

**A RESOLUTION SETTING THE AMOUNT OF
THE PARKS SYSTEM DEVELOPMENT
CHARGE, ADOPTING AN AUTOMATIC
ANNUAL ADJUSTMENT FOR INFLATION AND
SETTING A SLIDING SCALE FOR SINGLE
FAMILY RESIDENTIAL DEVELOPMENT**

**RESOLUTION NO. 38
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 parks system development charge,

WHEREAS, the City adopted *System Development Charge Study* (October 2008, prepared by Galardi Consulting, LLC) that presented a methodology that complies with ORS 223.304 for a park reimbursement and improvement fee, 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 Park SDC from its current level to the level in the report over a 7 year period,

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 should be the following amounts per residential dwelling unit and per 1,000 square feet of building area by type of commercial development and by effective date over the next seven years:

			Phase In Period - Includes 2.5% Compliance Cost						
			Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7
			1/15/09	1/1/10	1/1/11	1/1/12	1/1/13	1/1/14	1/1/15
	persons/DU	\$/DU							
Residential									
Single-Family	2.61	\$1,026.19	\$1,008	\$1,314	\$1,621	\$1,928	\$2,234	\$2,541	\$2,745
Multifamily	2.13	\$1,026.19	\$822	\$1,073	\$1,323	\$1,573	\$1,823	\$2,074	\$2,240
	Emp./1000 sf	\$/1000 sf							
Commercial									
Retail	2.5	\$229.03	\$221	\$285	\$350	\$415	\$479	\$544	\$587
Industrial	1.7	\$229.03	\$150	\$194	\$238	\$282	\$326	\$370	\$399
Office	3.3	\$229.03	\$291	\$377	\$462	\$547	\$633	\$718	\$775

DU = Dwelling Unit

The total amount of the SDC shall include a 2.5 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. 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 under 800 square feet shall pay 30 percent SDC
Single Family Residential development over 1200 square feet shall pay 100 percent SDC

Section 4. Beginning with July 1, 2009, 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:

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

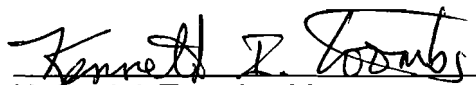
where:

$\text{CCI}_{\text{current year}}$ = 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 5. 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 6. 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