

Marion County **OREGON**

PUBLIC WORKS
LAND DEVELOPMENT ENGINEERING AND PERMITS

(503) 588-5036

MEMORANDUM
November 27, 2020

BOARD OF COMMISSIONERS
Colm Willis
Sam Brentano
Kevin Cameron

TO: Brian Nicholas, PE
Public Works Director

FROM: Daniel Danicic, PE LDEP Supervisor
Max Hepburn, Development Review Coordinator

DIRECTOR
Brian Nicholas, P.E.

RE: Reinstatement of Annual System Development Charge Adjustments

ADMINISTRATION

Starting in the 1990's, System Development Charges (SDCs) collected by Marion County for transportation, storm and parks programs have been adjusted annually in accordance with changes in the construction cost index as permitted through their enacting ordinances.

BUILDING INSPECTION

EMERGENCY MANAGEMENT

In response to the 2008 economic recession, the annual adjustments were placed on hold. Since 2008, annual adjustments have not resumed.

ENGINEERING

ENVIRONMENTAL SERVICES

There is a record of a Board Work Session dated November 30, 2010 in which the meeting minutes indicate that rate adjustments were to bring the SDCs into 2011 dollars and brought back before the Board for formal approval in early 2011. This appears to never have occurred.

OPERATIONS

PARKS

On January 30, 2020 a presentation was made to the Board of Commissioners in work session to seek guidance in regards to resuming annual adjustments.

PLANNING

Various options such as *take no action* and *adjust rates to a level they would have been if annual adjustments had been implemented* were considered. After discussion, the Board felt most comfortable with resuming annual adjustments by applying the most recent construction cost index to the current 2008 rates, and then annual adjustments to those rates moving forward.

SURVEY

This approach has been applied to those SDC rates in which the enacting ordinance allows for annual adjustments (Rural Parks, Rural Transportation, and Salem UGB). The enacting ordinances for the Silverton UGB and Woodburn UGB refer to the rates specifically as the Cities adopted them in 1994 and 1993, respectively, and do not discuss annual adjustments. These values have been compiled and tabulated in the enclosed Exhibit A.

Since there is no record of formal Board action to suspend annual SDC adjustments, the indication is that the action was taken by staff. As such, it is clear that the resumption of annual adjustments can be taken without formal Board action and can fall under the authority of the Public Works Director.

Memorandum
RE: Reinstatement of Annual System Development Charges Adjustments
November 27, 2020
Page 2

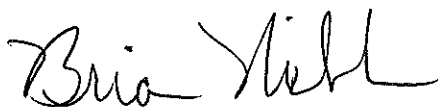
With the direction received from the Board on January 30, 2020, it is appropriate for the Public Works Director to direct staff to resume annual SDC adjustments.

RECOMMENDATION

Increase the rates as presented in Exhibit A to be implemented on January 1, 2021.

Hereafter, annual adjustments will continue per the enacting ordinances.

Approved:



Brian Nicholas, PE
Director, Marion County Public Works

MARION COUNTY		2021 TRANSPORTATION SYSTEM DEVELOPMENT CHARGES		Rural SDCs		Salmon UGB SDCs		Silverton UGB SDCs		Woodburn UGB SDCs	
ITE Code	Land Use	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit
Port and Terminal (Land Uses 000-099)											
22	General Aviation Airport	\$337.05	/TS.F.G.F.A.								
30	Intermodal Truck Terminal	\$2,202.50	/TS.F.G.F.A.								
	Bus Depot	\$5,603.85	/acre								
	Transit Station	\$67,250.40	/acre								
90	Park-and-Ride Lot with Bus or Light Rail Service	\$1,005.53	/Parking Space								
	Light Rail Transit Station with Parking	\$561.75	/Parking Space								
Industrial (Land Uses 100-199)											
110	General Light Industrial	\$1,559.25	/TS.F.G.F.A.								
	General Heavy Industrial	\$336.00	/TS.F.G.F.A.								
130	Industrial Park	\$1,557.15	/TS.F.G.F.A.								
140	Manufacturing	\$84.70	/TS.F.G.F.A.								
150	Warehousing	\$1,094.10	/TS.F.G.F.A.								
151	Mini-warehouse	\$735.20	/TS.F.G.F.A.								
170	Utilities	\$979.65	/TS.F.G.F.A.								
Residential (Land Uses 200-299)											
210	Single Family Detached Housing	\$1,913.05	/dwelling unit								
	Apartment	\$1,235.10	/dwelling unit								
	Residential Condominium/Townhouse	\$1,170.75	/dwelling unit								
240	Mobile Home Park	\$960.75	/dwelling unit								
260	Recreational Homes	\$685.90	/dwelling unit								
270	Residential Planned Unit Development	\$728.70	/dwelling unit								
	Guest Houses										
	Accessory Dwelling Unit (ADU)	\$1,325.10	/dwelling unit								
Loading (Land Uses 300-399)											
310	Hotel	\$619.50	/room								
320	Motel	\$619.50	/room								
Recreational (Land Uses 400-499)											
411	Public Park	\$318.15	/acre								
	City Developed	\$456.70	/acre								
416	Campground/Recreational Vehicle Park	\$294.00	/camp site								
	Regional Park	\$900.90	/acre								
	Neighborhood (Undeveloped)	\$900.90	/acre								
420	Marina	\$334.65	/berth								
430	Golf Course	\$6,500.55	/hole								
431	Golf Driving Range	\$2,274.50	/tee								
435	Multipurpose Recreational Facility	\$9,214.80	/facility								
437	Bowling Alley	\$3,397.80	/lane								
444	Movie Theater (Formerly Movie Theater with Malinee)	\$20,210.40	/screen								
	Movie Theater without Malinee	\$8,220.45	/screen								
473	Casino/Video Lottery Establishment	\$13,693.05	/TS.F.G.F.A.								
480	Amusement Park	\$7,724.85	/acre								
490	Tennis Courts	\$5,164.70	/court								
491	Racquet/Tennis Club	\$4,132.80	/court								
	Racquetball	\$4,083.45	/TS.F.G.F.A.								
495	Recreational Community Center	\$2,333.10	/TS.F.G.F.A.								
Institutional (Land Uses 500-599)											
501	Military Base	\$355.95	/employee								
	Preschool	\$220.50	/student								
520	Elementary School	\$312.90	/student								
522	Middle School/Junior High School	\$386.40	/student								
530	High School	\$332.85	/student								
540	Junior/Community College	\$513.45	/student								
550	University/College	\$1,965.65	/TS.F.G.F.A.								
560	Church	\$207.90	/student								
565	Day Care Center	\$5,289.60	/TS.F.G.F.A.								
590	Library	\$2,283.35	/bed								
Medical (Land Uses 600-699)											
610	Hospital	\$3,190.95	/TS.GSF								
	Bed	\$1,308.00	/1,000 sq GFA								

MARION COUNTY 2021 TRANSPORTATION SYSTEM DEVELOPMENT CHARGES									
ITE Code	Land Use	Rural SDCs		Salem UGB SDCs		Silverton UGB SDCs		Woodburn UGB SDCs	
		SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit
610	Nursing Home	\$5,966.10 / (S.F.G.F.A.)		\$493.50 /bed	\$203.00 /bed	\$1,093.00 /1,000 sf GFA		\$197.00 /bed	
630	Clinic			\$2,524.20 / (S.F.G.F.A.)					
Office (Land Uses 700-799)									
710	General Office Building	\$1,429.05 / (S.F.G.F.A.)		\$7,167.75 / (S.F.G.F.A.)	\$893.00 /1,000 sf GFA	\$893.00 /1,000 sf GFA		\$2,513.00 / (S.F.G.F.A.)	
	* General Office: Under 100,000 GSF			\$1,824.90 / (S.F.G.F.A.)	\$747.00 /1,000 sf GFA	\$747.00 /1,000 sf GFA		\$2,126.00 / (S.F.G.F.A.)	
	* General Office: 100,000 - 199,999 GSF			\$1,541.40 / (S.F.G.F.A.)	\$691.00 /1,000 sf GFA	\$691.00 /1,000 sf GFA		\$1,796.00 / (S.F.G.F.A.)	
714	Corporate Headquarters Building	\$1,001.70 / (S.F.G.F.A.)		\$3,624.60 / (S.F.G.F.A.)				\$5,179.00 / (S.F.G.F.A.)	
715	Single Tenant Office Building	\$1,501.50 / (S.F.G.F.A.)		\$3,825.15 / (S.F.G.F.A.)					
720	Medical/Dental Office Building	\$1,218.45 / (S.F.G.F.A.)		\$1,599.00 / (S.F.G.F.A.)					
730	Government Office Building	\$1,837.03 / (S.F.G.F.A.)		\$1,740.13 / (S.F.G.F.A.)					
731	State Motor Vehicles Department	\$20,746.95 / (S.F.G.F.A.)		\$17,293.50 / (S.F.G.F.A.)					
732	United States Post Office			\$57,642.90 / (S.F.G.F.A.)					
	a Walk-in Only Post Office			\$1,528.80 / (S.F.G.F.A.)					
	c Walk-in w/ Mail Drop Lane			\$1,085.70 / (S.F.G.F.A.)					
760	Research and Development Center	\$1,708.35 / (S.F.G.F.A.)		\$1,927.80 / (S.F.G.F.A.)				\$1,167.00 / (S.F.G.F.A.)	
770	Business Park			\$2,248.05 / (S.F.G.F.A.)		\$890.00 /1,000 sf GFA		\$1,849.00 / (S.F.G.F.A.)	
Retail (Land Uses 800-899)									
812	Building Materials and Lumber Store	\$2,991.45 / (S.F.G.F.A.)		\$4,384.80 / (S.F.G.F.A.)		\$1,584.00 /1,000 sf GFA		\$2,370.00 / (S.F.G.F.A.)	
813	Free Standing Discount Super Store	\$2,715.30 / (S.F.G.F.A.)		\$3,772.65 / (S.F.G.F.A.)		\$1,159.00 /1,000 sf GFA		\$2,302.00 / (S.F.G.F.A.)	
815	Hardware/Paint Store	\$2,184.45 / (S.F.G.F.A.)		\$1,654.40 / (S.F.G.F.A.)		\$815.00 /1,000 sf GFA		\$1,549.00 / (S.F.G.F.A.)	
827	Nursery (Garden Center) [Formerly Nursery - Retail]	\$904.05 / (S.F.G.F.A.)		\$2,474.85 / (S.F.G.F.A.)		\$284.00 /1,000 sf GFA		\$4,564.00 / (S.F.G.F.A.)	
828	Nursery (Wholesale) [Formerly Retail Sales from Rural Greenhouse]	\$2,058.00 / (S.F.G.F.A.)		\$2,573.55 / (S.F.G.F.A.)		\$526.00 /1,000 sf GFA		\$3,327.00 / (S.F.G.F.A.)	
820	Shopping Center [Formerly Shopping Center: Under 50,000 GSF]			\$2,933.70 / (S.F.G.F.A.)		\$793.00 /1,000 sf GFA		\$3,365.00 / (S.F.G.F.A.)	
	* Shopping Center: 50,000 - 99,999 GSF			\$3,043.95 / (S.F.G.F.A.)		\$836.00 /1,000 sf GFA		\$2,897.00 / (S.F.G.F.A.)	
	* Shopping Center: 100,000 - 199,999 GSF			\$2,770.95 / (S.F.G.F.A.)		\$905.00 /1,000 sf GFA		\$2,481.00 / (S.F.G.F.A.)	
	* Shopping Center: 200,000 - 399,999 GSF			\$2,556.25 / (S.F.G.F.A.)		\$764.00 /1,000 sf GFA		\$2,302.00 / (S.F.G.F.A.)	
	* Shopping Center: 400,000 - 499,999 GSF			\$2,377.25 / (S.F.G.F.A.)		\$644.00 /1,000 sf GFA		\$2,196.00 / (S.F.G.F.A.)	
	* Shopping Center: 500,000 - 599,999 GSF			\$2,140.95 / (S.F.G.F.A.)		\$544.00 /1,000 sf GFA		\$1,732.00 / (S.F.G.F.A.)	
	* Shopping Center: 1,000,000 - 1,200,000 GSF			\$2,047.50 / (S.F.G.F.A.)		\$481.00 /1,000 sf GFA		\$1,501.00 / (S.F.G.F.A.)	
823	Factory Outlet Center	\$2,812.95 / (S.F.G.F.A.)		\$2,542.05 / (S.F.G.F.A.)		\$781.00 /1,000 sf GFA		\$2,898.00 / (S.F.G.F.A.)	
	* Specialty Retail Center	\$3,063.90 / (S.F.G.F.A.)		\$4,314.45 / (S.F.G.F.A.)		\$1,325.00 /1,000 sf GFA		\$2,898.00 / (S.F.G.F.A.)	
840	Automobile Sales (New)	\$2,295.30 / (S.F.G.F.A.)		\$1,618.05 / (S.F.G.F.A.)		\$213.00 /employee		\$4,885.00 / (S.F.G.F.A.)	
848	Tire Store	\$3,297.40 / (S.F.G.F.A.)		\$4,133.95 / (S.F.G.F.A.)		\$599.00 /1,000 sf GFA		\$12,771.00 / (S.F.G.F.A.)	
850	Supermarket	\$13,504.05 / (S.F.G.F.A.)		\$2,738.40 / (S.F.G.F.A.)		\$64.00 / pump		\$510.00 / (S.F.G.F.A.)	
851	Convenience Market [Formerly Convenience Market (Open 24 Hours)]	\$3,148.95 / (S.F.G.F.A.)		\$660.45 / (S.F.G.F.A.)		\$22.19 /1,000 sf GFA			
853	Convenience Market with Gasoline Pumps	\$807.15 / (S.F.G.F.A.)							
857	Discount Club	\$2,640.75 / (S.F.G.F.A.)		\$3,393.60 / (S.F.G.F.A.)		\$706.00 /1,000 sf GFA		\$201.00 / (S.F.G.F.A.)	
860	Wholesale Market	\$3,780.05 / (S.F.G.F.A.)		\$2,023.35 / (S.F.G.F.A.)					
862	Home Improvement Superstore	\$3,317.60 / (S.F.G.F.A.)		\$4,226.25 / (S.F.G.F.A.)					
863	Electronics Superstore	\$3,881.15 / (S.F.G.F.A.)		\$3,919.20 / (S.F.G.F.A.)		\$98.00 /1,000 sf GFA		\$263.00 / (S.F.G.F.A.)	
864	Toy/Children's Superstore								
876	Apparel Store	\$7,698.60 / (S.F.G.F.A.)		\$5,588.90 / (S.F.G.F.A.)		\$1,102.00 /1,000 sf GFA		\$8,506.00 / (S.F.G.F.A.)	
880	Pharmacy/Drugstore without Drive-Through Window	\$3,048.35 / (S.F.G.F.A.)		\$6,767.25 / (S.F.G.F.A.)		\$1,118.00 /1,000 sf GFA		\$16,044.00 / (S.F.G.F.A.)	
881	Pharmacy/Drugstore with Drive-Through Window	\$3,606.75 / (S.F.G.F.A.)							
880	Furniture Store	\$6,776.70 / (S.F.G.F.A.)		\$6,885.90 / (S.F.G.F.A.)		\$1,799.00 /1,000 sf GFA		\$8,805.00 / (S.F.G.F.A.)	
	* (D/D) Video Store	\$6,885.90 / (S.F.G.F.A.)		\$7,221.90 / (S.F.G.F.A.)				\$2,155.00 / (S.F.G.F.A.)	
933	Fast Food Restaurant without Drive-Through Window	\$11,189.85 / (S.F.G.F.A.)		\$7,221.90 / (S.F.G.F.A.)				\$1,509.00 /1,000 sf GFA	
934	Fast Food Restaurant with Drive-Through Window	\$7,753.20 / (S.F.G.F.A.)							
941	Quick Lubrication Vehicle Shop	\$2,588.30 / (S.F.G.F.A.)							
943	Automobile Parts and Service Center	\$3,701.25 / (S.F.G.F.A.)		\$1,537.20 / (S.F.G.F.A.)		\$144.00 / pump		\$4,110.00 / (S.F.G.F.A.)	
944	Gasoline/Service Station	\$4,780.65 / (S.F.G.F.A.)							

MARION COUNTY 2021 TRANSPORTATION SYSTEM DEVELOPMENT CHARGES		Rural SDCs		Salem UGB SDCs		Silverton UGB SDCs		Woodburn UGB SDCs	
ITE Code	Land Use	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit
945	Gasoline/Service Station with Convenience Market	\$4,616.65	/VFP						
	* Gasoline/Service Station with Convenience Market and Car Wash	\$4,334.40	/VFP						
	* Video Arcade	\$7,235.95	/T.S.F.G.F.A.						
Agricultural and Other									
	Hay Storage	\$10.50	/T.S.F.G.F.A.						
	Greenhouse	\$234.15	/T.S.F.G.F.A.						
	Horse Stall	\$66.15	/Stall						
	Dog Kennel	\$117.60	/dog						
	Hangar Light Maintenance	\$1,009.05	/T.S.F.G.F.A.						
	Hangar Light Industry	\$1,559.15	/T.S.F.G.F.A.						
	Car Museum	\$3,638.15	/Each						
	Cell Tower	\$15.75	/Each						
	Solar Array	\$979.65	rate for 1,000 square feet or more, pro-rated for less than 1,000 square feet						

Note: ITE Codes have been updated to reflect those in the ITE Trip Generation Manual 10th Edition, September 2017 and may not match those found in past or future updates or City adopted SDCs using different editor.

MARION COUNTY 2021 RURAL PARKS SYSTEM DEVELOPMENT CHARGES		Dwelling Unit Type	
ITE Code	Land Use	SDC Rate (\$/Unit)	Unit
	Single Family	\$247.80	per each
	Duplex (two dwelling units)	\$193.15	per each
	Multi-Family	\$171.15	per each
	Manufactured Housing	\$191.10	per each

Note: ADUs are evaluated as Multi-Family

MARION COUNTY 2021 STORMWATER SYSTEM DEVELOPMENT CHARGES - WOODBURN UGB		Type	
ITE Code	Land Use	SDC Rate (\$/Unit)	Unit
	Impervious surface other than Single Family	\$0.11	per square foot of impervious surface