

**RESOLUTION NO. 2013-22**

**A RESOLUTION ADJUSTING SYSTEMS DEVELOPMENT CHARGES**

**WHEREAS**, Ordinance No. 183, enacted 10 June 1991 and amended 17 January 2006, established the City of Garibaldi's Systems Development Charges (SDCs) in compliance with ORS § 223.297 through § 223.314, to ensure that the costs of growth are equitably and rationally charged to new growth and development activities; and

**WHEREAS**, the City Council solicited a review of the City's SDCs by Curran-McLeod, Inc, of Portland, Oregon, to refine the per-unit charges for development in Garibaldi; and,

**WHEREAS**, a report from Curran-McLeod dated September 6, 2013 provides new calculations for SDCs based on updated buildable land data, current inflation indices and capital improvement funding options available to the City, which recommend re-establishing SDC rates for the City; and,

**WHEREAS**, the City Council has determined that changes recommended in this report do not change the City's methodology for developing its SDCs as described in ORS § 223.304(6); and,

**WHEREAS**, the City Council has determined that all proper noticing requirements for adoption of these charges have been met per the Garibaldi Municipal Code § 13.25, ORS § 223.304 and § 309; and,

**WHEREAS**, the City Council has determined that it is in the best interests of the City to adjust SDC rates effective July 1, 2013,

**NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GARIBALDI RESOLVES AS FOLLOWS:**

**Section 1 – Update of SDC Rates:** SDCs for the City of Garibaldi are hereby adjusted per the recommendation of a certain report to the City of Garibaldi by Curran-McLeod, Inc., of Portland, Oregon, dated September 6, 2013, and attached to and incorporated into this resolution as **Exhibit A**.

**Section 2 – Adjustment for Inflation:** SDC rates as established in this resolution are based on original engineering estimates for the City's identified Capital Improvement Projects (CIPs), and adjusted for inflation using the Engineering News Record (ENR) Construction Cost Index of 9,545, as published for August 2013.

**Section 3 – Sanitary Sewer (Wastewater) System Development Charge:** Wastewater SDCs are based on estimated proportional impacts to the City's municipal wastewater collection and treatment system and are measured in Residential Equivalent Units (REUs). REU impacts for Wastewater SDCs are factored by potential water consumption associated with the size of the installed municipal water meter for an approved land development. This resolution adopts a Wastewater SDC value per size of water meter installed. City staff is directed to calculate and assess a Wastewater SDC for subject development in Garibaldi as described in GMC § 13.25.010(B) using the applicable values in the following table:

Meter Size	REU Factor	Improvement Fee	Reimbursement Fee	Total SDC
5/8" or 3/4"	1	\$180	\$2,575	\$2,755
1"	2	\$360	\$5,150	\$5,510
1 1/2"	4	\$720	\$10,300	\$11,020
2"	8	\$1,440	\$20,600	\$22,040
3"	16	\$2,880	\$41,200	\$44,080
4"	32	\$5,760	\$82,400	\$88,160

**Section 4 – Water System Development Charge:** Water SDCs are based on estimated proportional impacts to the City’s municipal water system and are measured in Residential Equivalent Units (REUs). REU impacts for Water SDCs are factored by the potential water consumption associated with the size of the installed municipal water for an approved land development. This resolution adopts a Water SDC value per size of water meter. City staff is directed to calculate and assess Water SDCs for subject development in Garibaldi as described in GMC § 13.25.010(B) using the applicable values in the following table:

Meter Size	REU Factor	Improvement Fee	Reimbursement Fee	Total SDC
5/8" or 3/4"	1	\$1,500	\$480	\$1,980
1"	2	\$3,000	\$960	\$3,960
1 1/2"	4	\$6,000	\$1,920	\$7,920
2"	8	\$12,000	\$3,840	\$15,840
3"	16	\$24,000	\$7,680	\$31,680
4"	32	\$48,000	\$15,360	\$63,360
6"	64	\$96,000	\$30,720	\$126,720

**Section 5 – Storm Drainage (Storm Water) System Development Charge:** Storm Water SDCs are based proportional impacts to the City’s storm water collection system and are measured by square-foot (SF) units of impervious surface created by an approved land development. This resolution adopts Storm Water SDC value per square foot of commercial/industrial impervious surface created and a total Storm Water SDC value for a single family residential unit. City staff is directed to calculate and assess Storm Water SDCs for subject development in Garibaldi as described in GMC § 13.25.010(B) using the applicable values in the following table:

	Impervious Surface	Improvement Fee	Total SDC
Commercial/Industrial	per 100 SF	\$0.80 / SF	\$80
Single Family Residential Unit	2,500 SF	\$0.80 / SF	\$2,000

**Section 6 – Transportation System Development Charge:** Transportation SDCs are based on projected Estimated Length New Daily Trips (ELNDTs) as developed by the Institute of Transportation Engineers (ITE) for residential, commercial and industrial uses, and as factored by a local projection of shared trips with other destination locations. ELNDTs calculated multiplying the established 9<sup>th</sup> Edition ITE trip rates by the local factor identified for each use in **Exhibit A**. This resolution adopts a Transportation SDC value per ELNDT and a total SDC value for a single family residential unit. City staff is directed to calculate and assess Transportation SDCs for subject development in Garibaldi as described in GMC § 13.25.010(B) using the Average Weekday ELNDT Factors table in **Exhibit A** and the applicable values in the following table:

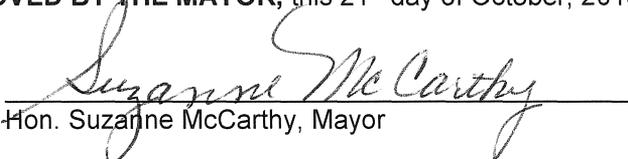
	ELNDT	Improvement Fee	Total SDC
Individual ELNDT Value	1	\$174	\$174
Single Family Residential Unit	9.52	\$174	\$1,650

**Section 7 – Parks & Recreation (Parks) System Development Charge:** Parks SDCs are based on per-person impacts associated with increases in City population. This resolution adopts the SDC value per person and the total SDC for a single family residential unit. City staff is directed to calculate and assess Parks SDCs for subject development in Garibaldi as described in GMC § 13.25.010(B) using the applicable values in the following table:

	Person	Improvement Fee	Total SDC
Individual Per Person Value	1	\$400	\$400
Single Family Residential Unit	2.04	\$400	\$816

**Section 8 – Effective Date.** This Resolution is and shall be effective as of the date of its adoption and shall apply to all subject development on or after 1 July 2013. All SDC assessments by the City as of the effective date of this Resolution and prior to the passage of this Resolution shall be adjusted to comply with this Resolution and its provisions.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR,** this 21<sup>st</sup> day of October, 2013.

  
\_\_\_\_\_  
Hon. Suzanne McCarthy, Mayor

ATTEST:

  
\_\_\_\_\_  
John O'Leary, City Manager

Attached – **Exhibit A** -- Resolution Adjusting Systems Development Charges

**CITY OF GARIBALDI**  
**SYSTEM DEVELOPMENT CHARGE**  
**AUGUST 2013 UPDATE**

Executive Summary

Sanitary Sewer SDC Update  
Pages 1 through 4

Water System SDC Update  
Pages 1 through 5

Stormwater SDC Methodology  
Pages 1 through 5

Transportation System SDC Methodology  
Pages 1 through 5

Parks & Recreation SDC Methodology  
Pages 1 through 3



Exp 12/31/14

August 2013

**CURRAN-McLEOD, INC**  
**CONSULTING ENGINEERS**  
**PORTLAND, OREGON**

**Exhibit A – Resolution Adjusting Systems Development Charges**

**CITY OF GARIBALDI**  
**SYSTEM DEVELOPMENT CHARGE UPDATE**  
AUGUST 2013

EXECUTIVE SUMMARY:

The City of Garibaldi currently has System Development Charges (SDC) for all five utilities allowed by State Statutes under ORS 223.297-314, and they were most recently updated in 2006.

Each of the five SDCs may be broken into two components, a Reimbursement Fee and an Improvement Fee. Reimbursement fees are calculated by determining the current replacement value of all existing capital improvements and dividing this amount by the total capacity of the facility, stated in Residential Equivalent Units (REU). An REU is the demand from a typical single family residential connection. Improvement fees are similarly calculated by dividing the estimated cost of future needed improvements by the total projected number of REU those improvements will support.

The purpose of this current project was to review and update each of the five SDCs to account for the effects of inflation and alternative revenue sources. Grant and private development resources were incorporated into the anticipated funding sources to minimize the effects of inflation. The net effect of the updates was the reduction of four of the five fees, with an increase only to the Sanitary Sewer fee.

The update for the **SANITARY SEWER SDC** is based on the improvements identified in the Wastewater Facilities Plan published in 1998. The Sanitary Sewer SDC Update recommends the fee be increased to \$2,755 per REU, an increase of approximately 45% over the past eight years. This increase is primarily due to inflation adjustments on the value of the existing system improvements, which comprises the majority of this SDC fee. The alternative assignment of REU based on land use in the previous SDC was deleted in this update in favor of identifying the fee solely based on water meter size.

The update for the **WATER SYSTEM SDC** is based on the Water System Master Plan published in final draft in 2004. The water system SDC is recommended to be reduced to a charge of \$1,980 for a typical single family residential connection. This is a reduction of approximately 8% from the current charge as a result of incorporating alternative funding sources. Similar to sanitary sewer, the alternative assignment of REU based on land use from the previous SDC was deleted in favor of using meter sizing only to determine the applicable fee.

The **STORMWATER SDC** was adjusted for inflation and alternative revenue sources, and is recommended to be reduced to \$0.80 per square foot of impervious area, a reduction of approximately 15%. This is the result of incorporating alternative revenue sources to complete the required capital improvements.

## **Exhibit A – Resolution Adjusting Systems Development Charges**

The **TRANSPORTATION SDC** includes several modifications to help mitigate the high cost of development. As with all of the SDC fees, inflation and alternative revenue sources from grants and private development funding were incorporated into the Capital Improvement Plans. Additionally, the local revenue component for work on the state highway system was reduced to 33% as a local match only in anticipation of future ODOT funding. The fee is recommended to be \$1,650 per REU, which is a reduction of 45% from the current fee.

This SDC update again incorporates the Institute of Transportation Engineers (ITE) trip rates as the basis for allocating the SDC fees. This update has expanded the published trip rates to include new categories provided in the 9th Edition of the ITE manuals, and has incorporated adjustment factors to account for the shared or joint use trips. The effect of the shared or joint use trips, which is called a Local Factor in the SDC document, is the reduction of the number of trips for commercial and industrial development projects. These Local Factors do not have an impact on residential land uses.

Last, the **PARKS & RECREATION SDC** CIP was similarly adjusted to account for inflation and alternative funding resources, which resulted in a reduction of 15% to \$816. This fee is proportionate to population and applied only to residential land use.

The following table is a summary of the System Development Charges per Residential Equivalent Unit recommended to be adopted in 2013 by the City of Garibaldi:

**CITY OF GARIBALDI**  
**SUMMARY OF SYSTEM DEVELOPMENT CHARGES**  
**Per RESIDENTIAL EQUIVALENT UNIT (REU)**  
August 2013

<b>UTILITY</b>	<b>REIMBURSEMENT FEE</b>	<b>IMPROVEMENT FEE</b>	<b>TOTAL SDC</b>
Sanitary Sewer	\$2,575	\$180	\$2,755
Water System	\$480	\$1,500	\$1,980
Storm Drainage	\$0	\$2,000	\$2,000
Transportation	\$0	\$1,650	\$1,650
Parks & Rec	\$0	\$816	\$816
<b>TOTAL SDC PER REU</b>			<b>\$9,201</b>

**Exhibit A – Resolution Adjusting Systems Development Charges**

**City of Garibaldi**  
**SANITARY SEWER SDC UPDATE**  
August 2013

The current Sanitary Sewer System Development Charge (SDC) was initially established in 1991, and updated several times since, most recently in 2006. This current update is to incorporate cost and value adjustments due to inflation, and to incorporate potential alternative sources of grant and private development funding to complete the capital improvements.

This update does not modify the Sanitary Sewer SDC methodology, but rather is a stand-alone document that includes an inventory of the Capital Improvement Plan (CIP) project costs, the value of existing improvements and updates the credits available for qualified improvements.

The CIP is predicated on a providing a system capacity to serve a planning window through the year 2023 at a growth rate of 1.5%. The improvements are predicated on a service population estimated at 1,449 with the number of Residential Equivalent Units (REU) estimated at 1,592 from the 1998 Wastewater Facilities Plan.

By adoption of this update, the SDC again incorporates the provisions of ORS 223.297 through 223.314 by reference.

**ENR CCI UPDATE:**

As in the original SDC adoption, annual adjustment of all scheduled values may be adopted by the City in accordance with the ORS 223.304. The Sanitary Sewer SDC Methodology has adopted the Engineering News Record (ENR) Construction Cost Index (CCI) as a relevant measure of price adjustment that complies with the statute.

For future reference, this current update is based on the August 2013 ENR CCI Index of 9,545.

**SDC CREDIT FOR ELIGIBLE CONSTRUCTION:**

To comply with the provisions of ORS 223.304, this document includes credit provisions to allow a credit for a Qualified Public Improvement, that is an improvement required as a condition of development approval, identified in the SDC Capital Improvement Plan, and either:

- (a) Not located on or contiguous to property that is the subject of development approval; or
- (b) Located in whole or in part on or contiguous to property that is the subject of development approval and required to be built larger or with greater capacity than is necessary for the particular development.

**Exhibit A – Resolution Adjusting Systems Development Charges**

Eligible construction projects include only those projects listed in the CIP. The entire improvement project cost may be eligible for SDC funding if the improvement is an off-site qualified public improvements. Only the over-sized components of on-site qualified improvements are eligible for SDC credits. Over-size is defined as any pipeline greater than 8" diameter serving development.

The following table identifies the current estimated construction and engineering cost for new sanitary sewer construction to establish the amount of available construction credits:

CITY OF GARIBALDI  
**SANITARY SEWER CONSTRUCTION CREDITS**  
 August 2013

LINE SIZE	CONSTRUCTION COST ESTIMATE (2013)	OVERSIZE CREDIT
8"	\$62	\$0
10"	\$72	\$10
12"	\$84	\$22

**CAPITAL IMPROVEMENT PLAN & SDC IMPROVEMENT FEE CALCULATION:**

Following is a listing of projects remaining in the capital improvement plan to be completed over the next decade. The following table lists the remaining projects, the 2013 estimate of construction cost, anticipated alternative grant and private development funding, and the net costs allocated over the capacity in Residential Equivalent Units (REU).

The costs have been estimated based on the Engineering News Record Construction Cost Index (CCI) for August 2013 of 9,545.

CITY OF GARIBALDI  
**SANITARY SEWER CAPITAL IMPROVEMENT PLAN**  
 August 2013

PROJECT DESCRIPTION	EST. COST AUG 2013	EST. GRANTS/ PRIV FUNDS	NET CIP COST 2013	CAPACITY IN REU	SDC COST PER REU
Arizona Pump Station Upgrade	\$115,000	\$38,000	\$77,000	1,592	\$48.37
Port Pumping Station Upgrade	\$115,000	\$38,000	\$77,000	1,592	\$48.37
Lumberman Park Pumping Station	\$115,000	\$38,000	\$77,000	1,592	\$48.37
Miscellaneous Upsizing/Upgrading	\$40,000	\$13,000	\$27,000	1,592	\$16.96
Planning Efforts & Rate Studies	\$50,000	\$16,000	\$34,000	1,592	\$21.36
<b>TOTAL</b>	<b>\$340,000</b>		<b>\$292,000</b>		<b>\$183.42</b>

**Exhibit A – Resolution Adjusting Systems Development Charges**

SDC REIMBURSEMENT FEE CALCULATION:

The following table is a summary of the current value of each capital improvement completed to date, adjusted to the August 2013 ENR CCI of 9,545.

CITY OF GARIBALDI  
**SANITARY SEWER SYSTEM CURRENT VALUE**  
 August 2013

PROJECT DESCRIPTION	CURRENT VALUE (2013)	GRANT FUNDING	NET VALUE
2004-05 Sanitary Sewer System Improvements	\$5,500,000	\$2,466,045	\$3,034,000

CITY OF GARIBALDI  
**SANITARY SEWER REIMBURSEMENT FEE**  
 August 2013

PROJECT DESCRIPTION	EST. VALUE AUG 2013	CAPACITY (REU)	SDC COST PER REU
2004-05 Wastewater System Imp	\$3,034,000	1,592	\$1,905.78
Pre-existing Sanitary Sewer Treatment Plant Structure	\$315,000	1,592	\$197.86
Shop Building	\$50,000	1,592	\$31.41
Land, Piping & Site Improvements	\$254,000	1,592	\$159.55
Pump Station Number 1	\$127,000	1,592	\$79.77
Pump Station Number 2	\$64,000	1,592	\$40.20
Arizona Pumping Station	\$64,000	1,592	\$40.20
Port Pumping Station	\$64,000	1,592	\$40.20
Lumberman Park Pumping Station	\$127,000	1,592	\$79.77
<b>TOTAL</b>	<b>\$4,099,000</b>		<b>\$2,574.74</b>

**Exhibit A – Resolution Adjusting Systems Development Charges**

**SDC FEE SUMMARY:**

The SDC fees are applied to all developments based on the size of the domestic water meter used to serve the property. The following table lists the equivalent number of REU and the August 2013 SDC cost for each meter size:

CITY OF GARIBALDI  
**SANITARY SEWER SDC FEE SCHEDULE**  
August 2013

<b>METER SIZE</b>	<b>REU FACTOR</b>	<b>IMPROVEMENT FEE</b>	<b>REIMBURSEMENT FEE</b>	<b>TOTAL SDC</b>
3/4" *	1	\$180	\$2,575	<b>\$2,755</b>
1"	2	\$360	\$5,150	<b>\$5,510</b>
1 1/2"	4	\$720	\$10,300	<b>\$11,020</b>
2"	8	\$1,440	\$20,600	<b>\$22,040</b>
3"	16	\$2,880	\$41,200	<b>\$44,080</b>
4"	32	\$5,760	\$82,400	<b>\$88,160</b>

\* includes 5/8" x 3/4" and 3/4" x 3/4" meters.

## **Exhibit A – Resolution Adjusting Systems Development Charges**

### **City of Garibaldi WATER SYSTEM SDC UPDATE August 2013**

This document is an update to the Water System Development Charge (SDC) adopted by the City of Garibaldi in 2006. This update does not modify the methodology of the SDC but does adjust all cost estimates of projects listed in the Capital Improvement Plan (CIP), the value of existing improvements and the credits available for eligible capital improvements to the current economy.

Additionally, the costs of all projects listed in the CIP have been reduced to anticipate revenues through grants and private development to assist in construction funding. The net result of an inflation adjustment and alternative funding is a reduction of the fee charged.

As in the 2006 SDC update, this update also incorporates all provisions of ORS 223.297 through 223.314 by reference.

#### **ENR CCI UPDATE:**

In accordance with ORS 223.304, all scheduled values may be adjusted by the application of a published relevant measure of average change in pricing. The City of Garibaldi has adopted the Engineering News Record (ENR) Construction Cost Index (CCI) to comply with this requirement. The 2006 SDC update project values were based on an ENR CCI of 7,518 for September 2005. The August 2013 CCI is 9,545, which reflects a 27% increase of all cost factors over the nearly eight years since the last update, or an average of 3% per year.

All cost estimates, credits and values in this current SDC update are based on the ENR CCI Index value of 9,545 for August 2013.

#### **SDC CREDIT FOR ELIGIBLE CONSTRUCTION:**

In accordance with Oregon Revised Statutes (ORS 223.304) this document quantifies credit provisions for construction of qualified public improvements. Qualified public improvements include those 1.) Required as a condition of development approval; 2.) Identified in the SDC Capital Improvement Plan, and 3.) Either:

- (a) Not located on or contiguous to property that is the subject of development approval; or
- (b) Located in whole or in part on or contiguous to property that is the subject of development approval and required to be built larger or with greater capacity than is necessary for the particular development

**Exhibit A – Resolution Adjusting Systems Development Charges**

Qualified public improvements include only those listed in the CIP. The cost of off-site qualified improvements are eligible for 100% SDC credit, whereas all work within the development site is limited to a credit for the oversize component only. Over-size is defined for a water system as any pipeline installed with a diameter greater than 8".

The following table identifies the current estimated construction and engineering cost for new waterline construction and the value of the credit for oversize components:

CITY OF GARIBALDI  
**WATERLINE CONSTRUCTION & OVERSIZE CREDIT**  
 August 2013

LINE SIZE	CONSTRUCTION CREDIT (2013)	OVERSIZE CREDIT
6"	\$48	\$0
8"	\$58	\$0
10"	\$70	\$12
12"	\$82	\$24

**CAPITAL IMPROVEMENT PLAN & SDC IMPROVEMENT FEE CALCULATION:**

Following is a listing of needed capital improvements taken from the current planning documents. The table lists the project description, 2013 estimate of cost, anticipated component of grant or private development revenues, net cost, capacity in Residential Equivalent Units (REU) and SDC cost per REU.

CITY OF GARIBALDI  
**WATER SYSTEM CAPITAL IMPROVEMENT PLAN**  
 August 2013

PROJECT DESCRIPTION	EST. COST AUG 2013	EST. GRANT/ PRIVATE FUNDS	NET CIP COST 2013	CAPACITY (REU)	SDC COST PER REU
<b>Priority I Improvements: 1 - 5 Years</b>					
Treatment Improvements	\$94,300	\$31,119	\$63,181	1,074	\$58.83
700,000g Reservoir, Pump Sta	\$1,430,500	\$472,065	\$958,435	1,074	\$892.40
Steel Reservoir Rehabilitation	\$141,500	\$46,695	\$94,805	1,074	\$88.27
Rate Study & Planning	\$12,700	\$4,191	\$8,509	1,074	\$7.92
Miscellaneous Improvement	\$25,400	\$8,382	\$17,018	1,074	\$15.85
Distribution Improvements:					
1a. 12" to Reservoir 400'	\$32,800	\$10,824	\$21,976	1,074	\$20.46
1b. 8" Connection, 400'	\$23,200	\$7,656	\$15,544	1,074	\$14.47

**Exhibit A – Resolution Adjusting Systems Development Charges**

2. 8" to Upper Zone 400'	\$23,200	\$7,656	\$15,544	1,074	\$14.47
3. 10" con to existing, 500'	\$35,000	\$11,550	\$23,450	1,074	\$21.83
<b>SUBTOTAL</b>	<b>\$1,818,600</b>		<b>\$1,218,462</b>		<b>\$1,134.51</b>
<b>Priority II Improvements: 6-10 Years</b>					
4a. 8" on 3 <sup>rd</sup> Street, 350'	\$20,300	\$6,699	\$13,601	1,074	\$12.66
4b. 12" on 3 <sup>rd</sup> Street, 450'	\$36,900	\$12,177	\$24,723	1,074	\$23.02
5. Twin 10" borings, LS	\$114,300	\$37,719	\$76,581	1,074	\$71.30
6a. 10" Driftwood 1,400'	\$98,000	\$32,340	\$65,660	1,074	\$61.14
6b. 10" Driftwood 900'	\$63,000	\$20,790	\$42,210	1,074	\$39.30
<b>SUBTOTAL</b>	<b>\$332,500</b>		<b>\$222,775</b>		<b>\$207.43</b>
<b>Priority III Improvements:</b>					
7. Cypress & 3rd 10" 1,200'	\$84,000	\$27,720	\$56,280	1,074	\$52.40
8. 10" on 7 <sup>th</sup> Street, 750'	\$52,500	\$17,325	\$35,175	1,074	\$32.75
9. 8" Transmission 500'	\$23,500	\$7,755	\$15,745	1,074	\$14.66
10. New 6" Mains, 750'	\$36,000	\$11,880	\$24,120	1,074	\$22.46
11. 6" on 7 <sup>th</sup> Street, 900'	\$43,200	\$14,256	\$28,944	1,074	\$26.95
12. 8" on 1 <sup>st</sup> Street, 250'	\$14,500	\$4,785	\$9,715	1,074	\$9.05
<b>SUBTOTAL</b>	<b>\$253,700</b>		<b>\$169,979</b>		<b>\$158.27</b>
<b>TOTAL</b>	<b>\$2,404,800</b>		<b>\$1,611,216</b>		<b>\$1,500.20</b>

**SDC REIMBURSEMENT FEE CALCULATION:**

To equitably account for the value of existing facilities and the investments made by the existing users, the Reimbursement Fee allocates the current value of all existing facilities to the capacity of each facility.

The following table lists an estimate of the current value of each capital improvement within the water system, adjusted to the current August 2013 ENR Construction Cost Index of 9,545:

CITY OF GARIBALDI  
**WATER SYSTEM REIMBURSEMENT FEE**  
 August 2013

PROJECT DESCRIPTION	CURRENT VALUE AUG 2013	CAPACITY (REU)	SDC COST PER REU
Well Number 1	\$19,000	1,074	\$17.69
Well Number 2	\$19,000	1,074	\$17.69

**Exhibit A – Resolution Adjusting Systems Development Charges**

Lagler Source Improvements	\$6,400	1,074	\$5.96
Upper Reservoir & Pump	\$19,000	1,074	\$17.69
14 <sup>th</sup> Street Booster Station	\$19,000	1,074	\$17.69
June Green Booster Station	\$12,700	1,074	\$11.82
Steel Storage, 266,000g w/ land	\$127,000	1,074	\$118.25
Chlorination / Treatment / Building	\$31,800	1,074	\$29.61
Distribution System Improvements			
12" Waterlines, 400'	\$9,600	1,074	\$8.94
10" Waterlines, 19,570'	\$224,000	1,074	\$208.57
Rate Study & Planning	\$31,800	1,074	\$29.61
<b>TOTAL</b>	<b>\$519,300</b>		<b>\$483.52</b>

**SDC FEE SUMMARY:**

The SDC fees include the total of the Improvement Fee plus the Reimbursements Fee and are applied in accordance with the Residential Equivalent Units (REU) listed for the meter size used on the service connection to the property. The following table lists the REU and the August 2013 SDC Fee for each size of water service meter:

CITY OF GARIBALDI  
**WATER SYSTEM SDC FEE SCHEDULE**  
 August 2013

METER SIZE	REU	IMPROVEMENT FEE	REIMBURSEMENT FEE	TOTAL SDC
3/4" *	1	\$1,500	\$480	<b>\$1,980</b>
1"	2	\$3,000	\$960	<b>\$3,960</b>
1 1/2"	4	\$6,000	\$1,920	<b>\$7,920</b>
2"	8	\$12,000	\$3,840	<b>\$15,840</b>
3"	16	\$24,000	\$7,680	<b>\$31,680</b>
4"	32	\$48,000	\$15,360	<b>\$63,360</b>
6"	64	\$96,000	\$30,720	<b>\$126,720</b>

\* includes 5/8" x 3/4" and 3/4" x 3/4" meters

**Exhibit A – Resolution Adjusting Systems Development Charges**

**City of Garibaldi**  
**STORM DRAINAGE SDC UPDATE**  
August 2013

The following text is intended to update the Storm Drainage System Development Charge (SDC) Fee to account for adjustments in the estimated cost of the Capital Improvement Plan (CIP) and to account for alternative funding sources, including grants and private development funds. The projects listed in the CIP are based on the improvements identified in the 1995 City of Garibaldi Stormwater Management Plan.

The methodology used in the Storm Drainage SDC is based on summarizing all needed improvements and allocating the cost over an estimate of the impervious area that contributes to stormwater runoff. The methodology is unchanged from the SDC adopted in 2006; however, all project costs are adjusted to a current construction cost.

Additionally, in an effort to define a feasible means to fund the needed construction projects, the CIP has incorporated an estimate of grants and private development funding that will be secured. The combination of an inflation adjustment and alternative funding component results in a net reduction of the SDC Fee.

Adoption of this SDC update acknowledges the provisions of ORS 223.297 through 223.314 and adopts them by reference.

**ENR CCI UPDATE:**

Per ORS 223.304 the City of Garibaldi may adjust the cost of any project listed in the CIP by the application of a published relevant measure of average change in project costs. Accordingly, all estimated costs, credit values and resultant fees are to be adjusted based on the Engineering News Record (ENR) Construction Cost Index (CCI). By reference, the current August 2013 ENR CCI Index is 9,545.

**SDC CREDIT FOR ELIGIBLE CONSTRUCTION:**

To comply with the provisions of ORS 223.304, this update provides a credit provision for construction of a Qualified Public Improvement. Qualified Public Improvements are those required as a condition of development approval, identified in the SDC CIP, and are either:

- (a) Not located on or contiguous to property that is the subject of development approval; or
- (b) Located in whole or in part on or contiguous to property that is the subject of development approval and required to be built larger or with greater capacity than is necessary for the particular development.

**Exhibit A – Resolution Adjusting Systems Development Charges**

Qualified Public Improvements include only those projects listed in the CIP. Where private development is required to complete a listed SDC project, the credit for the work will be eligible for a credit of 100% of the cost of any off-site improvements and for the oversized component of improvements on the development site. Over-size is defined for the storm water system as any pipeline greater than 12" diameter.

The entire pipeline construction cost may be eligible for SDC funding if the line is required to be installed in a pre-developed area or an existing line is required to be upgraded as a result of development pressures.

The following table identifies the current estimated construction and engineering cost for new storm sewer construction to establish the amount of available construction credits:

CITY OF GARIBALDI  
**STORM DRAINAGE CONSTRUCTION CREDITS**  
August 2013

LINE SIZE	CONSTRUCTION COST (2013)	OVERSIZE CREDIT
12"	\$50	\$0
15"	\$56	\$6
18"	\$64	\$14

**STORM WATER CAPITAL IMPROVEMENT PLAN:**

The following table summarizes the identified Capital Improvement Projects from the 1995 Stormwater Management Plan, with a priority of 1, 2 or 3 for each project. Time lines for each project were estimated at 0-10 years for priority 1, 10-20 years for priority 2 and beyond 20 years for priority 3 from the date of the 1995 Management Plan. Each project is numbered according to its number in the 1995 document.

In the following table all improvements have been adjusted in accordance with the Engineering News Record Construction Cost Index. The annual ENR Index for September of 2005 was 7,518. The current August 2013 CCI is 9,545 resulting in an increase of 27% over the past nearly 8 years, or approximately 3% per year.

In addition, an estimate of grants and private development funding has been incorporated into the cost estimates. Adjusting for inflation and incorporating alternative funding sources results in a slight reduction of the existing SDC fee.

**Exhibit A – Resolution Adjusting Systems Development Charges**

CITY OF GARIBALDI  
**STORM WATER CAPITAL IMPROVEMENT PLAN**  
 August 2013

	PROJECT DESCRIPTION	ESTIMATED COST AUGUST 2013	GRANTS / PRIV FUNDING	NET CIP CAPITAL COST	PRIORITY
1	School Creek - 4 <sup>th</sup> & Arcacia to 5 <sup>th</sup> to RR	\$500,500	\$166,667	\$333,834	1
2	School Creek - Driftwood & 4 <sup>th</sup> ROW to 4 <sup>th</sup> & Arcacia	\$393,000	\$130,869	\$262,131	1
3	Whitney Brook - 1 <sup>st</sup> Street to Hwy 101	\$437,000	\$145,521	\$291,479	1
4	School Creek - Fir to 4 <sup>th</sup> Street ROW	\$237,000	\$78,921	\$158,079	2
5	Hobson Creek - Arizona Way Storm	\$465,000	\$154,845	\$310,155	2
6	Johnson Creek - 8 <sup>th</sup> to Railroad ROW	\$350,700	\$116,783	\$233,917	2
7	Johnson Creek - 11 <sup>th</sup> Street to Hwy 101	\$230,000	\$76,590	\$153,410	2
8	School Creek - 5 <sup>th</sup> and Birch to Acacia	\$45,200	\$15,052	\$30,148	3
9	Sch. Cr - 6 <sup>th</sup> & Cypress to 5 <sup>th</sup> & Acacia	\$135,600	\$45,155	\$90,445	3
10	School Cr - 3 <sup>rd</sup> & Birch to 4 <sup>th</sup> & Acacia	\$90,400	\$30,103	\$60,297	3
11	School Creek - Driftwood to 4 <sup>th</sup> Street	\$240,000	\$79,920	\$160,080	3
12	School Creek - Holly & Ginger Storm	\$170,200	\$56,677	\$113,523	3
13	Whitney Brook - Tributary to Whitney	\$340,000	\$113,220	\$226,780	3
14	Johnson Creek - 7 <sup>th</sup> to Railroad	\$397,000	\$132,201	\$264,799	3
15	Johnson Creek - 10 <sup>th</sup> St to 9 <sup>th</sup> & 101	\$207,700	\$69,164	\$138,536	3
--	Miscellaneous Upsizing/Upgrading	\$38,000	\$12,654	\$25,346	1
--	Engr & SDC Compliance	\$12,700	\$4,229	\$8,471	---
<b>TOTAL IMPROVEMENTS</b>		<b>\$4,290,000</b>		<b>\$2,861,430</b>	---

**SDC IMPROVEMENT FEE CALCULATION:**

Storm drainage costs are allocated based on the amount of pervious area contained on each development site. Residential land uses are estimated to contain, on average, 2,500 square feet of impervious area on fully developed properties, which defines one Residential Equivalent Unit (REU). Total residential impervious area is estimated at 62.5 acres based on the build-out population of 2,228 as defined in the City's planning documents. At an estimated average of 2,500 SF per REU, this equates to an estimate of 1,089 residential units.

Commercial zoning is anticipated to have a higher coverage rate than residential, and is estimated at 40% impervious area applied to gross acreage. Total commercial area is estimated by City staff at 33.4 acres, which at ultimate build-out would equate to 13.4 acres of impervious area. Industrial impervious area is estimated at 20% of gross area. Total industrial area is 30.5 acres, equating to a total impervious area of 6.1 acres.

**Exhibit A – Resolution Adjusting Systems Development Charges**

The methodology calls for the cost of needed capital improvements to be allocated over the estimated total square footage of impervious area. The single family Residential Equivalent Unit (REU) is based on an average of 2,500 SF. Commercial and industrial should be allocated on actual impervious area identified on the construction plans.

$$\begin{aligned}
 \text{SDC Improvement Fee} &= (\text{SDC CIP costs}) / (\text{Total Impervious area}) \\
 &= (\$2,861,430) / (82.0 \text{ acres})(43,560 \text{ SF/Ac}) \\
 &= \underline{\underline{\$0.80 \text{ per Impervious SF}}}
 \end{aligned}$$

**SDC REIMBURSEMENT FEE:**

This update does not incorporate any current improvements to support creation of a Reimbursement Fee.

**SDC FEE SUMMARY:**

The following table August 2013 Storm Drainage SDC charges:

CITY OF GARIBALDI  
**SUMMARY OF STORM DRAINAGE SDC UNIT COSTS**  
 August 2013

	<b>IMPROVEMENT FEE</b>	<b>REIMBURSEMENT FEE</b>	<b>TOTAL SDC</b>
<b>Project Cost</b>	\$2,861,430	\$0	\$2,861,430
<b>Impervious Area</b>	82.0 acres	82.0 acres	82.0 acres
<b>SDC Charge</b>	<b>\$0.80 / SF</b>	<b>\$0.00 / SF</b>	<b>\$0.80 / SF</b>

Storm drainage SDCs are to be collected based on an adopted standard of 2,500 square feet of impervious area for single family residential development and on a per thousand square foot (KSF) basis for all others, as indicated in the following table:

CITY OF GARIBALDI  
**STORM DRAINAGE SYSTEM DEVELOPMENT CHARGE**  
 August 2013

	<b>IMPERVIOUS</b>	<b>UNIT COST</b>	<b>TOTAL SDC</b>
<b>Single Family Residential</b>	2,500 SF	\$0.80 / SF	<b>\$2,000</b>
<b>Commercial/Industrial</b>	per 1 KSF*	\$0.80 / SF	<b>\$800 / KSF</b>

\*based on actual impervious area

## **Exhibit A – Resolution Adjusting Systems Development Charges**

### **City of Garibaldi TRANSPORTATION SDC UPDATE August 2013**

This document is intended to update and supplement the February 2006 Transportation SDC adopted by the City of Garibaldi, including updating the Capital Improvements Plan costs, construction credits and the inventory of trip factors used to allocate the costs of future transportation system development within the Urban Growth Boundary (UGB).

The Transportation SDC methodology of allocating the cost of the Capital Improvement Plan (CIP) over the projected number of Equivalent Length New Daily Trips (ELNDT) remains unchanged. This update, however, has incorporated four modifications to the cost and trip factors:

1. The CIP estimates of cost have been adjusted for inflation according to the current Engineering News Record (ENR) Construction Cost Index (CCI);
2. The CIP estimates of cost have incorporated anticipated revenues from grants and private development that reduce the total CIP cost;
3. The update has incorporated a Local Trip Factor for all commercial and industrial land uses which considers trip length and the probability of combining multiple destinations in a common trip, or a Linked Trip Factor; and
4. The projected number of benefitted properties has been increased to account for the transportation system improvements that benefit the entire build-out of the UGB.

#### **ENR CCI UPDATE:**

The 2006 SDC was adopted based on an Engineering News Record (ENR) Construction Cost Index (CCI) of 7,518. The current August 2013 CCI is 9,545, which equates to an increase in the construction cost of 27% over the past seven years, or an average of 3.5% per year. All project costs and credits published in the 2006 SDC methodology should be adjusted by a factor of 127% to equate to the 2013 economy. This 2013 SDC Update is based on the August 2013 ENR CCI of 9,545.

#### **TRIP RATE FACTORS:**

With the challenging economy over the majority of the past decade, the City of Garibaldi has been working to minimize cost and encourage growth. Growth of the commercial and industrial interests within the city, with local employment opportunities, is the key to a prosperous community.

**Exhibit A – Resolution Adjusting Systems Development Charges**

To encourage commercial and industrial growth, a pass-by, shared trip and length factors have been incorporated into the non-residential ITE trip rates in this update, which reduces the commercial and industrial share of transportation system improvements. These factors incorporate an estimate of trips that link more than one task to the same trip, as well as estimating a trip length factor to provide a more equitable and accurate trip rate. Reducing the commercial and industrial trip rates will encourage the creation of employment opportunities and also encourage development of additional local services, which benefits all development within the City.

In this update a revised estimate of Equivalent Length New Daily Trips (ELNDT) was made to more accurately identify the total number of benefitted users and more equitably allocate costs. The CIP identifies transportation system improvements that will benefit development within the entire Urban Growth Boundary (UGB), yet those benefits were only to the projected 20-year anticipated growth. This perspective resulted in an increase in total residential trips mitigating the inflation increase since 2006.

The following summary of ELNDT within the City of Garibaldi UGB is based on full build-out of all development zones. The residential zones are based on an estimated build-out density of 5 Residential Equivalent Units (REU) per gross acre for all residential zones and 10 ELNDT per unit. An inventory of the residential lands within the UGB totals approximately 180 acres.

Commercial development is estimated with buildings covering 40% of the gross acreage with a weighted average trip rate of 40 average weekday trips per 1,000 SF, which equates to 700 trips per acre. Industrial development is estimated to have buildings covering 20% of the gross acreage with a weighted average trip rate of 10 average weekday trips per 1,000 SF, which equates to 87 ELNDT per acre.

Trip estimates include an inventory of all lands within the UGB. This allocates costs to all current and future users equally to account for deficiencies and variable amounts of unused capacity in each CIP entry.

CITY OF GARIBALDI  
**ESTIMATED EQUIVALENT LENGTH NEW DAILY TRIPS**  
 August 2013

LAND USE	TOTAL ACRES	ELNDT PER AC	ELNDT THRU BUILD-OUT
Residential @ 10/REU	180	50	9,000
Commercial Land Use	33	700	5,880
Industrial Land Use	31	87	1,730
<b>TOTAL WITHIN THE UGB</b>			<b>16,610</b>

**Exhibit A – Resolution Adjusting Systems Development Charges**

**SDC CREDIT FOR ELIGIBLE CONSTRUCTION:**

To comply with the provisions of ORS 223.304, this document modifies the credit provisions to allow a credit for a qualified public improvement that is required as a condition of development approval, identified in the SDC Capital Improvement Plan, and is either:

- (a) Not located on or contiguous to property that is the subject of development approval; or
- (b) Located in whole or in part on or contiguous to property that is the subject of development approval and required to be built larger or with greater capacity than is necessary for the particular development

Eligible construction includes all projects listed in the CIP including over sizing of any project component that abuts development property. Where private development is required to complete an SDC project, the credit for the work will be limited to 100% of the cost of off-site improvements and the oversized component of improvements on the development site. Transportation capacity improvements in previously developed areas are 100% eligible for SDC funding.

The following table identifies the current estimated cost for new street construction. Unit pricing used for each component contained in the street credits are as listed below:

Excavation	\$15 per cubic yard, assuming 12" depth
Type "C" Curb	\$12 per lineal foot, each side of street
4" Sidewalk	\$45 per square yard
6" Driveways	\$54 per square yard
Base Rock	\$50 per cubic yard in place, assuming 10" thick
AC Surfacing	\$75 per ton, assuming 4" thick at 150 pcf
Storm Drainage	\$25 per lineal foot of roadway
Street Lighting	\$15 per lineal foot of roadway
Landscaping/trees	\$10 per lineal foot of roadway
Engineering	20% of construction cost

The value of the transportation credit will be based on the costs established in the following table, which lists the over-size credit for a half street construction on a front foot basis. The entire improvement may be eligible for SDC funding if the improvement is required to be installed in a pre-developed area or an existing street upgraded as a result of development pressures.

**Exhibit A – Resolution Adjusting Systems Development Charges**

CITY OF GARIBALDI  
**TRANSPORTATION SDC CREDITS FOR CIP CONSTRUCTION**  
**\$ PER FRONT FOOT (EACH SIDE OF THE STREET)**  
 August 2013

STREET WIDTH	UP TO 36'	40'	44'
<b>TOTAL COST</b>	<b>\$300</b>	<b>\$330</b>	<b>\$350</b>
<b>SDC CREDIT</b>	<b>\$0</b>	<b>\$15</b>	<b>\$25</b>

In addition, a credit should be available for pre-existing use. Structures and uses established prior to adoption of this update are exempt from the application of SDCs to the extent of the existing use. Expansion, redevelopment or change in use shall be subject to SDC charges for the increased demands placed on the transportation system.

**TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PLAN:**

The following table is a summary of the required capital improvements identified in the previous 2006 SDC document. This update has adjusted the project costs to the current CCI, and has incorporated grants and private funding to offset project costs to be more feasible. A factor of one-third was used for grant and private development contributions to all local projects. Improvements within the ODOT highway right-of-way were projected to have a two-thirds grant with one-third local match.

CITY OF GARIBALDI  
**TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PLAN**  
 August 2013

Project Description	Estimated Cost August 2013	Estimated Grants & Private Funding	NET CIP Capital Cost	
<b>State Roadway System</b>				
1. Emergency Sign Improvement	\$63,500	\$21,100	\$42,400	1
2. Hwy 101 Widening	282,000	188,000	94,000	2
3. Hwy 101 & 7 <sup>th</sup> St Reconstruction	282,000	188,000	94,000	2
<b>Safety Improvements</b>				
1. 1 <sup>st</sup> Street Right-Out Only	7,050	2,350	4,700	1
2. 14 <sup>th</sup> Street Right-Out Only	141,000	47,000	94,000	1

**Exhibit A – Resolution Adjusting Systems Development Charges**

<b>Local Capacity Improvements</b>				
1. South 3 <sup>rd</sup> Street Improvements	352,000	117,000	235,000	1
2. New 2 <sup>nd</sup> Ave Port Access	1,162,000	388,000	774,000	3
3. Evergreen Ave, Whitney Br to 1 <sup>st</sup>	63,500	21,100	42,400	1
<b>Parking Improvements</b>				
1. Parking Feasibility Study	3,200	1,000	2,200	1
2. Pave 6 <sup>th</sup> Street Parking Lot	32,000	10,600	21,400	1
3. Pave lots in Port Area	63,500	21,100	42,400	1
4. Improve ODFW Lot	7,050	2,350	4,700	1
5. Large Vehicle Lot	21,100	7,000	14,100	1
<b>Pedestrian &amp; Bicycle Improvements</b>				
1. Sidewalk on 6 <sup>th</sup> St, Evergreen - 101	296,000	98,600	197,400	1
3. Hwy 101 Bump-outs at 4 <sup>th</sup> & 5 <sup>th</sup> St	70,500	47,000	23,500	1
4. Stripe Crosswalks Biak Ave	21,100	7,000	14,100	1
5. Sidewalk on S 7 <sup>th</sup> St, 101 to exist	42,300	14,100	28,200	1
6. Crosswalks S Am Ave at 6 <sup>th</sup> & 7 <sup>th</sup>	21,100	7,000	14,100	1
8. Hwy 101 Decorative Lighting	422,900	282,000	140,900	1
9. Sidewalk on 3 <sup>rd</sup> St, Evergreen - 101	422,900	140,800	282,100	2
10. Hwy 101 ADA ramps downtown	28,200	18,800	9,400	2
11. S American ADA ramps 6 <sup>th</sup> & 7 <sup>th</sup>	21,100	7,000	14,100	2
14. Expand Port Sidewalks	105,700	35,200	70,500	3
15. Improve Port Lighting	141,000	47,000	94,000	3
16. S Commercial Avenue Sidewalks	141,000	47,000	94,000	3
17. Hwy 101 North side Sidewalk	705,000	470,000	235,000	3
18. Hwy 101 Southside Sidewalk	465,200	310,000	155,200	3
Miscellaneous Upsizing/Upgrading	31,800	10,600	21,200	1
<b>Engineering &amp; Planning</b>	50,800	17,000	33,800	----
<b>TOTAL</b>	<b>\$5,466,500</b>	<b>\$2,573,700</b>	<b>\$2,892,800</b>	

**IMPROVEMENT FEE CALCULATION:**

The SDC Improvement Fee is based on the CIP cost divided by the projected ELNDT:

**Exhibit A – Resolution Adjusting Systems Development Charges**

$$\begin{aligned}
 \text{SDC Improvement Fee} &= (\text{Net CIP COSTS})/ (\text{Total ELNDT}) \\
 &= (\$2,892,800)/ (16,610 \text{ ELNDT}) \\
 &= \underline{\underline{\$174 \text{ per ELNDT}}}
 \end{aligned}$$

REIMBURSEMENT FEE CALCULATION:

The City of Garibaldi does not have a Transportation SDC Reimbursement Fee.

FEE SUMMARY:

The cost per ELNDT should be multiplied by the best fit ITE Trip Generation factor, average weekday trips, to determine the specific charge for each development property. Current version is the 9th Edition which is adopted by reference.

The fees proposed in this update reflect a reduction from the rates in the current ordinance as a result of anticipating grant revenues to assist in construction of needed improvements. Additionally, the Local Factor incorporates linked trips and trip length, and results in a substantial reduction in charges to encourage economic development.

The following table lists typical examples of ELNDT with local factors and cost:

CITY OF GARIBALDI  
**TRANSPORTATION SDC FEES FOR SELECTED LAND USE**  
 Augustly 2013

TYPE OF DEVELOPMENT (ITE CATEGORY)	ELNDT RATE	COST / ELNDT	SDC PER UNIT
<b>RESIDENTIAL</b>			
Single Family, per REU (210)	9.52	\$174	<b>\$1,650</b>
Apartment, (220)	6.65	\$174	<b>\$1,150</b>
Condominium Townhouse (230)	5.81	\$174	<b>\$1,010</b>
<b>COMMERCIAL / INDUSTRIAL</b>			
General Light Industrial, per KSF (110)	3.48	\$174	<b>\$605</b>
General Heavy Industrial, per KSF (120)	0.75	\$174	<b>\$130</b>
Hotel Room, per room (310)	4.08	\$174	<b>\$710</b>
Marina, per berth (420)	1.48	\$174	<b>\$255</b>
Quality Restaurant, per KSF (931)	44.97	\$174	<b>\$7,820</b>

**Exhibit A – Resolution Adjusting Systems Development Charges**

The City of Garibaldi has elected to incorporate a shared local factor to reduce commercial/industrial trips to encourage local economic development. The following table is derived from the ITE trip rates published in the 9th Edition. The resulting ELNDT rate is the factor that should be applied to all development to determine the number of trips to include in the SDC fee.

CITY OF GARIBALDI  
**TRANSPORTATION SDC FEES**  
**AVERAGE WEEKDAY ELNDT FACTORS**  
 \* ITE 9th Edition

ITE #	LAND USE	ITE TRIP RATE*	LOCAL FACTOR	ELNDT RATE
<b>Port &amp; Terminal Use</b>				
10	Waterport / Marine Terminal, Per Acre	11.93	50%	5.97
21	Commercial Airport, Per Commercial Flight per day	122.21	50%	61.10
22	General Aviation Airport, Per Average Flights per Day	1.97	50%	0.98
30	Truck Terminal, Per Acre	81.9	50%	40.95
90	Park-and-Ride Lot with Bus Service, Per Parking Space	4.50	50%	2.25
93	Light Rail Transit Station with Parking, Per Parking Space	2.51	50%	1.25
<b>Industrial Use</b>				
110	General Light Industrial, Per KSF	6.97	50%	3.48
120	General Heavy Industrial, Per KSF	1.50	50%	0.75
130	Industrial Park, Per KSF	6.83	50%	3.41
140	Manufacturing, Per KSF	3.82	50%	1.91
150	Warehousing, Per KSF	3.56	50%	1.78
151	Mini-Warehouse, Per KSF	2.50	50%	1.25
160	Data Center, Per KSF	0.99	50%	0.49
<b>Residential Use</b>				
210	Single-Family Detached Housing, Per Dwelling	9.52	100%	9.52
220	Apartment, Per Dwelling	6.65	100%	6.65
221	Low-Rise Apartment, Per Occupied Unit	6.59	100%	6.59
222	High-Rise Apartment, Per Dwelling	4.20	100%	4.20
230	Residential Condominium/ Townhouse, Per Dwelling	5.81	100%	5.81

**Exhibit A – Resolution Adjusting Systems Development Charges**

232	High-Rise Residential Condominium /Townhouse, Per Dwelling	4.18	100%	4.18
240	Mobile Home Park, Per Occupied Dwelling	4.99	100%	4.99
251	Senior Adult Housing - Detached, Per Dwelling	3.68	100%	3.68
252	Sr. Adult Housing - Attached, Per Occupied Dwelling Unit	3.44	100%	3.44
253	Congregate Care Facility, Per Occupied Dwelling Unit	2.15	50%	1.07
254	Assisted Living, Per Bed	2.66	50%	1.33
255	Continuing Care Retirement Community, Per Occupied Unit	2.50	50%	1.25
260	Recreational Home, Per Dwelling	3.16	100%	3.16
270	Residential Planned Unit Development, Per Dwelling	7.50	100%	7.5
<b>Lodging</b>				
310	Hotel, Per Room	8.17	50%	4.08
311	All Suites Hotel, Per Room	4.90	50%	2.45
312	Business Hotel, Per Occupied Unit	7.27	50%	3.63
320	Motel, Per Room	5.63	50%	2.81
<b>Recreational</b>				
411	City Park, Per Acre	1.89	50%	0.94
412	County Park, Per Acre	2.28	50%	1.14
413	State park, Per Acre	0.65	50%	0.32
414	Water Slide Park, Per Parking Space	2.27	50%	1.13
415	Beach Park, Per Acre	29.81	50%	14.90
417	Regional Park, Per Acre	4.57	50%	2.28
418	National Monument, Per Acre	5.37	50%	2.68
420	Marina, Per Berth	2.96	50%	1.48
430	Golf Course, Per Acre	5.04	50%	2.52
435	Multipurpose Recreational Facility, Per Acre	90.38	50%	45.19
437	Bowling Alley, Per KSF or Per Lane	33.33	50%	16.66
443	Movie Theater without Matinee, Per KSF	78.06	50%	39.03
444	Movie Theater with Matinee, Per KSF	99.28	50%	49.64

**Exhibit A – Resolution Adjusting Systems Development Charges**

452	Horse Track, Per Acre	43.00	50%	21.50
460	Arena, Per Acre	33.33	50%	16.66
480	Amusement Park, Per Acre	75.76	50%	37.88
481	Zoo, Per Acre	114.88	50%	57.44
488	Soccer Complex, Per Field	71.33	50%	35.66
490	Tennis Courts, Per Court	31.04	50%	15.52
491	Racquet/Tennis Club, Per KSF	14.03	50%	7.01
492	Health/Fitness Club, Per KSF	32.93	50%	16.46
493	Athletic Club, Per KSF	43.00	50%	21.50
495	Recreational Community Center, Per KSF	33.82	50%	16.91
<b>Institutional</b>				
520	Elementary School, Per KSF	15.43	50%	7.71
522	Middle School/Junior High School, Per KSF	13.78	50%	6.89
530	High School, Per KSF	12.89	50%	6.44
540	Junior/Community College, Per KSF	27.49	50%	13.74
560	Church, Per KSF	9.11	50%	4.55
561	Synagogue, Per KSF	10.64	50%	5.32
565	Day Care Center, Per KSF	74.06	50%	37.03
566	Cemetery, Per Acre	4.73	50%	2.36
590	Library, Per KSF	56.24	50%	28.12
<b>Medical</b>				
610	Hospital, Per KSF	13.22	50%	6.61
620	Nursing Home, Per KSF	7.60	50%	3.80
630	Clinic, Per KSF	31.45	50%	15.72
<b>Office</b>				
710	General Office Building, Per KSF	11.03	50%	5.51
714	Corporate Headquarters Building, Per KSF	7.98	50%	3.99
715	Single Tenant Office Building, Per KSF	11.65	50%	5.82
720	Medical-Dental Office Building, Per KSF	36.13	50%	18.06
730	Government Office Building, Per KSF	68.93	50%	34.46
731	State Motor Vehicles Department, Per KSF	166.02	50%	83.01
732	United States Post Office, Per KSF	108.19	50%	54.09

**Exhibit A – Resolution Adjusting Systems Development Charges**

733	Government Office Complex, Per KSF	27.92	50%	13.96
750	Office Park, Per KSF	11.42	50%	5.71
760	Research and Development Center, Per KSF	8.11	50%	4.05
770	Business Park, Per KSF	12.44	50%	6.22
<b>Retail</b>				
812	Building Materials & Lumber Store, Per KSF	45.16	50%	22.58
813	Free-Standing Discount Superstore, Per KSF	50.75	50%	25.37
814	Specialty Retail Center, Per KSF	64.03	50%	32.01
815	Free-Standing Discount Store, Per KSF	57.24	50%	28.62
816	Hardware/Paint Store, Per KSF	51.29	50%	25.64
817	Nursery (Garden Center), Per KSF	68.10	50%	34.05
818	Nursery (Wholesale), Per Acre	39.00	50%	19.50
820	Shopping Center, Per KSF	42.70	50%	21.35
823	Factory Outlet Center, Per KSF	26.59	50%	13.29
826	Specialty Retail Center, Per KSF	44.32	50%	22.16
841	New Car Sales, Per KSF	32.30	50%	16.15
843	Automobile Parts Sales, Per KSF	61.91	50%	30.95
848	Tire Store, Per KSF	24.87	50%	12.43
849	Tire Superstore, Per KSF	20.36	50%	10.18
850	Supermarket, Per KSF	102.24	50%	51.12
851	Convenience Market (Open 24 Hours), Per KSF	737.99	50%	368.99
853	Convenience Market with Gasoline Pumps, Per KSF	845.60	50%	422.80
854	Discount Supermarket, Per KSF	90.86	50%	45.43
857	Discount Club, Per KSF	41.80	50%	20.90
860	Wholesale Market, Per KSF	6.73	50%	3.36
862	Home Improvements Superstore, Per KSF	30.74	50%	15.37
863	Electronics Superstore, Per KSF	45.04	50%	22.52
863	Book Superstore, Per KSF	143.53	50%	71.76

**Exhibit A – Resolution Adjusting Systems Development Charges**

869	Discount Home Furnishing Superstore, Per KSF	20.00	50%	10.00
875	Department Store, Per KSF	22.88	50%	11.44
876	Apparel Store, Per KSF	66.40	50%	33.20
879	Arts and Craft Store, Per KSF	56.55	50%	28.27
880	Pharmacy/Drugstore without Drive-Through Window, Per KSF	90.06	50%	45.03
881	Pharmacy/Drugstore with Drive-Through Window, Per KSF	96.91	50%	48.45
890	Furniture Store, Per KSF	5.06	50%	2.53
897	Medical Equipment Store, Per KSF	6.00	50%	3.00
<b>Service</b>				
912	Drive-In Bank, Per KSF	148.15	50%	74.07
931	Quality Restaurant, Per KSF	89.95	50%	44.97
932	High-Turnover (sit-Down) Restaurant, Per KSF	127.15	50%	63.57
933	Fast Food Restaurant without Drive-Through Window, Per KSF	716.00	50%	358.00
934	Fast Food Restaurant with Drive-Through Window, Per KSF	496.12	50%	248.06
937	Coffee / Donut Shop w/Drive Thru, Per KSF	818.58	50%	409.29
938	Coffee / Donut Shop Drive Thru Only, Per KSF	1,800.00	50%	900.00
941	Quick Lubrication Vehicle Shop, Per Bay	40.00	50%	20.00
942	Automotive Care Center, Per KSF	23.72	50%	11.86
944	Gasoline/Service Station, Per Fueling Positions	168.56	50%	84.28
945	Gasoline/Service Station with Convenience Market, Per Fueling Positions	162.78	50%	81.39
946	Gasoline/Service Station with Convenience Market and Car Wash, Per Fueling Positions	152.84	50%	76.42
947	Self-Service Car Wash, Per Wash Stall	108.00	50%	54.00

**Exhibit A – Resolution Adjusting Systems Development Charges**

**City of Garibaldi**  
**PARKS & RECREATION SDC UPDATE**  
**August 2013**

This document updates the Parks & Recreation System Development Charge (SDC) including adjusting the Capital Improvement Plan (CIP) to account for inflation and incorporating alternative funding sources.

The Parks & Recreation CIP is predicated on a planning window through the year 2022 to coincide with the Transportation System Plan. The projected population is anticipated to grow to 1,300 by the year 2022, equating to 637 total residential units at an average of 2.04 residents per unit.

Adoption of this SDC Methodology incorporates the provisions of ORS 223.297 through 223.314 by reference.

**ENR CCI UPDATE:**

Per ORS 223.304(8), an adjustment of all scheduled values and resultant fees may be adopted by the City in accordance with a relevant measure of cost change. The City of Garibaldi has adopted the Engineering News Record (ENR) Construction Cost Index (CCI) to satisfy the statute requirements.

For reference, the August 2013 ENR CCI Index used in this update is 9,545.

**SDC CREDIT FOR ELIGIBLE CONSTRUCTION:**

To comply with the provisions of ORS 223.304, the SDC includes credit provisions to allow a credit for a Qualified Public Improvement, that is an improvement required as a condition of development approval, identified in the SDC CIP, and is either:

- (a) Not located on or contiguous to property that is the subject of development approval; or
- (b) Located in whole or in part on or contiguous to property that is the subject of development approval and required to be built larger or with greater capacity than is necessary for the particular development.

Park improvements generally will be constructed by the City and credits will be uncommon. In the event a qualified parks capital improvement project is undertaken by private development, a determination of the credits should be made before allowing any construction. If an opportunity arises for a new park or recreational facility, the project costs are eligible for SDC funding provided the CIP is adjusted accordingly.

**Exhibit A – Resolution Adjusting Systems Development Charges**

**PARKS & RECREATION CAPITAL IMPROVEMENT PLAN:**

The CIP for Parks & Recreation was consolidated and summarized in the 2006 SDC update. Project numbers listed below correlate with Table 5-7 in the Transportation System Plan, adjusted to the August 2013 ENR index.

CITY OF GARIBALDI  
**PARKS SYSTEM CAPITAL IMPROVEMENT PLAN**  
 August 2013

	<b>PROJECT DESCRIPTION</b>	<b>EST. COST AUG 2013</b>	<b>EST. GRANT/ PRIV FUNDS</b>	<b>Net CIP Cost 2013</b>	<b>PRIORITY</b>
2	Gateway Improvements between 101 & Port of Garibaldi at 6 <sup>th</sup> Street	72,000	\$24,000	\$48,000	1
7	Bayshore Trail signing, paving 10 <sup>th</sup> Street to 12 <sup>th</sup> Street	110,000	\$36,667	\$73,333	1
12	Widen S 7 <sup>th</sup> Street for Bike Lane	260,000	\$86,667	\$173,333	2
13	Widen S American Avenue, stripe & provide ADA ramps	150,000	\$50,000	\$100,000	2
19	Feasibility Study to Extend the Bike Trail into the Mill Property	72,000	\$24,000	\$48,000	3
--	Grange / Museum / Stewart Properties Site Improvements	64,000	\$21,333	\$42,667	1
--	Master Planning, SDC, Engineering	50,000	\$16,667	\$33,333	---
	<b>TOTAL</b>	<b>778,000</b>		<b>\$518,667</b>	

**SDC IMPROVEMENT FEE CALCULATION:**

The Improvement Fee is calculated based on the cost of the CIP being allocated over the total City population. This is a very conservative approach and minimizes the charges to future users. This approach is proposed due to the lack of a Parks Master Plan and identification of existing facilities and service levels. This allocation should be revised upon completion of a Parks Master Plan where a more definitive analysis can be completed.

The Improvement Fee will be allocated per person and applied to residential units based on an estimate of 2.04 persons per Residential Equivalent Unit (REU). From the Transportation System Plan, the total projected population is 1,300 in the year 2022.

$$\begin{aligned}
 \text{SDC Improvement Fee} &= (\text{Total CIP COST}) / (\text{Population}) \\
 &= (\$ 518,667) / (1,300 \text{ people}) \\
 &= \underline{\underline{\$400 \text{ per person}}}
 \end{aligned}$$

**Exhibit A – Resolution Adjusting Systems Development Charges**

**SDC REIMBURSEMENT FEE:**

Due to the minimal investment in existing facilities, no reimbursement fee is included in the Parks & Recreation SDC.

**SDC FEE SUMMARY:**

The Parks & Recreation SDC fee is based on a cost per capita and applies to residential improvements only. Assessment of the fee should be based on REU, which based on 2.04 people per household, including single family residential or multifamily units.

CITY OF GARIBALDI  
**PARKS & RECREATION SDC FEE**  
August 2013

<b>TYPE OF UNIT</b>	<b>AVE. PEOPLE PER UNIT</b>	<b>IMPROVEMENT FEE PER PERSON</b>	<b>REIMBURSEMENT FEE PER PERSON</b>	<b>TOTAL SDC</b>
Residential Units	2.04	\$400	-0-	<b>\$816</b>