

Systems Development Charges - Sewer Collection System

3.835 Credits.

(1) *Sewer Main Extensions.* When a developer extends an existing sewer main across intervening property to serve the developer's development, the developer may be reimbursed in accordance with Sections [3.900](#) through [3.913](#).

(2) *Oversize Pipe.*

(a) Where it is a condition of development approval that a developer construct a sanitary sewer main which is greater than eight inches in diameter, the developer shall be credited an amount equal to the difference between the calculated cost of the larger pipe (installed) and that of the eight-inch pipe. The cost differential shall be as established in the most recent fee schedule approved by resolution of the City Council. **The credit amount per linear foot shall be adjusted July 1 each year by the January to January Engineering New Record Construction Cost Index (EENR-CCI).**

Compensation for solid rock excavation shall be based and prorated on the developer's actual costs as determined by the City Engineer.

(b) All credits for oversize pipe construction will be paid in cash in accordance with the parameters identified below. All cash payments will be approved administratively, per applicable expense authority limits of the City's contracting and purchasing code. Payments shall be made to the developer who constructs the improvements unless otherwise provided for in a written agreement between the City and the developer. Such an agreement is also subject to the restrictions of Section [3.723](#). In calculating credits, no credit shall be given for the time value of money.

(c) The total credit allowed for a single- or multi-family residential land division development shall be calculated following the construction of the improvements, or the recording of the final plat, whichever comes later, and will be prorated across the number of dwelling units to be constructed in the development. The maximum credit to be allocated to each individual dwelling unit shall be no more than the value of the corresponding SCSDC fee which will be due for that same dwelling unit at the time the total credit valued for the development is calculated.

(d) Credits for commercial and industrial land divisions shall be calculated at the same point in the review process as those for residential land divisions. Cash payments shall be made to the developer as each building permit is paid which has a SCSDC fee as part of said building permit. The cash payment resulting from a new building permit in a non-residential land division shall be equal to the amount of the

SCSDC fee calculated for said building permit. Credits shall be paid out as permits are issued, on a "first-come, first-served" basis until used up. Total credits for the development shall be reduced by the amount of each payment until, 1) all parcels in the land division are full developed, (2) the credits are reduced to zero, or (3) the credit period expires, whichever comes first. If credits remain after all parcels are developed, and if the credit period has not expired, the remaining credits shall be paid in cash to the developer.

(e) Credits for other types of development, such as those approved by the Site Plan and Architectural Commission, shall be determined after the completion of the improvements. Distribution or assignment of these credits shall be in accordance with Section [3.835\(2\)\(b\)](#) above.

The value of oversize pipe credits for all developments shall be based on the date of the first submittal of the public improvement drawings to the Engineering Division for review and approval. Oversize pipe credits for developments whose public improvement drawings were submitted to the City for review before the effective date of the change shall be determined using the old credit value. Those submitted on or after the effective date of the change shall be determined using the new credit value.

The length of the credit period shall be ten years. For subdivisions and land partitions, the credit period shall begin with the date the final plat is recorded with the Jackson County Clerk's office. For other types of development, the credit period shall begin with the date the improvements are accepted by the City.

(3) *Former Use.*

(a) SCSDC credit will be given for the prior use of a building. This will be based on the type of building and the number of single-family residence equivalent units of the original facility. No refund will be given if the change of use results in a decreased sewer loading. Credit will be given, whether the building has been vacant or occupied, regardless of the length of the vacancy.

(b) Credit may also be given for demolished or destroyed buildings previously existing on a parcel. The burden of proof showing that there was a permitted building on the subject parcel, and the nature of its use, shall fall on the applicant. Said building must have been connected to a City of Medford sanitary sewer main in order to be eligible for credit. No cash credit payments may be made for excess credits due to demolished buildings.

[Added Sec. 1, Ord. No. 2000-35, Feb. 17, 2000; Amd. Sec. 3, Ord. No. 2003-245, Sep. 4, 2003; Amd. Ord. No. 2004-107, May 20, 2004; Amd. Sec. 2, Ord. No. 2005-229, Oct. 6, 2005; Amd. Ord. No. 2007-104, May 17, 2007; Amd. Sec. 1, Ord. No. 2008-92, May 15, 2008; Amd. Sec. 2, Ord. No. 2009-126, Jun. 4, 2009; Amd. Sec. 3, Ord. No. 2016-13, Jan. 21, 2016; Amd. Sec. 4, Ord. No. 2017-67, Jun. 15, 2017; Amd. Exh. A, Ord. No. 2021-135, Nov. 4, 2021.]
