

Agenda

Shady Cove Regular City Council Meeting

Shady Cove City Council Chamber
22451 Highway 62, Shady Cove, Oregon
Thursday, May 21, 2015
6:00 p.m.

I. Call to Order

- A. Roll call
- B. Pledge of Allegiance
- C. Announcements by Presiding Officer
 - 1. This meeting is being digitally recorded.
 - 2. The next meeting of the Planning Commission will be on May 28 at 6:30 p.m. in the City Council Chamber.
 - 3. The next regular City Council meeting is scheduled for June 4 at 6:00 p.m. in the City Council Chamber.
 - 4. City Hall will be closed on Monday, May 25 in observance of Memorial Day.

II. Public Comment

The public may comment on agenda items as they come up for discussion, but before deliberation by the Council.

III. Presentation

None

IV. Consent Calendar

- A. Accounts Payable, \$3,036.98 (pg. 3)
- B. Regular Meeting Minutes of May 7, 2015 (pg. 4-6)

V. Written Communications

None

VI. Staff Reports

Budget Summary

VII. Unfinished Business

- A. Second Reading – Ordinance Adopting System Development Charges for the City of Shady Cove and Repealing Ordinance Nos. 209 and 230 (pg. 7-13)
- B. Second Reading – Ordinance Adding Medical Marijuana Facilities as a Permitted Use in the General Commercial District (GC) (pg. 14-18)

VIII. Public Hearing

None

IX. New Business

- A. Resolution 15-18 – Approving System Development Charges (pg. 19-59)
- B. Resolution 15-19 – Fee Schedule (pg. 60-64)
- C. Emergency Ordinance Amending Chapter 90 Nuisances and Offenses to Include Dangerous Trees (pg. 65-66)

X. Public Comment on Non-Agenda Items

Public must state name and address and standing to discuss issue. Issues must have city-wide impact and not be personal issues.

XI. Council Comments

XII. Adjournment

**City of Shady Cove
Unpaid Bills Report
May 8, 2015 to May 14, 2015**

<u>Payee</u>	<u>Amount</u>	<u>Description</u>
Canon Financial Services, Inc.	\$270.97	Copier Lease
Canon Solutions America, Inc.	\$130.83	Copies
David Christian	\$90.00	Radio Station
FCS Group	\$1,340.00	SDC Study
OAPA Planning	\$150.00	Training
OAPA	\$55.00	Dues
Upper Rogue Independent	\$722.98	Public Hearing Notices
Village Green Resort	\$277.20	Oregon Mayor's Association Conference
Total:	<u>\$3,036.98</u>	

City of Shady Cove
City Council Regular Meeting Minutes
Thursday, May 7, 2015

CALL TO ORDER

Mayor Anderson called the Regular City Council Meeting to order at 6:00 p.m. in the City Council Chamber.

Council Present: Mayor Anderson, Councilor Ulrich, Councilor Sanderson, Councilor Burgess and Councilor Mitchell

Staff Present: Aaron Prunty, City Administrator; Contract Planner, Dick Converse; and Bonnie Pickett, Administrative Assistant

ANNOUNCEMENTS

The Mayor led the audience in the flag salute and made the announcements on the agenda. Mayor noted City Hall will be closed on May 20, 2015 for training. An item D will be added, regarding a LOC Scholarship contribution.

Mayor Anderson recessed the City Council meeting.

PUBLIC HEARING

A. Before the City Council on Ordinance Adopting System Development Charges for the City of Shady Cove and Repealing Ordinance Nos. 209 and 203

There was no proponent or opponent testimony.

B. Public Hearing to Consider Proposed Ordinance Adding Medical Marijuana Facilities as a Permitted Use in the General Commercial District (GC)

A public hearing to accept public testimony regarding proposed addition of Medical Marijuana Facilities as a permitted use in the general commercial district.

Mayor Anderson read the public hearing opening statement. Jurisdiction was not questioned and there was no conflict of interest.

City Planner Dick Converse read the high points of his staff report along with addressing the approval criteria, findings and recommendations.

Jared Jones, Kush Gardens – question regarding regulations on grows sites verses dispensaries. Confirming the City Council is limiting two dispensaries in the City of Shady Cove. Kush Gardens is in support of the passing of the zoning ordinance.

William Adams found that Kush Gardens are honorable and forthright. It is hard to open a new business in Shady Cove. Mr. Adams doesn't understand the delay in the business being able to open being that they had a firm date.

Mayor Anderson noted it is a lengthy process; the council is following state land use laws. Once approved, the businesses will be able to open thirty days from the approval date on June 21, 2015.

Mayor Anderson read a voice mail from Luke Murphy, he recommends no, thinks it would be a detriment to our community. While could bring in dollars, but would do nothing but lower standards within our city that we are already struggling to maintain.

Mayor Anderson read an email from William Morse is opposed to allowing medical marijuana facilities in Shady Cove. The facilities would not add anything attractive to Shady Cove in regard to having people open businesses or settle here.

Councilor Burgess requested clarification of the proposed ordinance.

C. Before the City Council on Approved Supplemental Budget for fiscal year 2014-2015

There was no proponent or opponent testimony.

PUBLIC COMMENT

The public may comment on agenda items as they come up for discussion, but before deliberation by the Council.

CONSENT CALENDAR

Revised Accounts Payable, \$115,792.36
Regular Meeting Minutes of April 16, 2015

Motion to Approve the Consent Calendar.

Motion: Councilor Mitchell Second: Councilor Ulrich
All ayes. Motion carried 5-0

NEW BUSINESS

A. First Reading – Ordinance Adopting System Development Charges for the City of Shady Cove and Repealing Ordinance Nos. 209 and 230

The City Administrator read the ordinance by title only.

B. First Reading – Ordinance Adding Medical Marijuana Facilities as a Permitted Use in the General Commercial District (GC)

The City Administrator read the ordinance by title only.

C. Resolution 15-17 – Adopting Supplemental Budget for Fiscal Year 2014-2015

The City Administrator read Resolution 15-17 by title only.

Motion to Approve Resolution 15-17 – Adopting Supplemental Budget for Fiscal year 2014-2015

Motion: Councilor Sanderson Second: Councilor Burgess
All ayes. Motion carried 5-0

D. League of Oregon Cities scholarship contribution in the sum total of \$150.75

Mayor Anderson advised the council that the League of Oregon Cities was requesting donations, to be used for scholarships. Scholarships would be used for city officials to attend conferences or training. Council discussed the value of scholarships.

Motion to Approve the City of Shady Cove to authorize the City Administrator to make a contribution in the sum of 150.75 to the League of Oregon Cities for the purpose of a scholarship

Motion: Councilor Burgess Second: Councilor Mitchell
All ayes. Motion carried 5-0

COUNCIL COMMENTS

Councilor Sanderson noted the process for approving the medical marijuana facilities is a lengthy and confusing process.

Councilor Ulrich stated that the council is working diligently to address the public's concerns regarding the Medical Marijuana dispensaries.

Councilor Mitchell questioned what defines an immature marijuana plant.

Councilor Burgess requested clarification on how the dispensary knows the marijuana that they are selling is safe for use.

ADJOURNMENT

There being no further business before the council, the Mayor adjourned the regular meeting at 6:45 p.m.

Approved:

Attest:

Tom Anderson
Mayor

Aaron Prunty
City Administrator

Council Vote:

Mayor Anderson _____
Councilor Ulrich _____
Councilor Hayes _____
Councilor Hughes _____
Councilor Sanderson _____

City of Shady Cove

Ordinance No. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHADY COVE ADOPTING SYSTEMS DEVELOPMENT CHARGES FOR THE CITY OF SHADY COVE, OREGON AND REPEALING ORDINANCE NOS. 209 AND 230

WHEREAS, the City Council of the City of Shady Cove enacted, pursuant to the authority set forth in ORS 223.297 et. Seq., Ordinance No. 209, on 05/01/2003, and subsequently amended by Ordinance No. 230, on 06/02/2005, providing the overall City implementing policy and procedures for System Development Charges (SDC's); and

WHEREAS, the City Council of the City of Shady Cove desires to update and fully incorporate and consolidate policies and procedures relating to System Development Charges into one Ordinance;

THE COUNCIL OF THE CITY OF SHADY COVE ORDAINS AS FOLLOWS:

35.01.01 Purpose

The purpose of the system development charge is to impose a portion of the cost of capital improvements for parks, wastewater, flood control, and streets upon those developments and redevelopments that create the need for increase the demands on parks, wastewater, stormwater, and streets.

35.01.02 Definitions

The following definitions apply to Chapter 35.01 of this code:

- A. Capital Improvements – public facilities or assets used for the following systems:
 - a. Parks and recreation;
 - b. Wastewater collection, transmission, treatment, or disposal or any combination;
 - c. Drainage or flood control; or
 - d. Transportation.
- B. Contiguous – in a public way which abuts the parcel.
- C. Council – the city council of the City of Shady Cove, Oregon.
- D. Development – all improvements on a site, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage or activities. Development includes redevelopment of property. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved lands.
- E. Improvement Fee – a fee for costs associated with capital improvements to be constructed after the date the fee is adopted pursuant to §35.01.03.
- F. Owner – the owner or owners of record title or the purchaser or purchasers under a recorded land sales agreement, and other persons having an interest of record in the described real property.
- G. Parcel of Land – a lot, parcel, block or other tract of land that in accordance with city regulations is occupied or may be occupied by a structure or structures or other use, and that includes the yards and other open spaces required under the zoning, subdivision, or other development ordinances.

- H. Permittee – the person to whom a building permit, development permit, a permit or plan approval to connect to the sewer or water system, or right-of-way access permit is issued.
- I. Qualified Public Improvement – a capital improvement that is:
 - a. Required as a condition of development approval;
 - b. Identified in the plan adopted pursuant to §35.01.07; and either:
 - i. Not located on or contiguous to a parcel of land that is the subject of the development approval; or
 - ii. 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 project to which the improvement fee is related.
- J. Reimbursement Fee – a fee for costs associated with capital improvements constructed or under construction on the date the fee is adopted pursuant to §35.01.03, and for which the council determines capacity to exist.
- K. System Development Charge – a reimbursement fee, an improvement fee or a combination thereof assessed or collected at the time of increased usage of capital improvements, at the time of issuance of a development permit or building permit, or at the time of connection to the capital improvement. A system development charge does not include fees assessed or collected as part of a local improvement district or a charge in lieu of a local improvement district assessment, or the cost of complying with requirements or conditions imposed by a land use decision.

35.01.03 System Development Charge Established

System development charges shall be established and may be revised by resolution of the council. The resolution shall set the amount of the charge, the type of permit to which the charge applies, and, if the charge applies to a geographic area smaller than the entire city, the geographic area subject to the charge.

35.01.04 Methodology

The methodology used to establish or modify the reimbursement fee shall, where applicable, be based on the cost of then-existing facilities including without limitation design, financing and construction costs, prior contributions by then-existing users, gifts or grants from federal or state government or private persons, the cost of the unused capacity of existing facilities, rate-making principals employed to finance publicly owned capital improvements, and other relevant factors identified by the council. The methodology shall promote the objective that future system users shall contribute no more than an equitable share of the cost of then-existing facilities.

The methodology used to establish or modify the improvement fee shall, where applicable, demonstrate consideration of the estimated cost of projected capital improvements needed to increase the capacity of the systems to which the fee is related. The methodology shall be calculated to obtain the cost of capital improvements for the projected need for available system capacity for future system users.

The methodology used to establish or modify the improvement fee or the reimbursement fee, or both, shall be contained in a resolution adopted by the council.

35.01.05 Authorized Expenditures

Reimbursement fees shall be applied only to capital improvements associated with the system for which the fees are assessed, including expenditures relating to repayment of indebtedness.

Improvement fees shall be spent only on capacity increasing capital improvements associated with the system for which the fee is assessed, including expenditures relating to repayment of future debt for the improvements. An increase in system capacity occurs if a capital improvement increases the level of performance or service provided by existing facilities or providing new facilities. The portion of the capital improvements funded by improvement fees must be related to demands created by current or projected development. A capital improvement being funded wholly or in part from revenues derived from the improvement fee shall be included in the plan adopted by the city pursuant to §35.01.07.

Notwithstanding other provisions of this section, system development charge revenues may be expended on the direct costs of complying with the provisions of this chapter, including the costs of developing system development charge methodologies and providing an annual accounting of system development expenditures.

35.01.06 Expenditure Restrictions

System development charges shall not be expended for costs associated with the construction of administrative office facilities that are more than an incidental part of other capital improvements.

System development charges shall not be expended for costs of the operation or routine maintenance of capital improvements.

35.01.07 Improvement Plan

Prior to the establishment of a system development charge, the council shall adopt a plan that includes a list of:

- A. The capital improvements that the council intends to fund in whole or in part with improvement fee revenues; and
- B. The estimated cost and time of construction of each improvement and the percentage of that cost eligible to be funded with improvement fee revenues; and
- C. A description of the process for modifying the plan.

In adopting this plan, the council may incorporate by reference all or a portion of any public facilities plan, master plan, capital improvements plan or similar plan that contains the information required by this section.

The council may modify such plan and list at any time. If a system development charge will be increased by a proposed modification to the list the council will:

- A. At least 30 days prior to adoption of the proposed modification, provide written notice to persons who have requested notice pursuant to §35.01.12; and
- B. Hold a public hearing if a written request for a hearing is received within seven days of the date of the proposed modification.

A change in the amount of a reimbursement fee or an improvement fee is not a modification of the system development charge if the change in amount is based on the periodic application of one of the construction cost indices published by the *Engineering News Record*.

35.01.08 Collection of Charge

The system development charge is payable upon the issuance of:

- A. A building permit; or

- B. A development permit; or
- C. A development permit for development not requiring the issuance of a building permit; or
- D. A permit or approval to connect to the sewer system; or
- E. A right-of-way access permit.

If no building, development, or access permit is required, the system development charge is payable at the time the usage of the capital improvement is increased based on the changes in the use of the property unrelated to seasonal or ordinary fluctuations in usage.

If development is commenced or connection is made to the sewer system without an appropriate permit, the system development charge is immediately payable upon the earliest date that a permit was required.

The City Administrator shall collect the applicable system development charge from the permittee when a permit that allows building or development of a parcel is issued.

The City Administrator shall not issue such permit or allow such connection until the charge has been paid in full, or until a provision for installment payments has been made pursuant to §35.01.09, or unless an exemption is granted pursuant to §35.01.10.

35.01.09 Installment Payments

When a system development charge is due and collectible, the owner of the parcel of land subject to the system development charge may apply for payment in 20 semiannual installments, to include interest on the unpaid balance, in accordance with ORS 223.208.

The City Administrator shall provide application forms for installment payments, which shall include a waiver of all rights to contest validity of the lien, except for the correction of computational errors.

An applicant for installment payments shall have the burden of demonstrating the applicant's authority to assent to the imposition of a lien on the parcel and that the property interest of the applicant is adequate to secure payment on the lien.

The City Administrator shall docket the lien in the lien docket. From that time the city shall have a lien upon the described parcel for the amount of the system development charge, together with interest on the unpaid balance at the rate established by the council. The lien shall be enforceable in the manner provided in ORS Chapter 223.

The City Administrator is authorized to cancel assessments of system development charges, without further council action, when the development approved by the building permit is not constructed and the building permit is cancelled.

For property that has been subject to a cancellation of assessment of system development charges, a new installment payment contract shall be subject to the code provisions applicable to system development charges and installment payment contracts on file on the date the new contract is received by the city.

35.01.10 Exemptions

Structures and uses established and legally existing on or before the effective date of this chapter are exempt from a system development charge to the extent of the structure or use then existing and to the extent of the parcel of land as it is constituted on that date. Structures and uses affected by this subsection shall pay the sewer charges pursuant to the terms of this ordinance upon the receipt of a permit to connect to the sewer system.

Additions to single-family dwellings that do not constitute the addition of a dwelling unit, as defined by the State Uniform Building Code, are exempt from all portions of the system development charge.

An alteration, addition, replacement or change in use that does not increase the parcel's or structure's use of the capital improvements are exempt from all portions of the system development charge.

35.01.11 Credits

When a development occurs that is subject to a system development charge, the system development charge for the existing use, if applicable, shall be calculated and, if it is less than the system development charge for the use that will result from the development, the difference between the system development charge for the existing use and the system development charge for the proposed use shall be the system development charge. If the change in use results in the system development charge for the proposed use being less than the system development charge for the existing use, no system development charge shall be required. No refund or credit shall be given unless provided by another paragraph of this section.

A credit shall be given to the permittee for the cost of a qualified public improvement upon acceptance by the city of the public improvement. The credit shall not exceed the improvement fee even if the cost of the capital improvement exceeds the applicable improvement fee and shall only be for the improvement fee charged for the type of improvement being constructed.

If a qualified public improvement is located in whole or in part on or contiguous to the property that is the subject of the development approval and is required to be built larger or with greater capacity than is necessary for the particular development project, a credit shall be given for the cost of the portion of the improvement that exceeds the city's minimum standard facility size or capacity needed to serve the particular development project or property. The applicant shall have the burden of demonstrating that a particular improvement qualifies for credit under this paragraph. The request for credit shall be filed in writing no later than 60 days after acceptance of the improvement by the city. The city may deny the credit provided for in this paragraph if the city demonstrates that the application does not meet the requirements of this section or if the improvement for which credit is sought was not included in the improvement plan pursuant to §35.01.07.

When the construction of a qualified public improvement located in whole or in part or contiguous to the property that is the subject of development approval gives rise to a credit amount greater than the improvement fee that would otherwise be levied against the project, the credit in excess of the improvement fee for the original development project may be applied against improvement fees that accrue in subsequent phases of the original development project.

Notwithstanding the previous paragraphs of this section, when establishing a methodology for a system development charge, the city may provide for a credit against the improvement fee, reimbursement fee, or both, for capital improvements constructed as part of the development which reduce the development's demand upon existing capital improvements and/or the need for future capital improvements, or a credit based upon any other rationale the council finds reasonable.

Credits shall not be transferable from one development to another.

Credits shall not be transferable from one type of system development charge to another.

Credits shall be used within 10 years from the date the credit is given.

35.01.12 Notice

The city shall maintain a list of persons who have made a written request for notification prior to adoption or modification of a methodology for any system development charge. Written notice shall be mailed to persons on the list at least 90 days prior to the first hearing to establish or modify a system development charge. The methodology supporting the system development charge shall be available at least 60 days prior to the first hearing to adopt or amend a system development charge. The failure of a person on the list to receive a notice that was mailed does not invalidate the action of the city.

The city may periodically delete names from the list, but at least 30 days prior to removing a name from the list, the city must notify the person whose name is to be deleted that a new written request for notification is required if the person wishes to remain on the notification list.

35.01.13 Segregation and Use of Revenue

All funds derived from the system development charge described in this chapter are to be segregated by accounting practices from all funds of the city. Those system development charges collected under this chapter shall be used for no purpose other than set forth in §35.01.05.

The City Administrator shall provide the council with an annual accounting, by January 1 of each year, for system development charges showing the total amount of system development charge revenues collected for each type of facility and the projects funded from each account in the previous fiscal year. A list of the amount spent on each project funded in whole or in part with system development charge revenues shall be included in the annual accounting.

35.01.14 Refunds

Refunds may be given by the City Administrator upon finding that there was a clerical error in the calculation of a system development charge.

Refunds shall not be allowed for failure to timely claim credit or for failure to timely seek an alternative system development charge rate calculation at the time of submission of an application for a building permit.

35.01.15 Appeal Procedure

A person challenging the propriety of an expenditure of system development charge revenues may appeal the decision or the expenditure to the city council by filing a written request with the finance director describing with particularity the decision of the finance director and the expenditure from which the person appeals. An appeal of an expenditure must be filed within two years of the date of the alleged improper expenditure.

After providing notice to the appellant, the council shall determine whether the City Administrator's decision or the expenditure is in accordance with this chapter and the provisions of ORS 223.297 to 223.214 and may affirm, modify, or overrule the decisions. If the council determines that there has been an improper expenditure of system development charge revenues, the council shall direct that a sum equal to the misspent amount shall be deposited within one year to the credit of the account or fund from which it was spent. The decision of the council shall be reviewed only as provided in ORS 34.010 to 34.100, and not otherwise.

A legal action challenging the methodology adopted by the council under this chapter shall not be filed later than 60 days after adoption. A person shall contest the methodology used for calculating a system development charge only as provided in ORS 34.010 to 34.100 and not otherwise.

35.01.16 Prohibited Connection

No person may connect to the sewer system of the city unless the appropriate system development charge has been paid or the lien or installment payment method has been applied for and approved.

35.01.17 Construction

For the purposes of administration and enforcement of this chapter, unless otherwise stated in this chapter, the following rules of construction shall apply:

- A. In case of any difference of meaning or implication between the text of this chapter and any caption, illustration, summary table, or illustrative table, the text shall control.
- B. The word, “shall,” is always mandatory and not discretionary; the word, “may,” is permissive.
- C. Words used in the present tense shall include the future; and words used in the singular number shall include the plural and the singular, unless the context clearly indicates the contrary.
- D. The phrase, “used for,” includes “arranged for,” “designed for,” “maintained for,” or “occupied for.”
- E. Where a regulation involves two or more connected items, provisions, or events:
 - a. “And” indicates that all the connected terms, conditions, provisions or events shall apply; and
 - b. “Or” indicates that the connected items, conditions, provisions, or events may singly or in any combination.
- F. The word, “includes,” shall not limit a term to the specific example, but is intended to extend its meaning to all other instance of like kind or character.

35.01.18 Severability

The provisions of this chapter are severable, and it is the intention to confer the whole or any part of the powers herein provided for. If any clause, section or provision of this chapter shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of this chapter shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein. It is hereby declared to be the council’s intent that this chapter would have been adopted had such an unconstitutional provision not been included herein.

35.01.18 Classification

The council determines that any fee, rates or charges imposed by this chapter are not a tax subject to the property tax limitations of Article XI, section 11(b) of the Oregon Constitution.

City of Shady Cove

Ordinance No. _____

**AN ORDINANCE OF THE CITY OF SHADY COVE, OREGON AMENDING
THE SHADY COVE CODE OF ORDINANCES TO PERMIT MEDICAL
MARIJUANA FACILITIES**

Whereas, the State of Oregon enacted legislation to permit medical marijuana facilities to serve holders of medical marijuana cards; and

Whereas, the City of Shady Cove must amend its Code of Ordinances to implement the legislation; and

Whereas, Chapter 154, of the Shady Cove Code of Ordinances governs Type IV Legislative Procedures within the corporate limits of the City and requires, if approval is recommended by the Planning Commission, that the City Council of the City of Shady Cove make the final decision regarding the application; and

Whereas, The Shady Cove Planning Commission, after providing proper public notice, met in Public Hearing on April 9, 2015, to consider amendments to Section 154.081 of the Shady Cove Code of Ordinances to add Medical Marijuana Facility as a permitted use in the General Commercial District (GC) subject to compliance with state licensing and operation requirements; and

Whereas, on April 9, 2015, following the close of the public hearing, the Planning Commission deliberated on the record of the proceedings, after which a motion was made, duly seconded, and unanimously approved, to recommend that the City Council approve the addition of medical marijuana facilities to Section 154.081.

Now therefore,

**THE COUNCIL OF THE CITY OF SHADY COVE ORDAINS AS
FOLLOWS:**

The Shady Cove Code of Ordinances is amended as follows:

- | | |
|------------------------|--|
| Section 1: Title | This Ordinance shall be known as the Medical Marijuana Facility Ordinance of the City of Shady Cove, Oregon. |
| Section 2: Description | Medical Marijuana Facility regulations, attached as Exhibit A, approved by the City Council. |
| Section 3: Amendment | The permitted use regulations contained in Chapter 154.081 of the Shady Cove Code of Ordinances Plan Map are |

amended to add Medical Marijuana Facility and modify the numbering of the remaining uses in Section 154.081.

Section 4: The City Council adopts as its own, and incorporates by reference, the Planning Commission recommendation attached as Exhibit B.

PASSED AND APPROVED by the City Council of the City of Shady Cove this ____ day of _____, 2015.

Approved:

Attest:

Tom Anderson
Mayor

Aaron Prunty
City Administrator

Council Vote:

Mayor Anderson _____
Councilor Ulrich _____
Councilor Sanderson _____
Councilor Burgess _____
Councilor Mitchell _____

EXHIBIT "A"

Amend Section 154.081(C)(39) to add Medical Marijuana Facility. (Because the list is alphabetical, the remaining uses on the list will be renumbered only.)

Medical Marijuana Facility is defined as a facility validly registered with the State of Oregon that is authorized according to the State of Oregon Health Authority (OHA) to transfer usable marijuana and immature plants to and from:

- (a) registry identified cardholders, and
- (b) persons responsible for a medical marijuana grow site.

Medical marijuana facilities may be allowed, subject to the following standards and restrictions:

- i. Compliance with all requirements as established by the Oregon Health Authority (OHA) to be validly registered.
- ii. Prior to operating the business, the operator shall provide the City with a copy of the medical marijuana facility's valid proof of registration as issued by the OHA.

EXHIBIT "B"

**BEFORE THE PLANNING COMMISSION
OF THE CITY OF SHADY COVE
COUNTY OF JACKSON, STATE OF OREGON**

IN THE MATTER OF CONSIDERATION OF)
AMENDMENTS TO CHAPTER 154.081 OF THE) RECOMMENDATION
SHADY COVE CODE OF ORDINANCES TO) TO CITY COUNCIL
PERMIT MEDICAL MARIJUANA FACILITIES)

APPLICANT: City of Shady Cove Planning File No. MMF 15-01

RECITALS:

- 1) Chapter 154, of the Municipal Code of the City of Shady Cove governs Type IV Legislative Procedures within the corporate limits of the City and requires, if approval is recommended by the Planning Commission, that the City Council of the City of Shady Cove make the final decision regarding the application; and,
- 2) The Shady Cove Planning Commission, after providing proper public notice, met in Public Hearing on April 9, 2015, to consider amendments to Chapter 154.081 of the Shady Cove Code of Ordinances to include Medical Marijuana Facilities in the General Commercial District (GC) subject to compliance with state licensing and operation requirements. The Commission received testimony from interested parties and staff. The staff recommendations, as submitted to the Planning Commission, are contained in a staff memorandum that is part of the record; and,
- 3) On April 9, 2015, following the close of the public hearing, the Planning Commission deliberated on the record of the proceedings, after which a motion was made and duly seconded, to recommend that the City Council approve the addition of medical marijuana facilities to Chapter 154.081. The motion passed by a roll call vote of 5 to 0.

NOW THEREFORE, the Planning Commission of the City of Shady Cove finds, concludes, and recommends as follows:

SECTION 1: FINDINGS

- 1) The Planning Commission hereby incorporates by reference all oral deliberations and findings of fact established in the record of the public hearing, and cites by reference: oral and written testimony of interested citizens and staff, and findings of fact which are a part of the record, the City Planner's staff report; and,
- 2) The Planning Commission hereby finds that it has received all information and evidence necessary to consider the above request; and,

- 3) The City provided public notice through the Upper Rogue Independent, and mailed notices to owners of all commercial properties within the city limits via United States Postal Service. The Planning Commission finds and concludes that proper notice has been given; and,
- 4) The Planning Commission finds that although no one specifically spoke in opposition to the proposed amendments, several expressed concerns about associated marijuana grow operations and whether distribution of products should be through pharmacies rather than separate businesses. Another party wanted assurance that business owners would not be forced to rent space to dispensaries. The Commission also takes note of two communications received from business owners who objected to the proposed amendment, citing negative effects on the business climate in Shady Cove.
- 5) The criteria used to evaluate the requested amendments to the Code of Ordinances are contained in Section 154.438 with additional considerations in Section 154.380(F). The Planning Commission finds that the request meets the criteria and considerations.

SECTION 2: CONCLUSION

The Planning Commission concludes that the proposed amendments to Section 154.081 of the Shady Cove Code of Ordinances comply with procedural requirements of the Shady Cove Code of Ordinances, and appropriately implement State law regarding medical marijuana facilities. It also concludes that the small number of potential dispensaries will limit adverse effects of such businesses. The Commission also concludes that the recommendation is entirely separate from any decision that may be made in the future about implementing Measure 91 regulating recreational marijuana.

SECTION 3: DECISION

Based on the record of the public hearing on this matter, the Planning Commission recommends approval of amendments to Section 154.081 of the Shady Cove Code of Ordinances to include medical marijuana facilities as a permitted use in the General Commercial zoning district.

This RECOMMENDATION for APPROVAL is given to the Shady Cove City Council this 17th day of April 2015, in Shady Cove, Oregon.


Paula Trudeau, Chair

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHADY COVE, OREGON
ESTABLISHING SYSTEM DEVELOPMENT CHARGES**

Whereas, it is the policy of the City of Shady Cove to require the recovery of certain City costs from fees and charges levied therefore in providing City services, products, and regulations.

Now, therefore be it resolved, by the City Council of the City of Shady Cove, Oregon as follows:

Section 1: Capital Improvement Plan Adopted

The City Council of the City of Shady Cove adopts the capital improvement plans for transportation, storm water, wastewater, and parks as enumerated in the attached Exhibit "A" incorporated by reference as though fully set forth herein.

Section 2: System Development Charge Methodology Adopted

The City Council of the City of Shady Cove adopts the system development charge methodology for transportation, storm water, wastewater, and parks as enumerated in the attached Exhibit "B" incorporated in the methodology.

Section 3: System Development Charges Established

System development charges for City services, products, and regulations are established as enumerated in the attached Exhibit "C" incorporated by reference as though fully set forth herein.

Section 4: Rates Not Enumerated

Rates for any category not enumerated in this Resolution may, from time to time, be set by City Council.

Section 5: Resolutions Repealed

All previous System Development Charge Resolutions are hereby repealed.

Section 6: Rates Discounted

SDC rates shall be discounted to and set as enumerated in the attached Exhibit "D" incorporated by reference as though fully set forth herein.

Section 7: Effective Date

This Resolution shall be effective May 7, 2015.

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Adopted by the Shady Cove City Council this 7th day of May, 2015

Approved:

Attest:

Tom Anderson
Mayor

Aaron Prunty
City Administrator

Council Vote:

Mayor Anderson _____
Councilor Ulrich _____
Councilor Sanderson _____
Councilor Burgess _____
Councilor Mitchell _____

EXHIBIT A
CAPITAL IMPROVEMENT PLAN

Capital Improvement Plan				
Project Number	Description	Project Cost	Growth Share % of Project	SDC-Eligible Cost
Sewer Projects				
1	Aeration Blower Upgrade	\$200,000	60%	\$120,000
2	I&I Study and Manhole Rehab	\$32,000	100%	\$32,000
3	Pump Station #6 Upgrade	\$87,000	100%	\$87,000
4	Pump Station #4 Rehab and Inflow Pipe Re-Route	\$96,000	50%	\$48,000
5	Solid Handling Improvement Station	\$20,000	100%	\$20,000
6	Pump Station #4 Backup Generator and Site Improvements	\$48,000	100%	\$48,000
Total		\$483,000		\$355,000
Transportation Projects				
1	Highway 62 TE Project	\$225,000	100%	\$225,000
2	Erickson Avenue & Cleveland Street	\$601,200	50%	\$300,600
3	Hudspeth Lane Upgrade	\$328,320	50%	\$164,160
4	Sowell to Kinsworthy	\$169,000	50%	\$84,500
5	Alder	\$66,547	75%	\$49,910
GrA	Erickson Avenue	\$26,679	17%	\$4,418
GrB	Castaline Place	\$8,224	17%	\$1,362
GrC	Alicki Lane	\$11,481	17%	\$1,901
GrD	Kinworthy Drive	\$8,328	17%	\$1,379
GrE	Sowell Drive	\$15,795	17%	\$2,616
GrF	Park Drive	\$24,325	17%	\$4,028
GrG	Maple Street	\$11,663	17%	\$1,931
GrH	Brophy Way	\$8,820	17%	\$1,461
GrI	River View Circle	\$19,108	17%	\$3,164
GrJ	Mason Lane	\$20,239	17%	\$3,351
GrK	Chandra Lane	\$7,719	17%	\$1,278
GrL	Cora Drive	\$6,594	17%	\$1,092
GrM	Hall Avenue	\$7,511	17%	\$1,244
GrN	Broughton Way	\$8,453	17%	\$1,400
GrO	Bond Road	\$32,625	17%	\$5,402
GrP	Hudspeth Lane	\$33,039	17%	\$5,471
GrQ	Rogue Air Drive	\$39,596	17%	\$6,557
LSNP A	Project 9 - Connect Rogue River Drive and Chaparral Alternative Project 10	\$166,062	0%	\$0
LSNP B	Rogue River Drive to Sawyer Road	\$3,312,804	17%	\$548,577
LSNP B1	Provide right-turn lane at intersection with Highway 62	\$0	17%	\$0
LSNP C	Rogue River Drive from Sawyer Road to Walnut Lane	\$1,440,757	17%	\$238,579
LSNP D	Rogue River Drive from Walnut Lane to Bond Road	\$1,542,898	17%	\$255,493

Capital Improvement Plan

Project Number	Description	Project Cost	Growth Share % of Project	SDC-Eligible Cost
LSNP 1	Cleveland Street Extension	\$679,231	0%	\$0
LSNP 2	Chevney Drive Extension	\$551,876	0%	\$0
LSNP 3	Kathleen Terrace Extension	\$625,542	0%	\$0
LSNP 4	New road on School District property - public project	\$1,484,570	100%	\$1,484,570
LSNP 5	Schoolhouse Lane extension	\$1,249,836	0%	\$0
LSNP 6	New road - Schoolhouse to Mallory	\$318,390	0%	\$0
LSNP 7	New road - Mallory to Willians - public project	\$221,000	100%	\$221,000
LSNP 8	Oak Ridge Drive	\$260,955	0%	\$0
LSNP 12	New Road - Schoolhouse extension to Sawyer	\$1,790,474	0%	\$0
LSNP 16	Local street grid west of Rogue Air	\$2,349,841	0%	\$0
LSNP 11	New road - Schoolhouse Extension to Mason	\$2,263,689	0%	\$0
LSNP 13	New road - Sawyer to Rogue Air	\$910,220	0%	\$0
LSNP 14	New road - End of Mason to Rogue Air	\$444,497	0%	\$0
LSNP 15	Walnut Lane extension to Sawyer	\$1,206,135	0%	\$0
LSNP 17	Local street connection - Bond to Rogue River Drive	\$977,644	0%	\$0
LSNP 18	New road between Bond Road and Rene Drive	\$1,593,197	0%	\$0
LSNP 19	Bond Road extension across Rogue River	\$21,814,068	0%	\$0
LSNP 20	Improve Bond Road to collector status	\$1,031,333	0%	\$0
Total		\$47,915,287		\$3,620,444
Stormwater Projects				
1	Erickson Avenue & Cleveland Street	\$400,800	50%	\$200,400
3	Hudspeth Lane Upgrade	\$218,880	50%	\$109,440
4	Terrace Place to Cleveland	\$20,000	75%	\$15,000
5	Chevney Extension	\$20,000	100%	\$20,000
6	Sowell to Kinsworthy	\$61,320	75%	\$45,990
7	Alder	\$15,600	75%	\$11,700
SDMP A	1500' Line on Maple Dr. Hwy 62 to River	\$112,373	16%	\$17,796
SDMP B	Train Lane, grade ditch	\$3,371	16%	\$534
SDMP C	Train Lane, curb, gutter, and storm drain	\$134,847	16%	\$21,356
SDMP D	Cora Drive, curb and gutter	\$10,114	16%	\$1,602
SDMP E	Sarma Drive, 150' east of Hudspeth to Jane Drive	\$67,424	16%	\$10,678
SDMP F	Hudspeth Lane, Sarma to Valley View	\$20,227	16%	\$3,203
SDMP G	Hudspeth Lane, Valley View to Kathleen	\$20,227	16%	\$3,203
SDMP H	Cleveland Creek, diversion and channel	\$25,284	16%	\$4,004
SDMP I	Cleveland Creek, sod channel	\$16,856	16%	\$2,669
SDMP J	Cleveland Street, Highway 62 to Whispering Pines	\$109,564	16%	\$17,351
SDMP K	Schoolhouse Lane, Highway 62 to Flower	\$92,708	16%	\$14,682
SDMP L	Mallory Lane, Highway 62 to Flower	\$84,280	16%	\$13,347
SDMP M	Shady Lane, Shady Cove Trailer Park to Rogue	\$219,127	16%	\$34,703

Capital Improvement Plan

Project Number	Description	Project Cost	Growth Share % of Project	SDC-Eligible Cost
	River Dr.			
SDMP N	Crater Lake Highway, clear outfall	\$3,371	16%	\$534
SDMP O	Rogue River Drive, Mason Creek 72" culvert	\$33,712	16%	\$5,339
SDMP P	Rogue River Drive, Orchard Glade 18" culvert	\$10,114	16%	\$1,602
SDMP Q	Rogue River Drive, Daryl (Long Branch) 15" culvert	\$10,114	16%	\$1,602
SDMP R	Rene Drive, curb, gutter, and culverts	\$101,136	16%	\$16,017
Total		\$1,811,446		\$572,752

Parks Projects

1	Land Purchase & Development	\$600,000	100%	\$600,000
2	Aunt Caroline's Park Development	\$120,000	100%	\$120,000
Total		\$720,000		\$720,000

EXHIBIT B
SYSTEM DEVELOPMENT CHARGE METHODOLOGY

City of Shady Cove



**MULTI SERVICE SYSTEM
DEVELOPMENT CHARGE
UPDATE**

March 2015

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SECTION I: BACKGROUND

This section describes the policy context and project scope upon which the body of this report is based.

A. POLICY

Oregon Revised Statutes (ORS) 223.297 to 223.314 authorize local governments to establish system development charges (SDCs). These are one-time fees on new development which are paid at the time of development. SDCs are intended to recover a fair share of the cost of existing and planned facilities that provide capacity to serve future growth.

ORS 223.299 defines two types of SDC:

A reimbursement fee that is designed to recover “costs associated with capital improvements already constructed, or under construction when the fee is established, for which the local government determines that capacity exists”

An improvement fee that is designed to recover “costs associated with capital improvements to be constructed”

ORS 223.304(1) states, in part, that a reimbursement fee must be based on “the value of unused capacity available to future system users or the cost of existing facilities” and must account for prior contributions by existing users and any gifted or grant-funded facilities. The calculation must “promote the objective of future system users contributing no more than an equitable share to the cost of existing facilities.” A reimbursement fee may be spent on any capital improvement related to the system for which it is being charged (whether cash-financed or debt-financed).

ORS 223.304(2) states, in part, that an improvement fee must be calculated to include only the cost of projected capital improvements needed to increase system capacity for future users. In other words, the cost of planned projects that correct existing deficiencies or do not otherwise increase capacity for future users may not be included in the improvement fee calculation. An improvement fee may be spent only on capital improvements (or portions thereof) that increase the capacity of the system for which it is being charged (whether cash-financed or debt-financed).

B. PROJECT

In 2014, the City of Shady Cove (“City”) contracted with FCS GROUP to develop an SDC methodology and recommend fees for four of the facility types listed in ORS 223.299(1)(a): wastewater, stormwater, transportation, and parks. The City does not own a water system.

We approached this project as a series of three steps:

Framework for Charges. In this step, we worked with City staff to identify and agree on the approach to be used and the components to be included in the analysis.

Technical Analysis. In this step, we worked with City staff to isolate the recoverable portion of facility costs and calculate SDC rates. For each of the SDCs calculated in this report, we present the technical analysis in the appendices.

Draft Methodology Report Preparation. In this step, we documented the calculation of the SDC rates included in this report.

SECTION II: METHODOLOGY

This section provides a non-numeric overview of the calculations that result in SDC rates for each of the facility types.

A. REIMBURSEMENT FEE

The reimbursement fee is the cost of available capacity per unit of growth that such available capacity can serve. In order for a reimbursement fee to be calculated, unused capacity must be available to serve future growth. For facility types that do not have excess capacity, no reimbursement fee may be charged.

In order to calculate the reimbursement fee cost basis, we use the original cost less depreciation of all infrastructure. All projects using SDC revenue are considered in the reimbursement fee as well as the infrastructure for sewer, as the information is readily available. We also assume that each project considered in the reimbursement fee will reach full capacity 20 years after construction (See **Appendix A** for full calculations).

B. IMPROVEMENT FEE

The improvement fee is the cost of capacity-increasing capital projects per unit of growth the projects will serve. In reality, the capacity added by many projects serves a dual purpose of both meeting existing demand and serving future growth. To compute a legally defensible SDC rate, growth-related costs must be isolated and costs related to current demand must be excluded.

We have used the capacity approach to allocate costs to the improvement fee basis. Under this approach, the cost of a given project is allocated to growth in proportion to the growth-related capacity that projects of a similar type will create. For example, suppose that a city's master plan included the acquisition and development of 100 acres of new neighborhood parks. Suppose further that our analysis determined that 30 acres were required to meet existing demand and 70 acres were required to serve future users. In that case, only 70 percent of the cost for any new neighborhood park would be eligible for recovery with an improvement fee.

C. COMPLIANCE COSTS

ORS 223.307(5) authorizes the expenditure of SDCs on "the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures." To avoid spending monies for compliance that might otherwise have been spent on growth-related projects, this report includes an estimate of compliance costs in its SDC rates.

In each SDC calculation, we assume that compliance costs equal 4.33 percent of reimbursement and improvement costs, based on previous estimates and City staff input.

D. GROWTH CALCULATION

The growth calculation is the basis by which a SDC is charged. Growth for each system is measured in units that most directly reflect the source of demand. For example, in a parks SDC the most applicable and administratively feasible unit of growth is households since the general population uses the parks system. For all growth projections, unless otherwise noted, the Jackson County growth rate for Shady Cove is used. Jackson County’s growth rate for Shady Cove’s population is 0.87 percent per year (see **Appendix B**).

E. SUMMARY

In general, SDC rates are calculated by adding the reimbursement fee (if applicable) cost basis, improvement fee cost basis, and compliance fee cost basis. Each cost basis is calculated by dividing the eligible cost by the growth of units of demand. The unit of demand becomes the basis of the charge. **Exhibit 2.1** shows this calculation in equation format:

Exhibit 2.1 - SDC Equation			
Eligible costs of (available capacity in existing facilities	+ Units of growth in demand	Eligible costs of capacity-increasing capital improvements) + Costs of complying with Oregon SDC law = SDC per unit of growth in demand

Sections III-VII of this report provides detailed calculations of SDCs for the five facility types: water, wastewater, stormwater, transportation, and parks. **Section VIII** summarizes the recommended SDCs and provides a recommendation for annual adjustment.

F. CREDITS

A credit reduces the amount of SDCs paid for a specific development. Oregon SDC law requires that credit be allowed for the construction of a "qualified public improvement" which (1) is required as a condition of development approval, (2) is identified in the City’s capital improvements program, and (3) either is not located on or contiguous to property that is the subject of development approval, or is located on or contiguous to such property and is required to be built larger or with greater capacity than is necessary for the particular development project.

The credit for a qualified public improvement may only be applied against an SDC for the same type of improvement, for example, transportation right of way or improvements provided by a developer can only be used for a credit for towards transportation SDC improvement fee payments. SDC credits need only to be granted for the cost of that portion of an improvement which exceeds the minimum standard facility size or capacity needed to serve the particular project up to the amount of the improvement fee. For multi-phase projects, any excess credit may be applied against SDCs that accrue in subsequent phases of the original development project.

In addition to these required credits, the City is allowed to provide a greater credit, establish a system providing for the transferability of credits, provide a credit for a capital improvement not identified in the City’s SDC Capital Improvements Plan, or provide a share of the cost of an improvement by other means (i.e., partnerships, other City revenues, etc.).

The City may exempt specific classes of development (i.e., minor additions, etc.) from the requirement to pay SDCs.

SECTION III: PARKS

This section provides detailed calculations of our recommended SDC for parks facilities.

We utilize an improvements-based approach for the parks SDC which is based on the planned capital improvement projects for the City. This contrasts with the standards-based approach to calculating a parks SDC, which is based on City-adopted level of service standards that applies to the City. We also assume that the SDC is only charged to residential units.

A. GROWTH

To determine the growth in demand of parks, we use the City population provided by Portland State University. We project a population increase of 572 citizens between 2015 and 2035.

See **Exhibit 3.1** for customer base estimates, both present and future.

Exhibit 3.1: Parks Customer Base Estimates

	2014	2015	2035	Growth 2015-2035	Growth as % of Future Customers	Customer Unit
Population	3,015	3,041	3,613	572	15.84%	Capita

Source: City of Shady Cove, Jackson County, and Portland State University, compiled by FCS GROUP.

B. ELIGIBLE COSTS

Below we outline the eligible costs for the SDC including reimbursement, improvement, and compliance costs.

B.1 Existing Facilities (Reimbursement Fee Cost Basis)

The reimbursement fee portion of the SDC is based on the estimated cost of unused system capacity of parks projects completed with SDC expenditures. The cost basis totals \$196,147, as shown in **Exhibit 3.2**.

Exhibit 3.2: Parks Reimbursement Fee Basis

	Unused Capacity
SDC-Funded Parks Facilities	\$196,147

Source: City of Shady Cove, compiled by FCS GROUP.

B.2 Planned Capital Projects (Improvement Fee Cost Basis)

The improvement fee portion of the SDC is based on a specific list of planned capacity-increasing capital improvements adopted by the City. City staff also calculated the growth share of the projects attributable to growth. **Exhibit 3.3** shows the total project costs and SDC-eligible share of costs per project. After calculating the total SDC-eligible cost, the SDC ending fund balance is subtracted in order to avoid double-charging for projects.

Exhibit 3.3: Parks SDC-Eligible Projects				
Project Number	Description	Cost in 2014	Growth Share % of Project	SDC-Eligible Cost
1	Land Purchase & Development	\$600,000	100%	\$600,000
2	Aunt Caroline's Park Development	\$120,000	100%	\$120,000
<i>Subtotal</i>		\$720,000		\$720,000
<i>Less</i>		SDC Ending Fund Balance		\$158,450
Total				\$561,550

Source: City of Shady Cove Capital Improvement Plan, compiled by FCS GROUP.

B.3 Compliance Costs

Given that compliance costs are equal to 4.33 percent of the reimbursement and improvement costs, we calculate the compliance costs to be \$57.

C. SUMMARY OF COSTS

A summary of the SDC cost bases and the SDC charge is listed in **Exhibit 3.4**.

Exhibit 3.4: Parks				
Reimbursement Fee				
SDC Funded Infrastructure		\$	196,147	
Parks Infrastructure - Excess Capacity		\$	-	
Less: Debt Principal		\$	-	
Growth to End of Planning Period			572	Capita
Reimbursement Fee		\$	343	per Capita
Improvement Fee				
Capacity Expanding CIP		\$	561,550	
Growth to End of Planning Period			572	Capita
Improvement Fee		\$	981	per Capita
Total System Development Charge				
Reimbursement Fee		\$	343	per Capita
Improvement Fee		\$	981	per Capita
SDC Subtotal		\$	1,324	per Capita
plus: Administrative Cost Recovery	4.33%	\$	57	per Capita
Total SDC per Capita		\$	1,381	per Capita

D. FEE BASIS

The parks SDC is charged only on residential development on a per EDU basis. Because the growth share is calculated on a per capita basis, the SDC charge per capita must be adjusted by average household size. **Exhibit 3.5** shows the average household size by different housing types.

Exhibit 3.5: Household Size by House Type			
Housing	Housing Units	Population in Household	Average Household Size
Single Family ¹	787	1,804	2.3
Multifamily ²	133	403	3.0
Mobile Homes	488	678	1.4

Source: U.S. Census, compiled by FCS GROUP.

¹Single family homes include both attached and detached single family residences

²Multifamily homes include all residences with multiple units in a structure

Given the average household size, **Exhibit 3.6** shows the SDC fee per housing type.

Exhibit 3.6: Parks SDC				
Unit	Reimbursement Fee	Improvement Fee	Compliance Fee	Fee
Single Family	\$786	\$2,249	\$131	\$3,167
Multifamily	\$1,039	\$2,973	\$174	\$4,186
Mobile Homes	\$476	\$1,363	\$80	\$1,919

Source: Compiled by FCS GROUP.

SECTION IV: SEWER

This section provides detailed calculations of our recommended SDC for sewer facilities.

A. GROWTH

To determine the growth in demand for sewer services, City staff provided the current average daily flow and the capacity of the sewer system. Using per capita usage from the City and household size from the U.S. Census, we determine the usage per customer per day to derive current EDUs and EDUs in maximum capacity. We project a population increase of 446 EDUs between 2015 and 2035, when we assume full capacity is reached on the sewer system. See **Exhibit 4.1** for EDU estimates, both present and future.

	2014	2015	2035	Growth	Growth as % of Future Customers	CAGR	Customer Unit
Usage (gallons per day)	350,000	354,214	450,000	95,786		1.20%	
Average Usage per EDU (gallons per day)*	215	215	215	0			
EDUs	1,628	1,648	2,093	446	21.29%		EDU

Source: City of Shady Cove and U.S. Census, compiled by FCS GROUP.

*Consumption assumed constant across years.

B. ELIGIBLE COSTS

Below we outline the eligible costs for the SDC including reimbursement, improvement, and compliance costs.

B.1 Existing Facilities (Reimbursement Fee Cost Basis)

The reimbursement fee portion of the SDC is based on the estimated cost of unused system capacity of projects completed with SDC expenditures as well as the unused total infrastructure capacity. In the case of sewer, there are outstanding debts that pay for the sewer system. The debt must be discounted from the reimbursement fee cost basis because debt will be paid for through rates. If it were not discounted, new development would be double-paying the debt service, through SDCs and rates. After discounting debt, the cost basis totals \$2,453,650, as shown in **Exhibit 4.2**.

Exhibit 4.2: Sewer Reimbursement Fee Basis	
	Unused Capacity
SDC-Funded Sewer Facilities	\$129,803
Existing Infrastructure	\$3,400,987
Debt Service	-\$1,077,141
Total	\$2,453,650

Source: City of Shady Cove, compiled by FCS GROUP.

B.2 Planned Capital Projects (Improvement Fee Cost Basis)

The improvement fee portion of the SDC is based on a specific list of planned capacity-increasing capital improvements adopted by the City. City staff also calculated the growth share of the projects attributable to growth. **Exhibit 4.3** shows the total project costs and SDC-eligible share of costs per project. After calculating the total SDC-eligible cost, the SDC ending fund balance is subtracted in order to avoid double-charging for projects.

Exhibit 4.3: Sewer SDC-Eligible Projects				
Project Number	Description	Cost in 2014	Growth Share % of Project	SDC-Eligible Cost
1	Aeration Blower Upgrade	\$200,000	60%	\$120,000
2	I&I Study and Manhole Rehab	\$32,000	100%	\$32,000
3	Pump Station #6 Upgrade	\$87,000	100%	\$87,000
4	Pump Station #4 Rehab and Inflow Pipe Re-Route	\$96,000	50%	\$48,000
5	Solid Handling Improvement Station	\$20,000	100%	\$20,000
6	Pump Station #4 Backup Generator and Site Improvements	\$48,000	100%	\$48,000
<i>Subtotal</i>		\$483,000		\$355,000
<i>Less</i>	SDC Ending Fund Balance			\$414,144
Total				-\$59,144

Source: City of Shady Cove Capital Improvement Plan, compiled by FCS GROUP.

The ending fund balance being larger than the SDC-eligible costs results in a negative sewer improvement fee. This means there is no sewer SDC improvement fee.

B.3 Compliance Costs

Given that compliance costs are equal to 4.33 percent of the reimbursement and improvement costs, we calculate the compliance costs to be \$238 per EDU.

C. SUMMARY OF COSTS

A summary of the SDC cost bases and the SDC charge is listed in **Exhibit 4.4**.

Exhibit 4.4: Sewer

Reimbursement Fee

SDC Funded Infrastructure	\$ 129,803	
Sewer Infrastructure - Excess Capacity	\$ 3,400,987	
Less: Debt Principal	\$(1,077,141)	
Growth to End of Planning Period	446	EDU
Reimbursement Fee	\$ 5,507	per EDU

Improvement Fee

Capacity Expanding CIP	\$ -	
Growth to End of Planning Period	446	EDU
Improvement Fee	\$ -	per EDU

Total System Development Charge

Reimbursement Fee	\$ 5,507	per EDU
Improvement Fee	\$ -	per EDU
SDC Subtotal	\$ 5,507	per EDU
plus: Administrative Cost Recovery	4.33% \$ 238	per EDU
Total SDC per EDU	\$ 5,746	per EDU

D. FEE BASIS

The sewer SDC is charged per EDU calculated in **Exhibit 4.1**, where one EDU equals 215 gallons per day usage.

SECTION V: STORMWATER

This section provides detailed calculations of our recommended SDC for stormwater facilities.

A. GROWTH

To determine the growth in demand for stormwater services we use two separate customer types to determine total customer growth. The first is single family EDUs, calculated by summing the single family detached residential (SFR) houses and mobile homes in the City according to the U.S. Census. All other developed property is assumed to sum to 75 stormwater accounts with each account equaling an average of 3 EDUs in 2015. We project a population increase of 282 EDUs between 2015 and 2035. See **Exhibit 5.1** for customer base estimates, both present and future.

Exhibit 5.1: Stormwater Customer Base Estimates						
	2013	2015	2035	Growth 2015-2035	Growth as % of Future Customers	Customer Unit
Single Family EDUs (includes SFR and mobile homes)	1,253	1,275	1,515	240	15.84%	EDU
All other developed property EDUs (non-single family residential)	-	225	267	42	15.84%	EDU
Total EDUs	1,253	1,500	1,782	282	15.84%	EDU

Source: City of Shady Cove, Jackson County, and U.S. Census, compiled by FCS GROUP.

¹All other developed property assumed to currently total 75 accounts with each account having an average of 3 EDUs in 2015.

B. ELIGIBLE COSTS

Below we outline the eligible costs for the SDC including reimbursement, improvement, and compliance costs.

B.1 Existing Facilities (Reimbursement Fee Cost Basis)

The reimbursement fee portion of the SDC is based on the estimated cost of unused system capacity of stormwater projects completed with SDC expenditures. The cost basis totals \$144,516, as shown in **Exhibit 5.2**.

Exhibit 5.2: Stormwater Reimbursement Fee Basis	
	Total
SDC Improvements	\$144,516

Source: City of Shady Cove, compiled by FCS GROUP.

B.2 Planned Capital Projects (Improvement Fee Cost Basis)

The improvement fee portion of the SDC is based on a specific list of planned capacity-increasing capital improvements adopted by the City. City staff also calculated the growth share of the projects attributable to growth. **Exhibit 5.3** shows the total project costs and SDC-eligible share of costs per project. After calculating the total SDC-eligible cost, the SDC ending fund balance is subtracted in order to avoid double-charging for projects.

Exhibit 5.3: Stormwater SDC-Eligible Projects

Project Number	Description	Cost in 2014	Growth Share % of Project	SDC-Eligible Cost
1	Erickson Avenue & Cleveland Street	\$400,800	50%	\$200,400
3	Hudspeth Lane Upgrade	\$218,880	50%	\$109,440
4	Terrace Place to Cleveland	\$20,000	75%	\$15,000
5	Chevney Extension	\$20,000	100%	\$20,000
6	Sowell to Kinsworthy	\$61,320	75%	\$45,990
7	Alder	\$15,600	75%	\$11,700
SDMP A	1500' Line on Maple Dr. Hwy 62 to River	\$112,373	16%	\$17,796
SDMP B	Train Lane, grade ditch	\$3,371	16%	\$534
SDMP C	Train Lane, curb, gutter, and storm drain	\$134,847	16%	\$21,356
SDMP D	Cora Drive, curb and gutter	\$10,114	16%	\$1,602
SDMP E	Sarma Drive, 150' east of Hudspeth to Jane Drive	\$67,424	16%	\$10,678
SDMP F	Hudspeth Lane, Sarma to Valley View	\$20,227	16%	\$3,203
SDMP G	Hudspeth Lane, Valley View to Kathleen	\$20,227	16%	\$3,203
SDMP H	Cleveland Creek, diversion and channel	\$25,284	16%	\$4,004
SDMP I	Cleveland Creek, sod channel	\$16,856	16%	\$2,669
SDMP J	Cleveland Street, Highway 62 to Whispering Pines	\$109,564	16%	\$17,351
SDMP K	Schoolhouse Lane, Highway 62 to Flower	\$92,708	16%	\$14,682
SDMP L	Mallory Lane, Highway 62 to Flower	\$84,280	16%	\$13,347
SDMP M	Shady Lane, Shady Cove Trailer Park to Rogue River Dr.	\$219,127	16%	\$34,703
SDMP N	Crater Lake Highway, clear outfall	\$3,371	16%	\$534
SDMP O	Rogue River Drive, Mason Creek 72" culvert	\$33,712	16%	\$5,339
SDMP P	Rogue River Drive, Orchard Glade 18" culvert	\$10,114	16%	\$1,602
SDMP Q	Rogue River Drive, Daryl (Long Branch) 15" culvert	\$10,114	16%	\$1,602
SDMP R	Rene Drive, curb, gutter, and culverts	\$101,136	16%	\$16,017
Subtotal		\$1,811,446		\$572,752
Less	SDC Ending Fund Balance			\$177,895
Total				\$394,857

Source: City of Shady Cove, compiled by FCS GROUP.

B.3 Compliance Costs

Given that compliance costs are equal to 4.33 percent of the reimbursement and improvement costs, we calculate the compliance costs to be \$83 per EDU.

C. SUMMARY OF COSTS

A summary of the SDC cost bases and the SDC charge is listed in **Exhibit 5.4**.

Exhibit 5.4: Stormwater			
Reimbursement Fee			
SDC Funded Infrastructure	\$	144,516	
Stormwater Infrastructure - Excess Capacity	\$	-	
Less: Debt Principal	\$	-	
Growth to End of Planning Period		282	EDU
Reimbursement Fee	\$	512	per EDU
Improvement Fee			
Capacity Expanding CIP	\$	394,857	
Growth to End of Planning Period		282	EDU
Improvement Fee	\$	1,399	per EDU
Total System Development Charge			
Reimbursement Fee	\$	512	per EDU
Improvement Fee	\$	1,399	per EDU
SDC Subtotal	\$	1,911	per EDU
plus: Administrative Cost Recovery	4.33%	\$ 83	per EDU
Total SDC per EDU	\$	1,994	per EDU

D. FEE BASIS

The stormwater SDC is charged on a per EDU basis to all types of development, where one EDU is assumed to be 3,000 square feet of impervious surface area. Impervious surface area is an accepted and defensible measure of contribution of runoff and associated use of the stormwater system. As a matter of administrative ease, all single-family detached units are assumed to be one EDU and all other units are charged based on impervious surface area.

SECTION VI: TRANSPORTATION

This section provides detailed calculations of our recommended SDC for transportation facilities.

A. GROWTH

Shady Cove’s prior transportation SDC growth calculation was based on projected peak-hour vehicle trip-ends. With staff input, we used a different approach for this update. In order to appropriately account for a balanced transportation system with a mix of motor vehicle, bicycle, transit, and pedestrian facility improvements we utilized an average daily person trip-end (ADPT) basis. ADPTs include non-motor vehicle trips that utilize bicycle, pedestrian, and transit facilities.

In **Exhibit 6.1**, we calculated the total ADPTs using U.S. Census data for households and employment (see **Appendix C** for completed calculations).

	Person Trips ¹	2015 proj.	2035 proj.	Growth	Growth as a % of Future Customers	CAGR	Customer Unit
Households	17,969	18,282	21,910	3,628	16.56%	0.87%	Person Trip
Employees	3,792	3,925	4,704	779	16.56%	0.87%	Person Trip
Total	21,762	22,207	26,614	4,407	16.56%		Person Trip

Source: U.S. Census and ITE Handbook 9th Edition, compiled by FCS GROUP.

Abbreviations: CAGR - Compound Annual Growth Rate

¹Person Trips for employees are calculated from 2011 data and households from 2013. Projections to 2015 take this into account.

B. ELIGIBLE COSTS

Below we outline the eligible costs for the SDC including reimbursement, improvement, and compliance costs.

B.1 Existing Facilities (Reimbursement Fee Cost Basis)

The reimbursement fee portion of the SDC is based on the estimated cost of unused system capacity of stormwater projects completed with SDC expenditures. The cost basis totals \$87,223, as shown in **Exhibit 6.2**.

	Total
SDC Improvements	\$87,223

Source: City of Shady Cove, compiled by FCS GROUP.

B.2 Planned Capital Projects (Improvement Fee Cost Basis)

The improvement fee portion of the SDC is based on a specific list of planned capacity-increasing capital improvements adopted by the City. City staff also calculated the growth share of the projects

attributable to growth. **Exhibit 6.3** shows the total project costs and SDC-eligible share of costs per project. After calculating the total SDC-eligible cost, the SDC ending fund balance is subtracted in order to avoid double-charging for projects.

Exhibit 6.3: Transportation SDC-Eligible Projects

Project Number	Description	Cost in 2014	Growth Share % of Project	SDC-Eligible Cost
1	Highway 62 TE Project	\$225,000	100%	\$225,000
2	Erickson Avenue & Cleveland Street	\$601,200	50%	\$300,600
3	Hudspeth Lane Upgrade	\$328,320	50%	\$164,160
4	Sowell to Kinsworthy	\$169,000	50%	\$84,500
5	Alder	\$66,547	75%	\$49,910
GrA	Erickson Avenue	\$26,679	17%	\$4,418
GrB	Castaline Place	\$8,224	17%	\$1,362
GrC	Alicki Lane	\$11,481	17%	\$1,901
GrD	Kinworthy Drive	\$8,328	17%	\$1,379
GrE	Sowell Drive	\$15,795	17%	\$2,616
GrF	Park Drive	\$24,325	17%	\$4,028
GrG	Maple Street	\$11,663	17%	\$1,931
GrH	Brophy Way	\$8,820	17%	\$1,461
GrI	River View Circle	\$19,108	17%	\$3,164
GrJ	Mason Lane	\$20,239	17%	\$3,351
GrK	Chandra Lane	\$7,719	17%	\$1,278
GrL	Cora Drive	\$6,594	17%	\$1,092
GrM	Hall Avenue	\$7,511	17%	\$1,244
GrN	Broughton Way	\$8,453	17%	\$1,400
GrO	Bond Road	\$32,625	17%	\$5,402
GrP	Hudspeth Lane	\$33,039	17%	\$5,471
GrQ	Rogue Air Drive	\$39,596	17%	\$6,557
LSNP A	Project 9 - Connect Rogue River Drive and Chaparral Alternative Project 10	\$166,062	0%	\$0
LSNP B	Rogue River Drive to Sawyer Road	\$3,312,804	17%	\$548,577
LSNP B1	Provide right-turn lane at intersection with Highway 62	\$0	17%	\$0
LSNP C	Rogue River Drive from Sawyer Road to Walnut Lane	\$1,440,757	17%	\$238,579
LSNP D	Rogue River Drive from Walnut Lane to Bond Road	\$1,542,898	17%	\$255,493
LSNP 1	Cleveland Street Extension	\$679,231	0%	\$0
LSNP 2	Chevney Drive Extension	\$551,876	0%	\$0
LSNP 3	Kathleen Terrace Extension	\$625,542	0%	\$0
LSNP 4	New road on School District property - public project	\$1,484,570	100%	\$1,484,570
LSNP 5	Schoolhouse Lane extension	\$1,249,836	0%	\$0
LSNP 6	New road - Schoolhouse to Mallory	\$318,390	0%	\$0
LSNP 7	New road - Mallory to Willians - public project	\$221,000	100%	\$221,000
LSNP 8	Oak Ridge Drive	\$260,955	0%	\$0

Exhibit 6.3: Transportation SDC-Eligible Projects

Project Number	Description	Cost in 2014	Growth Share % of Project	SDC-Eligible Cost
LSNP 12	New Road - Schoolhouse extension to Sawyer	\$1,790,474	0%	\$0
LSNP 16	Local street grid west of Rogue Air	\$2,349,841	0%	\$0
LSNP 11	New road - Schoolhouse Extension to Mason	\$2,263,689	0%	\$0
LSNP 13	New road - Sawyer to Rogue Air	\$910,220	0%	\$0
LSNP 14	New road - End of Mason to Rogue Air	\$444,497	0%	\$0
LSNP 15	Walnut Lane extension to Sawyer	\$1,206,135	0%	\$0
LSNP 17	Local street connection - Bond to Rogue River Drive	\$977,644	0%	\$0
LSNP 18	New road between Bond Road and Rene Drive	\$1,593,197	0%	\$0
LSNP 19	Bond Road extension across Rogue River	\$21,814,068	0%	\$0
LSNP 20	Improve Bond Road to collector status	\$1,031,333	0%	\$0
<i>Subtotal</i>		\$47,915,287		\$3,620,444
<i>Less</i>	SDC Ending Fund Balance			\$157,569
Total				\$3,462,875

Source: City of Shady Cove, compiled by FCS GROUP.

B.3 Compliance Costs

Given that compliance costs are equal to 4.33 percent of the reimbursement and improvement costs, we calculate the compliance costs to be \$35 per person trip.

C. SUMMARY OF COSTS

A summary of the SDC cost bases and the SDC charge is listed in **Exhibit 6.4**.

Exhibit 6.4: Transportation

Reimbursement Fee

SDC Funded Infrastructure	\$	87,223	
Transportation Infrastructure - Excess Capacity	\$	-	
Less: Debt Principal	\$	-	
Growth to End of Planning Period		4,407	Person Trip
Reimbursement Fee	\$	20	per Person Trip

Improvement Fee

Capacity Expanding CIP	\$	3,462,875	
Growth to End of Planning Period		4,407	Person Trip
Improvement Fee	\$	786	per Person Trip

Total System Development Charge

Reimbursement Fee	\$	20	per Person Trip
Improvement Fee	\$	786	per Person Trip
SDC Subtotal	\$	806	per Person Trip
plus: Administrative Cost Recovery	4.33%	\$ 35	per Person Trip
Total SDC per Person Trip	\$	840	per Person Trip

D. FEE BASIS

The transportation SDC is based on the number of person trips that a land use generates. The Institute of Transportation Engineers (ITE) *Trip Generation Manual* contains trip rates based on studies conducted nationwide and provides the base data of unadjusted counts of trips generated by various types of land use. The trip rates include all traffic entering or leaving a location but does not account for traffic that passes by or interrupts a primary trip between origin and destination. We have taken the step of removing pass-by trips because they would occur regardless of development activity.

We calculate the number of new ADPTs generated per day for each type of land use with the following formula:

$$ITE \text{ Vehicle Trip Rate} \times ADPT \text{ Conversion Factor} \times (1 - \% \text{ Pass-by Trips}) = \text{New ADPT}$$

The SDC per unit of development is calculated for each type of land use by multiplying the new ADPT for each land use by the SDC per ADPT.

$$SDC \text{ per ADPT} \times \text{New ADPT by Land Use} = SDC \text{ by Land Use}$$

Exhibit 6.5 shows the individual charges per land use for the transportation SDC. It is important to note that the *Trip Generation Manual* may not contain some land use categories or may not include trip rates or number of net new trips generated. For such land use categories without data, the City Administrator shall use her/his judgment to calculate the transportation SDC.

Exhibit 6.5: Transportation SDC by Land Use

ITE Code	Land Use	Unit	ITE Adjusted Average Daily Trips	Number of Person Trips ¹	Reimbursement Fee	Improvement Fee	Compliance Fee	Total
110	General Light Industrial	1,000 SFGFA	5.26	8.84	\$175	\$6,949	\$308	\$7,432
130	Industrial Park	1,000 SFGFA	5.34	8.97	\$178	\$7,047	\$313	\$7,537
140	Manufacturing	1,000 SFGFA	3.03	5.09	\$101	\$4,000	\$178	\$4,278
151	Mini-Warehouse	1,000 SFGFA	2.37	3.99	\$79	\$3,132	\$139	\$3,350
160	Data Center	1,000 SFGFA	0.99	1.66	\$33	\$1,307	\$58	\$1,398
210	Single-Family Detached Housing	Dwelling unit	9.45	15.87	\$314	\$12,471	\$554	\$13,338
220	Apartment	Dwelling unit	6.50	10.92	\$216	\$8,580	\$381	\$9,177
230	Residential Condominium/Townhouse	Dwelling unit	5.65	9.49	\$188	\$7,460	\$331	\$7,979
240	Mobile Home Park	ODU	4.90	8.23	\$163	\$6,470	\$287	\$6,920
254	Assisted Living	Bed	2.56	4.31	\$85	\$3,383	\$150	\$3,618
310	Hotel	Room	7.86	13.20	\$261	\$10,370	\$460	\$11,091
320	Motel	Room	5.63	9.46	\$187	\$7,432	\$330	\$7,949
411	City Park	Acre	6.13	10.30	\$204	\$8,096	\$359	\$8,659
417	Regional Park	Acre	4.99	8.39	\$166	\$6,589	\$292	\$7,047
430	Golf Course	Acre	5.27	8.86	\$175	\$6,958	\$309	\$7,443
492	Health/Fitness Club	1,000 SFGFA	30.32	50.94	\$1,008	\$40,025	\$1,777	\$42,810
495	Recreational Community Center	1,000 SFGFA	27.40	46.03	\$911	\$36,169	\$1,606	\$38,685
520	Elementary School	1,000 SFGFA	7.12	11.97	\$237	\$9,404	\$417	\$10,058
522	Middle School/Junior High School	1,000 SFGFA	6.36	10.69	\$212	\$8,399	\$373	\$8,983
530	High School	1,000 SFGFA	5.95	10.00	\$198	\$7,856	\$349	\$8,403
540	Junior/Community College	1,000 SFGFA	21.41	35.97	\$712	\$28,266	\$1,255	\$30,232
560	Church	1,000 SFGFA	13.22	22.21	\$440	\$17,453	\$775	\$18,667
565	Day Care Center	1,000 SFGFA	18.02	30.28	\$599	\$23,793	\$1,056	\$25,448
590	Library	1,000 SFGFA	50.46	84.78	\$1,678	\$66,613	\$2,957	\$71,247
610	Hospital	1,000 SFGFA	12.17	20.45	\$405	\$16,065	\$713	\$17,182
620	Nursing Home	1,000 SFGFA	7.21	12.12	\$240	\$9,520	\$423	\$10,182
710	General Office Building	1,000 SFGFA	8.38	14.08	\$279	\$11,062	\$491	\$11,831
720	Medical-Dental Office Building	1,000 SFGFA	27.31	45.88	\$908	\$36,048	\$1,600	\$38,556
731	State Motor Vehicles Department	1,000 SFGFA	120.90	203.11	\$4,020	\$159,593	\$7,084	\$170,695

Exhibit 6.5: Transportation SDC by Land Use

ITE Code	Land Use	Unit	ITE Adjusted Average Daily Trips	Number of Person Trips ¹	Reimbursement Fee	Improvement Fee	Compliance Fee	Total
732	United States Post Office	1,000 SFGFA	88.35	148.43	\$2,938	\$116,625	\$5,177	\$124,739
750	Office Park	1,000 SFGFA	8.50	14.28	\$283	\$11,220	\$498	\$12,001
760	Research and Development Center	1,000 SFGFA	6.22	10.45	\$207	\$8,214	\$365	\$8,786
770	Business Park	1,000 SFGFA	9.44	15.85	\$314	\$12,456	\$553	\$13,322
812	Building Materials and Lumber Store	1,000 SFGFA	43.13	72.46	\$1,434	\$56,931	\$2,527	\$60,892
813	Free-Standing Discount Superstore	1,000 SFGFA	38.46	64.62	\$1,279	\$50,772	\$2,254	\$54,304
814	Variety Store	1,000 SFGFA	30.57	51.36	\$1,017	\$40,359	\$1,792	\$43,167
815	Free-Standing Discount Store	1,000 SFGFA	28.22	47.40	\$938	\$37,246	\$1,653	\$39,837
816	Hardware/Paint Store	1,000 SFGFA	25.91	43.53	\$862	\$34,206	\$1,518	\$36,586
817	Nursery (Garden Center)	1,000 SFGFA	82.86	139.20	\$2,755	\$109,377	\$4,855	\$116,986
820	Shopping Center	1,000 SFLA	20.68	34.74	\$688	\$27,298	\$1,212	\$29,197
826	Specialty Retail Center	1,000 SFLA	40.58	68.18	\$1,349	\$53,569	\$2,378	\$57,296
841	Automobile Sales	1,000 SFGFA	29.27	49.17	\$973	\$38,632	\$1,715	\$41,319
843	Automobile Parts Sales	1,000 SFGFA	27.24	45.76	\$906	\$35,958	\$1,596	\$38,460
848	Tire Store	1,000 SFGFA	17.08	28.69	\$568	\$22,543	\$1,001	\$24,111
850	Supermarket	1,000 SFGFA	47.34	79.54	\$1,574	\$62,495	\$2,774	\$66,842
851	Convenience Market (Open 24 Hours)	1,000 SFGFA	246.81	414.63	\$8,206	\$325,792	\$14,462	\$348,457
857	Discount Club	1,000 SFGFA	42.35	71.14	\$1,408	\$55,898	\$2,481	\$59,787
862	Home Improvement Superstore	1,000 SFGFA	16.73	28.11	\$556	\$22,089	\$981	\$23,626
880	Pharmacy/Drugstore without Drive-Through	1,000 SFGFA	38.13	64.05	\$1,268	\$50,327	\$2,234	\$53,828
881	Pharmacy/Drugstore with Drive-Through	1,000 SFGFA	36.83	61.87	\$1,224	\$48,612	\$2,158	\$51,993
890	Furniture Store	1,000 SFGFA	1.83	3.07	\$61	\$2,412	\$107	\$2,580
911	Walk-in Bank	1,000 SFGFA	0.00	0.00	\$0	\$0	\$0	\$0
912	Drive-in Bank	1,000 SFGFA	33.54	56.35	\$1,115	\$44,275	\$1,965	\$47,355
925	Drinking Place	1,000 SFGFA	0.00	0.00	\$0	\$0	\$0	\$0
931	Quality Restaurant	1,000 SFGFA	37.42	62.86	\$1,244	\$49,391	\$2,193	\$52,827
932	High-Turnover (Sit-Down) Restaurant	1,000 SFGFA	52.58	88.34	\$1,748	\$69,409	\$3,081	\$74,238
933	Fast-Food Restaurant without Drive-Through	1,000 SFGFA	0.00	0.00	\$0	\$0	\$0	\$0
934	Fast-Food Restaurant with Drive-Through	1,000 SFGFA	219.07	368.04	\$7,284	\$289,185	\$12,837	\$309,303

Exhibit 6.5: Transportation SDC by Land Use

ITE Code	Land Use	Unit	ITE Adjusted Average Daily Trips	Number of Person Trips ¹	Reimbursement Fee	Improvement Fee	Compliance Fee	Total
936	Coffee/Donut Shop without Drive-Through	1,000 SFGFA	0.00	0.00	\$0	\$0	\$0	\$0
937	Coffee/Donut Shop with Drive-Through	1,000 SFGFA	335.16	563.07	\$11,144	\$442,428	\$19,640	\$473,207
938	Coffee/Donut Kiosk	1,000 SFGFA	306.00	514.08	\$10,174	\$403,932	\$17,931	\$432,033
944	Gasoline/Service Station	VFP	59.00	99.11	\$1,962	\$77,877	\$3,457	\$83,295
945	Gasoline/Service Station with Convenience Market	VFP	20.80	34.94	\$692	\$27,456	\$1,219	\$29,366
946	Gasoline/Service Station with Car Wash	VFP	36.51	61.34	\$1,214	\$48,197	\$2,139	\$51,550

Source: ITE Trip Generation Manual, 9th Edition, compiled by FCS GROUP

¹Person trips calculated with 1.68 person trips per average daily trip.

Abbreviations

CFD - commercial flights per day

ODU - occupied dwelling unit

SFGFA - square feet of gross floor area

SFGLA - square feet of gross leasable area

VFP - vehicle fueling position

SECTION VII: CONCLUSION

A. RECOMMENDED SDCS

Exhibit 7.1 summarizes the recommended SDCs for a single family residence (SFR).

Exhibit 7.1: SDC Charge Summary for SFR					
Type	Reimbursement Fee	Improvement Fee	Compliance Fee	Charge	Unit
Parks	\$786	\$2,249	\$131	\$3,167	SFR
Sewer	\$5,507	\$0	\$238	\$5,746	1 EDU = 215 GPD
Stormwater	\$512	\$1,399	\$83	\$1,994	1 EDU = 3,000 ISA
Transportation	\$314	\$12,471	\$554	\$13,338	SFR

Source: Compiled by FCS GROUP. **Abbreviations:** GPD - gallons used per day; ISA - square feet of impervious surface area.

B. ANNUAL ADJUSTMENT

We recommend the adoption of SDCs with a provision for annual adjustment based on the Construction Cost Index for Seattle, which is published at monthly intervals by the *Engineering News Record*. Over the past 5 years, this index has grown at an average rate of 2.73 percent per year.

C. COMPARISON

Exhibit 7.2 shows the comparison between current and proposed SDCs for a SFR.

Exhibit 7.2: SDC Comparison for SFR			
Type	Current	Proposed	Change
Parks	\$1,176	\$3,167	+\$1,991
Stormwater	\$1,320	\$1,994	+\$674
Transportation	\$1,169	\$13,338	+\$12,169
Sewer	\$3,073	\$5,746	+\$2,673

Source: Compiled by FCS GROUP.

APPENDIX

Appendix A.1 – SDC Reimbursement Calculations

Reimbursement Cost Basis - SDC Assets					
Asset #	Description	Date Acquired	Original Cost	Remaining Capacity	Reimbursable Cost Basis
SDC Improvements - Transportation					
54	Street Project - Trans.	2005	\$5,209	55%	\$2,865
63	Street Project - Trans.	2006	\$10,793	60%	\$6,476
65	Street Project - Trans.	2006	\$75,026	60%	\$45,016
	TE Project Match - 3/31/13	2013	\$13,865	95%	\$13,172
	TE Project Match - 6/30/14	2014	\$19,695	100%	\$19,695
Subtotal			\$124,588		\$87,223
SDC Improvements - Stormwater					
55	Street Project - Storm	2005	\$8,241	55%	\$4,533
56	Other Project - Storm	2005	\$33,881	55%	\$18,635
62	Street Project - Storm	2006	\$15,833	60%	\$9,500
64	Street Project - Storm	2005	\$6,316	55%	\$3,474
66	Other Project - Storm	2005	\$139,885	55%	\$76,937
71	Street Project - Storm	2007	\$27,684	65%	\$17,995
	Chevney/Terrace Engineering	2014	\$11,667	100%	\$11,667
	Chevney/Terrace Engineering	2014	\$1,777	100%	\$1,777
Subtotal			\$245,284		\$144,516
SDC Improvements - Sewer					
57	Treatment Plant Upgrade	2005	\$28,365	55%	\$15,601
61	Street Project - Sewer	2006	\$26,830	60%	\$16,098
67	Treatment Plant Upgrade	2006	\$77,289	60%	\$46,373
70	Street Project - Sewer	2007	\$46,134	65%	\$29,987
111	Valves	2009	\$21,188	75%	\$15,891
	Safety railing	2011	\$6,886	85%	\$5,853
Subtotal			\$206,692		\$129,803
SDC Improvements - Parks					
58	Park Land Development	2005	\$5,209	55%	\$2,865
59	Civic Center Development	2005	\$1,380	55%	\$759
60	Street Projects - Parks	2006	\$4,964	60%	\$2,978
68	Park Land Development	2006	\$1,080	60%	\$648
69	Park Land Development	2007	\$72,296	65%	\$46,992
88	Civic Center Dev Pks SDC	2008	\$3,296	70%	\$2,307
89	Civic Center Dev Pks SDC	2008	\$560	70%	\$392
90	Park Land Dev Pks SDC	2007	\$2,788	65%	\$1,812
91	Park Land Dev Pks SDC	2007	\$1,726	65%	\$1,122
92	Park Land Dev Pks SDC	2007	\$2,250	65%	\$1,463

Reimbursement Cost Basis - SDC Assets					
Asset #	Description	Date Acquired	Original Cost	Remaining Capacity ¹	Reimbursable Cost Basis
93	Park Land Dev Pks SDC	2008	\$848	70%	\$594
94	Park Land Dev Pks SDC	2008	\$1,750	70%	\$1,225
95	Park Land Dev Pks SDC	2008	\$600	70%	\$420
108	Civic Center Development	2008	\$31,837	70%	\$22,286
109	Civic Center Development	2009	\$119,106	75%	\$89,330
110	Parking Lot	2010	\$26,193	80%	\$20,954
Subtotal			\$275,883		\$196,147
Total			\$852,447		\$557,689

Source: City of Shady Cove, compiled by FCS GROUP.

¹Remaining capacity determined by assuming all projects reach full capacity in 20 years.

Appendix A.2 – Sewer Reimbursement Calculations

Sewer Depreciation					
Asset #	Description	Date Acquired	Cost	Remaining Capacity ¹	Reimbursable Cost Basis
Sewer Fund - Improvements					
13	95-96 Additions	1995	\$3,920	5%	\$196
14	95-96 Additions	1995	\$135,556	5%	\$6,778
15	96-97 Additions	1996	\$18,666	10%	\$1,867
16	99-0 Lift station #2	1999	\$766,237	25%	\$191,559
17	00-01 Lift station #2	2000	\$217,486	30%	\$65,246
18	01-02 Lift station #2	2001	\$115,288	35%	\$40,351
19	01-02 Lift station 3/4	2001	\$119,793	35%	\$41,928
20	01-02 Lift station 3/4	2001	\$166,899	35%	\$58,415
21	01-02 Additions SWR IMP	2001	\$3,499	35%	\$1,225
22	02-03 LS #3 & #4, WWTP	2002	\$408,224	40%	\$163,290
23	02-03 LS #3 & #4, WWTP WWTP	2002	\$135,700	40%	\$54,280
24	Improvements/Design	2003	\$102,426	45%	\$46,092
25	WWTP Improvements	2004	\$2,182,099	50%	\$1,091,050
26	Treatment Plant Upgrade	2005	\$545,525	55%	\$300,039
27	WWTP Improvements	2006	\$863,954	60%	\$518,372
28	WWTP Upgrade - Interim	2006	\$384,299	60%	\$230,579
29	WWTP Upgrade - SRF	2006	\$489,097	60%	\$293,458
30	Manhole rehad sewer Imp	2006	\$124,706	60%	\$74,824
72	Original Construction	1980	\$3,622,491	0%	\$0
73	83-84 Additions	1985	\$9,487	0%	\$0
74	85-86 Additions	1985	\$1,550	0%	\$0
75	85-86 Additions	1985	\$12,544	0%	\$0
76	86-87 Additions	1986	\$9,855	0%	\$0
77	87-88 Additions	1987	\$25,467	0%	\$0
78	88-89 Additions	1988	\$5,897	0%	\$0
79	89-90 Additions	1989	\$45,320	0%	\$0
80	90-91 Additions	1990	\$9,037	0%	\$0
81	91-92 Additions	1991	\$38,157	0%	\$0

Sewer Depreciation					
Asset #	Description	Date Acquired	Cost	Remaining Capacity¹	Reimbursable Cost Basis
82	92-93	1992	\$47,796	0%	\$0
83	93-94 Additions	1993	\$32,575	0%	\$0
84	94-95 Additions	1994	\$28,976	0%	\$0
85	95-96 Additions	1995	\$10,346	5%	\$517
Subtotal			\$10,682,872		\$3,180,064
Sewer Fund - Land					
31	Land Sewer	1984	\$58,403	0%	\$0
Subtotal			\$58,403		\$0
Sewer Fund - Machinery and Equipment					
33	Auto transf switch SWR	1994	\$6,750	0%	\$0
34	Drying bed covers SWR	1994	\$25,000	0%	\$0
35	Sludge aerator attachment	1995	\$10,835	5%	\$542
36	Hydraulic sewer cleanup	1995	\$18,896	5%	\$945
37	Sludge dewatering equip	1995	\$25,400	5%	\$1,270
38	Sludge feed pump & motor	1995	\$7,651	5%	\$383
39	Sludge grinder pump	1995	\$11,047	5%	\$552
40	Polymer feed system	1995	\$8,290	5%	\$415
41	6" portable pump - whacker	1996	\$12,385	10%	\$1,239
42	TV inspection equipment	1996	\$6,360	0%	\$0
43	906 skidsteer loader	1996	\$24,280	10%	\$2,428
45	1987 backhoe	1999	\$16,500	0%	\$0
46	1987 dump truck	1999	\$9,500	0%	\$0
48	2003 Ford	2003	\$24,000	0%	\$0
49	1991 Ford Aerial truck	2003	\$9,500	0%	\$0
50	autocrane	2003	\$14,690	45%	\$6,611
52	Flowmeter	2007	\$3,582	65%	\$2,328
96	Diesel generator sewer	2007	\$40,000	0%	\$0
97	Diesel generator sewer	2007	\$5,684	0%	\$0
98	Motor for pump sewer	2008	\$10,340	70%	\$7,238
113	Diesel generator	2009	\$5,980	0%	\$0
114	Industrial generator	2009	\$5,000	0%	\$0
Subtotal			\$301,670		\$23,949
Sewer Operations Replacement Fund					
1	Pump station #2 backup generator	2012	\$8,500	90%	\$7,650
2	Bisulfite dosing/analyzer, temperature log	2012	\$20,000	0%	\$0
3	SCADA system improvements	2012	\$30,000	0%	\$0
4	Pump station #1 level controls	2012	\$5,287	90%	\$4,758
5	Safety railing	2011	\$21,806	85%	\$18,535
6	Capital Improvements	2011	\$30,625	85%	\$26,031

Sewer Depreciation					
Asset #	Description	Date Acquired	Cost	Remaining Capacity¹	Reimbursable Cost Basis
7	Train Ln. Sewer Extension	2014	\$80,000	100%	\$80,000
8	Pump Station #1 Improvements	2014	\$60,000	100%	\$60,000
Subtotal			\$256,218		\$196,975
Total			\$11,299,163		\$3,400,987

Source: City of Shady Cove, compiled by FCS GROUP.

¹Remaining capacity determined by assuming all projects reach full capacity in 20 years.

Appendix B – Jackson County Population Forecast for Shady Cove

Jackson County Population Forecasts								
	2010	2015	2020	2025	2030	2035	2040	CAGR 2015-2035
Shady Cove	2,984	3,178	3,373	3,559	3,681	3,776	3,867	0.87%

Source: Jackson County, compiled by FCS GROUP.

Appendix C.1 – Person Trip Calculation; Jobs

2011 Jobs					
Industry	ITE Land Use Code	ADTs per job	Person Trips per job	Jobs	Person Trips
Agriculture, Forestry, Fishing and Hunting	140	1.70	2.85	0	0
Mining, Quarrying, and Oil and Gas Extraction	140	1.70	2.85	0	0
Utilities	110	2.26	3.80	0	0
Construction	140	1.70	2.85	5	14
Manufacturing	140	1.70	2.85	7	20
Wholesale Trade	130	2.60	4.36	2	9
Retail Trade	815	14.65	24.62	45	1,108
Transportation and Warehousing	30	5.33	8.96	12	108
Information	710	2.48	4.17	0	0
Finance and Insurance	912	7.00	11.77	7	82
Real Estate and Rental and Leasing	710	2.48	4.17	18	75
Professional, Scientific, and Technical Services	710	2.48	4.17	3	12
Management of Companies and Enterprises	710	2.48	4.17	4	17
Administration & Support, Waste Management and Remediation	710	2.48	4.17	14	58
Educational Services	530	9.10	15.29	18	275
Health Care and Social Assistance	720	7.03	11.81	14	165
Arts, Entertainment, and Recreation	430	21.59	36.27	2	73
Accommodation and Food Services	310	13.27	22.29	75	1,672
Other Services (excluding Public Administration)	710	2.48	4.17	14	58
Public Administration	710	2.48	4.17	11	46

2011 Jobs					
Industry	ITE Land Use Code	ADTs per job	Person Trips per job	Jobs	Person Trips
Total				251	3,792

Source: U.S. Census and ITE Handbook 9th Edition, compiled by FCS GROUP.

Appendix C.2 – Person Trip Calculation; Households

2013 Housing Units					
Housing	ITE Land Use Code	ADTs per unit	Person Trips per unit	Housing Units	Person Trips
1-unit, detached	210	9.45	15.87	765	12,141
1-unit, attached	230	5.65	9.49	22	209
2 units	230	5.65	9.49	0	0
3 or 4 units	230	5.65	9.49	23	218
5 to 9 units	220	6.50	10.92	48	524
10 to 19 units	220	6.50	10.92	56	612
20 or more units	220	6.50	10.92	6	66
Mobile home	240	4.90	8.23	488	4,018
Boat, RV, van, etc.	240	4.90	8.23	22	181
Total				1,430	17,969

Source: U.S. Census and ITE Handbook 9th Edition, compiled by FCS GROUP.

Appendix D – SDC Fund Balance

SDC Fund Balance	
	Fund Balance
Parks	\$158,450
Sewer	\$414,144
Stormwater	\$177,895
Transportation	\$157,569

Source: City of Shady Cove, compiled by FCS GROUP.

Appendix E.1 – Sewer Debt

Bonds		FYE	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Project	System Served	Loan Term										
Sewer System Collection Rehabilitation	Sewer	25	Principal	\$17,883	\$18,042	\$18,209	\$18,386	\$18,571	\$23,768	\$23,976	\$24,200	\$24,436
		Interest	\$13,475	\$12,491	\$11,499	\$10,498	\$9,486	\$8,464	\$7,158	\$5,809	\$4,448	\$4,448
		Total	\$31,358	\$30,533	\$29,708	\$28,884	\$28,057	\$32,232	\$31,134	\$30,009	\$28,884	\$28,884
Clean Water State Revolving Fund Loan Program	Sewer	20	Principal	\$51,383	\$52,895	\$54,450	\$56,052	\$57,700	\$59,398	\$61,145	\$62,943	\$64,794
		Interest	\$18,787	\$17,275	\$15,720	\$14,118	\$12,470	\$10,772	\$9,025	\$7,227	\$5,376	\$5,376
		Fees	\$3,153	\$2,893	\$2,624	\$2,348	\$2,064	\$1,771	\$1,470	\$1,159	\$840	\$840
Total	\$73,323	\$73,063	\$72,794	\$72,518	\$72,234	\$71,941	\$71,640	\$71,329	\$71,010	\$71,010	\$71,010	
U.S.D.A	Sewer	40	Principal	\$31,195	\$32,598	\$34,065	\$35,598	\$37,200	\$38,874	\$40,624	\$42,452	\$44,362
		Interest	\$96,311	\$94,907	\$93,440	\$91,907	\$90,305	\$88,631	\$86,882	\$85,054	\$83,144	\$83,144
		Total	\$127,506	\$127,505	\$127,505	\$127,505	\$127,505	\$127,505	\$127,506	\$127,506	\$127,506	\$127,506
G.O. Sewer Refunding Bond	Sewer	8	Principal	\$63,000	\$64,000	\$66,000	\$68,000	\$70,000	\$71,000	\$73,000	\$73,000	\$73,000
		Interest	\$11,620	\$9,956	\$8,253	\$6,498	\$4,690	\$2,843	\$956	\$956	\$956	\$956
		Total	\$74,620	\$73,956	\$74,253	\$74,498	\$74,690	\$73,843	\$73,956	\$73,956	\$73,956	\$73,956
Sewer System Collection Rehabilitation	Sewer	2024	\$24,686	\$29,949	\$29,949	\$29,949	\$29,949	\$29,949	\$29,949	\$29,949	\$29,949	\$29,949
		2025	\$3,073	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685	\$1,685
		Total	\$27,759	\$31,634	\$31,634	\$31,634	\$31,634	\$31,634	\$31,634	\$31,634	\$31,634	\$31,634
Clean Water State Revolving Fund Loan Program	Sewer	2024	\$66,700	\$68,683	\$68,683	\$68,683	\$68,683	\$68,683	\$68,683	\$68,683	\$68,683	\$68,683
		2025	\$3,470	\$1,508	\$1,508	\$1,508	\$1,508	\$1,508	\$1,508	\$1,508	\$1,508	\$1,508
		Total	\$511	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173
U.S.D.A	Sewer	20	\$70,681	\$70,364	\$70,364	\$70,364	\$70,364	\$70,364	\$70,364	\$70,364	\$70,364	



\$46,358	\$48,444	\$50,624	\$52,902	\$55,283	\$57,771	\$60,370	\$63,087	\$65,926	\$68,893	\$71,993
\$81,147	\$79,061	\$76,881	\$74,603	\$72,223	\$69,735	\$67,135	\$64,419	\$61,580	\$58,613	\$55,513
\$127,505	\$127,505	\$127,505	\$127,505	\$127,506	\$127,506	\$127,505	\$127,506	\$127,506	\$127,506	\$127,506

Sewer

G.O. Sewer
Refunding
Bond

Bonds	System Served	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
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Sewer

Sewer System
Collection
Rehabilitation

Sewer

Clean Water
State Revolving
Fund Loan
Program

Sewer

U.S.D.A

30

35

40

\$75,323	\$78,618	\$82,156	\$85,853	\$89,716	\$93,753	\$97,972	\$102,381	\$106,988	\$111,803	\$116,834
\$52,273	\$48,888	\$45,350	\$41,653	\$37,789	\$33,752	\$29,533	\$25,125	\$20,517	\$15,703	\$10,672
\$127,596	\$127,506	\$127,506	\$127,506	\$127,505	\$127,505	\$127,505	\$127,506	\$127,505	\$127,506	\$127,506

Sewer

G.O. Sewer
Refunding
Bond

Source: City of Shady Cove, compiled by FCS GROUP.

Deducted from Reimbursement

Total Principal	\$3,510,099
Sewer	\$0
Parks	\$0
Transportation	\$0
Stormwater	\$0

Appendix E.2 – Sewer Debt Principal Deduction Calculation

Sewer Debt Principal Deduction			
	Total Debt	Reimbursable Capacity Percent of total Assets	Debt Deduction
Debt	\$3,510,099	30.69%	\$1,077,141

EXHIBIT C

SDC STUDY REIMBURSEMENT FEE AND IMPROVEMENT FEE CALCULATION

Each SDC is comprised of three fee components, which together equal the total SDC which may imposed to recover specific categories of costs from new development, as defined below:

- Reimbursement Fee: An equitable share of costs for capital improvements already constructed that have capacity available to serve new connections to the water system.
- Improvement Fee: An equitable share of costs for capital improvements planned to be made in the future, which will expand the system such that additional capacity will be made available to serve new connections.
- Compliance Fee: Cost for compliance with the SDC law.

The following table summarizes the calculation of the Parks SDC Fee:

Parks	
Reimbursement Fee	
SDC Funded Infrastructure	\$196,147
Parks Infrastructure - Excess Capacity	\$ -
Less: Debt Principal	\$ -
Growth to End of Planning Period	572 Capita
Reimbursement Fee	\$ 343 per Capita
Improvement Fee	
Capacity Expanding CIP	\$561,550
Growth to End of Planning Period	572 Capita
Improvement Fee	\$ 981 per Capita
Total System Development Charge	
Reimbursement Fee	\$ 343 per Capita
Improvement Fee	\$ 981 per Capita
SDC Subtotal	\$ 1,324 per Capita
plus: Administrative Cost Recovery	4.33% \$ 57 per Capita
Total SDC per Capita	\$ 1,381 per Capita

The following table summarizes the calculation of the Sewer SDC Fee:

Sewer	
Reimbursement Fee	
SDC Funded Infrastructure	\$ 129,803
Sewer Infrastructure - Excess Capacity	\$ 3,400,987
Less: Debt Principal	\$(1,077,141)
Growth to End of Planning Period	446 EDU
Reimbursement Fee	\$ 5,507 per EDU
Improvement Fee	
Capacity Expanding CIP	\$ -
Growth to End of Planning Period	446 EDU
Improvement Fee	\$ - per EDU
Total System Development Charge	
Reimbursement Fee	\$ 5,507 per EDU
Improvement Fee	\$ - per EDU
SDC Subtotal	\$ 5,507 per EDU
plus: Administrative Cost Recovery	4.33% \$ 238 per EDU
Total SDC per EDU	\$ 5,746 per EDU

The following table summarizes the calculation of the Stormwater SDC Fee:

Stormwater	
Reimbursement Fee	
SDC Funded Infrastructure	\$144,516
Stormwater Infrastructure - Excess Capacity	\$ -
Less: Debt Principal	\$ -
Growth to End of Planning Period	282 EDU
Reimbursement Fee	\$ 512 per EDU
Improvement Fee	
Capacity Expanding CIP	\$394,857
Growth to End of Planning Period	282 EDU
Improvement Fee	\$ 1,399 per EDU
Total System Development Charge	
Reimbursement Fee	\$ 512 per EDU
Improvement Fee	\$ 1,399 per EDU
SDC Subtotal	\$ 1,911 per EDU
plus: Administrative Cost Recovery	4.33% \$ 83 per EDU
Total SDC per EDU	\$ 1,994 per EDU

The following table summarizes the calculation of the Transportation SDC Fee:

Transportation		
Reimbursement Fee		
SDC Funded Infrastructure	\$	87,223
Transportation Infrastructure - Excess Capacity	\$	-
Less: Debt Principal	\$	-
Growth to End of Planning Period		4,407 Person Trip
Reimbursement Fee	\$	20 per Person Trip
Improvement Fee		
Capacity Expanding CIP	\$	3,462,875
Growth to End of Planning Period		4,407 Person Trip
Improvement Fee	\$	786 per Person Trip
Total System Development Charge		
Reimbursement Fee	\$	20 per Person Trip
Improvement Fee	\$	786 per Person Trip
SDC Subtotal	\$	806 per Person Trip
plus: Administrative Cost Recovery	4.33%	\$ 35 per Person Trip
Total SDC per Person Trip	\$	840 per Person Trip

**EXHIBIT D
 SCHEDULE OF SYSTEM DEVELOPMENT CHARGES**

All new development shall pay a one-time fee charged on the basis of each SDC unit, according to the following table:

SDC Charges Summary for Single Family Residence					
Type	Maximum Charge	Percentage of SDC Charged	Adjusted Charge		Unit
Parks	\$3,167	35	\$1,108		SFR
Sewer	\$5,746	35	\$698		1 EDU = 215 GPD
Stormwater	\$1,994	35	\$3,335		1 EDU = 3,000 ISA
Transportation	\$13,338	25	\$2,011		SFR

Abbreviations: GPD - gallons used per day; ISA - square feet of impervious surface area.

City of Shady Cove

Resolution No. 15-19

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHADY COVE,
OREGON ESTABLISHING FEES AND CHARGES**

Whereas, it is the policy of the City of Shady Cove to require the recovery of certain City costs from fees and charges levied therefore in providing City services, products and regulations; and

Whereas, the City of Shady Cove has adopted new System Development Charge (SDC) methodology; and

Whereas, the City Council has approved revised System Development Charges for Transportation, Wastewater, Storm Water and Parks.

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1: Fees Established

Fees and charges for certain City services, products and regulations are established and set as enumerated in the attached Exhibit "A" incorporated by reference as though fully set forth herein.

SECTION 2: Rates Not Enumerated

Rates for any category, not enumerated in this Resolution, may, from time to time, be set by the City Council.

SECTION 3: Resolutions Repealed

All previous Fee Resolutions are hereby repealed.

SECTION 4: Effective Date

This Resolution shall be effective May 21, 2015.

Adopted by the Shady Cove City Council this 21st day of May, 2015.

Approved:

Attest:

Tom Anderson
Mayor

Aaron Prunty
City Administrator

Council Vote:

Mayor Anderson _____
Councilor Ulrich _____
Councilor Sanderson _____
Councilor Burgess _____
Councilor Mitchell _____

Exhibit "A"
Attachment to City of Shady Cove Fee Resolution No. 15-19
Effective Date: May 21, 2015

Administration		
Administrative Fee	45.00	Per hour, per person, after first 15 minutes.
Copies	.30	Per page
Audio Recording (CD)	5.00	Actual cost of CD and staff time to reproduce CD.
Retuned Check Fee	30.00	
Business Licenses		
Business License	85.00	All business Licenses. Businesses located in the city, out of City or Home Occupation, etc.
Duplicate Business License	10.00	
1 to 30 Day License	10.00	
License Reinstatement Fee	25.00	
Prorated Business License	7.00/mo. + Next Fiscal Yr.	For a new business beginning after Dec 31 through the end of the fiscal year + full rate of next fiscal year.
Medical Marijuana License	25,000/yr	Supplemental license, per location, in addition to the business license fee. License is prorated after Dec 31 through the end of the fiscal year + full rate of next fiscal year.
Liquor Licenses		
Change of Ownership	35.00	
Renewal	35.00	
Temporary/Special Event	15.00	
Taxes and Fees		
Raft Rental Tax	3.00	Per raft rental (Ord. 199 & 232)
Transient Occupancy Tax	6%	(Ord. 140, 140-01, & 171)

Planning		
Access Permit	75.00	Road access
Ancillary – up to 100 sq. ft.	75.00	Applies to small outdoor improvements ancillary to existing structures such as decks and stairs.
Appeal	300.00	
Conditional Use Permit	600.00	
Consulting, Legal and Professional Charges	Actual Costs	
Extensions	25.00	
Fence Permits (Non-Floodplain) (Floodplain)	25.00 100.00	
Final Plat	Half Original Fee	
Floodplain – Additional Inspections	100.00	
Floodplain Application: Minor	175.00	Minor includes one inspection.
Floodplain Application : Major	700.00	Includes up to three inspections.
Floodplain Minor File Review	75.00	No on-site inspection, includes tree removal
Lot Line Adjustment	300.00	
Land Partition Minor	600.00	No road creation
Land Partition Major	1200.00	Extension or creation of a road
Other Inspection Services	Actual Costs	
Planned Unit Development	2000.00	Plus \$50.00 per lot
Pre-application Conference	400.00	\$100 Credit on land use approval application

Revision to Prior Approval	Half Original Fee	
Sign Permits	25.00	Per property
Land Use Approval	175.00	
Site Development Review	175.00	Resident, Non Floodplain
Site Design Review	450.00	Resident, Floodplain & Commercial
Subdivision or Mobile Home Park	2000.00	Plus \$50.00 per lot
Variance	500.00	
Zone Change Application	1500.00	
Zone Change & Annexation	3000.00	
System Development Charges		
Ordinance No. _____ & Resolution No. 15-18 – Single Family Residential/EDU		
Parks:	Single Family	1108.00 Methodology established by Ord. No. _____
Storm Water:	Single Family	698.00 Methodology established by Ord. No. _____
Transportation:	Single Family	3335.00 Methodology established by Ord. No. _____
Wastewater:	Single Family	2011.00 Methodology established by Ord. No. _____
Police		
Driver License Reinstatement	20.00	
Public Safety Surcharge	15.00	Per month per unit. Residential & Non Residential. Excludes unimproved properties
Sewer Monthly Rates		
Residential		
Equivalent Dwelling Unit (EDU)		
Single Family	46.00	
Multiple Family	46.00	Per Unit

Mobile Home Park	46.00	Per Space
Lodging		
Motel	46.00	Plus \$10.00 per unit (21.7% of EDU)*
R.V. Park	46.00	Plus \$10.00 per space (21.7% of EDU). * If rented for more than 30 days the full EDU rate (46.00) applies
Restaurants & Bars		
Restaurants & Bars	46.00	Plus \$1.75 per seat (3.8% of EDU)*
Other Commercial		
Car Wash	46.00	Per stall
Laundromat	46.00	Plus 23.00 per washing machine (50% of EDU)*
Business/Building with 1-5 employees	46.00	
Business/Building with 6 + employees	92.00	
Other		
Churches, Other Non-Profit	46.00	
Recreation Vehicle Dumping Station	92.00	
Service Outside the City	69.00	
School	46.00	Plus \$0.35 per student and employee (307)**
Sewer Late Fee	1.5% or 10.00	Assessed monthly at 1.5% or \$10.00, whichever is more
Sewer Account Collection Fee	25%	25% administrative fee added to all accounts turned over to collections
Sewer Connection Fee	175.00	Per connection
Vacated Buildings Sewer Connection Maintenance fee	46.00	Full months only

*Percentage will be applied to any subsequent change in EDU rate.

**Number of students and employees will be validated each year

New fee(s) are highlighted in yellow

City of Shady Cove

Ordinance No. _____

AN ORDINANCE OF THE CITY OF SHADY COVE AMENDING SECTION 90.03 "NUISANCES DECLARED" OF CHAPTER 90, "NUISANCES AND OFFENSES" OF THE SHADY COVE MUNICIPAL CODE, ADDING SUBSECTION 90.03(C)(4) REGARDING DANGEROUS TREES, AND DECLARING AN EMERGENCY

Whereas, the City of Shady Cove Code of Ordinances includes Chapter 90, "Nuisances and Offenses" which identifies numerous conditions declared as nuisances, along with abatement, appeals and penalty procedures; and

Whereas, the City Council desires to add dangerous trees to the list of declared nuisances subject to Chapter 90 abatement, appeals and penalty procedures, and

Whereas, dangerous trees pose an immediate threat to public welfare.

THE COUNCIL OF THE CITY OF SHADY COVE ORDAINS AS FOLLOWS:

Subsection 90.03(C)(4) is hereby added to Section 90.03, "NUISANCES DECLARED" to read as follows:

(4) Dangerous Trees. The City shall have the right to remove any dead or diseased trees growing in any public place or on private property when such trees constitute a hazard to life and property, or harbor insects or disease which constitute a potential threat to other trees within the city.

Emergency Clause: This Ordinance being necessary for the immediate preservation of the public health, safety and welfare, an emergency is declared to exist and this Ordinance shall take effect immediately upon its passage.

PASSED AND APPROVED by unanimous vote of all Council members present this 21st day of May, 2015.

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Approved:

Attest:

Tom Anderson
Mayor

Aaron Prunty
City Administrator

Council Vote:

Mayor Anderson _____
Councilor Ulrich _____
Councilor Sanderson _____
Councilor Burgess _____
Councilor Mitchell _____