

CITY OF HUBBARD, OREGON
RESOLUTION NO. 755-2023

**A RESOLUTION AUTHORIZING AN ANNUAL ADJUSTMENT OF
SYSTEMS DEVELOPMENT CHARGES, AMENDING RESOLUTION NO.
533-2012, AND REPEALING RESOLUTION NO. 725-2022.**

Findings

- A. Title 15 of the Hubbard Municipal Code (HMC) provides for the setting of systems development charges; and
- B. HMC Section 15.15.010 of the specifies that such charges shall be set by a separate resolution of the City Council, and
- C. The methodology used to determine a systems development charge for transportation, water, wastewater and park improvements are included in resolution No. 533-2012; and
- D. HMC Section 15.15.040 (6) specifies that on January 1st of each year the Systems Development Charges be adjusted to account for changes in the costs of acquiring and constructing facilities. The adjustment factor shall be based on the change in construction costs according to the Engineering News Record (ENR) Northwest (Seattle, Washington) Construction Cost Index (CCI); and
- E. The Engineering News Record (ENR) Northwest (Seattle, Washington) Construction Cost Index (CCI) increased to 15132.08 in January 2023 from 13722.83 in January 2022, an increase of 10.3% during that time-period; and
- F. ORS 223.304 (8) authorizes cities to modify a reimbursement fee or an improvement fee if the change is based on the periodic application of one or more specific cost indexes, prepared by a recognized independent organization and the annual adjustment is authorized by the city's authorizing systems development charge ordinance; and
- G. An updated list of the transportation, water, wastewater and parks systems development charges which reflect the 10.3% increase and has provided copies to the City Council and made available to the public.

Based on the findings, the City of Hubbard resolves as follows:

1. ADJUSTMENT OF SYSTEMS DEVELOPMENT CHARGES

- A. Effective June 13, 2023, the City of Hubbard transportation, water, wastewater and parks systems development charges are hereby increase 10.3% to reflect the Engineering News Record (ENR) Northwest (Seattle, Washington) Construction Cost Index (CCI) increase for the period from January 2022 to January 2023.
- B. The Director of Administration/City Recorder is hereby directed to prepare an updated schedule of systems development charges for the City of Hubbard.

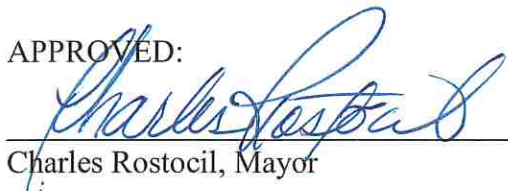
2. EFFECTIVE DATE

This resolution shall be in full force and effect on June 13, 2023.

3. Resolution No. 725-2022 is hereby repealed.


ADOPTED BY THE CITY COUNCIL this 13th day of June 2023.

APPROVED:



Charles Rostocil, Mayor

ATTEST:



Vickie Nogle, MMC, Director of Administration / City Recorder

APPROVED AS TO FORM:



City Attorney

* Abbreviations used in the "Unit" Column:

T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area

T.S.F.G.L.A. = Thousand Square Feet Gross Leasable Area

V.F.P. = Vehicle Fueling Position

** Based on ITE land use code for single family dwelling

A. Transportation SDCs

City of Hubbard Schedule of Proposed Transportation System Development Charges Transportation SDC Update - 2023						
						Percentage Increase from prior year = 10.3%
ITE LAND USE CODE/CATEGORY	IMPROVEMENT FEE		ADMIN FEE	TOTAL TRANSPORTATION SDC	UNIT	
	MOTOR VEHICLE SDC	NON-MOTOR VEHICLE SDC	COMPLIANCE COST			
210 Dwelling Unit **	854	3,971	244	5,069	/dwelling unit	
520 Elementary School (Public)	18	13	7	38	/student	
560 Church	458	172	53	684	/T.S.F.G.F.A.	
565 Day Care Center/Preschool	64	45	25	134	/student	
630 Clinic	3,156	838	182	4,176	/T.S.F.G.F.A.	
814 Specialty Retail Center	1,184	396	109	1,689	/T.S.F.G.L.A.	
820 Shopping Center	1,147	385	105	1,637	/T.S.F.G.L.A.	
850 Supermarket	3,972	1,329	364	5,666	/T.S.F.G.F.A.	
853 Convenience Market	4,368	2,926	1,603	8,897	/T.S.F.G.F.A.	
880 Pharmacy/Drugstore	2,789	933	256	3,977	/T.S.F.G.F.A.	
911 Bank/Savings: Walk In	5,036	1,685	461	7,182	/T.S.F.G.F.A.	
931 Quality Restaurant	1,103	620	286	2,010	/T.S.F.G.F.A.	
934 Fast Foot Restaurant	4,589	2,581	1,189	8,359	/T.S.F.G.F.A.	
942 Automobile Care Center	1,072	359	99	1,530	/T.S.F.G.L.A.	
944 Gasoline/Service Station	1,100	737	405	2,242	/V.F.P.	
710 General Office Building	609	171	40	819	/T.S.F.G.F.A.	
720 Medical-Dental/Office Building	1,994	560	129	2,683	/T.S.F.G.F.A.	
110 General Light Industrial	385	109	25	518	/T.S.F.G.F.A.	
120 General Heavy Industrial	84	23	5	112	/T.S.F.G.F.A.	
150 Warehouse	274	77	18	369	/T.S.F.G.F.A.	
151 Mini-warehouse	216	60	13	289	/T.S.F.G.F.A.	

B. Water SDCs

City of Hubbard Schedule of Proposed Water System Development Charges Water SDC Update - 2023						
						Percentage Increase from prior year = 10.3%
Meter Size	AWWA Rated Flow (GPM)*	Flow Factor Equivalence	Proposed Schedule of Water SDCs			
			Reimbursement	Improvement	Administration	Total
0.625 x 0.75 inch	10	1	3,226	503	408	4,138
			0	0	0	
1.00 inch	25	2.5	8,068	1,259	1,019	10,346
1.50 inch	50	5	16,136	2,516	2,038	20,691
2.00 inch	80	8	25,819	4,025	3,262	33,106
3.00 inch	175	17.5	56,477	8,808	7,134	72,419
4.00 inch	300	30	96,818	15,096	12,232	124,146
6.00 inch	625	62.5	201,707	31,450	25,484	258,641
8.00 inch	900	90	290,455	45,291	36,697	372,443
10.00 inch	1450	145	467,957	72,967	59,122	600,047
12.00 inch	2160	216	697,096	108,698	88,067	893,862

* Recommended maximum rate for continuous operations; per American Water Works Association standards effective January 1, 2003 for cold water meters-displacement type, bronze main case. ANSI approval October 11, 2002. American Water Works Association ANSI/AWWA C700-02 (Revision of ANSI/AWWA C700-95).

C. Wastewater SDCs

City of Hubbard Schedule of Proposed Wastewater System Development Charges Wastewater SDC Update - 2023						
						Percentage Increase from prior year = 10.3%
Meter Size	AWWA Rated Flow (GPM)*	Flow Factor Equivalence	Proposed Schedule of Water SDCs			
			Reimbursement	Improvement	Administration	Total
0.625 x 0.75 inch	10	1.00	4,329	1,543	405	6,277
			0	0	0	0
1.00 inch	25	2.50	10,820	3,860	1,013	15,693
1.50 inch	50	5.00	21,642	7,719	2,025	31,387
2.00 inch	80	8.00	34,626	12,352	3,241	50,219
3.00 inch	175	17.50	75,745	27,018	7,089	109,852
4.00 inch	300	30.00	129,852	46,316	12,153	188,321
6.00 inch	625	62.50	270,522	96,495	25,317	392,334
8.00 inch	900	90.00	389,553	138,952	36,456	564,961
10.00 inch	1450	145.00	627,614	223,866	58,734	910,215
12.00 inch	2160	216.00	934,929	333,484	87,493	1,355,906

* Recommended maximum rate for continuous operations; per American Water Works Association standards effective January 1, 2003 for cold water meters-displacement type, bronze main case. ANSI approval October 11, 2002. American Water Works

D. Parks SDCs

City of Hubbard					
Schedule of Proposed Parks System Development Charges					
Parks SDC Update - 2022					
Percentage Increase from prior year =					10.3%
Proposed Schedule of Wastewater SDCs					
Residential Housing Type	Number of Dwelling Units	Reimbursement	Improvement	Administration	Total
Detached single family	1	696	4,458	215	5,369
Mobil/manufactured home	1	696	4,458	215	5,369
Duplex	2	1,394	8,914	431	10,738
Tri-plex	3	2,090	13,371	648	16,109
Four-plex	4	2,787	17,829	862	21,478
Apartment complex	*	*	*	*	*
Condominium complex	*	*	*	*	*
Retirement/Assisted Living complex	*	*	*	*	*

* Multiply the number of dwelling units by the corresponding detached single family fee component

[GO BACK TO VIEW ALL CITY INDEXES.](#)

ENR COST INDEXES IN SEATTLE (1978-2022)

YEAR	MONTH	BCI	%CHG	CCI	%CHG
2023	May	8447.67	+4.1	15030.95	+2.8
2023	April	8448.04	+6.5	15031.28	+3.7
2023	March	8523.53	+8.0	15106.78	+4.5
2023	February	8504.28	+11.2	15087.53	+4.6
2023	January	8548.84	+11.8	15132.08	+10.3
2022	December	8532.09	+10.5	15115.33	+10.5
2022	November	8619.44	+14.6	15202.68	+11.8
2022	October	8614.69	+14.9	15197.93	+12.0
2022	September	8619.17	+15.7	15202.41	+12.4
2022	August	8366.51	+13.2	14873.27	+10.4
2022	July	8231.90	+14.7	14738.60	+11.2
2022	June	8154.49	+15.0	14661.19	+11.4
2022	May	8116.99	+17.3	14623.69	+12.5
2022	April	7932.84	+15.5	14493.29	+12.0
2022	March	7890.59	+16.2	14451.04	+12.3
2022	February	7648.51	+13.3	14425.33	+12.5
2022	January	7648.51	+13.0	13722.83	+6.8
2021	December	7608.39	+12.4	13682.71	+6.6