

RESOLUTION NO. 2020.12

A RESOLUTION AMENDING THE CITY OF SUTHERLIN'S SYSTEM DEVELOPMENT CHARGES (SDCs) FOR WATER, WASTEWATER, STORMWATER, STREETS, AND PARKS

WHEREAS, the City of Sutherlin Municipal Code (SMC) Chapter 13.16, provides for the establishing of SDCs upon completion of an analysis of capital improvements already constructed and projected capital improvements to be constructed and adoption of a methodology explaining how the SDCs are calculated; and,

WHEREAS, SMC Chapter 13.16.040 specifies that such charges shall be revised by separate Resolution of the Sutherlin City Council following a public hearing; and,

WHEREAS, Oregon Revised Statutes (ORS) 223.297 – 223.314 provide the framework for establishing an SDC, and for notification and public hearing of the City of Sutherlin's intent to impose SDCs; and,

WHEREAS, the Sutherlin City Council has adopted a Capital Improvement Plan (CIP) for water, wastewater, stormwater, streets, and parks, which includes a list of proposed capital improvements which affect SDCs; and,

WHEREAS, the Sutherlin City Council concludes it is appropriate to update the City's schedule of SDCs for water, wastewater, stormwater, streets, and parks, consistent with the methodology requirements established in SMC Chapter 13.16.050; and,

WHEREAS, the City has prepared the methodology and schedule of SDCs (System Development Charge Update, May 2020, Donovan Enterprises, Inc.); and,

WHEREAS, the City provided 90 days' written notice to interested persons of the proposed change to the methodology and made the methodology available at least 60 days prior to the public hearing, as required by ORS 223.304(7); and,

WHEREAS, the Sutherlin City Council has determined the methodology and rates hereinafter specified and established are just, reasonable, and necessary.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SUTHERLIN HEREBY RESOLVES AS FOLLOWS:

Section 1: Amendment and updating of SDCs. In accordance with SMC Chapter 13.16, this Resolution establishes the methodology and provides the basis for water, wastewater, stormwater, streets, and parks SDCs that consists of a reimbursement, improvement, and administration fee.

Section 2: Scope of amendment and update of SDCs. The SDCs established by this Resolution are separate from, and in addition to, any other applicable taxes, fees, assessments, or charges, including but not limited to SDCs, which are required by the City of Sutherlin or represent a condition of a land use or development approval.

Section 3: Methodology. The methodology for the SDCs described in the May 2020 System Development Update report are hereby made a part of this Resolution. The City amends and updates its SDCs as described in the attached Exhibit "A," hereby made a part of this Resolution.

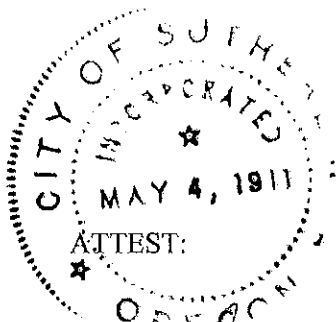
Section 4: Effective Date. This Resolution shall become effective upon its adoption by the Sutherlin City Council.

Section 5: Review. This Resolution may be reviewed at the pleasure of the City Council, and the rates may be amended as appropriate.

Section 6: Repeal. All City of Sutherlin Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

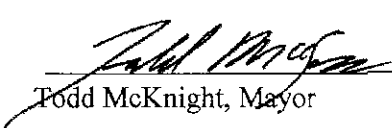
PASSED BY COUNCIL, ON THE 8TH DAY OF JUNE, 2020

APPROVE BY THE MAYOR, ON THE 8TH DAY OF JUNE, 2020





Diane Harris, CMC, City Recorder



Todd McKnight, Mayor

EXHIBIT "A"

Adopted Schedule of System Development Charges for Water,
Wastewater, Stormwater, Streets, and Parks

June 8, 2020

Schedule of Water SDCs:

Meter Size	AWWA Rated Flow (GPM)*	Flow Factor Equivalence	Proposed Schedule of Water SDCs			Total
			Reimbursement	Improvement	Administration	
0.75" x 0.75" - Displacement Multi-jet	30	1.00	\$ 795	\$ 1,134	\$ 96	\$ 2,025
1.00 inch - Displacement Multi-jet	50	1.67	1,325	1,889	161	3,375
1.50 inch - Displacement Class I Turbine	100	3.33	2,650	3,778	321	6,750
2.00 inch - Displacement or Class I & II Turbine	160	5.33	4,240	6,045	514	10,799
3.00 inch - Displacement	300	10.00	7,950	11,335	964	20,249
4.00 inch - Displacement or Compound	500	16.67	13,249	18,892	1,607	33,748
6.00 inch - Displacement or Compound	1000	33.33	26,499	37,783	3,214	67,497
8.00 inch - Compound	1600	53.33	42,398	60,454	5,143	107,994

* - AWWA Manual of Practice M3; Safety Practices for Water Utilities; Table 2-2 Total Quantities Registered per Month by Meters Operating at Varying Percentages of Maximum Capacity

Schedule of Wastewater SDCs:

Meter Size	AWWA Rated Flow (GPM)*	Flow Factor Equivalence	Proposed Schedule of Wastewater SDCs			Total
			Reimbursement	Improvement	Administration	
0.75" x 0.75" - Displacement Multi-jet	15	1.00	1,595	-	80	1,675
1.00 inch - Displacement Multi-jet	25	1.67	2,659	-	133	2,792
1.50 inch - Displacement Class I Turbine	50	3.33	5,317	-	267	5,584
2.00 inch - Displacement or Class I & II Turbine	80	5.33	8,508	-	427	8,934
3.00 inch - Displacement	160	10.67	17,016	-	853	17,869
4.00 inch - Displacement or Compound	250	16.67	26,587	-	1,333	27,920
6.00 inch - Displacement or Compound	500	33.33	53,173	-	2,667	55,840
8.00 inch - Compound	800	53.33	85,078	-	4,267	89,344

* - AWWA Manual of Practice M3; Safety Practices for Water Utilities; Table 2-2 Total Quantities Registered per Month by Meters Operating at Varying Percentages of Maximum Capacity

Schedule of Stormwater SDCs:

<u>Line Item Description</u>	<u>Per EDU</u>	<u>Per Sq. Foot of Impervious Surface</u>
Proposed SDC components:		
Reimbursement fee	\$ -	\$ -
Improvement fee	333	0.1330
Administration fee at 5%	<u>17</u>	<u>0.0067</u>
Total proposed stormwater SDC	\$ 349	\$ 0.1397

ESU – Equivalent Service Unit equals 2,500 square feet of impervious surface

Schedule of Streets SDCs:

JTE Code	Land Use	Unadjusted		Linked		E/N DTS	Improve.	Reimb. Compliance	Total SDC	Basis for Calculating a Customer's SDC
		Weekday ADTs	Trip Length Factor ¹	Trip Factor ¹	Trip Factor ¹					
Port and Terminal (Land Uses 000-099)										
010	Waterport/Marine Terminal	171.52	1.00	1.00	171.52	22,812	8,147	1,548	32,507	Berth
021	Commercial Airport	104.73	1.00	1.00	104.73	13,929	4,975	945	19,849	Average flights per day
022	General Aviation Airport	14.24	1.00	1.00	14.24	1,894	676	129	2,699	Employee
030	Intermodal Truck Terminal	6.99	1.00	1.00	6.99	930	332	63	1,325	Acre
090	Park-an-Ride Lot with Bus Service	4.50	1.00	1.00	4.50	599	214	41	854	Parking space
093	Light Rail Transit Station with Parking	2.51	1.00	1.00	2.51	394	119	23	476	Parking space
Industrial (Land Uses 100-199)										
110	General light industrial	6.97	1.00	1.00	6.97	927	331	63	1,321	1,000 square feet of gross floor area
120	General heavy industrial	1.50	1.00	1.00	1.50	200	71	14	285	1,000 square feet of gross floor area
130	Industrial park	6.83	1.00	1.00	6.83	908	324	62	1,294	1,000 square feet of gross floor area
140	Manufacturing	3.82	1.00	1.00	3.82	508	181	34	723	1,000 square feet of gross floor area
150	Warehousing	3.56	1.00	1.00	3.56	473	169	32	674	1,000 square feet of gross floor area
151	Mini-warehouse	2.50	0.47	1.00	1.18	156	56	11	223	1,000 square feet of gross floor area
152	High-Cube Warehouse/Distribution Center	1.68	1.00	1.00	1.68	223	80	15	318	1,000 square feet of gross floor area
160	Data center	0.99	1.00	1.00	0.99	132	47	9	188	1,000 square feet of gross floor area
170	Utilities	N/A	1.00	1.00	N/A	-	-	-	-	1,000 square feet of gross floor area
Residential (Land Uses 200-299)										
210	Single family detached housing	9.52	1.00	1.00	9.52	1,266	452	86	1,804	Dwelling unit
220	Apartment	6.65	0.97	1.00	6.46	859	307	58	1,224	Dwelling unit
221	Low-Rise Apartment	6.59	0.97	1.00	6.40	851	304	58	1,213	Occupied dwelling unit
222	High-Rise Apartment	4.20	0.97	1.00	4.07	542	194	37	773	Dwelling unit
223	Mid-Rise Apartment	N/A	0.97	1.00	N/A	-	-	-	-	Dwelling unit
224	Rental Townhouse	N/A	0.97	1.00	N/A	-	-	-	-	Dwelling unit
230	Residential condominium/townhouse	5.81	0.97	1.00	5.64	750	268	51	1,069	Dwelling unit
231	Low-Rise Residential Condominium/Townhouse	N/A	TBD	TBD	N/A	-	-	-	-	Dwelling unit
232	High-Rise Residential Condominium/Townhouse	N/A	TBD	TBD	N/A	-	-	-	-	Dwelling unit
233	Luxury Condominium/Townhouse	N/A	TBD	TBD	N/A	-	-	-	-	Occupied dwelling unit
240	Mobile home park	4.99	0.97	1.00	4.84	644	230	44	918	Occupied dwelling unit
251	Senior Adult Housing - Detached	3.68	0.95	1.00	3.50	465	166	32	663	Dwelling unit
252	Senior Adult Housing - Attached	3.44	0.95	1.00	3.27	435	155	30	620	Dwelling unit
253	Congregate Care Facility	2.02	0.95	1.00	1.92	255	91	17	363	Dwelling unit
254	Assisted living	2.74	0.95	1.00	2.60	346	124	24	494	Bed
255	Continuing Care Retirement Community	2.40	0.95	1.00	2.28	303	108	21	432	Unit
260	Recreational Homes	3.16	1.00	1.00	3.16	420	150	29	599	Dwelling unit
265	Timeshare	10.56	1.00	1.00	10.56	1,404	502	95	2,001	Dwelling unit
270	Residential Planned Unit Development	7.50	0.97	1.00	7.28	968	346	66	1,380	Dwelling unit

ITE Code	Land Use	Unadjusted		Linked		EINDTs	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
		Weekday ADTs	Trip Length Factor ¹	Trip Factor ¹	ELNDTs						
Lodging (Land Uses 300-399)											
310	Hotel	8.92	0.69	0.75	4.62	614	219	42	875	Room	
311	All Suites Hotel	6.24	0.69	0.75	3.23	429	153	29	611	Room	
312	Business Hotel	N/A	0.69	0.75	N/A	-	-	-	-	Occupied Room	
320	Motel	9.11	0.69	0.75	4.71	627	224	43	894	Room	
390	Resort Hotel	N/A	0.69	0.75	N/A	-	-	-	-	Room	
Recreational (Land Uses 400-499)											
411	City Park	1.89	0.90	1.00	1.70	226	81	15	322	Acres	
412	County Park	2.28	0.90	1.00	2.05	273	97	19	389	Acres	
413	State Park	0.65	0.90	1.00	0.59	78	28	5	111	Acres	
414	Water Slide Park	N/A	TBD	TBD	N/A	-	-	-	-	1,000 square feet of gross floor area	
415	Beach Park	29.81	0.90	1.00	26.83	3,568	1,274	242	5,084	Acres	
416	Campground/Recreational Vehicle Park	N/A	0.90	1.00	N/A	-	-	-	-	Occupied camp site	
417	Regional park	4.57	0.90	1.00	4.11	547	195	37	779	Acres	
418	National Monument	5.37	0.90	1.00	4.83	643	230	44	917	Acres	
420	Marina	2.96	0.91	1.00	2.69	358	128	24	510	Berth	
430	Golf course	5.04	0.91	1.00	4.59	610	218	41	869	Acres	
431	Miniature Golf Course	N/A	0.91	1.00	N/A	-	-	-	-	Hole	
432	Golf Driving Range	13.65	0.91	1.00	12.42	1,652	590	112	2,354	Tees/Driving Position	
433	Batting Cages	N/A	0.91	1.00	N/A	-	-	-	-	Cage	
435	Multipurpose Recreational Facility	1.99	0.91	1.00	1.81	241	86	16	343	1,000 square feet of gross floor area	
437	Bowling Alley	33.33	1.00	1.00	33.33	4,433	1,583	301	6,317	1,000 square feet of gross floor area	
440	Adult Cabaret	N/A	1.00	1.00	N/A	-	-	-	-	1,000 square feet of gross floor area	
441	Live Theater	N/A	1.00	1.00	N/A	-	-	-	-	Seat	
443	Movie Theater without Matinee	220.00	0.46	1.00	101.20	13,460	4,807	913	19,180	Movie Screen	
444	Movie Theater with Matinee - Friday pm peak hour	220.00	0.46	1.00	101.20	13,460	4,807	913	19,180	Movie screen	
445	Multiplex Movie Theater - Friday pm peak hour	348.33	0.46	1.00	160.23	21,311	7,611	1,446	30,368	Movie screen	
452	Horse Racetrack	0.61	0.91	1.00	0.56	74	26	5	105	Seat	
453	Automobile Racetrack - Saturday peak hour	0.28	1.00	1.00	0.28	37	13	3	53	Attendee	
454	Dog Racetrack	N/A	0.90	1.00	N/A	-	-	-	-	Attendee	
460	Arena	33.33	1.00	1.00	33.33	4,433	1,583	301	6,317	Acres	
465	Ice Skating Rink	N/A	0.90	1.00	N/A	-	-	-	-	1,000 square feet of gross floor area	
466	Snow Ski Area	N/A	1.00	1.00	N/A	-	-	-	-	Lift	
473	Casino/Video Lottery Establishment	N/A	0.91	1.00	N/A	-	-	-	-	1,000 square feet of gross floor area	
480	Amusement Park	75.76	0.90	1.00	68.18	9,068	3,239	615	12,922	Acres	
481	Zoo	114.88	0.90	1.00	103.39	13,751	4,911	933	19,595	Acres	
488	Soccer Complex	71.33	0.51	1.00	36.38	4,838	1,728	328	6,894	Field	
490	Tennis Courts (Saturday)	27.83	0.51	1.00	14.19	1,888	674	128	2,690	Court	
491	Racquet/Tennis Club	38.70	0.51	1.00	19.74	2,625	938	178	3,741	Court	
492	Health/Fitness Club	32.93	0.51	1.00	16.79	2,234	798	152	3,184	1,000 square feet of gross floor area	
493	Athletic Club	43.00	0.51	1.00	21.93	2,917	1,042	198	4,157	1,000 square feet of gross floor area	
495	Recreational Community Center	33.82	0.51	1.00	17.25	2,294	819	156	3,269	1,000 square feet of gross floor area	

ITE Code	Land Use	Unadjusted		Linked		EINDTs	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC	
		Weekday ADTs	Trip Length Factor ¹	Trip Factor ¹	SDC						Employee	
Institutional (Land Uses 500-599)												
501	Military Base	1.78	1.00	1.00	1.78	237	85	16	338	Employee		
520	Elementary School	15.43	1.00	1.00	15.43	2,052	733	139	2,924	1,000 square feet of gross floor area		
522	Middle School/Junior High School	13.78	1.00	1.00	13.78	1,833	655	124	2,612	1,000 square feet of gross floor area		
530	High School	12.89	1.00	1.00	12.89	1,714	612	116	2,442	1,000 square feet of gross floor area		
534	Private School (K-8) - pm peak hour generator	6.53	1.00	1.00	6.53	868	310	59	1,237	1,000 square feet of gross floor area		
536	Private School (K-12) - pm peak hour generator	5.50	1.00	1.00	5.50	732	261	50	1,043	1,000 square feet of gross floor area		
540	Junior/Community College	27.49	1.00	1.00	27.49	3,656	1,306	248	5,210	1,000 square feet of gross floor area		
550	University/College	8.96	1.00	1.00	8.96	1,192	426	81	1,699	Employee		
560	Church	9.11	1.00	1.00	9.11	1,212	433	82	1,727	1,000 square feet of gross floor area		
561	Synagogue	10.64	1.00	1.00	10.64	1,415	505	96	2,016	1,000 square feet of gross floor area		
562	Mosque - pm peak hour generator	11.02	1.00	1.00	11.02	1,466	523	99	2,088	1,000 square feet of gross floor area		
565	Day Care Center	74.06	0.23	1.00	17.03	2,265	809	154	3,228	1,000 square feet of gross floor area		
566	Cemetery	4.73	1.00	1.00	4.73	629	225	43	897	Acre		
571	Prison - pm peak hour generator	11.39	1.00	1.00	11.39	1,515	541	103	2,159	1,000 square feet of gross floor area		
580	Museum - pm peak hour generator	2.11	1.00	1.00	2.11	281	100	19	400	1,000 square feet of gross floor area		
590	Library	56.24	0.49	1.00	27.56	3,665	1,309	249	5,223	1,000 square feet of gross floor area		
591	Lodge/Fraternal Organization	0.29	1.00	1.00	0.29	39	14	3	56	Member		
Medical (Land Uses 600-699)												
610	Hospital	6.95	0.95	1.00	6.60	878	314	60	1,252	1,000 square feet of gross floor area		
620	Nursing Home	7.60	0.95	1.00	7.22	960	343	65	1,368	1,000 square feet of gross floor area		
630	Clinic	31.45	0.53	1.00	16.67	2,217	792	150	3,159	1,000 square feet of gross floor area		
640	Animal Hospital/Veterinary Clinic	N/A	0.53	1.00	N/A	-	-	-	-	1,000 square feet of gross floor area		
Office (Land Uses 700-799)												
710	General office building	11.03	0.65	1.00	7.17	954	341	65	1,360	1,000 square feet of gross floor area		
714	Corporate Headquarters Building	7.98	0.65	1.00	5.19	690	246	47	983	1,000 square feet of gross floor area		
715	Single Tenant Office Building	11.65	0.65	1.00	7.57	1,007	360	68	1,435	1,000 square feet of gross floor area		
720	Medical-dental office building	36.13	0.53	1.00	19.15	2,547	910	173	3,630	1,000 square feet of gross floor area		
730	Government Office Building	68.93	0.96	1.00	66.17	8,801	3,143	597	12,541	1,000 square feet of gross floor area		
731	State Motor Vehicles Department	166.02	0.96	1.00	159.38	21,197	7,571	1,438	30,206	1,000 square feet of gross floor area		
732	United States Post Office	108.19	0.96	1.00	103.86	13,814	4,933	937	19,684	1,000 square feet of gross floor area		
733	Government Office Complex	27.92	0.96	1.00	26.80	3,565	1,273	242	5,080	1,000 square feet of gross floor area		
750	Office park	11.42	0.67	1.00	7.65	1,018	363	69	1,450	1,000 square feet of gross floor area		
760	Research and development center	8.11	0.67	1.00	5.43	723	258	49	1,030	1,000 square feet of gross floor area		
770	Business park	12.44	0.67	1.00	8.33	1,109	396	75	1,580	1,000 square feet of gross floor area		

ITE Code Land Use Unadjusted Weekday ADTs Trip Length Factor¹ Linked Trip Factor¹ ELNDTs Improve. Reimb. Compliance Total SDC Basis for Calculating a Customer's SDC

Retail (Land Uses 800-899)

810	Tractor Supply Store	N/A	0.53	1.00	N/A	-	-	-	-	-	-	-	1,000 square feet of gross floor area
811	Construction Equipment Rental Store	N/A	0.60	0.75	N/A	-	-	-	-	-	-	-	1,000 square feet of gross floor area
812	Building Materials and Lumber Store	45.16	0.49	0.75	16.60	2,207	788	150	3,145	1,000 square feet of gross floor area	150	3,145	1,000 square feet of gross floor area
813	Free Standing Discount Super Store	50.75	0.49	0.75	18.65	2,481	886	168	3,535	1,000 square feet of gross floor area	168	3,535	1,000 square feet of gross floor area
814	Variety Store	64.03	0.49	0.75	23.53	3,130	1,118	212	4,460	1,000 square feet of gross floor area	212	4,460	1,000 square feet of gross floor area
815	Free Standing Discount Store	57.24	0.49	0.75	21.04	2,798	999	190	3,987	1,000 square feet of gross floor area	190	3,987	1,000 square feet of gross floor area
816	Hardware/Paint Store	51.29	0.49	0.75	18.85	2,507	895	170	3,572	1,000 square feet of gross floor area	170	3,572	1,000 square feet of gross floor area
817	Nursery (Garden Center)	68.10	0.49	0.75	25.03	3,329	1,189	226	4,744	1,000 square feet of gross floor area	226	4,744	1,000 square feet of gross floor area
818	Nursery (Wholesale)	39.00	0.65	0.75	19.01	2,529	903	172	3,604	1,000 square feet of gross floor area	172	3,604	1,000 square feet of gross floor area
820	Shopping Center	42.70	0.49	0.67	14.02	1,402	466	127	2,657	1,000 square feet of gross floor area	127	2,657	1,000 square feet of gross floor area
822	Factory Outlet Center	26.59	0.49	0.75	9.77	1,300	464	88	1,852	1,000 square feet of gross floor area	88	1,852	1,000 square feet of gross floor area
826	Specialty Retail Center	44.32	0.49	0.75	16.29	2,166	774	147	3,087	1,000 square feet of gross floor area	147	3,087	1,000 square feet of gross floor area
841	Automobile Sales	32.30	0.60	0.75	14.54	1,933	690	131	2,754	1,000 square feet of gross floor area	131	2,754	1,000 square feet of gross floor area
842	Recreational Vehicle Sales	N/A	0.60	0.75	N/A	-	-	-	-	-	-	-	1,000 square feet of gross floor area
843	Automobile Parts Sales	61.91	0.60	0.75	27.86	3,705	1,323	251	5,279	1,000 square feet of gross floor area	251	5,279	1,000 square feet of gross floor area
848	Tire Store	24.87	0.60	0.75	11.19	1,488	532	101	2,121	1,000 square feet of gross floor area	101	2,121	1,000 square feet of gross floor area
849	Tire Superstore	20.36	0.60	0.75	9.16	1,219	435	83	1,737	1,000 square feet of gross floor area	83	1,737	1,000 square feet of gross floor area
850	Supermarket	102.24	0.14	0.46	6.58	876	313	59	1,248	1,000 square feet of gross floor area	59	1,248	1,000 square feet of gross floor area
851	Convenience Market (Open 24 Hours)	737.99	0.08	0.35	20.66	2,748	982	187	3,917	1,000 square feet of gross floor area	187	3,917	1,000 square feet of gross floor area
852	Convenience Market (Open 15-16 Hours) - pm peak hour gen.	36.22	0.14	0.46	2.33	310	111	21	442	1,000 square feet of gross floor area	21	442	1,000 square feet of gross floor area
853	Convenience Market with Gasoline Pumps	845.60	0.32	0.22	59.53	7,918	2,828	537	11,283	1,000 square feet of gross floor area	537	11,283	1,000 square feet of gross floor area
854	Discount Supermarket	90.86	0.14	0.46	5.85	778	278	53	1,109	1,000 square feet of gross floor area	53	1,109	1,000 square feet of gross floor area
857	Discount Club	41.80	0.60	0.75	18.81	2,502	893	170	3,565	1,000 square feet of gross floor area	170	3,565	1,000 square feet of gross floor area
860	Wholesale Market	128.25	1.00	1.00	128.25	17,057	6,092	1,157	24,306	1,000 square feet of gross floor area	1,157	24,306	1,000 square feet of gross floor area
861	Sporting Goods Superstore - pm peak hour generator	3.84	0.49	0.75	1.41	188	67	13	268	1,000 square feet of gross floor area	13	268	1,000 square feet of gross floor area
862	Home Improvement Superstore	30.74	0.49	0.75	11.30	1,502	537	102	2,141	1,000 square feet of gross floor area	102	2,141	1,000 square feet of gross floor area
863	Electronics Superstore	45.04	0.49	0.75	16.55	2,201	786	149	3,136	1,000 square feet of gross floor area	149	3,136	1,000 square feet of gross floor area
864	Toy/Children's Superstore - Saturday	5.53	0.49	0.75	2.03	270	97	18	385	1,000 square feet of gross floor area	18	385	1,000 square feet of gross floor area
865	Baby Superstore - Saturday	3.73	0.49	0.75	1.37	182	65	12	259	1,000 square feet of gross floor area	12	259	1,000 square feet of gross floor area
866	Pet Supply Superstore - Saturday	6.98	0.49	0.75	2.57	341	122	23	486	1,000 square feet of gross floor area	23	486	1,000 square feet of gross floor area
867	Office Supply Superstore	N/A	0.60	0.75	N/A	-	-	-	-	-	-	-	1,000 square feet of gross floor area
868	Book Superstore - Saturday	21.30	0.49	0.75	7.83	1,041	372	71	1,484	1,000 square feet of gross floor area	71	1,484	1,000 square feet of gross floor area
869	Discount Home Furnishing Superstore	20.00	0.49	0.75	7.35	978	349	66	1,393	1,000 square feet of gross floor area	66	1,393	1,000 square feet of gross floor area
872	Bed and Linen Superstore - Saturday	6.97	0.49	0.75	2.56	341	122	23	486	1,000 square feet of gross floor area	23	486	1,000 square feet of gross floor area
875	Department Store	22.88	0.49	0.75	8.41	1,118	399	76	1,593	1,000 square feet of gross floor area	76	1,593	1,000 square feet of gross floor area
876	Apparel Store	66.40	0.49	0.75	24.40	3,245	1,159	220	4,624	1,000 square feet of gross floor area	220	4,624	1,000 square feet of gross floor area
879	Arts and Crafts Store	56.55	0.49	0.75	20.78	2,764	987	188	3,939	1,000 square feet of gross floor area	188	3,939	1,000 square feet of gross floor area
880	Pharmacy/Drugstore without Drive-Through	90.06	0.49	0.75	33.10	4,402	1,572	299	6,273	1,000 square feet of gross floor area	299	6,273	1,000 square feet of gross floor area
881	Pharmacy/Drugstore with Drive-Through	96.91	0.49	0.75	35.61	4,737	1,692	321	6,750	1,000 square feet of gross floor area	321	6,750	1,000 square feet of gross floor area
890	Furniture Store	5.06	0.49	0.75	1.86	247	88	17	352	1,000 square feet of gross floor area	17	352	1,000 square feet of gross floor area
896	DVD/Video Store - Saturday	26.92	0.49	0.75	9.89	1,316	470	89	1,875	1,000 square feet of gross floor area	89	1,875	1,000 square feet of gross floor area
897	Medical Equipment Store	6.00	0.49	0.75	2.21	293	105	20	418	1,000 square feet of gross floor area	20	418	1,000 square feet of gross floor area

ITE Code	Land Use	Unadjusted		Linked		E/NDDTs	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
		Weekday ADTs	Trip Length Factor ¹	Trip Factor ¹	Trip Factor ¹						
Services (Land Uses 900-999)											
911	Walk-in Bank	N/A	0.17	0.55	N/A	-	-	-	-	-	1,000 square feet of gross floor area
912	Drive-in Bank	148.15	0.17	0.55	13.85	1,842	658	125	2,625	1,000 square feet of gross floor area	1,000 square feet of gross floor area
918	Hair Salon - Saturday	2.08	0.53	1.00	1.10	147	52	10	209	1,000 square feet of gross floor area	1,000 square feet of gross floor area
920	Copy, Print and Express Ship Store - pm peak hour generator	12.27	0.49	0.75	4.51	600	214	41	855	1,000 square feet of gross floor area	1,000 square feet of gross floor area
925	Drinking Place	15.49	0.65	1.00	10.07	1,339	478	91	1,908	1,000 square feet of gross floor area	1,000 square feet of gross floor area
931	Quality Restaurant	89.95	0.65	0.75	43.85	5,832	2,083	396	8,311	1,000 square feet of gross floor area	1,000 square feet of gross floor area
932	High-Turnover (Sit Down) Restaurant	127.15	0.19	0.75	18.12	2,410	861	164	3,435	1,000 square feet of gross floor area	1,000 square feet of gross floor area
933	Fast-food restaurant without drive-through	716.00	0.09	0.75	48.33	6,428	2,296	436	9,160	1,000 square feet of gross floor area	1,000 square feet of gross floor area
934	Fast-food restaurant with drive-through	496.12	0.09	0.51	22.77	3,029	1,082	206	4,317	1,000 square feet of gross floor area	1,000 square feet of gross floor area
935	Fast-food restaurant with drive-through and no indoor seating	N/A	0.09	0.51	N/A	-	-	-	-	-	1,000 square feet of gross floor area
936	Coffee/donut shop without drive-through	65.96	0.09	0.75	4.45	592	211	40	843	1,000 square feet of gross floor area	1,000 square feet of gross floor area
937	Coffee/donut shop with drive-through - Sat. pm peak hour gen.	813.58	0.09	0.51	37.57	4,997	1,785	339	7,121	1,000 square feet of gross floor area	1,000 square feet of gross floor area
938	Coffee/donut kiosk	1,800.00	0.09	0.51	82.62	10,988	3,924	746	15,658	1,000 square feet of gross floor area	1,000 square feet of gross floor area
939	Bread/Donut/Bagel Shop without Drive-Through Window	48.87	0.09	0.75	3.30	439	157	30	626	1,000 square feet of gross floor area	1,000 square feet of gross floor area
940	Bread/Donut/Bagel Shop with Drive-Through Window	N/A	0.09	0.51	N/A	-	-	-	-	-	1,000 square feet of gross floor area
941	Quick Lubrication Vehicle Shop	40.00	0.65	0.75	19.50	2,594	926	176	3,696	1,000 sq. ft. of occupied gross leasable	1,000 sq. ft. of occupied gross leasable
942	Automobile Care Center - Saturday	23.72	0.60	0.75	10.67	1,420	507	96	2,023	1,000 sq. ft. of occupied gross floor area	1,000 square feet of gross floor area
943	Automobile Parts and Service Center	N/A	0.60	0.75	N/A	-	-	-	-	-	1,000 square feet of gross floor area
944	Gasoline/service station	168.56	0.07	0.77	9.09	1,208	432	82	1,722	Vehicle fueling position	Vehicle fueling position
945	Gasoline/service station with convenience market	162.78	0.07	0.77	8.77	1,167	417	79	1,663	Vehicle fueling position	Vehicle fueling position
946	Gasoline/service station with convenience market and car wash	152.84	0.07	0.77	8.24	1,096	391	74	1,561	Vehicle fueling position	Vehicle fueling position
947	Self-Service Car Wash	108.00	0.60	0.75	48.60	6,464	2,309	439	9,212	Wash stall	Wash stall
948	Automated Car Wash - Saturday	14.12	0.60	0.75	6.35	845	302	57	1,204	1,000 square feet of gross floor area	1,000 square feet of gross floor area
950	Truck Stop	N/A	1.00	1.00	N/A	-	-	-	-	-	1,000 square feet of gross floor area

Source: ITE, Trip Generation Manual, 9th edition

City of Salem, Oregon; 2019 System Development Charge Methodologies; Table A-4; DKS Engineers

Schedule of Parks SDCs:

Customer Classification	Number of Dwelling Units	Proposed Schedule of Parks SDCs				Total
		Reimbursement	Improvement	Administration		
Detached single family	1	\$ -	\$ 1,662	\$ 83		\$ 1,745
Mobil/manufactured home	1	-	1,662	83		1,745
Multifamily - \$/dwelling unit	1	-	894	45		938
Duplex	2	-	1,787	89		1,877
Tri-plex	3	-	2,681	134		2,815
Four-plex	4	-	3,574	179		3,753
Apartment complex	*	*	*			*
Condominium complex	*	*	*			*
Retirement/Assisted Living cc	*	*	*			*
Business - \$/FTE Employee		\$ -	\$ -	\$ -	\$ -	\$ -

* - multiply the number of dwelling units by the corresponding detached multi-family per dwelling unit fee component