

**2019-2020 Fee Resolution**

<b>SCHOOL CONSTRUCTION EXCISE TAX (CET) &amp; SYSTEM DEVELOPMENT CHARGES (SDC)</b>		<b>Exhibit "D"</b>
<b>SCHOOL CONSTRUCTION EXCISE TAX (CET)</b>		
School Construction Excise Tax (CET)- Imposed on improvements to real property that result in a new structure or additional square footage in an existing structure. See exemptions in ORS 320.173	Residential; \$1.23 per sq. ft. Commercial; \$0.61 per sq. ft. (not to exceed 30,700 per permit or structure) Fee set by Resolution between School District & City.	ORS 320.170 & Resolution 16-17 (per this Resolution 16-17, Oregon Dept. of Revenue will determine adjusted rates and report to the School).
<b>System Development Charges</b>		Resolution 18-07 (transportation)
<b>Water</b>		Increased 3.0% per
(based on water meter size)		ENR 20 City Average CCI as of Dec 2018
<b>3/4"</b>	\$5,371.32	
<b>1" (single family only)</b>	\$5,371.32	
<b>1"</b>	\$8,969.75	
<b>1.5"</b>	\$17,886.62	
<b>2"</b>	\$28,629.23	
<b>3"</b>	\$62,682.92	
<b>Wastewater</b>		Increased 3.0% per
(based on water meter size)		ENR 20 City Average CCI as of Dec 2018
<b>3/4"</b>	\$4,754.56	
<b>1" (single family only)</b>	\$4,754.56	
<b>1"</b>	\$7,923.88	
<b>1.5"</b>	\$15,846.65	
<b>2"</b>	\$25,354.64	
<b>3"</b>	\$50,709.28	
<b>Parks</b>		Increased 3.0% per
(based on type of residential development)		ENR 20 City Average CCI as of Dec 2018
Single Family	\$2,149.09	
Multi-Family (per unit)	\$1,580.21	
Manufactured Home in a Park	\$1,683.63	
<b>Stormwater</b>		Increased 3.0% per
(based on Equivalent Service Unit; ESU=2,750 sq. ft. of impervious surface)		ENR 20 City Average CCI as of Dec 2018
Single Family	\$648.00	1-ESU
Multi-Family & Commercial	Based on ESU	per ESU
<b>Transportation</b>		Increased 3.0% per
ITE Land Use Code/Category		ENR 20 City Average CCI as of Dec 2018
<b>Port and Terminal (Land Uses 000-099)</b>		<b>Unit*</b>
010 Waterport/Marine Terminal**	\$35,934.29	/Berth
021 Commercial Airport	\$12,046.53	/Ave. flights per day
022 General Aviation Airport	\$3,058.77	/Employee
030 Intermodal Truck Terminal	\$13,722.57	/Acre
090 Park-n-Ride Lot with Bus Service	\$1,298.93	/Parking space
093 Light Rail Transit Station with Parking	\$2,597.86	/Parking space
<b>Industrial (Land Uses 100-199)</b>		<b>Unit*</b>
110 General light industrial	\$2,032.20	/T.S.F.G.F.A.
120 General heavy industrial	\$1,424.63	/T.S.F.G.F.A.
130 Industrial park	\$1,780.79	/T.S.F.G.F.A.
140 Manufacturing	\$1,529.39	/T.S.F.G.F.A.
150 Warehousing	\$670.42	/T.S.F.G.F.A.
151 Mini-warehouse	\$544.71	/T.S.F.G.F.A.
152 High-Cube Warehouse/Distribution Center	\$251.41	/T.S.F.G.F.A.
160 Data center	\$188.55	/T.S.F.G.F.A.
170 Utilities	\$1,592.24	/T.S.F.G.F.A.
<b>Residential (Land Uses 200-299)</b>		<b>Unit*</b>
210 Single family detached housing	\$2,095.05	/Dwelling unit
220 Apartment	\$1,298.93	/Dwelling unit
221 Low-Rise Apartment	\$1,215.13	/Occupied dwelling unit
222 High-Rise Apartment	\$733.27	/Dwelling unit
223 Mid-Rise Apartment	\$817.07	/Dwelling unit
224 Rental Townhouse	\$1,508.44	/Dwelling unit
230 Residential condominium/townhouse	\$1,089.43	/Dwelling unit
231 Low-Rise Residential Condominium/Townhouse	\$1,634.14	/Dwelling unit
232 High-Rise Residential Condominium/Townhouse	\$796.12	/Dwelling unit
233 Luxury Condominium/Townhouse	\$1,152.28	/Occupied dwelling unit
240 Mobile home park	\$1,236.08	/Occupied dwelling unit
251 Senior Adult Housing - Detached	\$565.66	/Dwelling unit
252 Senior Adult Housing - Attached	\$523.76	/Dwelling unit
253 Congregate Care Facility	\$356.16	/Dwelling unit
254 Assisted living	\$460.91	/Bed
255 Continuing Care Retirement Community	\$335.21	/Unit
260 Recreational Homes	\$544.71	/Dwelling unit
265 Timeshare	\$1,571.29	/Dwelling unit
270 Residential Planned Unit Development	\$1,298.93	/Dwelling unit

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<b>Transportation SDC continued</b>		Increased 3.0% per
<b>ITE Land Use Code/Category</b>		ENR 20 City Average CCI as of Dec 2018
<b>Lodging (Land Uses 300-399)</b>		<b>Unit*</b>
310 Hotel	\$1,257.03	/Room
311 All Suites Hotel	\$838.02	/Room
312 Business Hotel	\$1,298.93	/Occupied Room
320 Motel	\$984.67	/Room
330 Resort Hotel	\$879.92	/Room
<b>Recreational (Land Uses 400-499)</b>		<b>Unit*</b>
411 City Park**	\$395.96	/Acre
412 County Park	\$188.55	/Acre
413 State Park**	\$136.18	/Acre
414 Water Slide Park	\$4,022.49	/T.S.F.G.F.A.
415 Beach Park	\$2,723.56	/Acre
416 Campground/Recreational Vehicle Park	\$565.66	/Occupied camp site
417 Regional park	\$419.01	/Acre
418 National Monument	\$879.92	/Acre
420 Marina	\$398.06	/Berth
430 Golf course	\$628.51	/Acre
431 Miniature Golf Course	\$691.37	/Hole
432 Golf Driving Range	\$2,618.81	/Tees/Driving Position
433 Batting Cages	\$4,651.01	/Cage
435 Multipurpose Recreational Facility	\$7,500.28	/T.S.F.G.F.A.
437 Bowling Alley	\$3,582.53	/T.S.F.G.F.A.
440 Adult Cabaret	\$81,015.56	/T.S.F.G.F.A.
441 Live Theater	\$41.90	/Seat
443 Movie Theater without Matinee	\$50,281.18	/Movie Screen
444 Movie Theater with Matinee - Fri pm peak hr	\$96,183.71	/Movie screen
445 Multiplex Movie Theater - Fri pm peak hr	\$47,683.32	/Movie screen
452 Horse Racetrack	\$125.70	/Seat
453 Automobile Racetrack - Saturday peak hr	\$586.61	/Attendee
454 Dog Racetrack	\$314.26	/Attendee
460 Arena**	\$6,982.80	/Acre
465 Ice Skating Rink	\$4,944.32	/T.S.F.G.F.A.
466 Snow Ski Area	\$54,471.28	/Lift
473 Casino/Video Lottery Establishment	\$28,136.51	/T.S.F.G.F.A.
480 Amusement Park	\$8,275.44	/Acre
481 Zoo**	\$24,067.93	/Acre
488 Soccer Complex	\$35,972.00	/Field
490 Tennis Courts	\$8,128.79	/Court
491 Racquet/Tennis Club	\$7,018.42	/Court
492 Health/Fitness Club	\$7,395.52	/T.S.F.G.F.A.
493 Athletic Club	\$12,486.49	/T.S.F.G.F.A.
495 Recreational Community Center	\$5,740.44	/T.S.F.G.F.A.
<b>Institutional (Land Uses 500-599)</b>		<b>Unit*</b>
501 Military Base	\$817.07	/Employee
520 Elementary School	\$2,535.01	/T.S.F.G.F.A.
522 Middle School/Junior High School	\$2,493.11	/T.S.F.G.F.A.
530 High School	\$2,032.20	/T.S.F.G.F.A.
534 Private School (K-8) - pm peak hour generator	\$13,680.67	/T.S.F.G.F.A.
536 Private School (K-12) - pm peak hour generator	\$11,522.77	/T.S.F.G.F.A.
540 Junior/Community College	\$5,321.43	/T.S.F.G.F.A.
550 University/College	\$1,655.09	/Employee
560 Church	\$1,152.28	/T.S.F.G.F.A.
561 Synagogue	\$3,540.63	/T.S.F.G.F.A.
562 Mosque - pm peak hour generator	\$23,087.44	/T.S.F.G.F.A.
565 Day Care Center	\$25,852.91	/T.S.F.G.F.A.
566 Cemetery	\$1,759.84	/Acre
571 Prison	\$6,096.59	/T.S.F.G.F.A.
580 Museum	\$377.11	/T.S.F.G.F.A.
590 Library	\$15,293.86	/T.S.F.G.F.A.
591 Lodge/Fraternal Organization	\$62.85	/Member
<b>Medical (Land Uses 600-699)</b>		<b>Unit*</b>
610 Hospital	\$1,948.40	/T.S.F.G.F.A.
620 Nursing Home	\$1,550.34	/T.S.F.G.F.A.
630 Clinic	\$10,852.36	/T.S.F.G.F.A.
640 Animal Hospital/Veterinary Clinic	\$9,888.63	/T.S.F.G.F.A.

## 2019-2020 Fee Resolution

<b>Transportation SDC continued</b>		Increased 3.0% per
ITE Land Use Code/Category		ENR 20 City Average CCI as of Dec 2018
<b>Office (Land Uses 700-799)</b>		<b>Unit*</b>
710 General office building	\$3,121.62	/T.S.F.G.F.A.
714 Corporate Headquarters Building	\$2,954.02	/T.S.F.G.F.A.
715 Single Tenant Office Building	\$3,645.39	/T.S.F.G.F.A.
720 Medical-dental office building	\$7,479.33	/T.S.F.G.F.A.
730 Government Office Building	\$2,535.01	/T.S.F.G.F.A.
731 State Motor Vehicles Department	\$35,804.39	/T.S.F.G.F.A.
732 United States Post Office	\$23,506.45	/T.S.F.G.F.A.
733 Government Office Complex	\$5,970.89	/T.S.F.G.F.A.
750 Office park - pm peak hour	\$3,100.67	/T.S.F.G.F.A.
760 Research and development center-pm peak hour	\$2,241.70	/T.S.F.G.F.A.
770 Business park - pm peak hour	\$2,639.76	/T.S.F.G.F.A.
<b>Retail (Land Uses 800-899)</b>		<b>Unit*</b>
810 Tractor Supply Store	\$2,933.07	/T.S.F.G.F.A.
811 Construction Equipment Rental Store	\$2,074.10	/T.S.F.G.F.A.
812 Building Materials and Lumber Store	\$9,406.77	/T.S.F.G.F.A.
813 Free Standing Discount Super Store	\$6,561.69	/T.S.F.G.F.A.
814 Variety Store	\$14,288.24	/T.S.F.G.F.A.
815 Free Standing Discount Store	\$4,981.92	/T.S.F.G.F.A.
816 Hardware/Paint Store	\$4,512.32	/T.S.F.G.F.A.
817 Nursery (Garden Center)	\$14,539.64	/T.S.F.G.F.A.
818 Nursery (Wholesale)	\$10,831.40	/T.S.F.G.F.A.
820 Shopping Center	\$3,897.20	/T.S.F.O.G.L.A.
823 Factory Outlet Center	\$4,797.66	/T.S.F.G.F.A.
826 Specialty Retail Center	\$5,677.58	/T.S.F.O.G.L.A.
841 Automobile Sales	\$5,489.03	/T.S.F.G.F.A.
842 Recreational Vehicle Sales	\$5,321.43	/T.S.F.G.F.A.
843 Automobile Parts Sales	\$5,512.49	/T.S.F.G.F.A.
848 Tire Store	\$5,970.19	/T.S.F.G.F.A.
849 Tire Superstore	\$4,420.55	/T.S.F.G.F.A.
850 Supermarket	\$7,696.16	/T.S.F.G.F.A.
<b>Retail (Land Uses 800-899 Continued)</b>		<b>Unit*</b>
851 Convenience Market (Open 24 Hours)	\$35,714.39	/T.S.F.G.F.A.
852 Convenience Market (Open 15-16 Hours)	\$17,646.56	/T.S.F.G.F.A.
853 Convenience Market with Gasoline Pumps	\$17,282.15	/T.S.F.G.F.A.
854 Discount Supermarket	\$9,400.32	/T.S.F.G.F.A.
857 Discount Club	\$8,757.31	/T.S.F.G.F.A.
860 Wholesale Market	\$1,843.64	/T.S.F.G.F.A.
861 Sporting Goods Superstore	\$3,854.89	/T.S.F.G.F.A.
862 Home Improvement Superstore	\$2,147.84	/T.S.F.G.F.A.
863 Electronics Superstore	\$2,545.48	/T.S.F.G.F.A.
864 Toy/Children's Superstore	\$10,454.30	/T.S.F.G.F.A.
865 Baby Superstore	\$3,812.99	/T.S.F.G.F.A.
866 Pet Supply Superstore	\$7,081.27	/T.S.F.G.F.A.
867 Office Supply Superstore	\$7,123.17	/T.S.F.G.F.A.
868 Book Superstore	\$33,143.68	/T.S.F.G.F.A.
869 Discount Home Furnishing Superstore	\$3,289.23	/T.S.F.G.F.A.
872 Bed and Linen Superstore	\$4,651.01	/T.S.F.G.F.A.
875 Department Store	\$3,917.74	/T.S.F.G.F.A.
876 Apparel Store	\$8,024.04	/T.S.F.G.F.A.
879 Arts and Crafts Store	\$13,010.26	/T.S.F.G.F.A.
880 Pharmacy/Drugstore without Drive-Through	\$7,450.00	/T.S.F.G.F.A.
881 Pharmacy/Drugstore with Drive-Through	\$7,889.54	/T.S.F.G.F.A.
890 Furniture Store	\$345.68	/T.S.F.G.F.A.
896 DVD/Video Store	\$28,492.67	/T.S.F.G.F.A.
897 Medical Equipment Store	\$2,597.86	/T.S.F.G.F.A.

## 2019-2020 Fee Resolution

<b>Transportation SDC continued</b>		Increased 3.0% per
ITE Land Use Code/Category		ENR 20 City Average CCI as of Dec 2018
<b>Services (Land Uses 900-999)</b>		<b>Unit*</b>
911 Walk-in Bank	\$25,412.95	/T.S.F.G.F.A.
912 Drive-in Bank	\$13,915.32	/T.S.F.G.F.A.
918 Hair Salon	\$3,037.82	/T.S.F.G.F.A.
920 Copy, Print and Express Ship Store	\$15,524.32	/T.S.F.G.F.A.
925 Drinking Place	\$23,757.86	/T.S.F.G.F.A.
931 Quality Restaurant	\$6,669.07	/T.S.F.G.F.A.
932 High-Turnover (Sit Down) Restaurant	\$8,202.90	/T.S.F.G.F.A.
933 Fast-food restaurant without drive-through	\$21,777.25	/T.S.F.G.F.A.
934 Fast-food restaurant with drive-through	\$28,007.38	/T.S.F.G.F.A.
935 Fast-food rest w/drive-thru & no indoor seating	\$10,368.19	/T.S.F.G.F.A.
936 Coffee/donut shop without drive-through	\$33,935.87	/T.S.F.G.F.A.
937 Coffee/donut shop with drive-through	\$36,714.11	/T.S.F.G.F.A.
938 Coffee/donut kiosk	\$64,335.47	/T.S.F.G.F.A.
939 Bread/Donut/Bagel Shop w/o Drive-Thru Window	\$58,661.38	/T.S.F.G.F.A.
940 Bread/Donut/Bagel Shop w/Drive-Thru Window	\$39,784.99	/T.S.F.G.F.A.
941 Quick Lubrication Vehicle Shop	\$10,873.31	/Servicing Position
942 Automobile Care Center	\$6,515.60	/T.S.F.O.G.L.A.
943 Automobile Parts and Service Center	\$9,343.92	/T.S.F.G.F.A.
944 Gasoline/service station	\$10,170.42	/Vehicle fueling position
945 Gasoline/service station with convenience market	\$3,616.64	/Vehicle fueling position
946 Gasoline/service station w/conv market & car wash	\$6,936.71	/Vehicle fueling position
947 Self-Service Car Wash	\$11,606.57	/Wash stall
948 Automated Car Wash	\$29,582.10	/T.S.F.G.F.A.
950 Truck Stop	\$28,555.52	/T.S.F.G.F.A.
<b>Abbreviations used in the "Unit" column:</b>		
T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area		
T.S.F.G.L.A. = Thousand Square Feet Gross Leaseable		
T.S.F.O.G.L.A. = Thousand Square Feet Occupied Gross		
V.F.P. = Vehicle Fueling Position		
No ITE PM peak hour trip generation for this code/category, the trip generation shown is ITE weekday average divided by ten.		
NOTE: Refer to ITE Manual for current ITE codes not listed above, fees based on \$2,095.05 per PMPHVT. (1 PMPHVT ~ 10 ADT)		