

CITY OF HUBBARD, OREGON
RESOLUTION NO. 687-2020

**A RESOLUTION AUTHORIZING AN ANNUAL ADJUSTMENT OF
SYSTEMS DEVELOPMENT CHARGES, AMENDING RESOLUTION NO.
533-2012, AND REPEALING RESOLUTION NO. 666-2019.**

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 12122.45 in January 2020 from 12008.39 in January 2019, an increase of 0.9% during that time period;
- 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 0.9% increase and has provided copies to the City Council and made available to the public.

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

1. ADJUSTMENT OF SYSTEMS DEVELOPMENT CHARGES

- A. Effective March 10, 2020, the City of Hubbard transportation, water, wastewater and parks systems development charges are hereby increase 0.9% to reflect the Engineering News Record (ENR) Northwest (Seattle, Washington) Construction Cost Index (CCI) increase for the period from January 2019 to January 2020.
- B. The Director of Administration/City Recorder is hereby directed to prepare an updated schedule of systems development charges for the City of Hubbard.

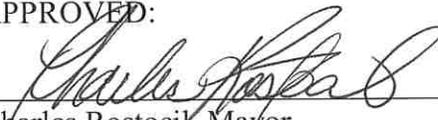
2. EFFECTIVE DATE

This resolution shall be in full force and effect on March 10, 2020.

3. Resolution No. 666-2019 is hereby repealed.

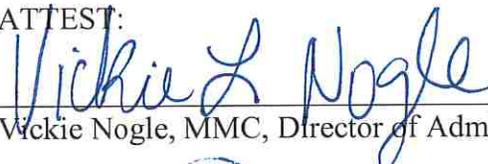
ADOPTED BY THE CITY COUNCIL this 10th day of March 2020.

APPROVED:



Charles Rostocil, Mayor

ATTEST:



Vickie Nogle, MMC, Director of Administration / City Recorder

APPROVED AS TO FORM:



City Attorney

ENR COST INDEXES IN SEATTLE (1978-2020)

YEAR	MONTH	BCI	%CHG	CCI	%CHG
2020	Feb	6390.40	+0.3	12117.14	+0.8
2020	Jan	6395.71	+0.7	12122.45	+0.9
2019	Dec	6384.96	+2.2	12111.70	+5.0
2019	Nov	6366.86	+3.2	12093.59	+4.9
2019	Oct	6368.36	+3.3	12095.09	+8.1
2019	Sept	6363.42	+3.3	12090.15	+4.9
2019	Aug	6365.92	+3.5	12092.65	+5.0
2019	July	6342.31	+3.9	11999.04	+4.5
2019	June	6372.29	+4.4	12029.02	+4.8
2019	May	6369.97	+4.5	12026.70	+4.8
2019	April	6358.72	+4.2	12015.45	+4.7
2019	Mar	6331.97	+4.3	11988.70	+4.7
2019	Feb	6369.72	+4.9	12026.45	+5.1
2019	Jan	6351.66	+4.7	12008.39	+4.9



* 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 - 2020					
Percentage Increase from prior year =					0.9%
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 **	684	3,180	195	4,059	/dwelling unit
520 Elementary School (Public)	15	11	5	31	/student
560 Church	367	138	43	548	/T.S.F.G.F.A.
565 Day Care Center/Preschool	51	36	20	107	/student
630 Clinic	2,528	671	146	3,345	/T.S.F.G.F.A.
814 Specialty Retail Center	948	317	87	1,352	/T.S.F.G.L.A.
820 Shopping Center	918	308	84	1,311	/T.S.F.G.L.A.
850 Supermarket	3,181	1,064	292	4,537	/T.S.F.G.F.A.
853 Convenience Market	3,498	2,343	1,284	7,125	/T.S.F.G.F.A.
880 Pharmacy/Drugstore	2,233	747	205	3,185	/T.S.F.G.F.A.
911 Bank/Savings: Walk In	4,033	1,350	370	5,752	/T.S.F.G.F.A.
931 Quality Restaurant	884	497	229	1,609	/T.S.F.G.F.A.
934 Fast Foot Restaurant	3,675	2,067	952	6,694	/T.S.F.G.F.A.
942 Automobile Care Center	858	288	79	1,225	/T.S.F.G.L.A.
944 Gasoline/Service Station	881	590	324	1,795	/V.F.P.
710 General Office Building	487	137	32	656	/T.S.F.G.F.A.
720 Medical-DentalOffice Building	1,597	449	103	2,149	/T.S.F.G.F.A.
110 General Light Industrial	308	87	20	415	/T.S.F.G.F.A.
120 General Heavy Industrial	67	19	4	90	/T.S.F.G.F.A.
150 Warehouse	220	62	15	296	/T.S.F.G.F.A.
151 Mini-warehouse	173	48	11	232	/T.S.F.G.F.A.

B. Water SDCs

City of Hubbard Schedule of Proposed Water System Development Charges Water SDC Update - 2020						
Percentage Increase from prior year =						0.9%
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	2,584	403	327	3,314
			0	0	0	
1.00 inch	25	2.5	6,461	1,008	816	8,286
1.50 inch	50	5	12,923	2,015	1,632	16,570
2.00 inch	80	8	20,677	3,224	2,612	26,512
3.00 inch	175	17.5	45,230	7,054	5,713	57,996
4.00 inch	300	30	77,536	12,090	9,796	99,422
6.00 inch	625	62.5	161,535	25,186	20,409	207,130
8.00 inch	900	90	232,609	36,271	29,388	298,268
10.00 inch	1450	145	374,760	58,435	47,347	480,543
12.00 inch	2160	216	558,265	87,050	70,528	715,843

* 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 - 2020						
Percentage Increase from prior year =						0.9%
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	3,467	1,236	324	5,027
			0	0	0	0
1.00 inch	25	2.50	8,665	3,091	811	12,567
1.50 inch	50	5.00	17,332	6,182	1,622	25,136
2.00 inch	80	8.00	27,730	9,892	2,595	40,218
3.00 inch	175	17.50	60,660	21,637	5,677	87,974
4.00 inch	300	30.00	103,991	37,092	9,733	150,815
6.00 inch	625	62.50	216,646	77,278	20,275	314,198
8.00 inch	900	90.00	311,971	111,279	29,195	452,445
10.00 inch	1450	145.00	502,620	179,282	47,037	728,939
12.00 inch	2160	216.00	748,731	267,068	70,068	1,085,868

* 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 - 2020					
Percentage Increase from prior year =					0.9%
Residential Housing Type	Number of Dwelling Units	Proposed Schedule of Wastewater SDCs			
		Reimbursement	Improvement	Administration	Total
Detached single family	1	557	3,570	173	4,300
Mobil/manufactured home	1	557	3,570	173	4,300
Duplex	2	1,116	7,139	345	8,600
Tri-plex	3	1,674	10,708	519	12,901
Four-plex	4	2,232	14,278	690	17,201
Apartment complex	*	*	*	*	*
Condominium complex	*	*	*	*	*
Retirement/Assisted Living complex	*	*	*	*	*

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

