

## RESOLUTION NO. 674

### A RESOLUTION ADOPTING GUIDELINES FOR THE IMPLEMENTATION OF THE TRANSPORTATION SYSTEMS DEVELOPMENT CHARGE (SDC).

WHEREAS, the Stayton City Council adopted a Transportation Master Plan dated July 1997, which contains a list of capital improvements needed to meet current and future transportation demands;

WHEREAS, Stayton City Council's Resolution No. 635, dated December 7, 1998, established a Transportation System Development Charge (SDC) in accordance with ORS 223.297;

WHEREAS, Resolution No. 660, dated April 5, 2000, reduced the number of projects on the Capital Improvements List and reduced the amount of the SDC Improvement fee from \$2,728 per PM Peak-Hour trip to \$1,917 per PM Peak-Hour trip;

WHEREAS, a Stayton City Council Work Session was held on June 29, 2000, which was open to the public and during which public input was received, to review the changes contemplated herein to the manner of implementing the previously established Transportation SDC methodologies;

WHEREAS, the Stayton City Council deems that the changes in implementation of the Transportation SDC methodology are fair and reasonable and should represent the guidelines to be followed henceforth, retroactively to January 1, 1999, except for specific instances where the City Council has taken particular action to establish the SDC; and

WHEREAS, any changes in rates or charges resulting from the guidelines established by this resolution do not represent new rates or charges subject to the limitations set forth in Section 11(b), Article XI of the Oregon Constitution.

NOW THEREFORE,

BE IT RESOLVED that the City shall continue to use the *ITE Trip Generation (6<sup>th</sup> Edition)* manual (the Manual) to implement the Transportation Systems Development Charge (SDC), as amended, but instead of using the Average Rate of PM Peak Hour trips reported in the Manual, the City will use the trip rate defined by the mid-point between the low number of trips given in the Range of Rates and the Average Rate, as described in the Manual.

BE IT FURTHER RESOLVED that the City shall use the attached table (Attachment A) as the primary guide to using the Manual in determining the appropriate trip rate. The City is not limited to using this table, as the Manual shall remain the underlying resource for implementing the SDC.

BE IT FURTHER RESOLVED that this resolution does not amend the Transportation SDC as defined in ORS 223.304(5), but merely clarifies how the City shall implement the SDC and shall be retroactive to January 1, 1999, except for specific instances where the City Council has taken particular action to establish the SDC.

This resolution shall become effective upon the adoption by the Stayton City Council.

ADOPTED BY THE STAYTON CITY COUNCIL this 7<sup>th</sup> day of August, 2000.

CITY OF STAYTON

Signed: Aug. 8, 2000, ~~2000~~

By: Henry A. Porter  
Henry A. Porter, Mayor

Signed: 8-8, 2000

ATTEST: Chris Childs  
Chris Childs, City Administrator

APPROVED AS TO FORM:

David A. Rhoten  
David A. Rhoten, City Attorney

## Calculations of the Transportation SDC City of Stayton

Average Vehicle Trip = \$1,917/PM Peak Hour Trip

Code	Title	Measured by	Measurement		C
			Other	Square Feet	
30	Truck Terminal	Acres	1		12,949
110	General Light Industrial	1000 Sq. Ft. GFA		1,000	1,270
120	General Heavy Industrial	1000 Sq. Ft. GFA		1,000	1,032
130	Industrial Park	1000 Sq. Ft. GFA		1,000	873
140	Manufacturing	1000 Sq. Ft. GFA		1,000	741
150	Warehousing	1000 Sq. Ft. GFA		1,000	838
151	Mini-Warehouse	1000 Sq. Ft. GFA		1,000	370
210	Single-Family Detached Housing	Dwelling Units	1		1,936
220	Apartment	Dwelling Units	1		1,284
221	Low-Rise Apartment	Occupied Dwelling Units	1		1,189
222	High-Rise Apartment	Dwelling Units	1		767
223	Mid-Rise Apartment	Dwelling Units	1		843
230	Residential Condominium/Townhouse	Dwelling Units	1		1,035
231	Low-Rise Residential Condominium/Townhouse	Dwelling Units	1		1,035
233	Luxury Condominium/Townhouse	Occupied Dwelling Units	1		1,246
240	Mobile Home Park	Occupied Dwelling Units	1		1,112
250	Retirement Community	Occupied Dwelling Units	1		482
252	Congregate Care Facility	Occupied Dwelling Units	1		298
253	Elderly Housing-Attached	Occupied Dwelling Units	1		156
270	Residential Planned Unit Development	Dwelling Units	1		1,380
320	Motel	Occupied Rooms	1		667
430	Golf Course	Holes	9		60,213
444	Movie Theater with Matinee	1000 Sq. Ft. GFA		1,000	19,814
492	Racquet Club	1000 Sq. Ft. GFA		1,000	1,423
495	Recreational Community Center	1000 Sq. Ft. GFA		1,000	4,131
520	Elementary School	1000 Sq. Ft. GFA		1,000	3,892
522	Middle School/Junior High School	1000 Sq. Ft. GFA		1,000	3,000
530	High School	1000 Sq. Ft. GFA		1,000	3,058
560	Church	1000 Sq. Ft. GFA		1,000	1,889
565	Day Care Center	1000 Sq. Ft. GFA		1,000	14,250
610	Hospital	1000 Sq. Ft. GFA		1,000	1,720
620	Nursing Home	1000 Sq. Ft. GFA		1,000	776
630	Clinic	Full-time Doctors	1		8,464
710	General Office Building	1000 Sq. Ft. GFA		1,000	1,746
714	Corporate Headquarters Building	1000 Sq. Ft. GFA		1,000	1,684
715	Single Tenant Office Building	1000 Sq. Ft. GFA		1,000	2,213
720	Medical-Dental Office Building	1000 Sq. Ft. GFA		1,000	4,849
731	State Motor Vehicles Department	1000 Sq. Ft. GFA		1,000	29,726
732	United States Post Office	1000 Sq. Ft. GFA		1,000	15,987
750	Office Park	1000 Sq. Ft. GFA		1,000	1,966
760	Research and Development Center	1000 Sq. Ft. GFA		1,000	1,305
770	Business Park	1000 Sq. Ft. GFA		1,000	1,623
812	Building Materials and Lumber Store	1000 Sq. Ft. GFA		1,000	6,575
813	Free-Standing Discount Superstore	1000 Sq. Ft. GFA		1,000	3,912
814	Specialty Retail Center	1000 Sq. Ft. GFA		1,000	4,562

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Code	Title	Measured by	Measurement		C
			Other	Square Feet	
815	Free-Standing Discount Store	1000 Sq. Ft. GFA		1,000	5,075
816	Hardware/Paint Store	1000 Sq. Ft. GFA		1,000	8,358
817	Nursery (Garden Center)	1000 Sq. Ft. GFA		1,000	5,320
818	Nursery (Wholesale)	1000 Sq. Ft. GFA		1,000	5,799
820	Shopping Center (*Derived)	1000 Sq. Ft. GFA		1,000	2,407
823	Factory Outlet Center	1000 Sq. Ft. GFA		1,000	1,682
831	Quality Restaurant	1000 Sq. Ft. GFA		1,000	9,636
832	High-Turnover (Sit-Down) Restaurant	1000 Sq. Ft. GFA		1,000	18,915
833	Fast-Food Restaurant without Drive-Through Window	1000 Sq. Ft. GFA		1,000	42,158
834	Fast-Food Restaurant with Drive-Through Window	1000 Sq. Ft. GFA		1,000	30,854
836	Drinking Place	1000 Sq. Ft. GFA		1,000	14,554
840	Automobile Care Center	1000 Sq. Ft. GFA		1,000	4,348
841	New Car Sales	1000 Sq. Ft. GFA		1,000	2,567
843	Automobile Parts Sales	1000 Sq. Ft. GFA		1,000	6,916
844	Gasoline/Service Station	Vehicle Fueling Positions	1		5,478
845	Gasoline/Service Station w/ Convenience Market	Vehicle Fueling Positions	1		3,929
846	Gasoline/Service Station w/ Convenience Market & Car Was	Vehicle Fueling Positions	1		4,579
848	Tire Store	1000 Sq. Ft. GFA		1,000	3,134
849	Wholesale Tire Store	1000 Sq. Ft. GFA		1,000	2,704
850	Supermarket	1000 Sq. Ft. GFA		1,000	9,408
851	Convenience Market (Open 24 Hours)	1000 Sq. Ft. GFA		1,000	26,796
852	Convenience Market (Open 15-16 Hours)	1000 Sq. Ft. GFA		1,000	18,958
853	Convenience Market with Gasoline Pumps	Vehicle Fueling Positions	1		10,045
854	Discount Supermarket	1000 Sq. Ft. GFA		1,000	9,312
861	Discount Club	1000 Sq. Ft. GFA		1,000	3,688
862	Home Improvement Superstore	1000 Sq. Ft. GFA		1,000	3,216
863	Electronics Superstore	1000 Sq. Ft. GFA		1,000	4,039
870	Apparel Store	1000 Sq. Ft. GFA		1,000	5,732
880	Pharmacy/Drugstore without Drive-Through Window	1000 Sq. Ft. GFA		1,000	15,422
881	Pharmacy/Drugstore with Drive-Through Window	1000 Sq. Ft. GFA		1,000	15,029
911	Walk-in Bank	1000 Sq. Ft. GFA		1,000	57,640
912	Drive-in Bank	1000 Sq. Ft. GFA		1,000	41,782