

Table 14 - Proposed Transportation SDCs by ITE Code

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Pass-by Trips	Diverted/Linked and pass-by Trip Adjustment	Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
Port and Terminal (Land Uses 000-099)											
010	Waterport/Marine Terminal*	17.15	0.00%	0.00%	-	17.15					Berth
021	Commercial Airport	5.75	0.00%	0.00%	-	5.75					Average flights per day
022	General Aviation Airport	1.46	0.00%	0.00%	-	1.46					Employee
030	Intermodal Truck Terminal	6.55	0.00%	0.00%	-	6.55					Acre
090	Park-an-Ride Lot with Bus Service	0.62	0.00%	0.00%	-	0.62					Parking space
093	Light Rail Transit Station with Parking	1.24	0.00%	0.00%	-	1.24					Parking space
Industrial (Land Uses 100-199)											
110	General light industrial	0.97	0.00%	0.00%	-	0.97					1,000 square feet of gross floor area
120	General heavy industrial	0.68	0.00%	0.00%	-	0.68					1,000 square feet of gross floor area
130	Industrial park	0.85	0.00%	0.00%	-	0.85					1,000 square feet of gross floor area
140	Manufacturing	0.73	0.00%	0.00%	-	0.73					1,000 square feet of gross floor area
150	Warehousing	0.32	0.00%	0.00%	-	0.32					1,000 square feet of gross floor area
151	Mini-warehouse	0.26	0.00%	0.00%	-	0.26					1,000 square feet of gross floor area
152	High-Cube Warehouse/Distribution Center	0.12	0.00%	0.00%	-	0.12					1,000 square feet of gross floor area
160	Data center	0.09	0.00%	0.00%	-	0.09					1,000 square feet of gross floor area
170	Utilities	0.76	0.00%	0.00%	-	0.76					1,000 square feet of gross floor area
Residential (Land Uses 200-299)											
210	Single family detached housing	1.00	0.00%	0.00%	-	1.00					Dwelling unit
220	Apartment	0.62	0.00%	0.00%	-	0.62					Dwelling unit
221	Low-Rise Apartment	0.58	0.00%	0.00%	-	0.58					Occupied dwelling unit
222	High-Rise Apartment	0.35	0.00%	0.00%	-	0.35					Dwelling unit
223	Mid-Rise Apartment	0.39	0.00%	0.00%	-	0.39					Dwelling unit
224	Rental Townhouse	0.72	0.00%	0.00%	-	0.72					Dwelling unit
230	Residential condominium/townhouse	0.52	0.00%	0.00%	-	0.52					Dwelling unit
231	Low-Rise Residential Condominium/Townhouse	0.78	0.00%	0.00%	-	0.78					Dwelling unit
232	High-Rise Residential Condominium/Townhouse	0.38	0.00%	0.00%	-	0.38					Dwelling unit
233	Luxury Condominium/Townhouse	0.55	0.00%	0.00%	-	0.55					Occupied dwelling unit
240	Mobile home park	0.59	0.00%	0.00%	-	0.59					Occupied dwelling unit
251	Senior Adult Housing - Detached	0.27	0.00%	0.00%	-	0.27					Dwelling unit
252	Senior Adult Housing - Attached	0.25	0.00%	0.00%	-	0.25					Dwelling unit
253	Congregate Care Facility	0.17	0.00%	0.00%	-	0.17					Dwelling unit
254	Assisted living	0.22	0.00%	0.00%	-	0.22					Bed
255	Continuing Care Retirement Community	0.16	0.00%	0.00%	-	0.16					Unit
260	Recreational Homes	0.26	0.00%	0.00%	-	0.26					Dwelling unit
265	Timeshare	0.75	0.00%	0.00%	-	0.75					Dwelling unit
270	Residential Planned Unit Development	0.62	0.00%	0.00%	-	0.62					Dwelling unit
Lodging (Land Uses 300-399)											
310	Hotel	0.60	0.00%	0.00%	-	0.60					Room
311	All Suites Hotel	0.40	0.00%	0.00%	-	0.40					Room
312	Business Hotel	0.62	0.00%	0.00%	-	0.62					Occupied Room
320	Motel	0.47	0.00%	0.00%	-	0.47					Room
330	Resort Hotel	0.42	0.00%	0.00%	-	0.42					Room

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Recreational (Land Uses 400-499)											
411	City Park*	0.19	0.00%	0.00%	-	0.19					Acre
412	County Park	0.09	0.00%	0.00%	-	0.09					Acre
413	State Park*	0.07	0.00%	0.00%	-	0.07					Acre
414	Water Slide Park	1.92	0.00%	0.00%	-	1.92					1,000 square feet of gross floor area
415	Beach Park	1.30	0.00%	0.00%	-	1.30					Acre
416	Campground/Recreational Vehicle Park	0.27	0.00%	0.00%	-	0.27					Occupied camp site
417	Regional park	0.20	0.00%	0.00%	-	0.20					Acre
418	National Monument	0.42	0.00%	0.00%	-	0.42					Acre
420	Marina	0.19	0.00%	0.00%	-	0.19					Berth
430	Golf course	0.30	0.00%	0.00%	-	0.30					Acre
431	Miniature Golf Course	0.33	0.00%	0.00%	-	0.33					Hole
432	Golf Driving Range	1.25	0.00%	0.00%	-	1.25					Tees/Driving Position
433	Batting Cages	2.22	0.00%	0.00%	-	2.22					Cage
435	Multipurpose Recreational Facility	3.58	0.00%	0.00%	-	3.58					1,000 square feet of gross floor area
437	Bowling Alley	1.71	0.00%	0.00%	-	1.71					1,000 square feet of gross floor area
440	Adult Cabaret	38.67	0.00%	0.00%	-	38.67					1,000 square feet of gross floor area
441	Live Theater	0.02	0.00%	0.00%	-	0.02					Seat
443	Movie Theater without Matinee	24.00	0.00%	0.00%	-	24.00					Movie Screen
444	Movie Theater with Matinee - Friday pm peak hour	45.91	0.00%	0.00%	-	45.91					Movie screen
445	Multiplex Movie Theater - Friday pm peak hour	22.76	0.00%	0.00%	-	22.76					Movie screen
452	Horse Racetrack	0.06	0.00%	0.00%	-	0.06					Seat
453	Automobile Racetrack - Saturday peak hour	0.28	0.00%	0.00%	-	0.28					Attendee
454	Dog Racetrack	0.15	0.00%	0.00%	-	0.15					Attendee
460	Arena*	3.33	0.00%	0.00%	-	3.33					Acre
465	Ice Skating Rink	2.36	0.00%	0.00%	-	2.36					1,000 square feet of gross floor area
466	Snow Ski Area	26.00	0.00%	0.00%	-	26.00					Lift
473	Casino/Video Lottery Establishment	13.43	0.00%	0.00%	-	13.43					1,000 square feet of gross floor area
480	Amusement Park	3.95	0.00%	0.00%	-	3.95					Acre
481	Zoo*	11.49	0.00%	0.00%	-	11.49					Acre
488	Soccer Complex	17.17	0.00%	0.00%	-	17.17					Field
490	Tennis Courts	3.88	0.00%	0.00%	-	3.88					Court
491	Racquet/Tennis Club	3.35	0.00%	0.00%	-	3.35					Court
492	Health/Fitness Club	3.53	0.00%	0.00%	-	3.53					1,000 square feet of gross floor area
493	Athletic Club	5.96	0.00%	0.00%	-	5.96					1,000 square feet of gross floor area
495	Recreational Community Center	2.74	0.00%	0.00%	-	2.74					1,000 square feet of gross floor area

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Institutional (Land Uses 500-599)											
501	Military Base	0.39	0.00%	0.00%	-	0.39					Employee
520	Elementary School	1.21	0.00%	0.00%	-	1.21					1,000 square feet of gross floor area
522	Middle School/Junior High School	1.19	0.00%	0.00%	-	1.19					1,000 square feet of gross floor area
530	High School	0.97	0.00%	0.00%	-	0.97					1,000 square feet of gross floor area
534	Private School (K-8) - pm peak hour generator	6.53	0.00%	0.00%	-	6.53					1,000 square feet of gross floor area
536	Private School (K-12) - pm peak hour generator	5.50	0.00%	0.00%	-	5.50					1,000 square feet of gross floor area
540	Junior/Community College	2.54	0.00%	0.00%	-	2.54					1,000 square feet of gross floor area
550	University/College	0.79	0.00%	0.00%	-	0.79					Employee
560	Church	0.55	0.00%	0.00%	-	0.55					1,000 square feet of gross floor area
561	Synagogue	1.69	0.00%	0.00%	-	1.69					1,000 square feet of gross floor area
562	Mosque - pm peak hour generator	11.02	0.00%	0.00%	-	11.02					1,000 square feet of gross floor area
565	Day Care Center	12.34	0.00%	0.00%	-	12.34					1,000 square feet of gross floor area
566	Cemetery	0.84	0.00%	0.00%	-	0.84					Acre
571	Prison	2.91	0.00%	0.00%	-	2.91					1,000 square feet of gross floor area
580	Museum	0.18	0.00%	0.00%	-	0.18					1,000 square feet of gross floor area
590	Library	7.30	0.00%	0.00%	-	7.30					1,000 square feet of gross floor area
591	Lodge/Fraternal Organization	0.03	0.00%	0.00%	-	0.03					Member
Medical (Land Uses 600-699)											
610	Hospital	0.93	0.00%	0.00%	-	0.93					1,000 square feet of gross floor area
620	Nursing Home	0.74	0.00%	0.00%	-	0.74					1,000 square feet of gross floor area
630	Clinic	5.18	0.00%	0.00%	-	5.18					1,000 square feet of gross floor area
640	Animal Hospital/Veterinary Clinic	4.72	0.00%	0.00%	-	4.72					1,000 square feet of gross floor area
Office (Land Uses 700-799)											
710	General office building	1.49	0.00%	0.00%	-	1.49					1,000 square feet of gross floor area
714	Corporate Headquarters Building	1.41	0.00%	0.00%	-	1.41					1,000 square feet of gross floor area
715	Single Tenant Office Building	1.74	0.00%	0.00%	-	1.74					1,000 square feet of gross floor area
720	Medical-dental office building	3.57	0.00%	0.00%	-	3.57					1,000 square feet of gross floor area
730	Government Office Building	1.21	0.00%	0.00%	-	1.21					1,000 square feet of gross floor area
731	State Motor Vehicles Department	17.09	0.00%	0.00%	-	17.09					1,000 square feet of gross floor area
732	United States Post Office	11.22	0.00%	0.00%	-	11.22					1,000 square feet of gross floor area
733	Government Office Complex	2.85	0.00%	0.00%	-	2.85					1,000 square feet of gross floor area
750	Office park - pm peak hour	1.48	0.00%	0.00%	-	1.48					1,000 square feet of gross floor area
760	Research and development center - pm peak hour	1.07	0.00%	0.00%	-	1.07					1,000 square feet of gross floor area
770	Business park - pm peak hour	1.26	0.00%	0.00%	-	1.26					1,000 square feet of gross floor area

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Retail (Land Uses 800-899)											
810	Tractor Supply Store	1.40	0.00%	0.00%	-	1.40					1,000 square feet of gross floor area
811	Construction Equipment Rental Store	0.99	0.00%	0.00%	-	0.99					1,000 square feet of gross floor area
812	Building Materials and Lumber Store	4.49	0.00%	0.00%	-	4.49					1,000 square feet of gross floor area
813	Free Standing Discount Super Store	4.35	0.00%	28.00%	1.22	3.13					1,000 square feet of gross floor area
814		6.82	0.00%	0.00%	-	6.82					1,000 square feet of gross floor area
815	Free Standing Discount Store	4.98	35.25%	17.00%	2.60	2.38					1,000 square feet of gross floor area
816	Hardware/Paint Store	4.84	29.50%	26.00%	2.69	2.15					1,000 square feet of gross floor area
817	Nursery (Garden Center)	6.94	0.00%	0.00%	-	6.94					1,000 square feet of gross floor area
818	Nursery (Wholesale)	5.17	0.00%	0.00%	-	5.17					1,000 square feet of gross floor area
820	Shopping Center	3.71	15.86%	34.00%	1.85	1.86					1,000 square feet of gross leasable area
823	Factory Outlet Center	2.29	0.00%	0.00%	-	2.29					1,000 square feet of gross floor area
826	Specialty Retail Center	2.71	0.00%	0.00%	-	2.71					1,000 square feet of gross leasable area
841	Automobile Sales	2.62	0.00%	0.00%	-	2.62					1,000 square feet of gross floor area
842	Recreational Vehicle Sales	2.54	0.00%	0.00%	-	2.54					1,000 square feet of gross floor area
843	Automobile Parts Sales	5.98	13.00%	43.00%	3.35	2.63					1,000 square feet of gross floor area
848	Tire Store	4.15	3.33%	28.00%	1.30	2.85					1,000 square feet of gross floor area
849	Tire Superstore	2.11	0.00%	0.00%	-	2.11					1,000 square feet of gross floor area
850	Supermarket	9.48	25.25%	36.00%	5.81	3.67					1,000 square feet of gross floor area
851	Convenience Market (Open 24 Hours)	52.41	6.47%	61.00%	35.36	17.05					1,000 square feet of gross floor area
852	Convenience Market (Open 15-16 Hours)	34.57	12.14%	63.50%	26.15	8.42					1,000 square feet of gross floor area
853	Convenience Market with Gasoline Pumps	50.92	17.80%	66.00%	42.67	8.25					1,000 square feet of gross floor area
854	Discount Supermarket	8.34	23.20%	23.00%	3.85	4.49					1,000 square feet of gross floor area
857	Discount Club	4.18	0.00%	0.00%	-	4.18					1,000 square feet of gross floor area
860	Wholesale Market	0.88	0.00%	0.00%	-	0.88					1,000 square feet of gross floor area
861	Sporting Goods Superstore	1.84	0.00%	0.00%	-	1.84					1,000 square feet of gross floor area
862	Home Improvement Superstore	2.33	8.00%	48.00%	1.30	1.03					1,000 square feet of gross floor area
863	Electronics Superstore	4.50	33.00%	40.00%	3.29	1.22					1,000 square feet of gross floor area
864	Toy/Children's Superstore	4.99	0.00%	0.00%	-	4.99					1,000 square feet of gross floor area
865	Baby Superstore	1.82	0.00%	0.00%	-	1.82					1,000 square feet of gross floor area
866	Pet Supply Superstore	3.38	0.00%	0.00%	-	3.38					1,000 square feet of gross floor area
867	Office Supply Superstore	3.40	0.00%	0.00%	-	3.40					1,000 square feet of gross floor area
868	Book Superstore	15.82	0.00%	0.00%	-	15.82					1,000 square feet of gross floor area
869	Discount Home Furnishing Superstore	1.57	0.00%	0.00%	-	1.57					1,000 square feet of gross floor area
872	Bed and Linen Superstore	2.22	0.00%	0.00%	-	2.22					1,000 square feet of gross floor area
875	Department Store	1.87	0.00%	0.00%	-	1.87					1,000 square feet of gross floor area
876	Apparel Store	3.83	0.00%	0.00%	-	3.83					1,000 square feet of gross floor area
879	Arts and Crafts Store	6.21	0.00%	0.00%	-	6.21					1,000 square feet of gross floor area
880	Pharmacy/Drugstore without Drive-Through	8.40	4.67%	53.00%	4.84	3.56					1,000 square feet of gross floor area
881	Pharmacy/Drugstore with Drive-Through	9.91	13.00%	49.00%	6.14	3.77					1,000 square feet of gross floor area
890	Furniture Store	0.45	10.33%	53.00%	0.29	0.17					1,000 square feet of gross floor area
896	DVD/Video Store	13.60	0.00%	0.00%	-	13.60					1,000 square feet of gross floor area
897	Medical Equipment Store	1.24	0.00%	0.00%	-	1.24					1,000 square feet of gross floor area

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Services (Land Uses 900-999)											
911	Walk-in Bank	12.13	0.00%	0.00%	-	12.13					1,000 square feet of gross floor area
912	Drive-in Bank	24.30	25.67%	47.00%	17.66	6.64					1,000 square feet of gross floor area
918	Hair Salon	1.45	0.00%	0.00%	-	1.45					1,000 square feet of gross floor area
920	Copy, Print and Express Ship Store	7.41	0.00%	0.00%	-	7.41					1,000 square feet of gross floor area
925	Drinking Place	11.34	0.00%	0.00%	-	11.34					1,000 square feet of gross floor area
931	Quality Restaurant	7.49	13.50%	44.00%	4.31	3.18					1,000 square feet of gross floor area
932	High-Turnover (Sit Down) Restaurant	9.85	17.25%	43.00%	5.93	3.92					1,000 square feet of gross floor area
933	Fast-food restaurant without drive-through	26.15	17.25%	43.00%	15.76	10.39					1,000 square feet of gross floor area
934	Fast-food restaurant with drive-through	32.65	9.06%	50.00%	19.28	13.37					1,000 square feet of gross floor area
935	Fast-food restaurant with drive-through and no indoor seating	44.99	0.00%	89.00%	40.04	4.95					1,000 square feet of gross floor area
936	Coffee/donut shop without drive-through	40.75	17.25%	43.00%	24.55	16.20					1,000 square feet of gross floor area
937	Coffee/donut shop with drive-through	42.80	9.06%	50.00%	25.28	17.52					1,000 square feet of gross floor area
938	Coffee/donut kiosk	75.00	9.06%	50.00%	44.29	30.71					1,000 square feet of gross floor area
939	Bread/Donut/Bagel Shop without Drive-Through Window	28.00	0.00%	0.00%	-	28.00					1,000 square feet of gross floor area
940	Bread/Donut/Bagel Shop with Drive-Through Window	18.99	0.00%	0.00%	-	18.99					1,000 square feet of gross floor area
941	Quick Lubrication Vehicle Shop	5.19	0.00%	0.00%	-	5.19					Servicing Position
942	Automobile Care Center	3.11	0.00%	0.00%	-	3.11					1,000 sq. ft. of occupied gross leasable area
943	Automobile Parts and Service Center	4.46	0.00%	0.00%	-	4.46					1,000 square feet of gross floor area
944	Gasoline/service station	13.87	23.00%	42.00%	9.02	4.85					Vehicle fueling position
945	Gasoline/service station with convenience market	13.51	31.22%	56.00%	11.78	1.73					Vehicle fueling position
946	Gasoline/service station with convenience market and car wash	13.86	27.11%	49.00%	10.55	3.31					Vehicle fueling position
947	Self-Service Car Wash	5.54	0.00%	0.00%	-	5.54					Wash stall
948	Automated Car Wash	14.12	0.00%	0.00%	-	14.12					1,000 square feet of gross floor area
950	Truck Stop	13.63	0.00%	0.00%	-	13.63					1,000 square feet of gross floor area

* No ITE PM peak hour trip generation for this code/category, the trip generation shown is ITE weekday average divided by ten.

Source: ITE, Trip Generation Manual, 9th edition

PM peak vehicle trips expressed in trip ends on a weekday, peak hour of adjacent street traffic, one hour, between 4:00 pm and 6:00 pm unless otherwise noted



CITY OF MOLALLA
SYSTEM DEVELOPMENT CHARGES (SDC)

EFFECTIVE UPON ADOPTION BY THE CITY COUNCIL

1. WATER SYSTEM SDC'S – Resolution 2022-04

METER SIZE	IMPROVEMENT SDC	REIMBURSEMENT SDC	ADMINISTRATIVE SDC	TOTAL SDC
5/8" or 3 / 4"	\$5,751	\$1,146	\$138	\$7,035
1"	\$9,644	\$1,914	\$231	\$11,789
1 ½"	\$19,151	\$3,816	\$459	\$23,426
2"	\$30,652	\$6,108	\$735	\$37,495
3"	\$61,306	\$12,216	\$1,470	\$74,992
4"	\$95,812	\$19,092	\$2,298	\$117,202

2. SEWER SYSTEM SDC'S – Resolution 2022-04

METER SIZE	IMPROVEMENT SDC	REIMBURSEMENT SDC	ADMINISTRATIVE SDC	TOTAL SDC
5/8" or 3 / 4"	\$7,011	\$326	\$147	\$7,484
1"	\$11,708	\$434	\$243	\$12,385
1 ½"	\$23,347	\$1,086	\$489	\$24,922
2"	\$37,369	\$1,738	\$782	\$39,889
3"	\$74,737	\$3,475	\$1,564	\$79,776
4"	\$116,803	\$5,431	\$2,445	\$124,679

3. STORM DRAINAGE SYSTEM SDC'S - Resolution 2022-04

EDU FACTOR	IMPROVEMENT SDC	REIMBURSEMENT SDC	ADMINISTRATIVE SDC	TOTAL SDC
Equiv. Dwelling Unit*	\$924	\$41	\$19	\$984

*EDU are total square feet impervious divided by 2,640 sf. Single Family homes count as 1 EDU.

4. TRANSPORTATION SYSTEM SDC'S - Resolution 2022-04

Trips	IMPROVEMENT SDC	REIMBURSEMENT SDC	ADMINISTRATIVE SDC	TOTAL SDC
1 Primary Trip End*	\$7,782	\$769	\$171	\$8,722

*Primary Trip Ends shall be determined in accordance with Table 14 of the City of Molalla 2019 Transportation SDC Methodology attached hereto as Exhibit B.

5. PARKS SYSTEM SDC'S - Resolution 2022-04

USER TYPE	IMPROVEMENT SDC	REIMBURSEMENT SDC	ADMINISTRATIVE SDC	TOTAL SDC
Per Living Unit*	\$2,591	\$0	\$52	\$2,643

*Only residential uses pay Parks SDC's.
