

**RESOLUTION NO. 687**

**A RESOLUTION TO UPDATE THE CALCULATION TABLE FOR  
THE TRANSPORTATION SYSTEM DEVELOPMENT CHARGE**

**WHEREAS**, the Canby City Council has determined by Ordinance No. 867 that a charge shall be imposed upon new development for acquiring funds for capital improvements to the City's transportation system; and

**WHEREAS**, said Ordinance No. 867 provides that a methodology and charges for capital improvements be established and amended by resolution; and

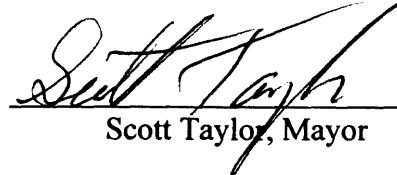
**WHEREAS**, Kittelson and Associates has prepared a Transportation Systems Plan dated August 18, 1994, and a methodology for calculation for a Transportation Systems Development Charge dated August 18, 1994; and

**WHEREAS**, on October 19, 1994, the Canby City Council adopted Resolution 574, a Resolution approving a Transportation Systems Plan and establishing a methodology for a transportation systems development charge; and


**WHEREAS**, the Canby City Council has determined that the methodology and rates hereinafter specified are just, reasonable, and necessary; now therefore it is hereby

**RESOLVED** that the following update to the text and calculation table for the transportation system development charge, attached hereto as Exhibit "A", be adopted, effective immediately.

**ADOPTED BY THE CANBY CITY COUNCIL** at a regular meeting thereof on February 3, 1999.

  
\_\_\_\_\_  
Scott Taylor, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Mike Jordan  
City Administrator

## EXHIBIT A

Modifications to the text of the *City of Canby Methodology for Calculating Transportation Systems Development Charge* (Kittelson and Associates, August 18, 1994) are shown in **{bold}** below. Existing wording which is proposed to be removed is shown with the ~~strikeout~~ function. Attached Table 7 replaces the existing table 7.

### SECTION 4: CANBY TRANSPORTATION SDC CALCULATION

The Canby transportation SDC is applicable to all new land development within the Canby UGB and is calculated at \$99 per *equivalent length new daily trip (ELNDT)*. The **latest edition** of Trip Generation, Fifth Edition (published by the Institute of Transportation Engineers, ~~1991~~) is to be used for all SDC calculations. The ITE trip generation rates and ELNDT adjustment factors are provided in Table 7.

#### Exceptions

1. Those uses, or combinations of uses, that are not specifically identified in Table 7 (**taken from the latest edition of ITE Trip Generation, Fifth Edition, 1991**), shall be categorized by the City of Canby as the use (or uses) identified in Table 7 that is most similar in trip generation; or,
2. In the event trip rates calculated by the Institute of Transportation Engineers are felt to inadequately reflect an individual development's trips, the ~~Public Works Director~~ **Planning Department** will consider, at the applicant's expense, traffic generation studies performed by a registered traffic engineer, or other data performed in a credible manner to show traffic data in the calculation of transportation SDC's.

Where the ITE average daily trip rate is based on less than five studies or the fitted relationship based on the unit employed in **the latest edition of ITE Trip Generation, Fifth Edition (1991)** exhibits an  $R^2$  (correlation) less than 0.70, the applicant is strongly encouraged to submit, at the applicant's expense, the traffic generation studies noted above. In Table 7, these cases are noted for each of the land uses cited.

**Table 7**  
**City of Canby ITE Trip Generation Rates &**  
**ELNDT Adjustment Factors**

1998 SDC FEE Per ELNDT:

99

ITE - 6th Edition Land Use	Notes	ITE Land Use Code	Average Weekday ITE Trip Rate	Equivalent Length New Daily Trip (ELNDT) Adjustment Factors			Estimated SDC FEE		
				Rate	Unit(*)	Adjustment Factors			
						Trip Length		Linked Trip	# Units
<b>RESIDENTIAL</b>									
Single Family		210	9.57	Dwelling Unit	1	1	1	947.43	
Multi-Family		220	6.63	Dwelling Unit	0.97	1	1	636.6789	
Low Rise Apartments (1-2 Floors)		221	6.59	Occupied Dwelling	0.97	1	1	632.8377	
High Rise Apartments (10+ Floors)		222	4.2	Dwelling Unit	0.97	1	1	403.326	
Residential Condominium (Rental Townhouse)		230	5.86	Dwelling Unit	0.97	1	1	562.7358	
Mobile Home Park		240	4.81	Occupied Dwelling Unit	0.97	1	1	461.9043	
Retirement Community	1	250	2.76	Occupied Dwelling Unit	0.97	1	1	265.0428	
Elderly Housing-Detached	1, 7	251	4.28	Occupied Dwelling Unit	0.97	1	1	411.0084	
Congregate Care Facility	1	252	2.15	Occupied Dwelling Unit	0.97	1	1	206.4645	
Elderly Housing-Attached	1, 7	253	2.51	Occupied Dwelling Unit	0.97	1	1	241.0353	
Recreational Home	1	260	3.16	Dwelling Unit	1	1	1	312.84	
Recreational PUD		270	7.5	Dwelling Unit	1	1	1	742.5	
<b>INSTITUTIONAL</b>									
Truck Terminals	1	30	9.85	1,000 sf GFA	1.12	1	1	1092.168	
Bus Depot	5		25	1000 sf GFA	1	1	1	2475	
City Park	1	411	1.59	Acre	0.9	1	1	141.669	
County Park	1	412	2.28	Acre	0.9	1	1	203.148	
State Park	2	413	0.65	Acre	0.9	1	1	57.915	
Waterslide Park	1	414	1.67	Acre	0.9	1	1	148.797	
Beach Park	2	415	29.81	Acre	0.9	1	1	2656.071	
Campground/Recreational Vehicle Par	1	416	74.38	Acre	0.9	1	1	6627.258	

Regional Park	1	417	4.57 Acre	0.9	1	1	407.187
Marina	1	420	20.93 Acre	0.9	1	1	1864.863
Neighborhood (undeveloped) Park	5		5 Acre	0.9	1	1	445.5
Amusement (Theme) Park	5		80 Acre	0.9	1	1	7128
Golf Course	2	430	5.04 Acre	0.91	1	1	454.0536
Multi-Purpose Recreational Facility	1	435	90.38 Acre	0.9	1	1	8052.858
Movie Theatre w/out Matinee	1	443	1.76 Seats	0.46	1	1	80.1504
Movie Theatre w/ Matinee	1, 7	444	0.23 Seats	0.46	1	1	10.4742
Casino/Video Lottery Establishment	2	473	13.43 1,000 sf GFA	1	1	1	1329.57
Tennis Club	1	491	16.26 Acre	0.51	1	1	820.9674
Racquet Club	2	492	17.14 1,000 sf GFA	0.51	1	1	865.3986
Racquetball	5		40 1,000 sf GFA	0.51	1	1	2019.6
Military Base		501	1.78 Employee	1	1	1	176.22
Elementary School	2	520	12.03 1,000 sf GFA	1.08	1	1	1286.2476
Middle/Junior High School	2	522	11.92 1,000 sf GFA	1.08	1	1	1274.4864
High School	2	530	13.27 1,000 sf GFA	1.08	1	1	1418.8284
Junior/Community College	1, 3	540	19.36 1,000 sf GFA	1.08	1	1	2069.9712
Church	2	560	9.11 1,000 sf GFA	1.08	1	1	974.0412
Day Care Center/Preschool	2	565	79.26 1,000 sf GFA	0.23	1	1	1804.7502
Prison	7	571	7.27 1,000 sf GFA	1	1	1	719.73
Library		590	54 1,000 sf GFA	0.49	1	1	2619.54
Hospital		610	16.78 1,000 sf GFA	0.95	1	1	1578.159
Nursing Home	6	620	4 1,000 sf GFA	0.95	1	1	376.2

## BUSINESS & COMMERCIAL

Hotel	1	310	8.92 Occupied Room	0.69	0.75	1	456.9939
All Suite Hotel	1	311	6.24 Occupied Room	0.69	0.75	1	319.6908
Business Hotel	1	312	7.27 Occupied Room	0.69	0.75	1	372.460275
Motel	1	320	9.11 Occupied Room	0.69	0.75	1	466.728075
Resort Hotel	1	330	9.73 Occupied Room	0.69	0.75	1	498.492225
Building Materials/Lumber		812	39.71 1,000 sf GFA	0.49	0.75	1	1444.749075
Free-Standing Discount Superstore	1	813	46.96 1,000 sf GFA	0.49	0.75	1	1708.5222
Specialty Retail Center	2	814	40.67 1,000 sf GFA	0.49	0.75	1	1479.676275
Free-Standing Discount Stores		815	56.63 1,000 sf GFA	0.49	0.75	1	2060.340975
Hardware/Paint Stores	1, 2	816	51.29 1,000 sf GFA	0.49	0.75	1	1866.058425
Nursery-Retail (Garden Center)	2	817	36.08 1,000 sf GFA	0.49	0.75	1	1312.6806

Nursery-Wholesale	7	818	29.9	1,000 sf GFA	0.49	0.75	1	1087.83675
Shopping Center		820	49.92	1,000 sf GFA	0.4	0.61	1	1205.86752
Factory Outlet Center	2	823	26.59	1,000 sf GFA	0.49	0.75	1	967.410675
Quality Restaurant	2	831	89.95	1,000 sf GFA	0.19	0.75	1	1268.969625
High Turnover Sit-Down Restaurant	2	832	130.34	1,000 sf GFA	0.19	0.75	1	1838.77155
Fast Food Restaurant w/out Drive-Thro	2	833	716	1,000 sf GFA	0.09	0.51	1	3253.5756
Fast Food Restaurant w/ Drive-Throug	2	834	496.12	1,000 sf GFA	0.09	0.51	1	2254.418892
Quick Lubrication	1	837	40	Servicing Position	0.4	0.61	1	966.24
Auto Care Center	1, 7	840	15.86	1,000 sf GFA	0.4	0.61	1	383.11416
New Car Sales	2	841	37.5	1,000 sf GFA	0.6	0.75	1	1670.625
Auto Parts Sales		843	61.91	1,000 sf GFA	0.4	0.61	1	1495.49796
Gasoline/Service Station	1, 2	844	168.56	Fueling Position	0.07	0.77	1	899.453016
Gasoline/Service Station w/ Convenie	2	845	162.78	Fueling Position	0.07	0.77	1	868.610358
Gasoline/Service Station w/ Convenie	2	846	152.84	Fueling Position	0.07	0.77	1	815.569524
Self-Service Car Wash	1	847	108	Wash Stall	0.07	0.77	1	576.2988
Tire Store		848	24.87	1,000 sf GFA	0.4	0.61	1	600.75972
Wholesale Tire Store	2	849	20.36	1,000 sf GFA	0.4	0.61	1	491.81616
Supermarket	1, 2	850	111.51	1,000 sf GFA	0.14	0.46	1	710.943156
Convenience Market (24 Hr)	2	851	737.99	1,000 sf GFA	0.08	0.35	1	2045.70828
Convenience Market (16 Hr)	2, 6	852	368.77	1,000 sf GFA	0.08	0.35	1	1022.23044
Convenience Market w/ Gas Pump	2	853	845.66	1,000 sf GFA	0.32	0.22	1	5893.911936
Discount Supermarket	1, 7	854	91.41	1,000 sf GFA	0.14	0.46	1	582.793596
Wholesale Market	1	860	6.73	1,000 sf GFA	0.14	0.46	1	42.907788
Discount Club	2	861	41.8	1,000 sf GFA	0.14	0.46	1	266.50008
Home Improvement Superstore		862	35.05	1,000 sf GFA	0.49	0.75	1	1275.206625
Electronics Superstore	1, 2	863	45.05	1,000 sf GFA	0.49	0.75	1	1639.031625
Toy/Children's Superstore	1, 6	864	19.43	1,000 sf GFA	0.49	0.75	1	706.911975
Apparel Store	1	870	66.4	1,000 sf GFA	0.49	0.75	1	2415.798
Pharmacy/Drug Store w/out Drive-Through		880	90.06	1,000 sf GFA	0.49	0.75	1	3276.60795
Pharmacy/Drug Store w/ Drive-Through		881	88.16	1,000 sf GFA	0.49	0.75	1	3207.4812
Furniture Store	2	890	5.06	1,000 sf GFA	0.49	0.75	1	184.09545
Video Rental	6	896	186.8	1,000 sf GFA	0.14	0.46	1	1190.96208
Bank/Savings: Walk-in	1	911	156.48	1,000 sf GFA	0.17	0.75	1	1975.1688
Bank/Savings: Drive-in	1	912	265.21	1,000 sf GFA	0.17	0.55	1	2454.916365
RV Park	8		4	space	1	1	1	396

**OFFICE**

Clinic	1, 2	630	31.45	1,000 sf GFA	0.53	1	1	1650.1815
General Office		710	11.01	1,000 sf GFA	0.65	1	1	708.4935
Corporate Headquarters		714	7.72	1,000 sf GFA	0.65	1	1	496.782
Single Tenant Office	1	715	11.54	1,000 sf GFA	0.65	1	1	742.599
Medical-Dental Office Building		720	36.13	1,000 sf GFA	0.53	1	1	1895.7411
Government Office Bldg.	1	730	68.93	1,000 sf GFA	0.96	1	1	6551.1072
State Motor Vehicles Dept	1	731	166.02	1,000 sf GFA	0.96	1	1	15778.5408
U.S. Post Office	2	732	108.19	1,000 sf GFA	0.96	1	1	10282.3776
Office Park		750	11.42	1,000 sf GFA	0.65	1	1	734.877
Research Center		760	8.11	1,000 sf GFA	0.67	1	1	537.9363
Business Park		770	12.76	1,000 sf GFA	0.67	1	1	846.3708

**INDUSTRIAL**

General Light Industrial		110	6.97	1,000 sf GFA	1.12	1	1	772.8336
General Heavy Industrial	1	120	1.5	1,000 sf GFA	1.12	1	1	166.32
Industrial Park	2	130	6.96	1,000 sf GFA	1.12	1	1	771.7248
Manufacturing		140	3.82	1,000 sf GFA	1.12	1	1	423.5616
Warehouse		150	4.96	1,000 sf GFA	1.12	1	1	549.9648
Mini-Warehouse		151	2.5	1,000 sf GFA	0.47	1	1	116.325
High Cube Warehouse	1	152	0.12	1,000 sf GFA	0.47	1	1	5.5836
Utilities	1, 6	170	69.3	Acre	1	1	1	6860.7

**PORT and TERMINAL**

Waterport/Marine Terminal		10	11.93	Acre	1.12	1	1	1322.7984
Commercial Airport	1	21	122.21	Commercial Flights	1	1	1	12098.79
General Aviation Airport	2	22	5.01	Based Aircraft	1	1	1	495.99
Truck Terminal	1	30	81.9	Acre	1.12	1	1	9081.072
Park and Ride Lot with Bus Service	1	90	372.32	Acre	1.12	1	1	41282.8416
Light Rail Transit Station w/ Parking	1	93	2.51	Parking Space	1.12	1	1	278.3088

\* Abbreviations include: GFA = Gross Floor Area and sf = square feet.

The ratio between GFA and gross leasable area (GLA), as cited for shopping center in ITE Trip Generation is 1.5 : 1.  
The ITE Trip Generation rates are factored up by 14% to derive GFA weekday rates.

Notes:

- (1) The ITE Trip Generation has less than 5 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
- (2) The fitted relationship between the number of units and the average weekday trip generation as noted in ITE Trip Generation has a coefficient of correlation (R<sup>2</sup>) of less than 0.70. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
- (3) The rate shown has been approximated from the published p.m. peak hour trip generation rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
- (4) Average of elementary and high school trip generation rates.
- (5) San Diego Traffic Generators, San Diego Association of Governments, March 1993.
- (6) Estimated weekday traffic based on reported peak hour data (only).
- (7) Estimated weekday traffic based on reported Saturday data (only).
- (7) Oregon Department of Transportation.

SOURCE: W&H Pacific (1998). Intended for the sole use by the City of Canby.