



# CITY OF CANBY SYSTEM DEVELOPMENT CHARGES

EFFECTIVE AUGUST 19, 2015  
 AUTHORIZED BY RESOLUTION NO. 1223

| STORMWATER  |   | PARKS   |            |
|---|---|---|------------|
| <b>Residential - Per Dwelling Unit</b>  |   | <b>Residential - Per Dwelling Unit</b>  |            |
| Low Density   | \$171.51                                  | Single-Family   | \$5,265.06 |
| Manufactured  | \$83.62                                   | Multi-Family  | \$5,481.49 |
| Med/High Density  | \$114.56                                  | Manufactured Housing  | \$4,397.22 |
| <b>Non-Residential per 1,000 sq ft</b>  |   | <b>Non-residential Parks SDC</b> Varies by Use Category as indicated and can be calculated by using either Method 1 or 2 as noted below.  |            |
| Res/Comm (Mixed Use)  | \$268.84                                  | <b>Manufacturing:</b>   |            |
| Convenience   | \$185.08                                  | General (700)   | \$603.29   |
| Downtown  | \$268.84                                  | Food Related (775)  | \$544.91   |
| Highway   | \$336.05                                  | Textile, Apparel (575)  | \$734.44   |
| Comm/Manufacturing  | \$520.59                                  | Lumber, Wood Products (560)   | \$754.12   |
| Industrial  | \$157.37                                  | Paper & Related (1,400)   | \$301.64   |
| Schools   | \$232.49                                  | Printing & Publishing (600)   | \$703.83   |
| <b>TRANSPORTATION</b>   |   | Chemicals, Petrol, Rubber, Plastics (850)   | \$496.82   |
| Single-Family Per Unit  | \$3,119.76                                | Cement, Stone, Clay, Glass (800)  | \$527.88   |
| Multi-Family Per Unit   | \$2,184.36                                | <b>Wholesale Trade:</b>   |            |
| <b>Non-residential Transportation SDC varies by use category indicated:</b>   |   | Furniture & Furnishings (600)   | \$703.83   |
| Elementary School   | \$167.86 per student                      | Primary Metals (1,000)  | \$422.30   |
| Church  | \$2,227.65 per T.S.F.G.F.A. <sup>1</sup>  | Secondary Metals (800)  | \$527.88   |
| Day Care Center/Preschool   | \$583.83 per Student                      | Non-Electrical Machinery (600)  | \$1,126.14 |
| Clinic  | \$10,867.95 per T.S.F.G.F.A. <sup>1</sup> | Electrical Machinery (375)  | \$1,299.39 |
| Specialty Retail Center   | \$5,340.01 per T.S.F.G.L.A. <sup>2</sup>  | Electrical Design (325)   | \$1,299.39 |
| Shopping Center   | \$5,173.20 per T.S.F.G.L.A. <sup>2</sup>  | Transportation Equipment (500)  | \$844.60   |
| Supermarket   | \$17,918.29 per T.S.F.G.F.A. <sup>1</sup> | Other (400)   | \$1,055.76 |
| Convenience Market  | \$39,406.09 per T.S.F.G.F.A. <sup>1</sup> | <b>Warehousing:</b>   |            |
| Pharmacy/Drugstore  | \$12,577.22 per T.S.F.G.F.A. <sup>1</sup> | Storage (20,000)  | \$21.12    |
| Bank/Savings: Walk-in   | \$22,710.37 per T.S.F.G.F.A. <sup>1</sup> | Distribution (2,500)  | \$168.92   |
| Quality Restaurant  | \$8,357.37 per T.S.F.G.F.A. <sup>1</sup>  | Trucking (1,500)  | \$281.53   |
| Fast Food Restaurant  | \$34,772.38 per T.S.F.G.F.A. <sup>1</sup> | Communications (250)  | \$1,688.57 |
| Automobile Care Center  | \$4,831.14 per T.S.F.G.F.A. <sup>1</sup>  | Utilities (225)   | \$1,876.90 |
| Gasoline/Service Station  | \$10,146.36 per V.F.P. <sup>3</sup>       | <b>Retail:</b>  |            |
| General Office Building   | \$3,589.57 per T.S.F.G.F.A. <sup>1</sup>  | General (700)   | \$603.29   |
| Medical-Dental Office Building  | \$11,788.02 per T.S.F.G.F.A. <sup>1</sup> | Hardware (1,000)  | \$422.30   |
| General Light Industrial  | \$2,276.10 per T.S.F.G.F.A. <sup>1</sup>  | Food Stores (675)   | \$625.64   |
| General Heavy Industrial  | \$488.81 per T.S.F.G.F.A. <sup>1</sup>    | Restaurant/Bar (225)  | \$1,876.90 |
| Warehouse   | \$1,620.59 per T.S.F.G.F.A. <sup>1</sup>  | Appliance/Furniture (1,000)   | \$422.30   |
| Mini Warehouse  | \$815.05 per T.S.F.G.F.A. <sup>1</sup>    | Auto Dealership (650)   | \$649.70   |
| Abbreviations: <sup>1</sup> Per Thousand Square Feet; <sup>2</sup> Per Thousand Square Feet Gross Leasable Area; <sup>3</sup> V.F.P. = Vehicle Fueling Position |   | Gas/Station - Gas Only (300)  | \$1,407.68 |
| <b>CONSTRUCTION EXCISE TAX</b>  |   | Gas/Station - Gas & Service (400)   | \$1,055.76 |
| <b>Residential - Per Dwelling Unit</b>  |   | Regional Shopping Center (600)  | \$703.83   |
| First 1,000 sq.ft.  | \$0.25/sq.ft.                             | <b>Services:</b>  |            |
| Next 500 sq.ft.   | \$0.50/sq.ft.                             | Hotel/Motel (1,500)   | \$281.53   |
| Next 500 sq.ft.   | \$0.75/sq.ft.                             | Health Services - Hospital (500)  | \$844.60   |
| Above 2,000 sq.ft.  | \$1.00/sq.ft.                             | Health Services - Clinic (350)  | \$1,206.58 |
| <b>WASTEWATER</b>   |   | Educational (1,300)   | \$324.85   |
| <b>WATER METER SIZE</b>   |   | Cinema (1,100)  | \$383.91   |
| 5/8" x 3/4"   | \$2,746.03                                | Personal Services - Office (600)  | \$703.83   |
| 3/4"  | \$5,376.71                                | Finance, Insurance, Real Estate, Business Services- Office (350)  | \$1,206.58 |
| 1"  | \$8,952.65                                | Government Administration (300)   | \$1,407.68 |
| 1 1/2"  | \$17,933.06                               | <b>Method (1)</b> In order to calculate your non-residential Parks SDC fee using this chart: Divide your proposed new building area by 1000 sf and multiply that amount times the amount listed next to your use.<br><b>Method (2)</b> The non-residential Parks SDC Fee can also be calculated by identifying your use, taking the total square feet of your building divided by the number of square feet per employee (the number in listed next to your use), then multiply that number by the adopted per employee parks SDC fee of \$422.30. Example for Manufacturing, General (700)<br>25,000 sq. ft bldg divided by 700 sq. ft. per employee = 35.714 multiplied by \$422.30 base fee = \$15,082.02. |            |
| 2"  | \$28,686.49                               |   |            |
| 3"  | \$62,723.00                               |   |            |
| 4"  | \$107,540.70                              |   |            |
| 6"  | \$224,035.12                              |   |            |
| 8"  | \$322,623.18                              |   |            |
| Multi-Family Unit   | \$2,151.11                                |   |            |
| <b>WATER SYSTEM DEVELOPMENT CHARGES ARE LEVIED BY THE CANBY UTILITY BOARD<br/>154 NW 2ND AVE, 503-266-1156</b>  |   |   |            |