

**A RESOLUTION SETTING THE AMOUNT OF
THE TRANSPORTATION SYSTEM
DEVELOPMENT CHARGE, ADOPTING AN
AUTOMATIC ANNUAL ADJUSTMENT FOR
INFLATION AND SETTING A SLIDING SCALE
FOR SINGLE FAMILY RESIDENTIAL
DEVELOPMENT**)
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**RESOLUTION NO. 36
for 2008**

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 transportation system development charge, and,

WHEREAS, the City adopted the report, *System Development Charge Study* prepared for the City of Lebanon by Galardi Consulting, LLC, October 2008, that applies methodologies consistent with ORS 223.304 to update the transportation reimbursement and improvement fees; and,

WHEREAS, the City Council appointed a technical review committee that met with City staff and consultants to update the system development charges and recommends the City increase the transportation SDC from its current level to the level in the report,

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

Section 1. The amount of the transportation system development charge plus the compliance fee shall be by development type and by effective date over the next seven years as shown in Exhibit A. All development types are not shown in Exhibit A. The most current version of the ITE Trip Generation Manual shall be applied to determine the System Development Charge for all development types.

See Exhibit A

The total amount of the SDC shall include a 2.5 percent fee for compliance as permitted by ORS 223.307(5)

Section 2. Those developments that are determined to exhibit trip characteristics significantly different, as determined by the City Engineer, from the type listed within the ITE Trip Generation Manual or those developments not specifically listed in the ITE Trip Generation Manual will be treated in one of two ways: 1) the City Engineer will assign a trip rate based on the best available information at the time of actual SDC calculations, or 2) an approved site specific Traffic Impact Analysis (TIA) may be used in lieu of a published in the ITE Trip Generation Manual.

Section 3. System Development Charges established by Section 1 or 2 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 4. System Development Charges for Single Family Residential development shall be adjusted for the size of residence constructed. The percentage of SDC's for single family residential development between 800 square feet and 1200 square feet shall be adjusted according to the following formula:

$$\text{Percentage of SDC} = 7/40 \times (\text{home size in square feet}) - 110$$

Single Family Residential development less than 800 square feet shall pay 30 percent SDC
Single Family Residential development over 1200 square feet shall pay 100 percent SDC

Section 5. Beginning with July 1, 2009, and each July 1 thereafter, the transportation 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:

$$\text{SDC}_{\text{current year}} = \text{SDC}_{\text{last year}} \times (\text{CCI}_{\text{current year}} / \text{CCI}_{\text{last year}})$$

where:

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

Section 6. The *System Development Charge Study* identifies or incorporates by reference the identification of capital improvements eligible for funding through the transportation SDC and is hereby adopted as the Systems Development Charge Funds Project Plan as required by Section 9, Ordinance 2378.

Section 7. This resolution shall be effective January 15, 2009

Passed by the City Council of the City of Lebanon by a vote of 5 for and 0 against this 10th day of December, 2008.


 Kenneth I. Toombs, Mayor
 Bob Elliott, Council President

ATTEST:


 Linda Kaser, City Clerk/ Recorder

Exhibit A

Development Type	Trip Ends/ Unit	Linked Trips	Units	July 2008 SDC	New SDC Plus 2.5% Compliance	Phase In Period - Includes 2.5% Compliance Costs						
						Yr. 1 1/15/2009	Yr. 2 1/1/2010	Yr. 3 1/1/2011	Yr. 4 1/1/2012	Yr. 5 1/1/2013	Yr. 6 1/1/2014	Yr. 7 1/1/2015
Base Trip Rate				\$401	\$1,433							
Residential												
Single Family	1.02		D.U.	\$405	\$1,462	\$563	\$722	\$880	\$1,039	\$1,197	\$1,356	\$1,462
Apartment Bldg	0.67		D.U.	\$269	\$960	\$372	\$476	\$580	\$684	\$787	\$891	\$960
Condominium/Townhouse	0.52		D.U.	\$209	\$745	\$289	\$370	\$450	\$530	\$611	\$691	\$745
Mobile Home Park	0.60		D.U.	\$241	\$860	\$333	\$426	\$519	\$612	\$705	\$798	\$860
Senior Adult Housing - Detached	0.35		D.U.	\$140	\$502	\$195	\$249	\$303	\$357	\$411	\$465	\$502
Congregate Care	0.20		Beds	\$80	\$287	\$111	\$142	\$173	\$204	\$235	\$266	\$287
Medical/Office												
Hospital	1.61		TGSF	\$646	\$2,307	\$895	\$1,144	\$1,393	\$1,642	\$1,892	\$2,141	\$2,307
Clinic	4.43		TGSF	\$1,776	\$6,348	\$2,462	\$3,148	\$3,834	\$4,519	\$5,205	\$5,891	\$6,348
Medical/Dental Office	4.45		TGSF	\$1,784	\$6,377	\$2,473	\$3,162	\$3,851	\$4,540	\$5,229	\$5,917	\$6,377
General Office	1.49		TGSF	\$597	\$2,135	\$828	\$1,059	\$1,289	\$1,520	\$1,751	\$1,981	\$2,135
Retail												
Building Materials/Lumber	5.56	65%	TGSF	\$2,230	\$7,967	\$3,090	\$3,951	\$4,812	\$5,672	\$6,533	\$7,393	\$7,967
Hardware/Paint Store	4.74	65%	TGSF	\$1,901	\$6,792	\$2,634	\$3,368	\$4,102	\$4,836	\$5,569	\$6,303	\$6,792
Nursery (Garden Center)	4.97	65%	TGSF	\$1,993	\$7,122	\$2,762	\$3,532	\$4,301	\$5,070	\$5,840	\$6,609	\$7,122
Quality Restaurant (not chain)	9.02	65%	TGSF	\$3,617	\$12,925	\$5,013	\$6,410	\$7,806	\$9,202	\$10,598	\$11,994	\$12,925
High Turnover/Sit Down Rest	18.80	65%	TGSF	\$7,539	\$26,940	\$10,449	\$13,359	\$16,269	\$19,179	\$22,089	\$25,000	\$26,940
Fast Food w/o Drive Thru	52.40	65%	TGSF	\$21,012	\$75,087	\$29,124	\$37,235	\$45,346	\$53,457	\$61,568	\$69,680	\$75,087
Fast Food with Drive Thru	46.80	65%	TGSF	\$18,767	\$67,063	\$26,011	\$33,256	\$40,500	\$47,744	\$54,989	\$62,233	\$67,063
Service Station	15.65	65%	Fuel Position	\$6,276	\$22,426	\$8,698	\$11,121	\$13,543	\$15,966	\$18,388	\$20,811	\$22,426
Serv.Station w/ Conven.Mkt	13.57	65%	Fuel Position	\$5,442	\$19,445	\$7,542	\$9,643	\$11,743	\$13,844	\$15,944	\$18,045	\$19,445
Tire Store	3.26	65%	TGSF	\$1,307	\$4,671	\$1,812	\$2,317	\$2,821	\$3,326	\$3,830	\$4,335	\$4,671
Supermarket	12.02	65%	TGSF	\$4,820	\$17,224	\$6,681	\$8,541	\$10,402	\$12,263	\$14,123	\$15,984	\$17,224
Discount Club	4.76	65%	TGSF	\$1,909	\$6,821	\$2,646	\$3,382	\$4,119	\$4,856	\$5,593	\$6,330	\$6,821
Furniture Store	0.53	65%	TGSF	\$213	\$759	\$295	\$377	\$459	\$541	\$623	\$705	\$759
Walk-in Bank	42.02	65%	TGSF	\$16,850	\$60,213	\$23,354	\$29,859	\$36,363	\$42,868	\$49,372	\$55,877	\$60,213
Drive-in Bank	53.46	65%	Lanes	\$21,437	\$76,606	\$29,713	\$37,988	\$46,263	\$54,539	\$62,814	\$71,089	\$76,606
Institutional/Other												
Motel	0.56		Rooms	\$225	\$802	\$311	\$398	\$485	\$571	\$658	\$745	\$802
Health/Fitness Club	4.06		TGSF	\$1,628	\$5,818	\$2,257	\$2,885	\$3,513	\$4,142	\$4,770	\$5,399	\$5,818
Church	1.41		TGSF	\$565	\$2,020	\$784	\$1,002	\$1,220	\$1,438	\$1,657	\$1,875	\$2,020
Daycare Center	13.91		TGSF	\$5,578	\$19,932	\$7,731	\$9,884	\$12,037	\$14,191	\$16,344	\$18,497	\$19,932
Elementary School	3.13		TGSF	\$1,255	\$4,485	\$1,740	\$2,224	\$2,709	\$3,193	\$3,678	\$4,162	\$4,485
High School	2.12		TGSF	\$850	\$3,038	\$1,178	\$1,506	\$1,835	\$2,163	\$2,491	\$2,819	\$3,038
Industrial												
General Light Industrial	1.08		TGSF	\$433	\$1,548	\$600	\$767	\$935	\$1,102	\$1,269	\$1,436	\$1,548
Truck Terminal	7.24		Acres	\$2,903	\$10,375	\$4,024	\$5,145	\$6,265	\$7,386	\$8,507	\$9,627	\$10,375
Mini Warehouse	0.29		TGSF	\$116	\$416	\$161	\$206	\$251	\$296	\$341	\$386	\$416

TSF Gross = Gross Square Feet (in thousands)
 Source: ITE Trip Generation Manual (7th Edition)