

working for clean rivers

## BES Administrative Rule Updates Affecting Connection Charges

Adrienne Aiona | Engineering Supervisor

Glen Laube | Analyst II

March 21, 2024



ENVIRONMENTAL SERVICES  
CITY OF PORTLAND

Mingus Mapps, Commissioner  
Dawn Uchiyama, Director



# Presentation Overview

---

- Context of BES rate changes.
- Development-related charge policy updates
  - Sanitary and storm SDCs
  - Other connection charges
- Summary of proposed changes
- Public comment period



# Related work

---

- **2023 BES Rate Study Recommendations**
  - Align rates with cost of service for each customer
  - Improve how we charge our customers
  - Approved by City Council
- **Code changes passed Council in December 2023**
  - Changes to Chapter 17.36 were necessary to implement rate study recommendations
- **Rate ordinance passed council**
- **Administrative Rule Changes**
  - Updates to several existing rules are necessary to align policies with the recently approved changes to Chapter 17.36
- **All updates in effect July 1, 2024**



# What is being updated?

---

## Updates will affect three existing development-related Administrative Rules:

- ENB-4.05 (Sanitary and Stormwater System Development Charges)
  - This rule describes the decision-making criteria and means by which BES calculates sanitary and stormwater SDCs.
- ENB-4.18 (Mandatory Sewer Connection Program)
  - This rule establishes the criteria used to mandate and enforce connections to the public sanitary sewer, including the requirement to levy sewer line and branch connection charges.
- ENB-4.06 (Sanitary Sewer Line and Branch Connection Charges)
  - This rule supports ENB-4.18 by establishing the criteria used to calculate sanitary sewer line and branch connection charges.



# Proposed SDC changes

---

## ENB-4.05 (Sanitary and Stormwater SDCs)

- Charge sanitary SDCs based on DFU count and tiered rates
- Charge stormwater SDCs based on impervious area
- Base residential SDCs on actuals instead of class averages



# Changes – Sanitary SDCs

Current	Proposed
Based on flow with Equivalent Dwelling Units (EDUs)	Based on flow with Drainage Fixture Units (DFUs)
Residential based on EDU class average	Residential based on DFU count
Commercial/other based on tiered DFU to EDU conversion	Commercial/other based on DFU count and tiered rates



# Sanitary SDC – Tiers (changes in bold)

Tier 1	Tier 2	Tier 3
Automotive Retailers	Clinics/Medical Offices	Beverage Processing/Distilleries
<b>Automotive and Other Repair Services</b>	Clothing & Dry Goods Stores	Cannabis Growing and Processing
<b>Business Offices</b>	Coffee Shops/Delis/Catering	Car Washes
Care Facilities	<b>Dental Offices</b>	<b>Food Service – Cart Pod</b>
Churches/Clubs/Organizations	Drinking Establishments/Tasting Rooms	Food Service - Fast Food
Construction Trade Services	Food Carts with Direct Connections	Food Service – Restaurant
Education/Cultural Sites	General Retail Sales	Grocery Stores, Supermarkets
Fire Stations	Spas/Beauty and Barber Salons	Laundry Services, Self-Services
Hospitals	Pet Grooming/Pet Boarding	
Hotels/Motels/Lodging	Warehouses used for Storage	
Industrial/Manufacturing Uses		
Recreational Vehicle Parks		
Rental/Storage Services		
Repair Services		
<b>Residential</b>		
<b>Senior Living Facilities</b>		
Schools/Colleges/Universities		



# Changes – Stormwater SDC

Current	Proposed
Based on impervious area, trips, linear feet of frontage	Based on impervious area
Residential based on class average	Residential based on actual impervious area





# Rates and Anticipated Changes

	Current	Proposed
Sanitary	\$8,299 per EDU (tier 1 EDU – 16 DFUs) (tier 2 EDU – 12 DFUs) (tier 3 EDU – 7 DFUs)	\$547 per DFU in tier 1 \$731 per DFU in tier 2 \$1,252 per DFU in tier 3
Stormwater	\$259 per ksf IA \$8.36 per LF frontage \$4.67 per trip	\$507 per ksf SBA

	Change in SDC
Smaller homes	↓
Larger homes	↑
Multi-dwellings	↓*
Large commercial or industrial	↑



# Summary of Proposed Changes

---

## ENB-4.18 (Mandatory Sewer Connection Program)

## ENB-4.06 (Sanitary Sewer Line & Branch Charges)

- ENB-4.18 was created to support the implementation of the Mid-Multnomah County Sewer Plan.
  - The MMCSPP was developed in the 1980's to provide for the abandonment of cesspools through public sewerage.
- ENB-4.18 provides criteria for required sewer connections, deferrals, and enforcement.
- ENB-4.18 is supported by ENB-4.06 which provides the criteria used for calculating required sanitary sewer line and branch connection charges.
- These rules are both scheduled for repeal:
  - The MMCSPP was completed.
  - The mandatory sewer connection program has accomplished its primary objectives.
  - Areas without access to a public sewer do not have the density of property owners to make the cost share a significant contribution to the total cost of the new sewer.

