

RESOLUTION NO. 3447

A RESOLUTION OF THE 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. On May 1, 2024, the City Council adopted new SDC methodologies under Resolution No. 3376 (Water SDC methodology), Resolution No. 3375 (Transportation SDC Methodology), and Resolution No. 3374 (Sewer SDC Methodology).

B. Following adoption of the methodologies, on May 1, 2024, the City adopted SDC rates consistent with those methodologies under Resolution No. 3377, along with land use category definitions and an urban area rate map. Resolution No. 3377 included a phase-in for some of the rates.

C. The fees adopted by this Resolution implement the second year of a phase-in adopted in 2024 for transportation SDCs for certain uses to mitigate the impacts of the increased SDC rates. As shown on the attached Exhibit A, Fee Schedule, transportation SDCs are being phased in 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. Additionally, minor modifications and clarifications are now needed to simplify implementation of some of the land use categories used to charge SDCs to specific developments. No changes are being made to the urban area rate map, as no changes to zoning have occurred since 2024 to support expansion of the areas to which this rate applies.

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, Land Use Category Definitions, attached as Exhibit B, and Urban Rate Area Map, attached as Exhibit C, are adopted, replacing the exhibits previously adopted by Council under Resolution No. 3377. Exhibits D and E, with changes shown, are attached for reference.

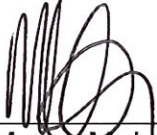
Section 2. This Resolution takes effect on July 1, 2025.

Section 3. 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 June 18, 2025.

YES: Kebler, Franzosa, Méndez, Perkins, Platt, Riley

NO:



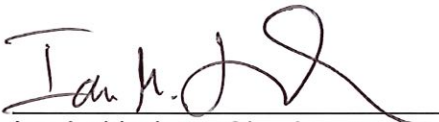
Mayor Melanie Kebler

ATTEST:



Ashley Bontje, City Recorder's Office

APPROVED AS TO FORM:



Ian Leitheiser, City Attorney

SDC Schedule - Exhibit A

Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit & Phase-in rates where applicable; Phase-in schedule adopted 7-1-24, Res. No. 3377			Total
			Year 2	Year 3	Year 4	Based on fees starting July 1, 2025
Categories			Starting 7/1/25	Starting 7/1/26	Starting 7/1/27	
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. Phase-in rates provided for planning purposes only; Inflation adjustment may still apply, subject to Council approval each year.						
Residential Categories						
Single Unit & Middle Housing						
Average		\$7,346	\$6,025	\$9,643		\$23,014
Tier 1 <600 SQ FT	Dwelling Unit	\$2,635	\$3,337	\$5,918		\$11,890
Tier 2 (601-1200 SQ FT)	Dwelling Unit	\$4,452	\$5,335	\$7,055		\$16,842
Tier 3 (1201-1600 SQ FT)	Dwelling Unit	\$5,867	\$5,810	\$8,628		\$20,305
Tier 4 (1601-2200 SQ FT)	Dwelling Unit	\$6,616	\$6,013	\$10,081		\$22,710
Tier 5 (2201-3000 SQ FT)	Dwelling Unit	\$8,775	\$6,355	\$11,020		\$26,150
Tier 6 (>3001 SQ FT)	Dwelling Unit	\$14,100	\$6,953	\$11,350		\$32,403
Multi Unit Housing						
Housing >4 units	Dwelling Unit	\$2,013	\$4,808	\$5,363	Phase-in only applies to nonresidential categories	\$12,184
Manufactured Dwelling Park, per pad	Dwelling Unit/Pad	\$3,628	\$5,208	\$6,098		\$14,934
Micro-Units/Single Occupancy	Dwelling Unit	\$1,230	\$2,935	\$3,275		\$7,440
Dormitories	Room	\$1,230	\$2,935	na		\$4,165
Attached Sr. Housing (55+ restricted, no care)	Dwelling Unit	\$1,638	\$3,218	\$2,629		\$7,485
Other Housing						
Continuing Care Facility	Units	\$1,839	\$3,616	\$1,998		\$7,453
Accessory Dwelling Unit	Dwelling Unit	na	na	\$1,086		\$1,086
Nonresidential Categories						
Standard Categories						
Industrial ^{a d}	1,000 SQ FT	\$1,171	\$2,109	\$7,308	Continue from Year 2	\$10,588
Warehouse/ Storage/ Dist. Center ^d	1,000 SQ FT	\$809	\$1,145	\$1,683	Continue from Year 2	\$3,637
Movie Theater	1,000 SQ FT	\$2,416	\$3,344	\$44,106	\$64,884 Continue from Yr 3	\$49,866
Indoor Fitness & Recreation	1,000 SQ FT	\$5,174	\$7,111	\$19,581	\$31,285 Continue from Yr 3	\$31,866
Church/Religious Organization	1,000 SQ FT	\$1,482	\$1,868	\$5,153	Continue from Year 2	\$8,503
Hospital	1,000 SQ FT	\$4,282	\$7,533	\$9,043	Continue from Year 2	\$20,858
Medical - Dental - Vet Office ^b	1,000 SQ FT	\$3,318	\$4,640	\$18,488	\$27,246 \$39,085	\$26,446
General Office	1,000 SQ FT	\$2,188	\$2,772	\$11,077	\$15,143 Continue from Yr 3	\$16,037
Stand-Alone Retail/Services with >50% Floor Area Warehouse/Storage ^c	1,000 SQ FT	\$819	\$1,175	\$15,375	Continue from Year 2	\$17,369
Stand-Alone Retail/Services - Water and Sewer	1,000 SQ FT	\$1,700	\$2,441	See Retail/Services (Tiered) - Transportation (below)	na	Add to Retail/Services (Tiered)
Integrated Retail/Services - Water and Sewer	1,000 SQ FT	\$2,592	\$3,887			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)		\$15,375	Continue from Year 2	
Retail/Services & Integrated Development Less than 150K SQ FT (Tier 1) - Transportation	1,000 SQ FT			\$20,680	\$26,729	Continue from Yr 3
Super store (with or w/out membership & discount) ^d	1,000 SQ FT	\$1,866	\$2,712	\$24,588	\$30,705	Continue from Yr 3
Vehicle Sales ^d	1,000 SQ FT	\$1,445	\$2,290	\$26,991	\$39,435	Continue from Yr 3
Supermarket ^d	1,000 SQ FT	\$2,685	\$5,092	\$45,177	Continue from Year 2	
Convenience Store	1,000 SQ FT	\$1,898	\$3,315	\$82,631	Continue from Year 2	
Furniture Store	1,000 SQ FT	\$819	\$1,175	\$1,997	\$2,570	Continue from Yr 3
Bank/Financial Institution	1,000 SQ FT	\$1,877	\$2,681	\$45,759	\$57,402	Continue from Yr 3
Restaurant (Table Service)	1,000 SQ FT	\$8,067	\$13,288	\$15,831	\$24,607	Continue from Yr 3
Quick Service Restaurant ^d	1,000 SQ FT	\$8,067	\$13,288	\$73,386	\$90,801	Continue from Yr 3

	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit & Phase-in rates where applicable; Phase-in schedule adopted 7-1-24, Res. No. 3377			Total
				Year 2	Year 3	Year 4	Based on fees starting July 1, 2025
Categories				Starting 7/1/25	Starting 7/1/26	Starting 7/1/27	
Nonresidential Categories (Continued)							
Special Unit Categories							
Public Park, Private/Public Golf Course, Common Area ^d	Acre	na	na	\$1,157	Continue from Year 2		Add to other applicable fees
Community Space	1,000 SQ FT	\$1,482	\$1,872				\$3,354
Golf Course Club House	1,000 SQ FT	\$2,074	\$3,396				\$5,470
Restroom	Each	\$5,267	\$7,533		See Park rate, if applicable		\$12,800
Outdoor Pool	1,000 SQ FT Surface Area	\$3,101	\$4,188				\$7,289
Childcare (presently exempted in methodologies)	Child	\$62	\$150	\$8,308	na		\$8,520
School K-12	Student	\$114	\$271	\$1,577	Continue from Year 2		\$1,962
College/University	Student	\$186	\$452	\$1,367	Continue from Year 2		\$2,005
Gas Sales/Service Station ^d	Fuel or Service Position or Site	\$4,936	\$13,559	\$17,554	Continue from Year 2		\$36,049
Manual Car Wash ^d	Bay	\$3,287	\$9,039	\$38,516	\$58,259	Continue from Yr 3	\$50,842
Automated Car Wash ^d	Bay	\$40,594	\$111,487	\$58,259	Continue from Year 2		\$210,340
Hotel/Motel/RV Park ^d	Room or Space	\$1,670	\$2,742	\$6,204	Continue from Year 2		\$10,616
RV Dump Station (for Park)	Unserved Space	na	\$1,507		na		\$1,507
RV Dump Station (for Public)	Each	na	\$15,066		na		\$15,066

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	\$17,954
1.5	Meter	\$40,170
2	Meter	\$66,241
3 and Larger	GPD water use	\$10.37

"Wet" Industrial User SDC Schedule

	Units	Water \$/Unit	Sewer \$/Unit
Industrial/Manufacturing	GPD water use	\$10.37	\$30.13

Transportation SDC - Cost Per Trip

\$10,251

SDC Category Definitions and Examples – Exhibit B

Table B-1. SDC Category Definitions and Examples

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 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 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	May include a mix of manufacturing, service, office, research, lab, and warehouse functions. May also include specialty trade contractors and machine and auto repair that are part of industrial buildings. 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 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 a 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).
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.
Integrated Retail/Services	An integrated retail/services development is typically a shopping center that is planned or developed as a unit with features such as shared parking or access. Includes single developments with multiple storefronts or office spaces, strip malls, mixed use buildings with residential and commercial spaces, etc. These developments typically include retail stores, food and beverage, entertainment facilities, service providers, and common areas. Water and sewer are assessed at the Integrated Retail/Services rate. Transportation is assessed at the Retail/Services rate and is based on the total square footage of all buildings in the development. The following uses will be charged transportation, water, and sewer based on their individual category rates even if included in an integrated development: Hotels, Parks, Super Stores, Supermarkets, Quick-Service Restaurants w/drive-thru, Car Washes, Gas Sales/Service Stations, Industrial, 'Wet' Industrial, Warehouse/Storage/Distribution Centers, and Vehicle Sales. For a building that has mixed commercial and residential uses, the integrated rate applies to commercial square footage and the 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.
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.

Category ^a	Definition/Example Development Types ^a
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.
Vehicle Sales	New and used automobile and recreational vehicle 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.
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. A customer commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Usually serves breakfast, lunch, and/or dinner; generally, does not have a drive-up window. Fees apply to restaurants that are not incidental to 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. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. 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. This category applies to food truck lots with or without taprooms. Fees apply to restaurants/food trucks that have drive-thru lanes or are not incidental to 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).
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.

Category ^a	Definition/Example Development Types ^a
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 a 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 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 where the primary business is the fueling of motor vehicles. 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 service or repair falls under Integrated and Stand-Alone Retail/Services or Industrial, if part of an industrial building. 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.
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.

Category ^a	Definition/Example Development Types ^a
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.

DETAILED VIEW

Map prepared by , City of Bend
 Print Date: May 02, 2024
 Sources: City of Bend, Deschutes County

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.

SDC Schedule - Exhibit D

Units		Water \$/Unit		Sewer \$/Unit		Transportation- \$/Unit & Phase-in rates where applicable		Transportation \$/Unit & Phase-in rates where applicable; Phase-in schedule adopted 7-1-24, Res. No. 3377				Total	
						Year 1	Year 2	Year 3	Year 4	Based on fees starting July 1, 202 4 5			
Categories						Starting 7/1/24	Starting 7/1/25	Starting 7/1/26	Starting 7/1/27				
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. Phase-in rates provided for planning purposes only; Inflation adjustment may still apply, subject to Council approval each year.													
Residential Categories													
Single Unit & Middle Housing													
Average			\$7,181 \$7,346	\$5,890 \$6,025	\$9,426 \$9,643					\$22,497 \$23,014			
Tier 1 <600 SQ FT	Dwelling Unit	\$2,576 \$2,635	\$3,262 \$3,337	\$5,785 \$5,918						\$11,623 \$11,890			
Tier 2 (601-1200 SQ FT)	Dwelling Unit	\$4,352 \$4,452	\$5,215 \$5,335	\$6,896 \$7,055						\$16,463 \$16,842			
Tier 3 (1201-1600 SQ FT)	Dwelling Unit	\$5,735 \$5,867	\$5,679 \$5,810	\$8,434 \$8,628						\$19,848 \$20,305			
Tier 4 (1601-2200 SQ FT)	Dwelling Unit	\$6,467 \$6,616	\$5,878 \$6,013	\$9,854 \$10,081						\$22,199 \$22,710			
Tier 5 (2201-3000 SQ FT)	Dwelling Unit	\$8,578 \$8,775	\$6,212 \$6,355	\$10,772 \$11,020						\$25,562 \$26,150			
Tier 6 (>3001 SQ FT)	Dwelling Unit	\$13,783 \$14,100	\$6,797 \$6,953	\$11,095 \$11,350						\$31,675 \$32,403			
Multi Unit Housing													
Housing >4 units	Dwelling Unit	\$1,968 \$2,013	\$4,700 \$4,808	\$5,242 \$5,363						\$11,910 \$12,184			
Manufactured Dwelling Park, per pad	Dwelling Unit/Pad	\$3,546 \$3,628	\$5,091 \$5,208	\$5,961 \$6,098				Unchanged— (phase-in only applies to nonresidential categories)		\$14,598 \$14,934			
Micro-Units/Single Occupancy	Dwelling Unit	\$1,202 \$1,230	\$2,869 \$2,935	\$3,201 \$3,275						\$7,272 \$7,440			
Dormitories	Room	\$1,202 \$1,230	\$2,869 \$2,935	na na						\$4,071 \$4,165			
Attached Sr. Housing (55+ restricted, no care)	Dwelling Unit	\$1,601 \$1,638	\$3,146 \$3,218	\$2,570 \$2,629						\$7,317 \$7,485			
Other Housing													
Continuing Care Facility	Units	\$1,798 \$1,839	\$3,535 \$3,616	\$1,953 \$1,998						\$7,286 \$7,453			
Accessory Dwelling Unit	Dwelling Unit		na	na	\$1,062 \$1,086					\$1,062 \$1,086			
Nonresidential Categories													
Standard Categories													
Industrial/ Manufacturing ^{a d}	1,000 SQ FT	\$1,145 \$1,171	\$2,062 \$2,109	\$7,144 \$7,308				Continue from Year 2		\$10,351 \$10,588			
Warehouse/ Storage/ Dist. Center ^d	1,000 SQ FT	\$791 \$809	\$1,119 \$1,145	\$1,343 \$1,645	\$1,683			Continue from Year 2		\$3,253 \$3,637			
Movie Theater	1,000 SQ FT	\$2,362 \$2,416	\$3,269 \$3,344	\$27,362 \$43,114	\$44,106 \$63,425	\$64,884		Continue from Yr 3		\$32,993 \$49,866			
Indoor Fitness & Recreation	1,000 SQ FT	\$5,058 \$5,174	\$6,951 \$7,111	\$9,240 \$19,141	\$19,581 \$30,582	\$31,285		Continue from Yr 3		\$21,249 \$31,866			
Church/Religious Organization	1,000 SQ FT	\$1,449 \$1,482	\$1,826 \$1,868	\$5,037 \$5,153				Continue from Year 2		\$8,312 \$8,503			
Hospital	1,000 SQ FT	\$4,186 \$4,282	\$7,364 \$7,533	\$8,840 \$9,043				Continue from Year 2		\$20,390 \$20,858			
Medical - Dental - Vet Office ^b	1,000 SQ FT	\$3,243 \$3,318	\$4,536 \$4,640	\$15,449 \$18,072	\$18,488 \$26,633	\$27,246 \$38,206	\$39,085			\$23,228 \$26,446			
General Office	1,000 SQ FT	\$2,139 \$2,188	\$2,710 \$2,772	\$8,224 \$10,828	\$11,077 \$14,803	\$15,143		Continue from Yr 3		\$13,073 \$16,037			
Stand-Alone Retail/Services with >50% Floor Area	1,000 SQ FT	\$801 \$819	\$1,149 \$1,175	\$15,029 \$15,375				Continue from Year 2		\$16,979 \$17,369			
Warehouse/Storage ^c													
Stand-Alone Retail/Services - Water and Sewer	1,000 SQ FT	\$1,662 \$1,700	\$2,386 \$2,441	See Retail/Services - (Tiered) - Transportation (below)	See Retail/Services (Tiered) - Transportation (below)			na		Add to Retail/Services (Tiered) Transportation Rate			
Integrated Retail/Services - Water and Sewer	1,000 SQ FT	\$2,534 \$2,592	\$3,800 \$3,887	See Retail/Services - (Tiered) - Transportation (below)	See Retail/Services (Tiered) - Transportation (below)					Add to Stand-Alone or Integrated Retail- Services Water and Sewer 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	\$15,375	Continue from Year 2					
Retail/Services & Integrated Development Less than 150K SQ FT (Tier 1) - Transportation	1,000 SQ FT					\$17,161	\$20,215 \$20,680	\$26,128 \$26,729	Continue from Yr 3				
Super store (with or w/out membership & discount) ^d	1,000 SQ FT	\$1,824 \$1,866	\$2,651 \$2,712	\$21,667 \$24,036	\$24,588 \$30,015	\$30,705		Continue from Yr 3		\$26,142 \$29,166			
Car Vehicle Sales ^d	1,000 SQ FT	\$1,413 \$1,445	\$2,239 \$2,290	\$17,064 \$26,384	\$26,991 \$38,548	\$39,435		Continue from Yr 3		\$20,716 \$30,726			
Supermarket ^d	1,000 SQ FT	\$2,625 \$2,685	\$4,978 \$5,092	\$37,208 \$44,161	\$45,177			Continue from Year 2		\$44,811 \$52,954			
Convenience Store	1,000 SQ FT	\$1,855 \$1,898	\$3,240 \$3,315	\$80,773 \$82,631				Continue from Year 2		\$85,868 \$87,844			
Furniture Store	1,000 SQ FT	\$801 \$819	\$1,149 \$1,175	\$1,672 \$1,953	\$1,997 \$2,512	\$2,570		Continue from Yr 3		\$3,622 \$3,991			
Bank/Financial Institution	1,000 SQ FT	\$1,835 \$1,877	\$2,621 \$2,681	\$40,019 \$44,730	\$45,759 \$56,111	\$57,402		Continue from Yr 3		\$44,475 \$50,317			
Restaurant (Table Service)	1,000 SQ FT	\$7,886 \$8,067	\$12,989 \$13,288	\$8,276 \$15,476	\$15,831 \$24,054	\$24,607		Continue from Yr 3		\$29,151 \$37,186			
Quick Service Restaurant ^d	1,000 SQ FT	\$7,886 \$8,067	\$12,989 \$13,288	\$65,654 \$71,736	\$73,386 \$88,760	\$90,801		Continue from Yr 3		\$86,529 \$94,741			

	Units	Water \$/Unit	Sewer \$/Unit	Transportation- \$/Unit & Phase-in rates where applicable	Transportation \$/Unit & Phase-in rates where applicable; Phase-in schedule adopted 7-1-24, Res. No. 3377				Total				
				Year 1	Year 2	Year 3	Year 4	Based on fees starting July 1, 2024					
Categories				Starting 7/1/24	Starting 7/1/25	Starting 7/1/26	Starting 7/1/27						
Nonresidential Categories (Continued)													
Special Unit Categories													
Public Park, Private/Public Golf Course, Common Area ^d	Acre	na	na	\$1,015	\$1,131	\$1,157	Continue from Year 2	Add to other applicable fees					
Community Space	1,000 SQ FT	\$1,449	\$1,482	\$1,830	\$1,872	See Park rate, if applicable	See Park rate, if applicable	\$3,279	\$3,354				
Golf Course Club House	1,000 SQ FT	\$2,027	\$2,074	\$3,320	\$3,396			\$5,347	\$5,470				
Restroom	Each	\$5,149	\$5,267	\$7,364	\$7,533			\$12,513	\$12,800				
Outdoor Pool	1,000 SQ FT	\$3,031	\$3,101	\$4,094	\$4,188			\$7,125	\$7,289				
Childcare (presently exempted in methodologies)	Child	\$61	\$62	\$147	\$150	\$8,121	\$8,308	na	\$8,329	\$8,520			
School K-12	Student	\$111	\$114	\$265	\$271	\$1,267	\$1,542	\$1,577	Continue from Year 2	\$1,643	\$1,962		
College/University	Student	\$182	\$186	\$442	\$452	\$1,267	\$1,336	\$1,367	Continue from Year 2	\$1,891	\$2,005		
Gas Sales/Service Station ^d	Fuel or Service Position or Site	\$4,825	\$4,936	\$13,254	\$13,559	\$17,159	\$17,554	Continue from Year 2	\$35,238	\$36,049			
Manual Car Wash ^d	Bay	\$3,213	\$3,287	\$8,836	\$9,039	\$22,020	\$37,650	\$38,516	\$56,949	\$58,259	Continue from Yr 3	\$34,069	\$50,842
Automated Car Wash ^d	Bay	\$39,681	\$40,594	\$108,980	\$111,487	\$56,949	\$58,259	Continue from Year 2	\$205,610	\$210,340			
Hotel/Motel/RV Park ^d	Room or Space	\$1,632	\$1,670	\$2,680	\$2,742	\$5,290	\$6,065	\$6,204	Continue from Year 2	\$9,602	\$10,616		
RV Dump Station (for Park)	Unserved Space	na	\$1,473	\$1,507	na	na	na	na	na	\$1,507			
RV Dump Station (for Public)	Each	na	\$14,727	\$15,066	na	na	na	na	na	\$15,066			

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 \$17,954
1.5	Meter	\$39,267 \$40,170
2	Meter	\$64,752 \$66,241
3 and Larger	GPD water use	\$10.14 \$10.37

"Wet" Industrial User SDC Schedule

	Units	Water \$/Unit	Sewer \$/Unit
Industrial/Manufacturing	GPD water use	\$10.14 \$10.37	\$29.45 \$30.13

Transportation SDC - Cost Per Trip

\$10,021 \$10,251

SDC Category Definitions and Examples-Exhibit E

Table B-1. SDC Category Definitions and Examples

Category^a	Definition/Example Development Types^a
<i>Residential Categories</i>	
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 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. May also include specialty trade contractors and machine and auto repair that are part of industrial buildings. 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 a 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 retail/services development is typically a shopping center that is planned or developed as a unit with features such as shared parking or access, like . Includes single developments with multiple storefronts or office spaces, strip malls, mixed use buildings with residential and commercial spaces, etc. These developments typically include retail stores, food and beverage, entertainment facilities, service providers, and common areas. Water and sewer are assessed at the Integrated Retail/Services rate. Integrated developments are charged the Integrated rate for water and sewer, except as described in the following sentences. Transportation is assessed at the Retail/Services rate and is based on the total square footage of all buildings in the development 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 Stores, Supermarkets, Quick-Service Restaurants w/drive-thru, Car Washes, Gas Sales/Service Stations, Industrial/Manufacturing, 'Wet' Industrial, Warehouse/Storage/Distribution Centers, and Car Vehicle 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 a building that has is mixed commercial and residential uses, the integrated rate applies to the commercial square footage and the applicable residential rate, based on number of units, applies to residential space.

Category ^a	Definition/Example Development Types ^a
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.
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 Vehicle Sales	New and used automobile and recreational vehicle 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. A customer commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. 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. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. 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. This category applies to food truck lots with or without taprooms. Fees apply to restaurants/food trucks that have drive-thru lanes or are not incidental to shopping centers or hotels.

Category ^a	Definition/Example Development Types ^a
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).
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 a a 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.

Category ^a	Definition/Example Development Types ^a
Gas Sales/Service Station	A facility used for the sale of gasoline or service station where the primary business is the fueling of motor vehicles. 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 service or repair falls under Integrated and Stand-Alone Retail/Services or Industrial, if part of an industrial building. 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.
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.