

**COUNCIL BILL NO. 3182**

**RESOLUTION NO. 2188**

**A RESOLUTION ESTABLISHING A RATE SCHEDULE FOR TRANSPORTATION SYSTEM DEVELOPMENT CHARGES (INCLUDING THE INTERCHANGE MANAGEMENT AREA CHARGE AND AN ALTERNATIVE CALCULATION FEE) PURSUANT TO A RECENTLY UPDATED TRANSPORTATION SYSTEM DEVELOPMENT CHARGES METHODOLOGY; AND SETTING AN EFFECTIVE DATE FOR IMPOSITION OF THE FEES AND CHARGES**

**WHEREAS**, ORS 223.297 – 223.314 authorizes local governments to impose system development charges ("SDCs"); and

**WHEREAS**, the City authorized the preparation of the Transportation System Development Charge Methodology (the "Methodology") dated February 2022; and

**WHEREAS**, the City, in accordance with ORS 223.297-223.314, provided notice and received input on the Methodology; and

**WHEREAS**, on April 25, 2022, the City conducted a public hearing and adopted amendments to Ordinance 2438 imposing Transportation System Development Charges, including the Interchange Management Area ("IMA") System Development Charge, based upon this methodology; and

**WHEREAS**, Ordinance 2438 provides that the amounts of the Transportation System Development Charges, including the Interchange Management Area SDC shall be set by resolution; and

**WHEREAS**, Ordinance 2438 also allows the City to establish an Alternative Calculation fee by resolution; **NOW THEREFORE**,

**THE CITY OF WOODBURN RESOLVES AS FOLLOWS:**

**Section 1. Rate Schedule**

Pursuant to Ordinance 2348 and the Methodology, a Rate Schedule of Transportation System Development Charges, including the Interchange Management Area Charge, is hereby adopted and attached to this Resolution as Exhibit "A".

**Section 2. Alternative Calculation Fee**

The minimum fee for review of an Alternative Calculation shall be five-hundred dollars (\$500), to be paid at the time the Applicant submits a request for review. If the City hires a consultant to assist in reviewing the information submitted, the cost of the consultant's review shall be shared equally by the City and the applicant, and the applicant shall pay its share of the cost of the consultant's review at the time the City decides whether or not to accept the alternative calculation.

**Section 3. EFFECTIVE DATE**

The effective date for imposition of the fees and charges identified in this resolution shall be June 1, 2022.

Approved as to form: \_\_\_\_\_  
City Attorney Date

Approved: \_\_\_\_\_  
Eric Swenson, Mayor

Passed by the Council \_\_\_\_\_

Submitted to the Mayor \_\_\_\_\_

Approved by the Mayor \_\_\_\_\_

Filed in the Office of the Recorder \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Heather Pierson City Recorder  
City of Woodburn, Oregon

**EXHIBIT "A"**

**SCHEDULE OF TRANSPORTATION SYSTEM DEVELOPMENT CHARGES**

Effective June 1, 2022

CITY-WIDE SYSTEM DEVELOPMENT CHARGE

**\$ 4,192 per peak hour person trip**

INTERCHANGE MANAGEMENT AREA (IMA) SYSTEM DEVELOPMENT CHARGE

**\$ 1,096.75 per peak hour person trip**

<b>ITE Code</b>	<b>Land Use</b>	<b>Unit</b>	<b>ITE PM Peak Hour Vehicle Trips</b>	<b>Person Trip Conversion Factor</b>	<b>Number of Person Trips<sup>1</sup></b>	<b>SDC Total per Unit</b>	<b>IMA SDC Fee</b>
110	General Light Industrial	1,000 SFGFA	0.6	1.7	1.1	\$4,447	\$1,163
130	Industrial Park	1,000 SFGFA	0.4	1.7	0.7	\$2,823	\$739
140	Manufacturing	1,000 SFGFA	0.7	1.7	1.1	\$4,729	\$1,237
150	Warehousing	1,000 SFGFA	0.2	2.7	0.5	\$2,138	\$559
151	Mini-Warehouse	1,000 SFGFA	0.2	1.7	0.3	\$1,200	\$314
154	High-Cube Transload and Short-Term Storage Warehouse	1,000 SFGFA	0.1	1.7	0.2	\$706	\$185
155	High-Cube Fulfillment Center Warehouse	1,000 SFGFA	1.4	1.7	2.3	\$9,670	\$2,530
210	Single-Family Detached Housing	Dwelling Units	1.0	1.7	1.7	\$6,988	\$1,828
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.6	0.9	0.5	\$2,222	\$581
221	Multifamily Housing (Mid-Rise) / Duplex, Triplex, Quadplex	Dwelling Units	0.4	1.2	0.5	\$2,180	\$570
222	Multifamily Housing (High-Rise)	Dwelling Units	0.4	1.7	0.6	\$2,541	\$665
240	Mobile Home Park	Dwelling Units	0.5	1.7	0.8	\$3,247	\$849
251	Senior Adult Housing - Detached	Dwelling Units	0.3	1.7	0.5	\$2,118	\$554
252	Senior Adult Housing - Attached	Dwelling Units	0.3	1.7	0.4	\$1,835	\$480
	Accessory Dwelling Unit	Dwelling Units	0.1	1.7	0.2	\$545	\$143
254	Assisted Living	Beds	0.3	1.7	0.4	\$1,835	\$480
255	Continuing Care Retirement Community	Occupied Units	0.2	1.7	0.3	\$1,129	\$295
310	Hotel	Rooms	0.6	1.7	1.0	\$4,235	\$1,108
430	Golf Course	Holes	2.9	1.7	4.9	\$20,541	\$5,374
444	Movie Theater	1,000 SFGFA	6.2	1.7	10.4	\$43,552	\$11,394
488	Soccer Complex	Fields	16.4	1.7	27.7	\$115,974	\$30,341
495	Recreational Community Center	1,000 SFGFA	2.3	1.5	3.5	\$14,631	\$3,828
520	Elementary School	1,000 SFGFA	1.4	1.7	2.3	\$5,706	\$1,493
522	Middle School/Junior High School	1,000 SFGFA	1.2	1.7	2.0	\$4,956	\$1,297

530	High School	1,000 SFGFA	1.0	1.7	1.6	\$4,040	\$1,057
540	Junior/Community College	1,000 SFGFA	1.9	1.7	3.1	\$13,129	\$3,435
560	Church / House of Worship	1,000 SFGFA	0.5	1.7	0.8	\$3,459	\$905
565	Day Care Center	1,000 SFGFA	11.1	1.7	18.7	\$78,492	\$20,535
566	Cemetery	Acres	0.5	1.7	0.8	\$3,247	\$849
590	Library	1,000 SFGFA	8.2	1.7	13.7	\$57,599	\$15,069
610	Hospital	1,000 SFGFA	1.0	1.7	1.6	\$6,791	\$1,777
620	Nursing Home	Beds	0.2	1.7	0.4	\$1,553	\$406
710	General Office Building	1,000 SFGFA	1.2	1.3	1.5	\$6,288	\$1,645
770	Business Park	1,000 SFGFA	0.4	1.7	0.7	\$2,965	\$776
813	Free-Standing Discount Superstore	1,000 SFGFA	4.3	1.7	7.3	\$21,700	\$5,677
816	Hardware/Paint Store	1,000 SFGFA	2.7	1.7	4.5	\$13,999	\$3,662
817	Nursery (Garden Center)	1,000 SFGFA	6.9	1.7	11.7	\$48,987	\$12,816
840	Automobile Sales (New)	1,000 SFGFA	2.4	2.1	5.1	\$21,506	\$5,626
849	Tire Superstore	1,000 SFGFA	2.1	1.7	3.6	\$14,894	\$3,896
850	Supermarket	1,000 SFGFA	9.2	2.9	26.6	\$71,475	\$18,699
851	Convenience Market	1,000 SFGFA	49.1	1.8	86.5	\$177,666	\$46,481
861	Sporting Goods Superstore	1,000 SFGFA	2.0	1.7	3.4	\$14,258	\$3,730
862	Home Improvement Superstore	1,000 SFGFA	2.3	2.0	4.7	\$11,501	\$3,009
863	Electronic Superstore	1,000 SFGFA	4.3	1.7	7.2	\$18,042	\$4,720
875	Department Store	1,000 SFGFA	2.0	1.7	3.3	\$13,764	\$3,601
881	Pharmacy/Drugstore with Drive-Through Window	1,000 SFGFA	10.3	1.7	17.3	\$37,043	\$9,691
890	Furniture Store	1,000 SFGFA	0.5	1.7	0.9	\$1,725	\$451
912	Drive-in Bank	1,000 SFGFA	20.5	0.4	8.5	\$23,162	\$6,060
930	Fast Casual Restaurant	1,000 SFGFA	14.1	1.7	23.8	\$99,739	\$26,094
931	Quality Restaurant	1,000 SFGFA	7.8	1.7	13.1	\$30,832	\$8,066
932	High-Turnover (Sit-Down) Restaurant	1,000 SFGFA	9.8	2.0	19.4	\$46,357	\$12,128
933	Fast-Food Restaurant without Drive-Through Window	1,000 SFGFA	28.3	1.7	47.7	\$100,021	\$26,167
934	Fast-Food Restaurant with Drive-Through Window	1,000 SFGFA	32.7	2.1	69.6	\$145,972	\$38,189
944	Gasoline/Service Station	Vehicle Fueling Positions	14.0	1.7	23.6	\$57,439	\$15,027
960	Super Convenience Market/Gas Station	Vehicle Fueling Positions	23.0	1.7	38.7	\$162,067	\$42,400

Source: ITE Trip Generation Manual, 10th Edition, compiled by FCS GROUP

<sup>1</sup>Person trip conversion rate of 1.68 derived from 2009 U.S. National Household Transportation Survey

1.68 findings

Abbreviations

SFGFA - square feet of gross floor area

#### NOTES:

1. "SDC Total per Unit" is the charge per applicable unit for all projects that are required to pay transportation system development charges within the city limits.

2. "IMA SDC Fee" is the charge per applicable unit for all projects required to pay transportation system development charges that are located within the Interchange Management Area per the Woodburn Development Ordinance (WDO).
3. For ITE codes not listed in the schedule above, the SDC charges shall be calculated in accordance with the April 2022 Transportation System Development Charges Study.
4. For those land uses that are not specifically identified by an ITE code, the Public Works Director or designee shall utilize the land use category that is most similar with respect to trip generation.