



RESOLUTION NO. 25-027
ADOPTING AMENDMENTS TO THE FISCAL YEAR 2025-26 FEE SCHEDULE TO UPDATE
SYSTEM DEVELOPMENT CHARGES (SDCs) TO REFLECT INFLATIONARY ADJUSTMENTS AND
REVISED SDC METHODOLOGIES FOR WASTEWATER AND TRANSPORTATION

WHEREAS, the City of Stayton has adopted a fee schedule for various permits, applications, and services, including System Development Charges (SDCs), to support the provision of infrastructure and services associated with new development; and

WHEREAS, Resolution No. 25-009 adopted the Fiscal Year 2025-26 fee schedule, excluding updates to SDCs pending the annual review required each June and updates to the SDC methodologies for certain infrastructure systems; and

WHEREAS, the existing adopted SDC methodology allows for annual inflationary adjustments based on the 20-City Average Construction Cost Index published by Engineering News Record; and

WHEREAS, the Construction Cost Index for June 2025 reflects an increase of 2.4%, which shall be applied to the water, stormwater, and parks SDCs; and

WHEREAS, the City has completed an update to the SDC methodologies for wastewater and transportation, establishing new maximum defensible SDC rates for each; and

WHEREAS, it is the intent of the City Council to ensure that development continues to contribute its proportionate share toward infrastructure improvements through updated and legally defensible SDCs.

NOW THEREFORE, THE CITY OF STAYTON RESOLVES:

SECTION 1. The City of Stayton hereby adopts the amendments to the Fiscal Year 2025-26 fee schedule to Apply a 2.4% increase to the water, stormwater, and parks SDCs, consistent with the 20-City Average Construction Cost Index; and update the wastewater and transportation SDCs consistent with the updated methodologies adopted by the Council via Resolution No. 25-026.

SECTION 2. The amended SDC section of the fee schedule, attached as Exhibit A, is hereby adopted and incorporated by reference.

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

ADOPTED BY THE STAYTON CITY COUNCIL THIS 4TH DAY OF AUGUST 2025.

CITY OF STAYTON

Signed: 8-4, 2025

BY:

Brian Quigley
Brian Quigley, Mayor

Signed: 8-5, 2025

ATTEST:

Julia Hajduk
Julia Hajduk, City Manager

Permits								
Building permits					per Marion County fee schedule			
Building Structural Permit Driveway/Sidewalk Inspections					\$150			
System Development Charges								

Wastewater-Stayton Total (shared and Stayton only)								
Meter size	3/4"	1"	1 1/2"	2"	3"	4"	6"	8+'
Reimbursement	\$7,535	\$12,558	\$25,116	\$40,186	\$80,372	\$125,582	\$251,163	\$401,861
Improvement	\$4,130	\$6,883	\$13,767	\$22,027	\$44,053	\$68,832	\$137,665	\$220,264
compliance	\$78	\$130	\$260	\$416	\$832	\$1,300	\$2,600	\$4,160
Total	\$11,743	\$19,571	\$39,143	\$62,629	\$125,257	\$195,714	\$391,428	\$626,285

Wastewater - Sublimity shared SDC								
Meter size	3/4"	1"	1 1/2"	2"	3"	4"	6"	8+"
Reimbursement	\$4,812	\$8,021	\$16,041	\$25,666	\$51,332	\$80,205	\$160,410	\$256,657
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Total	\$6,308	\$10,514	\$21,028	\$33,645	\$67,290	\$105,140	\$210,280	\$336,449

Water									
Meter size	3/4"	1"	1 1/2"	2"	3"	4"	6"	8+"	Mult fam/unit
Reimbursement	\$1,409.00	\$2,353.21	\$4,692.15	\$7,511.20	\$-	\$-	\$-	\$-	\$1,126.99
Improvement	\$2,735.12	\$4,568.00	\$9,108.30	\$14,580.57	\$-	\$-	\$-	\$-	\$2,187.69
Total	\$4,144.13	\$6,921.22	\$13,800.45	\$22,091.78	\$-	\$-	\$-	\$-	\$3,314.69

Parks	per residential unit
Reimbursement	\$251.33
Improvement	\$3,729.99
Total	\$3,981.31

Stormwater	
New dwelling on existing (2014) street based on assumed avg impervious area of 3500 sq ft.	\$2,580.48
New dwelling on new street (built after 2014) based on assumed avg impervious area of 5020 sq ft.	\$3,682.30
multi-family and non-residential development (per sq ft of impervious surface)	\$0.74

Transportation	
\$4701 per PMPeak trip end - See Appendix A for full Transportation SDC Schedule based on ITE code	
Single Family Detached	\$7,441/unit
Multi-family (low rise)	\$2,269/unit

For informational purposes only – The SDC for a typical Single Family Detached home would be:

	Wastewater	Water	Parks	Stormwater	Transportation	Total
¾" meter, home on new street	\$11,743	\$4,144.13	\$3,981.31	\$3,682.30	\$7,441	\$30,991.74
¾" meter, new home on "existing" street	\$11,743	\$4,144.13	\$3,981.31	\$2,580.48	\$7,441	\$29,856.92

School Construction Excise Tax (Rate set by North Santiam School District)

	Cost per Square Foot	Type
Residential	\$1.63	<ul style="list-style-type: none"> All new or relocated single or multiple unit housing, including manufactured housing units Conversion of non-residential to residential Addition of living space to an existing residential structure
Commercial	\$0.82	<ul style="list-style-type: none"> \$40,800 Maximum

Appendix A: Transportation SDC Schedule

	ITE	PM Peak	Pass-by Trip	Person Trip	New PM	
	Code Unit of Measure	Hour Vehicle	Reduction	Conversion	Peak Hour	Transportati
		Trip Ends	Factor	Factor	Person Trip	on SDC
General Light Industrial	110 1,000 SFGFA	0.65	1.00	1.68	1.09	\$5,145
Industrial Park	130 1,000 SFGFA	0.34	1.00	1.68	0.57	\$2,691
Manufacturing	140 1,000 SFGFA	0.74	1.00	1.68	1.25	\$5,858
Warehousing	150 1,000 SFGFA	0.18	1.00	1.68	0.30	\$1,425
Mini-Warehouse	151 1,000 SFGFA	0.15	1.00	1.68	0.25	\$1,187
Utility	170 1,000 SFGFA	2.16	1.00	1.68	3.64	\$17,099
Specialty Trade Contractor	180 1,000 SFGFA	1.93	1.00	1.68	3.25	\$15,278
Single-Family Detached Housing	210 Dwelling Units	0.94	1.00	1.68	1.58	\$7,441
Multifamily Housing (Low-Rise, not close to rail transit)	220 Dwelling Units	0.51	1.00	0.95	0.48	\$2,269
Multifamily Housing (Mid-Rise, not close to rail transit)	221 Dwelling Units	0.39	1.00	1.18	0.46	\$2,167
Mobile Home Park	240 Dwelling Units	0.58	1.00	1.68	0.98	\$4,591
Senior Adult Housing - Detached	251 Dwelling Units	0.30	1.00	1.68	0.51	\$2,375
Senior Adult Housing - Attached	252 Dwelling Units	0.25	1.00	1.68	0.42	\$1,979
Congregate Care Facility	253 Dwelling Units	0.18	1.00	2.44	0.44	\$2,069
Assisted Living	254 1,000 SFGFA	0.48	1.00	1.68	0.81	\$3,800
Recreational Homes	260 Dwelling Units	0.29	1.00	1.68	0.49	\$2,296
Timeshare	265 Dwelling Units	0.63	1.00	1.68	1.06	\$4,987
Residential Planned Unit Development	270 Dwelling Units	0.69	1.00	1.68	1.16	\$5,462
Hotel	310 Rooms	0.59	1.00	1.68	0.99	\$4,670
Motel	320 Rooms	0.36	1.00	1.68	0.61	\$2,850
Campground/Recreational Vehicle Park	416 Acres	0.48	1.00	1.68	0.81	\$3,800
Multipurpose Recreational Facility	435 1,000 SFGFA	3.58	1.00	1.68	6.03	\$28,339
Multiplex Movie Theater	445 Movie Screens	13.96	1.00	1.68	23.51	\$110,508
Ice Skating Rink	465 1,000 SFGFA	0.17	1.00	1.68	0.29	\$1,346
Soccer Complex	488 Fields	16.43	1.00	1.68	27.66	\$130,061
Health/Fitness Club	492 1,000 SFGFA	3.45	1.00	1.68	5.81	\$27,310
Recreational Community Center	495 1,000 SFGFA	2.50	1.00	1.51	3.78	\$17,757
Elementary School	520 1,000 SFGFA	0.16	1.00	1.68	0.27	\$1,267
Middle School/Junior High School	525 1,000 SFGFA	0.15	1.00	1.68	0.25	\$1,187
High School	530 1,000 SFGFA	0.14	1.00	1.68	0.24	\$1,108
Junior/Community College	540 1,000 SFGFA	0.11	1.00	1.68	0.19	\$871
Church	560 1,000 SFGFA	0.49	1.00	1.68	0.83	\$3,879
Day Care Center	565 1,000 SFGFA	11.12	1.00	1.68	18.72	\$88,027
Prison	571 Beds	0.08	1.00	1.68	0.13	\$633
Fire and Rescue Station	575 1,000 SFGFA	0.48	1.00	1.68	0.81	\$3,800
Library	590 1,000 SFGFA	8.16	1.00	1.68	13.74	\$64,595
Hospital	610 1,000 SFGFA	0.86	1.00	1.67	1.44	\$6,753
Nursing Home	620 1,000 SFGFA	0.59	1.00	1.68	0.99	\$4,670
Clinic	630 1,000 SFGFA	3.69	1.00	2.48	9.17	\$43,106
Animal Hospital/Veterinary Clinic	640 1,000 SFGFA	3.53	1.00	1.68	5.94	\$27,944
General Office Building	710 1,000 SFGFA	1.44	1.00	1.30	1.88	\$8,830
Small Office Building	712 1,000 SFGFA	2.16	1.00	1.68	3.64	\$17,099
Single Tenant Office Building	715 1,000 SFGFA	1.76	1.00	1.68	2.96	\$13,932
Medical-Dental Office Building	720 1,000 SFGFA	3.93	1.00	1.14	4.50	\$21,147
Government Office Building	730 1,000 SFGFA	1.71	1.00	1.68	2.88	\$13,536
United States Post Office	732 1,000 SFGFA	11.21	1.00	1.68	18.87	\$88,739
Office Park	750 1,000 SFGFA	1.30	1.00	1.68	2.19	\$10,291
Research and Development Center	760 1,000 SFGFA	0.98	1.00	1.45	1.42	\$6,676
Business Park	770 1,000 SFGFA	1.22	1.00	1.68	2.05	\$9,658
Tractor Supply Store	810 1,000 SFGFA	1.40	1.00	1.68	2.36	\$11,082
Construction Equipment Rental Store	811 1,000 SFGFA	0.99	1.00	1.68	1.67	\$7,837
Building Materials and Lumber Store	812 1,000 SFGFA	2.25	1.00	1.68	3.79	\$17,811
Free-Standing Discount Superstore	813 1,000 SFGFA	4.33	0.71	1.68	3.68	\$17,279
Variety Store	814 1,000 SFGFA	6.70	0.66	1.68	4.91	\$23,103
Free-Standing Discount Store	815 1,000 SFGFA	4.86	0.83	1.68	5.64	\$26,503
Hardware/Paint Store	816 1,000 SFGFA	2.98	0.74	1.68	2.75	\$12,918
Nursery (Garden Center)	817 1,000 SFGFA	6.94	1.00	1.68	11.69	\$54,937
Nursery (Wholesale)	818 1,000 SFGFA	5.24	1.00	1.68	8.82	\$41,480
Shopping Center	820 1,000 SFGFA	3.40	0.66	2.03	3.01	\$14,164
Factory Outlet Center	823 1,000 SFGFA	2.29	1.00	1.68	3.86	\$18,128
Automobile Sales (New)	840 1,000 SFGFA	2.42	1.00	2.11	5.11	\$24,019

	ITE		PM Peak	Pass-by Trip	Person Trip	New PM	Transportati
	Code	Unit of Measure	Hour Vehicle Trip Ends	Reduction Factor	Conversion Factor	Peak Hour Person Trip	
Automobile Sales (Used)	841	1,000 SFGFA	3.75	1.00	1.68	6.31	\$29,685
Recreational Vehicle Sales	842	1,000 SFGFA	0.77	1.00	1.68	1.30	\$6,095
Automobile Parts Sales	843	1,000 SFGFA	4.90	0.57	1.68	2.68	\$12,602
Tire Store	848	1,000 SFGFA	3.75	0.72	1.68	3.27	\$15,389
Tire Superstore	849	1,000 SFGFA	2.11	1.00	1.68	3.55	\$16,703
Supermarket	850	1,000 SFGFA	8.95	0.64	2.88	10.57	\$49,690
Convenience Market	851	1,000 SFGFA	49.11	0.49	1.76	20.77	\$97,631
Discount Club	857	1,000 SFGFA	4.19	0.63	1.68	2.80	\$13,164
Wholesale Market	860	1,000 SFGFA	1.76	1.00	1.68	2.96	\$13,932
Sporting Goods Superstore	861	1,000 SFGFA	2.14	1.00	1.68	3.60	\$16,940
Home Improvement Superstore	862	1,000 SFGFA	2.29	0.58	2.03	1.56	\$7,352
Electronics Superstore	863	1,000 SFGFA	4.25	0.60	1.68	2.58	\$12,112
Toy/Children's Superstore	864	1,000 SFGFA	5.00	1.00	1.68	8.42	\$39,580
Baby Superstore	865	1,000 SFGFA	1.82	1.00	1.68	3.06	\$14,407
Pet Supply Superstore	866	1,000 SFGFA	3.55	1.00	1.68	5.98	\$28,102
Office Supply Superstore	867	1,000 SFGFA	2.77	1.00	1.68	4.66	\$21,927
Book Superstore	868	1,000 SFGFA	15.83	1.00	1.68	26.65	\$125,311
Discount Home Furnishing Superstore	869	1,000 SFGFA	1.57	1.00	1.68	2.64	\$12,428
Bed and Linen Superstore	872	1,000 SFGFA	2.22	1.00	1.68	3.74	\$17,574
Department Store	875	1,000 SFGFA	1.95	1.00	1.68	3.28	\$15,436
Apparel Store	876	1,000 SFGFA	4.12	1.00	1.05	4.32	\$20,310
Arts and Crafts Store	879	1,000 SFGFA	6.21	1.00	1.68	10.46	\$49,159
Pharmacy/Drugstore without Drive-Through Window	880	1,000 SFGFA	8.51	0.47	3.15	5.92	\$27,822
Pharmacy/Drugstore with Drive-Through Window	881	1,000 SFGFA	10.25	0.51	1.68	4.49	\$21,104
Marijuana Dispensary	882	1,000 SFGFA	18.92	1.00	1.68	31.86	\$149,772
Furniture Store	890	1,000 SFGFA	0.52	0.47	1.68	0.19	\$909
Medical Equipment Store	897	1,000 SFGFA	1.24	1.00	1.68	2.09	\$9,816
Liquor Store	899	1,000 SFGFA	16.62	1.00	1.78	29.61	\$139,187
Walk-in Bank	911	1,000 SFGFA	12.13	1.00	1.68	20.42	\$96,022
Drive-in Bank	912	1,000 SFGFA	21.01	0.65	0.42	3.69	\$17,346
Hair Salon	918	1,000 SFGFA	1.45	1.00	1.68	2.44	\$11,478
Copy, Print, and Express Ship Store	920	1,000 SFGFA	7.42	1.00	1.68	12.49	\$58,737
Food Cart Pod	926	Food Carts	6.16	1.00	1.68	10.37	\$48,763
Fast Casual Restaurant	930	1,000 SFGFA	12.55	1.00	1.68	21.13	\$99,346
Quality Restaurant	931	1,000 SFGFA	7.80	0.56	1.68	4.12	\$19,363
High-Turnover (Sit-Down) Restaurant	932	1,000 SFGFA	9.05	0.57	1.99	5.84	\$27,449
Fast-Food Restaurant without Drive-Through Window	933	1,000 SFGFA	33.21	1.00	1.68	55.92	\$262,892
Fast-Food Restaurant with Drive-Through Window	934	1,000 SFGFA	33.03	0.50	2.13	17.60	\$82,753
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	935	1,000 SFGFA	59.50	1.00	1.68	100.18	\$471,005
Coffee/Donut Shop without Drive-Through Window	936	1,000 SFGFA	32.29	1.00	2.18	70.33	\$330,667
Coffee/Donut Shop with Drive-Through Window	937	1,000 SFGFA	38.99	1.00	0.69	26.94	\$126,642
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	938	1,000 SFGFA	15.08	0.11	1.68	0.31	\$1,444
Quick Lubrication Vehicle Shop	941	1,000 SFGFA	8.70	1.00	1.68	14.65	\$68,870
Automobile Care Center	942	1,000 SFGFA	3.11	1.00	1.68	5.24	\$24,619
Automobile Parts and Service Center	943	1,000 SFGFA	2.06	1.00	1.68	3.47	\$16,307
Gasoline/Service Station	944	Vehicle Fueling Positions	13.91	0.58	1.68	7.88	\$37,042
Convenience Store/Gas Station	945	Vehicle Fueling Positions	18.42	0.44	1.68	6.00	\$28,230
Self-Service Car Wash	947	Wash Stalls	5.54	1.00	1.68	9.33	\$43,855
Automated Car Wash	948	Car Wash Tunnels	77.50	1.00	1.68	130.49	\$613,494
Car Wash and Detail Center	949	Wash Stalls	13.60	1.00	1.68	22.90	\$107,658
Truck Stop	950	Vehicle Fueling Positions	15.42	1.00	1.68	25.96	\$122,066
Winery	970	1,000 SFGFA	7.31	1.00	1.68	12.31	\$57,866
Drinking Place	975	1,000 SFGFA	11.36	1.00	1.68	19.13	\$89,926

Source: ITE, Trip Generation Manual, 11th edition; Abbreviations: ITE = Institute of Transportation Engineers.

Permits

Building permits

per [Marion County fee schedule](#)

Building Structural Permit Driveway/Sidewalk Inspections

\$150

System Development Charges

Size of meter	Wastewater	Mill Creek Wastewater*	Water	Parks	Transportation**	Stormwater***	Total SDC
3/4"	\$3,015	\$924	\$4,047	\$3,888	\$3,272	\$3,596	\$18,742
1"	\$5,036	\$1,543	\$6,759	\$3,888	\$3,272	\$3,596	\$24,094
1 1/2"	\$8,978	\$3,074	\$13,477	\$3,888	\$3,272	\$3,596	\$36,285
2"	\$14,752	\$4,924	\$21,574	\$3,888	\$3,272	\$3,596	\$52,006
Multi-family (per-unit)	\$2,411	\$740	\$3,237	\$3,888 per-unit	\$2,029 per-unit	\$0.72/sq-ft of imp-surf	



*The Mill Creek Sewer SDC will be assessed only for development located in the selected areas of the City.

**Single family homes have 1.00 PM Peak Hour trips. The Transportation SDC is reduced to \$443 per PM Peak Hour Trip for developments in the Downtown Revitalization Area.

***The Stormwater SDC is for a new home on a new street. For a new home on an existing street, the Stormwater SDC is \$2,470. For all other uses the Stormwater SDC is \$0.7056 per square foot of new impervious surface.

Wastewater-Stayton Total (shared and Stayton only)

Meter size	3/4"	1"	1 1/2"	2"	3"	4"	6"	8"
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