

RESOLUTION NO. 2679

A RESOLUTION UPDATING THE SCHEDULE OF LAND USES FOR
TRANSPORTATION SYSTEM DEVELOPMENT CHARGES

WHEREAS, Oregon Revised Statutes Chapter 223 and Warrenton Municipal Code Chapter 3.36 authorize the collection of System Development Charges; and

WHEREAS, the City Commission has need to determine a more equitable transportation system development charge for accessory dwelling units and food carts; and

WHEREAS, the City Commission retained Financial Consulting Solutions Group, Inc., in 2024 to estimate trip rates for accessory dwelling units and food carts in a manner that is consistent with the City's existing system development charge methodology.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Warrenton that two land uses are added to the schedule of transportation system development charges. "Accessory dwelling unit" is a residential land use to be charged transportation system development charges at the rate of 0.77 net new peak-hour person trip-end per dwelling unit. "Food cart pod" is a commercial land use to be charged transportation system development charges at the rate of 4.65 net new peak-hour person trip-ends per food cart.

This Resolution takes effect October 1, 2024.

1st Reading: August 27, 2024

2nd Reading: September 10, 2024

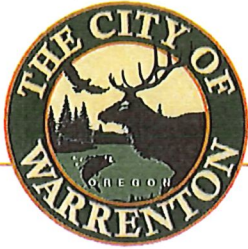
Adopted by the City Commission of the City of Warrenton this 10th day of September, 2024.

APPROVED:


Henry A. Balensifer III, Mayor

ATTEST


Dawne Shaw, City Recorder



Summary: Understanding System Development Charges (SDCs)

P.O. BOX 250 ■ WARRENTON, OR 97146 -0250 ■ OFFICE: 503.861.2233 ■ FAX: 503.861.2351

System Development Charges (SDCs) are fees imposed on new developments and redevelopments to fund the infrastructure improvements needed to support community growth. These charges help ensure that the costs of expanding public services—such as water, wastewater, stormwater, transportation, and parks—are distributed fairly, preventing an undue financial burden on existing residents.

Purpose of SDCs: SDCs are implemented to ensure that new developments contribute to the necessary upgrades and expansions of public infrastructure. This approach maintains service quality and supports sustainable growth in the community.

Calculation and Payment of SDCs: In Warrenton, SDCs are calculated as follows:

- **Water and Wastewater SDCs:** These are calculated based on the size of the water meter installed for a property. The larger the meter, the higher the SDC, reflecting the anticipated increased demand on the water and wastewater systems.
- **Stormwater SDC:** This is determined by the number of Equivalent Dwelling Units (EDUs), which are calculated based on the property's impervious surface area. One EDU equals 2,000 square feet of impervious surface area. For single-family residences, each is counted as one EDU, regardless of the actual impervious surface area.
- **Transportation SDC:** This is calculated based on the number of PM Peak Hour Person Trips (PM PHPTs) the property generates, as defined by the land use data in the Trip Generation manual.
- **Parks SDC:** This charge is based solely on the number of dwelling units on a property. Non-residential properties are exempt from the Parks SDC, as the charge applies only to residential developments.

SDCs are payable upon the issuance of several types of permits, including building, development, and connection permits. By implementing SDCs in this manner, the City of Warrenton ensures that infrastructure costs are proportionately shared by those who contribute to increased demand.

This information is based on the Final SDC Methodology Report approved by the City Commission in 2012. The full System Development Charge Report, Current fees, etc can be found on the City of Warrenton Website: <https://www.warrentonoregon.us/publicworks/page/system-development-charges>

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The City of Warrenton uses a Transportation System Development Charge (SDC) rate of \$665 per PM Peak Hour Person Trip (PHPT), effective July 1, 2024.

Example Scenarios:

- A developer wants to build an Accessory Dwelling Unit (ADU) on a residential property.

Accessory Dwelling Unit (ADU):

- The ADU is treated as a single dwelling unit.
- The transportation SDC for an ADU is based on 0.77 PM PHPTs per dwelling unit.
- **PHPT Calculation:** $1 \text{ ADU} \times 0.77 \text{ PHPTs} = 0.77 \text{ PHPTs total}$.
- **Fee Calculation:** $0.77 \text{ PHPTs} \times \$665/\text{PHPT} = \$512.05$.
- The total transportation SDC for the ADU is **\$512.05**.

- A developer is planning to set up a food cart pod with 5 carts on the property.

Food Cart Pod:

- The food cart pod will have 5 carts.
- The transportation SDC for each food cart is based on 4.65 PM PHPTs.
- **PHPT Calculation:** $5 \text{ carts} \times 4.65 \text{ PHPTs/cart} = 23.25 \text{ PHPTs total}$.
- **Fee Calculation:** $23.25 \text{ PHPTs} \times \$665/\text{PHPT} = \$15,461.25$.
- The total transportation SDC for the food cart pod is **\$15,461.25**.