^a
Supermarket	A store that sells an assortment of food, beverage, household products and other related items. Some include limited banks, bakeries, dry cleaning, and floral services. This category also includes discount grocery stores, but not “super” stores. When a development includes a supermarket and a gas station and/or service station, the supermarket and gas station/service station will be charged as separate uses, with the latter charged the gas sales/service station rate.
Convenience Store	A small retail store that sells limited grocery, beverages, coffee, pre-made and some made to order foods, snacks, alcohol, over the counter drugs and toiletries. Some have limited seating.
Furniture Store	A store that sells primarily pre-assembled furniture and carpeting. Some have large showrooms and most of the goods must be ordered for delivery.
Car Sales	New and used automobile dealerships may include auto services and parts sales, includes vehicles for sale or lease.
Bank/Financial Institution	A building, with or without a drive-up window, for the custody or exchange of money, and for facilitating the transmission of funds. Walk in and drive through. If part of integrated retail/services development, individual land use rate only applies if the principal use.
Restaurant (Table Service)	An eating and/or drinking establishment (including brewery taproom or winetasting room) that prepares food or beverages on-site and offers accommodation for consuming the food or beverage on the premises. Usually serves breakfast, lunch, and/or dinner; generally, does not have a drive-up window. Fees apply to restaurants that are not incidental to shopping centers or hotels. This category does not apply to a bottle shop that primarily sells closed bottles and is not connected to a brewery or winery unless service includes a kitchen and table service for prepared food.
Quick (Counter) Service Restaurant	Quick food service and a limited menu of items. Food is generally served in disposable wrappings or containers and may be consumed inside or outside the restaurant building or food truck. Restaurants in this category may or may not have a drive-up window. Fees apply to restaurants/food trucks that have drive-thru lanes or are not incidental to shopping centers or hotels.
Special Categories	
Public Parks, Private/Public Golf Course, Common Areas	Developed parks owned and operated by public agencies, public and private golf courses. Common area examples include restrooms, picnic table areas and other gathering spaces. Sites may include a variety of recreation amenities, including boating or outdoor swimming facilities, splash pads, sport fields, playgrounds, and picnic facilities. A developed park includes at least one built amenity that provides a park experience beyond open space. Land preserved for natural areas, trails and trailheads are not considered developed parks for SDC purposes and will be excluded from acreage measurements used as the basis for transportation SDCs; irrigation rate may apply to developed or natural areas if irrigated. When a park includes a recreation center, the park and recreation center will be charged as separate uses, with the latter charged the Indoor Fitness & Recreation rate. Water and sewer SDCs for parks will be charged according to the irrigation and park facility categories (e.g., Stand-Alone Restroom and Outdoor Pool).

Category ^a	Definition/Example Development Types ^a
Community space	Structures for gathering with a Homeowner's Association or access limited to neighborhood residents. Applies to water and sewer SDCs only.
Golf Course Club House	Golf course pro shop or club house. Applies to water and sewer SDCs only.
Restroom (Stand-Alone)	Stand-alone public restroom facilities. Applies to water and sewer SDCs only. Separate water SDC does not apply if served by a meter used for irrigation and restroom is incidental to irrigation use.
Outdoor Pool (Public)	Outdoor public pools that are not part of an recreation or fitness center. Applies to water and sewer SDCs only.
Separate Irrigation Space >1/4 acre	Irrigation uses that exceed ¼ acre and that are served by a meter that serves both the irrigation use and other (e.g., indoor) water uses. When other water uses serve buildings that are more than an incidental use (e.g., school or office buildings), the irrigation portion of the SDC will be determined based on the meter size that would be required if the irrigation space were served by a stand-alone meter. Applies to water SDCs only.
Stand-Alone Irrigation	A water meter installed with irrigation as the primary use. May also serve a restroom or other incidental use if irrigation is the principal use. Applies to water SDCs only.
Childcare	Daycare and childcare facilities. Childcare facilities that are incidental to other categories (e.g., Indoor Fitness and Recreation, General Office, etc.) or are within Integrated Retail/Services developments and not the primary use will be charged those other category rates.
Schools K-12	Includes public and private primary and secondary schools (e.g., elementary, junior high, middle school and high school) instructional classrooms, offices, cafeterias, and gymnasiums. For water SDCs, a separate irrigation SDC based on meter size applies for outdoor sports fields and irrigation uses greater than ¼ acre or served by a stand-alone meter.
College/University	Facilities of higher education include two-year, technical, four-year, and graduate-level institutions. Category includes instructional classrooms, offices, cafeterias, and gymnasiums. For water SDCs, a separate irrigation SDC based on meter size applies for outdoor sports fields and irrigation uses greater than ¼ acre or served by a stand-alone meter.
Gas Sales/Service Station	A facility used for the sale of gasoline or service station that provides short duration, high-turnover auto services such as oil changes, etc. May include areas for servicing or repairing vehicles. May include minimart and/or carwash. Minimarts without fueling/service positions fall under the Convenience Store rate. Other auto repair falls under Integrated and Stand-Alone Retail/Services. Water and sewer SDCs assessed per site; transportation SDCs are assessed per fueling/service positions (per ITE definitions) Car washes on the site will be assessed additional water and sewer SDCs based on the type of car wash (see SDC schedule).
Car Wash	Manual operations where the driver parks and washes the vehicle in a stall, or an automated facility for the same purpose will be charged the same for transportation SDCs. Refer to SDC schedule for water and sewer rates for manual vs. automated car washes.

Category ^a	Definition/Example Development Types ^a
Hotel/Motel/RV Park	Includes hotel/motel and other overnight facilities primarily intended for transient stays. May include on-site restaurants (or food truck pads), drinking place/bar, meeting and banquet rooms or convention facilities as well as swimming pools and fitness. For water and sewer SDCs, applies to RV park spaces with individual water and sewer service connections. If individual spaces do not have sewer hookups, then use RV dump station rate for sewer portion.
RV Dump Station (For Park)	Facilities for disposal of black water and gray water from RV holding tanks at RV parks and campgrounds not served by individual services at each space. Applies to sewer SDCs only. Will be assessed based on number of spaces without individual connections.
Sewage Dump Station (Open to Public)	Facilities for disposal of black water and gray water from RV holding tanks at gas stations or other sites. Applies to sewer SDCs only.
Urban Rate	30% reduction in applicable transportation SDC for uses in areas identified on the Urban Rate Area map adopted by City Council in the Fee Resolution. To qualify, the development must be in one of these areas, at least three stories high, the first floor of developments with frontage on arterial, collector, or for developments in the Bend Central District, main streets as identified in BDC Chapter 2.7, must be “commercial ready” as defined in BDC Section 2.7.3245.A. 1., 2., and 3. Rate is not available for development that includes any auto-dependent or auto-oriented uses (as defined in the BDC) or for single-unit or middle housing residential uses. Multi-unit residential does qualify if the other criteria are met.

^a Where there is a conflict between definitions, definitions in Bend Development Code control.

Urban Rate Area Map - Exhibit C



URBAN RATE AREA

MAY 2024

- Urban Rate Area*
- Parks
- Railroad
- Urban Growth Boundary
- Major Roads
- River
- City Limits
- Major Streets



CITY OF BEND

*Urban Area boundaries include Bend Development Code (Chapter 2.2) Central Business District (CBD) and 2016 Comprehensive Plan Opportunity Areas 1 (Bend Central District), 2 (East Downtown), 3 (Inner Hwy 20/Greenwood), and 5 (KorPine plus certain adjacent land).

This map is for reference purposes only. Care was taken in the creation of this map, but it is provided "AS IS." Please contact the City of Bend to verify map information or to report any errors.