



Independence Civic Center
555 South Main Street
Independence, OR 97351
General Information: (503) 838-1212
www.ci.independence.or.us/publicworks

NOTICE OF PUBLIC HEARING SYSTEM DEVELOPMENT CHARGE (SDC) METHODOLOGY UPDATE

Hearing Date:..... **June 9, 2026**
Time:..... **6:30 p.m.**
Hearing Body:**City Council**

Proposal:	Intent to Update the City of Independence’s System Development Charge (SDC) Methodologies for Parks.
Summary of Proposal:	<p>The City of Independence hereby issues public notice, pursuant to ORS 223.304 (6) and (7), of its intent to change the methodology for calculating SDCs for parks. A public hearing on the new methodology is scheduled before the Independence City Council on June 9, 2026, at or shortly after 6:30 p.m.</p> <p>The city currently charges SDCs to help fund needed infrastructure throughout the city. SDCs supplement other existing funding sources, including user fees and developer funded improvements. SDCs are assessed at the time of building permit issuance. The proposal to change the SDCs methodologies will include a new fee assessment schedule.</p>
Area of Applicability:	The SDC proposal applies to all incorporated areas of the City of Independence. The fee is also intended to apply to future outlining areas of the city that fall within the Urban Growth Boundary (UGB). When properties within the UGB are annexed to the city, the SDC fee would apply with subsequent development at the time of building permit issuance.
Criteria:	Oregon Revised Statutes, Section 223.297 through 223.304 and Independence City Code, Chapter 33, Section 33.15 through 33.30.
Hearing Place:	Independence Civic Center, 555 South Main Street, Independence, OR 97351
Staff Contact:	Gerald Fisher, Public Works Director (503) 838-1212, or e-mail at gfisher@ci.independence.or.us

Methodology and Technical Report – Available no later than April 8, 2026.

At least sixty (60) calendar days prior to the hearing, a copy of the technical report that addresses the methodology and calculation of the proposed charges, and applicable state law will be available for inspection on the city website at www.ci.independence.or.us/publicworks. The same materials will be available at City Hall, 555 South Main Street, from 8:00 a.m. to 5:00 p.m. Monday through Friday, except holidays. Copies of any or all materials will be provided at reasonable cost.

Submission of Written Testimony:

Any person may submit written testimony prior to the hearing date. To be included with the staff report addressed to City Council, written testimony must be received no later than 5:00 p.m. on Friday, May 29, 2026.

Delivery Methods:

- Mail to Public Works Director, City of Independence, PO Box 7, Independence, Oregon 97351
OR
- Email to gfisher@ci.independence.or.us (please include a physical mailing address with your e-mail address).
OR
- Hand-delivered to City Hall, 555 S. Main Street, Independence, OR 97351, from 8:00 a.m. to 5:00 p.m. Monday through Friday, except holidays. Attention letter to Gerald Fisher, Public Works Director.

Contest of Methodology:

Legal action intended to contest the methodology used for calculating a system development charge may not be filed after 60 days following adoption or modification of the system development charge ordinance or resolution by the local government. A person shall request judicial review of the methodology used for calculating a system development charge only as provided in ORS 34.010 to 34.100.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER, ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER. The recipient of this notice is hereby responsible promptly to forward a copy of this notice to every person with a documented interest, including a renter or lessee.

Independence City Hall is accessible to any persons with disabilities. Any requests for accommodation should be made at least 48 hours before the meeting by calling 503-838-1212.

Gerald Fisher, PE
Public Works Director
City of Independence, Oregon