

**A RESOLUTION SETTING THE AMOUNT OF)
 THE PARKS SYSTEM DEVELOPMENT)
 CHARGE, ADOPTING AN AUTOMATIC)
 ANNUAL ADJUSTMENT FOR INFLATION)**

**RESOLUTION NO. 15
 for 2005**

WHEREAS, reference to ORS 223.297 to 223.314 and to City of Lebanon Ordinance No. 2378 establishing the City's ability to assess a parks system development charge,

WHEREAS, the City adopted *System Development Charge Study* (May 2005, prepared by Galardi Consulting, LLC) that presented a methodology that complies with ORS 223.304 for a park reimbursement and improvement fee, and

WHEREAS, based on review and recommendations by a technical advisory committee, the City Council adopted the Study,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LEBANON AS FOLLOWS:

Section 1

The amount of the parks system development charge shall be the following amounts per residential unit and per employee per 1,000 square feet of building area and by effective date:

	Units	Unit Cost	SDC/Unit	SDC/Unit plus Administration Fee (7.5%)
Residential	<i>persons/DU</i>	<i>SDC/person</i>	<i>SDC/DU</i>	<i>SDC/DU</i>
Single-Family	2.61	\$225.44	\$588.41	\$632.54
Multifamily	2.13	\$225.44	\$480.20	\$516.21
Commercial	<i>Emp./1,000 sq. ft.</i>	<i>SDC/Emp.</i>	<i>SDC/1,000 sq. ft.</i>	<i>SDC/1,000 sq. ft.</i>
Retail	2.5	\$52.28	\$130.70	\$140.50
Industrial	1.7	\$52.28	\$88.88	\$95.54
Office	3.3	\$52.28	\$172.52	\$185.46

DU = dwelling unit
 Emp/1,000 sq. ft. = employees per 1,000 square feet of building space

The total amount of the SDC shall include a 7.5 percent fee for administration as permitted by ORS 223.307(5)

Section 2.

System Development Charges established by Section 1 of this resolution shall be collected upon issuance of a building permit.

If a development is subject to more than one SDC charge, all charges shall be collected at the time the first permit is issued.

Section 3

Beginning with July 1, 2008, and each July 1 thereafter, the parks SDC shall be adjusted for inflation using the construction cost index (CCI) published by McGraw Hill, Inc. in its publication ENR. ENR updates the CCI monthly and provides annual summaries in the July edition.

The formula for updating the SDC each year is as follows:

$$SDC_{\text{current year}} = SDC_{\text{last year}} \times (CCI_{\text{current year}} / CCI_{\text{last year}})$$

where:

- $CCI_{\text{current year}}$ = Construction Cost Index for the current year
- $CCI_{\text{last year}}$ = Construction Cost Index for the last year the SDCs were updated
- $SDC_{\text{current year}}$ = the SDC updated by the CCI
- $SDC_{\text{last year}}$ = the SDC to be updated

The parks SDC shall not be adjusted for inflation until July 1, 2008, at which time the appropriate $CCI_{\text{last year}}$ shall be August 1, 2005.

Section 4

The *System Development Charge Study* identifies or incorporates by reference the identification of capital improvements eligible for funding through the parks SDC and is hereby adopted as the Systems Development Charge Funds Project Plan as required by Section 9, Ordinance 2378.

Section 5

This resolution shall be effective August 1, 2005.

Passed by the City Council of the City of Lebanon by a vote of 6 for and 0 against this 8 day of June, 2005.

Kenneth I. Toombs
 Kenneth I. Toombs, Mayor
 Scott Simpson, Council President

ATTEST:

John E. Hitt
 John E. Hitt, City Recorder