



RESOLUTION NO. 2022-04

A RESOLUTION OF THE CITY OF MOLALLA, OREGON ADOPTING UPDATED SYSTEM DEVELOPMENT CHARGE RATES

WHEREAS, ORS 223, authorizes the City of Molalla to establish System Development Charge (SDC) methodologies and rates; and

WHEREAS, MMC 13.14, provides for the establishment and revision of SDC rates by resolution; and

WHEREAS, the City Council has held numerous work sessions to discuss Molalla's SDC rates and methodology; and

WHEREAS, the City Council wishes to adopt the SDC rates set forth in this resolution.

Now, Therefore, the City of Molalla Resolves as follows:

Section 1. The SDC rates provided in Exhibit A, and the Primary Trip Ends provided in Exhibit B are hereby adopted. If a specific use is not reasonably provided for in Exhibit B, the Institute of Traffic Engineers (ITE) Trip Generation Manual, 10th Edition, shall be utilized in accordance with the SDC methodology to calculate primary trip ends.

Section 2. The inflationary index shall be applied annually on July 1st of each year, to all SDC Rates. The inflationary index shall be equal to the Engineering News Record (ENR) cost escalation factor Construction Cost Index (CCI).

Section 3. Resolution 2021-27, and 2021-17 are hereby repealed.

Section 4. Mobile Food Units shall be charged Transportation SDC's at a rate equal to 1.0 Primary Trip Ends.

Section 5. This resolution shall become effective immediately upon adoption by the City Council.

Signed this 27th day of APRIL 2022.

Scott Keyser, Mayor

ATTEST:

Christie Teets, City Recorder



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.

Table 14 - Proposed Transportation SDCs by ITE Code

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Diverted/Linked and pass-by Trip		Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
				Pass-by Trips	Adjustment						
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

Table 14 – Proposed Transportation SDCs by ITE Code (Continued)

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
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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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
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

Table 14 – Proposed Transportation SDCs by ITE Code (Continued)

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Diverted/Linked		Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
				Pass-by Trips	and pass-by Trip Adjustment						
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

Table 14 – Proposed Transportation SDCs by ITE Code (Continued)

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
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