



RESOLUTION NO. 2024-01

A Resolution Repealing Resolution 2020-02 and Adopting a New/Revised System Development Charge (“SDC”) Methodology and SDC rates for the City’s Water, Parks, and Transportation Systems

The Banks City Council adopts the following findings:

WHEREAS, Title III, Chapter 33 of the City of Banks Municipal Code (BMC) provides for the establishment of System Development Charges (“SDCs”) upon completion of an analysis of capital improvements already constructed and projected capital improvements to be constructed and adoption of a methodology explaining how the SDCs are calculated; and

WHEREAS, BMC §33.04 specifies that such charges shall be revised by separate Resolution of the Banks City Council following a public hearing; and

WHEREAS, ORS 223.297 to 223.314 provides the framework for establishing SDCs, and for notification and public hearing of the City of Banks’s intent to impose SDCs; and

WHEREAS, the Banks City Council previously adopted an SDC and SDC rates for its Parks, Transportation and Water systems, most recently in Resolution 2020-02 (adopted January 14, 2020); and

WHEREAS, the Banks City Council recently adopted updated Capital Improvement Plans (CIPs) for water, parks, and transportation via the following legislative acts:

- Water – Resolution no. 2023-03; adopted by the Council on March 14, 2023
- Parks – Ordinance no. 2023-09-03; adopted by the Council on September 12, 2023
- Transportation – Ordinance no. 2024-01-01; adopted by the Council on February 13, 2024

These CIPs includes lists of proposed capital improvements which affect SDCs; and

WHEREAS, the Banks City Council concludes it is appropriate to update the City’s schedule of SDCs for water, parks, and transportation, consistent with the procedural and methodology requirements in BMC Title III, Chapter 33 (System Development Charges); and

WHEREAS, the City prepared the methodology and schedule of SDCs (System Development Charge Update, February, 2024, Donovan Enterprises, Inc.) in a report that is incorporated herein by this reference and includes the following schedule for SDC rates for a single-family dwelling:

Table 1 - Proposed and Current SDCs for Single Family Residential Equivalent Customers

Line Item Description	Demand Unit	Proposed	Current	Difference
<i>Water:</i>				
	per 3/4" water meter			
Reimbursement fee		\$834	\$ -	\$834
Improvement fee		9,141	4,999	4,142
Compliance fee @ 5%		499	-	499
Total		\$ 10,474	\$ 4,999	\$ 5,475
<i>Parks:</i>				
	per detached SF residence			
Reimbursement fee		\$ -	\$ -	\$ -
Improvement fee		4,730	2,535	2,195
Compliance fee @ 5%		237	-	237
Total		\$ 4,967	\$ 2,535	\$ 2,432
<i>Transportation:</i>				
	per detached SF residence			
Reimbursement fee		\$756	\$ -	\$756
Improvement fee		6,762	7,767	(1,005)
Compliance fee @ 5%		376	-	376
Total		\$ 7,894	\$ 7,767	\$ 127
<i>Total SDCs:</i>				
Reimbursement fee		\$1,590	\$ -	\$1,590
Improvement fee		20,633	15,301	5,332
Compliance fee @ 5%		1,112	-	1,112
Total		<u>\$ 23,335</u>	<u>\$ 15,301</u>	<u>\$ 8,034</u>

WHEREAS, the Banks City Council convened a public hearing to consider a revision to its SDC methodology and SDC rates at its regular meeting on February 13, 2024, at which time it accepted all manner of public testimony and comment; and

WHEREAS, at the conclusion of the February 13, 2024 public hearing, the City Council determined the methodology and rates in the Donovan Enterprises 2024 Report were just, reasonable, and necessary.

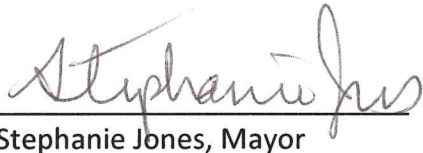
NOW THEREFORE, the Banks City Council hereby resolves as follows:

Section 1 – Repeal: Resolution 2020-02 (adopted January 14, 2020) and any amendments thereto, is hereby repealed.

Section 2 – Adoption: Pursuant to the authority in ORS Chapter 223 and BMC Chapter 33, the SDC methodology and rates recommended in the System Development Charge Update, February, 2024, by Donovan Enterprises, Inc., and set forth in Exhibit A, is hereby adopted and made applicable to all development in the City that imposes any increased demand on the City’s water, transportation, or parks systems, payable at the time of that demand increase. The SDCs established by this Resolution are separate from, and in addition to, any other applicable taxes, fees, assessments, or charges on development.

Section 3: Effective Date. This Resolution shall be effective immediately upon its adoption by the Banks City Council.

Adopted, approved and effective this 13th day of February 2024.


Stephanie Jones, Mayor

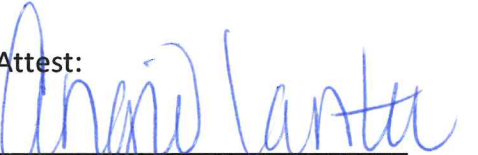
Attest:

Angie Lanter, MMC
City Recorder/Assistant City Manager

EXHIBIT "A"

Adopted Schedule of System Development Charges for Water, Parks, and Transportation

February 13, 2024

Schedule of Water SDCs:

Meter Size	AWWA Rated Flow (GPM)*	Flow Factor Equivalence	Proposed Schedule of Water SDCs			Total
			Reimbursement	Improvement	Compliance	
<i>Small/residential meters:</i>						
0.625" x 0.75" - Displacement or Multi-jet	30	1.00	\$ 834	\$ 9,141	\$ 499	\$ 10,474
0.75"x 0.75" - Displacement or Multi-jet	30	1.00	834	9,141	499	10,474
1.00 inch - Displacement or Multi-jet	50	1.67	1,390	15,235	832	17,457
1.50 inch - Displacement or Class I Turbine	100	3.33	2,780	30,470	1,663	34,913
2.00 inch - Displacement or Class I & II Turbine	160	5.33	4,448	48,752	2,661	55,861
<i>Large/commercial & industrial meters:</i>						
<i>3 inch meters:</i>						
Displacement compound	300	10.00	8,340	91,410	4,990	104,740
Class I & II turbine	320	10.67	8,896	97,504	5,323	111,723
Class I & II turbine	350	11.67	9,730	106,645	5,822	122,197
<i>4 inch meters:</i>						
Displacement or Compound	500	16.67	13,900	152,350	8,317	174,567
Class I turbine	600	20.00	16,680	182,820	9,980	209,480
<i>6 inch meters:</i>						
Displacement or Compound	1000	33.33	27,800	304,700	16,633	349,133
Class I turbine	1250	41.67	34,750	380,875	20,792	436,417
<i>8 inch meters:</i>						
Compound	1600	53.33	44,480	487,520	26,613	558,613
Class I turbine	1800	60.00	50,040	548,460	29,940	628,440
<i>10 inch meters:</i>						
Compound	2300	76.67	63,940	700,810	38,257	803,007
Class I turbine	2900	96.67	80,620	883,630	48,237	1,012,487

* - AWWA Manual of Practice M6; Water Meters - Selection, Installation, Testing, and Maintenance; Table 2-2 Total Quantities Registered per Month by Meters Operating at Varying Percentages of Maximum Capacity

Schedule of Parks SDCs:

Customer Classification	Number of Dwelling Units	Proposed Schedule of Parks SDCs			
		Reimbursement	Improvement	Compliance	Total
Detached single family	1	\$ -	\$ 4,730	\$ 237	\$ 4,967
Mobil/manufactured home	1	-	4,730	237	4,967
Multifamily - \$/dwelling unit	1	-	3,326	166	3,492
Duplex	2	-	6,652	333	6,985
Tri-plex	3	-	9,978	499	10,477
Four-plex	4	-	13,304	665	13,969
Apartment complex	*	*	*		*
Condominium complex	*	*	*		*
Retirement/Assisted Living cc	*	*	*		*
Business - \$/FTE Employee		\$ -	\$ -	\$ -	\$ -

* - multiply the number of dwelling units by the corresponding detached multi-family per dwelling unit fee component

Schedule of Streets SDCs:

ITE Code	Land Use	Total Trip Ends	Diverted/Unlinked Trips	Pass-by Trips	Diverted/Linked and pass-by Trip Adjustment	Primary Trip Ends	Improve.	Reimb. Compliance	Total SDC	Basis for Calculating a Customer's SDC	
											Trips
Port and Terminal (Land Uses 000-099)											
010	Waterport/Marine Terminal*	17.15	0.00%	0.00%	-	17.15	117,148	13,104	6,513	136,765	Berth
021	Commercial Airport	5.75	0.00%	0.00%	-	5.75	39,273	4,393	2,183	45,849	Average flights per day
022	General Aviation Airport	1.57	0.00%	0.00%	-	1.57	10,723	1,199	596	12,519	Employee
030	Intermodal Truck Terminal	1.87	0.00%	0.00%	-	1.87	12,772	1,429	710	14,911	1,000 square feet of gross floor area
090	Park-an-Ride Lot with Bus Service	0.43	0.00%	0.00%	-	0.43	2,937	329	163	3,428	Parking space
093	Light Rail Transit Station with Parking	1.24	0.00%	0.00%	-	1.24	8,469	947	471	9,888	Parking space
Industrial (Land Uses 100-199)											
110	General light industrial	0.63	0.00%	0.00%	-	0.63	4,303	481	239	5,023	1,000 square feet of gross floor area
120	General heavy industrial	0.68	0.00%	0.00%	-	0.68	4,644	520	258	5,422	1,000 square feet of gross floor area
130	Industrial park	0.40	0.00%	0.00%	-	0.40	2,732	306	152	3,190	1,000 square feet of gross floor area
140	Manufacturing	0.67	0.00%	0.00%	-	0.67	4,576	512	254	5,342	1,000 square feet of gross floor area
150	Warehousing	0.19	0.00%	0.00%	-	0.19	1,298	145	72	1,515	1,000 square feet of gross floor area
151	Mini-warehouse	0.17	0.00%	0.00%	-	0.17	1,161	130	65	1,356	1,000 square feet of gross floor area
154	High-Cube transload & short-term warehouse	0.10	0.00%	0.00%	-	0.10	683	76	38	797	1,000 square feet of gross floor area
155	High-Cube fulfillment center warehouse	1.37	0.00%	0.00%	-	1.37	9,357	1,047	520	10,924	1,000 square feet of gross floor area
156	High-Cube Parcel/Hub warehouse	0.64	0.00%	0.00%	-	0.64	4,371	489	243	5,103	1,000 square feet of gross floor area
157	High-Cube cold storage warehouse	0.12	0.00%	0.00%	-	0.12	820	92	46	957	1,000 square feet of gross floor area
160	Data center	0.09	0.00%	0.00%	-	0.09	615	69	34	717	1,000 square feet of gross floor area
170	Utilities	2.27	0.00%	0.00%	-	2.27	15,504	1,734	862	18,100	1,000 square feet of gross floor area
180	Specialty trade contractor	1.97	0.00%	0.00%	-	1.97	13,455	1,505	748	15,708	1,000 square feet of gross floor area
Residential (Land Uses 200-299)											
210	Single family detached housing	0.99	0.00%	0.00%	-	0.99	6,762	756	376	7,894	Dwelling unit
220	Apartment	0.56	0.00%	0.00%	-	0.56	3,825	428	213	4,466	Dwelling unit
221	Low-Rise Apartment	0.44	0.00%	0.00%	-	0.44	3,005	336	167	3,508	Dwelling unit
222	High-Rise Apartment	0.36	0.00%	0.00%	-	0.36	2,459	275	137	2,871	Dwelling unit
225	Off-Campus student apartment	0.25	0.00%	0.00%	-	0.25	1,708	191	95	1,994	Dwelling unit
231	Mid-Rise residential w/1st-floor commercial	0.36	0.00%	0.00%	-	0.36	2,459	275	137	2,871	Dwelling unit
232	High-Rise Residential w/1st-floor commercial	0.21	0.00%	0.00%	-	0.21	1,434	160	80	1,675	Dwelling unit
240	Mobile home park	0.46	0.00%	0.00%	-	0.46	3,142	351	175	3,668	Dwelling unit
251	Senior Adult Housing - Detached	0.30	0.00%	0.00%	-	0.30	2,049	229	114	2,392	Dwelling unit
252	Senior Adult Housing - Attached	0.26	0.00%	0.00%	-	0.26	1,776	199	99	2,073	Dwelling unit
253	Congregate Care Facility	0.18	0.00%	0.00%	-	0.18	1,229	138	68	1,435	Dwelling unit
254	Assisted living	0.26	0.00%	0.00%	-	0.26	1,776	199	99	2,073	Bed
255	Continuing Care Retirement Community	0.16	0.00%	0.00%	-	0.16	1,093	122	61	1,276	Unit
260	Recreational Homes	0.28	0.00%	0.00%	-	0.28	1,912	214	106	2,232	Dwelling unit
265	Timeshare	0.63	0.00%	0.00%	-	0.63	4,303	481	239	5,023	Dwelling unit
270	Residential Planned Unit Development	0.69	0.00%	0.00%	-	0.69	4,713	527	262	5,502	Dwelling unit

ITE Code	Land Use	Total Trip		Diverted/Linked		Pass-by		Diverged/Linked		Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
		Ends	Trips	Trips	Trips	Trips	Trips	Adjustment	Trips						
Lodging (Land Uses 300-399)															
310	Hotel	0.60	0.00%	0.00%	0.00%	0.60	0.00%	-	0.60	4,098	458	228	4,784	Room	
311	All Suites Hotel	0.36	0.00%	0.00%	0.00%	0.36	0.00%	-	0.36	2,459	275	137	2,871	Room	
312	Business Hotel	0.32	0.00%	0.00%	0.00%	0.32	0.00%	-	0.32	2,186	244	122	2,552	Occupied Room	
320	Motel	0.38	0.00%	0.00%	0.00%	0.38	0.00%	-	0.38	2,595	290	144	3,030	Room	
330	Resort Hotel	0.41	0.00%	0.00%	0.00%	0.41	0.00%	-	0.41	2,800	313	156	3,270	Room	
Recreational (Land Uses 400-499)															
411	Public park	0.11	0.00%	0.00%	0.00%	0.11	0.00%	-	0.11	751	84	42	877	Acre	
416	Campground/Recreational Vehicle Park	0.98	0.00%	0.00%	0.00%	0.98	0.00%	-	0.98	6,693	749	372	7,814	Acre	
420	Marina	0.21	0.00%	0.00%	0.00%	0.21	0.00%	-	0.21	1,434	160	80	1,675	Berth	
430	Golf course	2.91	0.00%	0.00%	0.00%	2.91	0.00%	-	2.91	19,875	2,223	1,105	23,204	Hole	
431	Miniature Golf Course	0.33	0.00%	0.00%	0.00%	0.33	0.00%	-	0.33	2,254	252	125	2,631	Hole	
432	Golf Driving Range	1.25	0.00%	0.00%	0.00%	1.25	0.00%	-	1.25	8,538	955	475	9,968	Tees/Driving Position	
433	Batting Cages	2.22	0.00%	0.00%	0.00%	2.22	0.00%	-	2.22	15,163	1,696	843	17,702	Cage	
434	Rock climbing gym	1.64	0.00%	0.00%	0.00%	1.64	0.00%	-	1.64	11,201	1,253	623	13,077	1,000 square feet of gross floor area	
435	Multipurpose Recreational Facility	3.58	0.00%	0.00%	0.00%	3.58	0.00%	-	3.58	24,451	2,735	1,359	28,546	1,000 square feet of gross floor area	
436	Trampoline park	1.50	0.00%	0.00%	0.00%	1.50	0.00%	-	1.50	10,245	1,146	570	11,961	1,000 square feet of gross floor area	
437	Bowling Alley	1.30	0.00%	0.00%	0.00%	1.30	0.00%	-	1.30	8,879	993	494	10,366	Bowling lane	
440	Adult Cabaret	2.93	0.00%	0.00%	0.00%	2.93	0.00%	-	2.93	20,012	2,239	1,113	23,363	1,000 square feet of gross floor area	
444	Movie Theater with Matinee - Friday pm peak hour	6.17	0.00%	0.00%	0.00%	6.17	0.00%	-	6.17	42,141	4,714	2,343	49,198	1,000 square feet of gross floor area	
445	Multiplex Movie Theater - Friday pm peak hour	4.91	0.00%	0.00%	0.00%	4.91	0.00%	-	4.91	33,535	3,751	1,864	39,151	1,000 square feet of gross floor area	
452	Horse Racetrack	0.06	0.00%	0.00%	0.00%	0.06	0.00%	-	0.06	410	46	23	479	Seat	
453	Automobile Racetrack - Saturday peak hour	0.28	0.00%	0.00%	0.00%	0.28	0.00%	-	0.28	1,912	214	106	2,232	Attendee	
454	Dog Racetrack	0.15	0.00%	0.00%	0.00%	0.15	0.00%	-	0.15	1,025	115	57	1,196	Attendee	
460	Arena*	0.47	0.00%	0.00%	0.00%	0.47	0.00%	-	0.47	3,210	359	178	3,747	1,000 square feet of gross floor area	
462	Professional baseball stadium	0.15	0.00%	0.00%	0.00%	0.15	0.00%	-	0.15	1,025	115	57	1,196	Attendee	
465	Ice Skating Rink	1.33	0.00%	0.00%	0.00%	1.33	0.00%	-	1.33	9,084	1,016	505	10,605	1,000 square feet of gross floor area	
466	Snow Ski Area	26.00	0.00%	0.00%	0.00%	26.00	0.00%	-	26.00	177,580	19,864	9,872	207,316	Slopes	
470	Bingo hall	0.82	0.00%	0.00%	0.00%	0.82	0.00%	-	0.82	5,601	626	311	6,538	Attendee	
473	Casino/Video Lottery Establishment	13.49	0.00%	0.00%	0.00%	13.49	0.00%	-	13.49	92,137	10,306	5,122	107,565	1,000 square feet of gross floor area	
480	Amusement Park	3.95	0.00%	0.00%	0.00%	3.95	0.00%	-	3.95	26,979	3,018	1,500	31,496	Acre	
482	Water slide park Saturday peak hour generator	22.92	0.00%	0.00%	0.00%	22.92	0.00%	-	22.92	156,544	17,511	8,703	182,757	Acre	
488	Soccer Complex	16.43	0.00%	0.00%	0.00%	16.43	0.00%	-	16.43	112,217	12,553	6,238	131,007	Field	
490	Tennis Courts	4.21	0.00%	0.00%	0.00%	4.21	0.00%	-	4.21	28,754	3,216	1,599	33,570	Court	
491	Racquet/Tennis Club	3.82	0.00%	0.00%	0.00%	3.82	0.00%	-	3.82	26,091	2,918	1,450	30,459	Court	
492	Health/Fitness Club	3.45	0.00%	0.00%	0.00%	3.45	0.00%	-	3.45	23,564	2,636	1,310	27,509	1,000 square feet of gross floor area	
493	Athletic Club	6.29	0.00%	0.00%	0.00%	6.29	0.00%	-	6.29	42,961	4,806	2,388	50,154	1,000 square feet of gross floor area	
495	Recreational Community Center	2.31	0.00%	0.00%	0.00%	2.31	0.00%	-	2.31	15,777	1,765	877	18,419	1,000 square feet of gross floor area	

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Pass-by Trips	Adjusted	Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
Institutional (Land Uses 500-599)											
501	Military Base	0.39	0.00%	0.00%	-	0.39	2,664	298	148	3,110	Employee
520	Elementary School	1.37	0.00%	0.00%	-	1.37	9,357	1,047	520	10,924	1,000 square feet of gross floor area
522	Middle School/Junior High School	1.19	0.00%	0.00%	-	1.19	8,128	909	452	9,489	1,000 square feet of gross floor area
530	High School	0.97	0.00%	0.00%	-	0.97	6,625	741	368	7,734	1,000 square feet of gross floor area
534	Private School (K-8) - pm peak hour generator	6.53	0.00%	0.00%	-	6.53	44,600	4,989	2,479	52,068	1,000 square feet of gross floor area
536	Private School (K-12) - pm peak hour generator	5.50	0.00%	0.00%	-	5.50	37,565	4,202	2,088	43,855	1,000 square feet of gross floor area
537	Charter elementary school	4.96	0.00%	0.00%	-	4.96	33,877	3,789	1,883	39,549	1,000 square feet of gross floor area
537	School district office	2.04	0.00%	0.00%	-	2.04	13,933	1,559	775	16,267	1,000 square feet of gross floor area
540	Junior/Community College	1.86	0.00%	0.00%	-	1.86	12,704	1,421	706	14,831	1,000 square feet of gross floor area
550	University/College	1.17	0.00%	0.00%	-	1.17	7,991	894	444	9,329	1,000 square feet of gross floor area
560	Church	0.49	0.00%	0.00%	-	0.49	3,347	374	186	3,907	1,000 square feet of gross floor area
561	Synagogue - Friday	2.92	0.00%	0.00%	-	2.92	19,944	2,231	1,109	23,283	1,000 square feet of gross floor area
562	Mosque - Friday	4.22	0.00%	0.00%	-	4.22	28,823	3,224	1,602	33,649	1,000 square feet of gross floor area
565	Day Care Center	11.12	56.00%	0.00%	6.23	4.89	33,418	3,738	1,858	39,014	1,000 square feet of gross floor area
566	Cemetery	0.46	0.00%	0.00%	-	0.46	3,142	351	175	3,668	Acres
571	Prison	2.91	0.00%	0.00%	-	2.91	19,875	2,223	1,105	23,204	1,000 square feet of gross floor area
575	Fire and rescue station	0.48	0.00%	0.00%	-	0.48	3,278	367	182	3,827	1,000 square feet of gross floor area
580	Museum	0.18	0.00%	0.00%	-	0.18	1,229	138	68	1,435	1,000 square feet of gross floor area
590	Library	8.16	0.00%	0.00%	-	8.16	55,733	6,234	3,098	65,065	1,000 square feet of gross floor area
Medical (Land Uses 600-699)											
610	Hospital	0.97	0.00%	0.00%	-	0.97	6,625	741	368	7,734	1,000 square feet of gross floor area
620	Nursing Home	0.59	0.00%	0.00%	-	0.59	4,030	451	224	4,704	1,000 square feet of gross floor area
630	Clinic	3.28	0.00%	0.00%	-	3.28	22,402	2,506	1,245	26,153	1,000 square feet of gross floor area
640	Animal Hospital/Veterinary Clinic	3.53	0.00%	0.00%	-	3.53	24,110	2,697	1,340	28,147	1,000 square feet of gross floor area
650	Free-Standing emergency room	1.52	0.00%	0.00%	-	1.52	10,382	1,161	577	12,120	1,000 square feet of gross floor area
Office (Land Uses 700-799)											
710	General office building	1.15	0.00%	0.00%	-	1.15	7,855	879	437	9,170	1,000 square feet of gross floor area
712	Small office building	2.45	0.00%	0.00%	-	2.45	16,734	1,872	930	19,535	1,000 square feet of gross floor area
714	Corporate Headquarters Building	0.60	0.00%	0.00%	-	0.60	4,098	458	228	4,784	1,000 square feet of gross floor area
715	Single Tenant Office Building	1.71	0.00%	0.00%	-	1.71	11,679	1,306	649	13,635	1,000 square feet of gross floor area
720	Medical-dental office building	3.46	0.00%	0.00%	-	3.46	23,632	2,643	1,314	27,589	1,000 square feet of gross floor area
730	Government Office Building	1.71	0.00%	0.00%	-	1.71	11,679	1,306	649	13,635	1,000 square feet of gross floor area
731	State Motor Vehicles Department	5.20	0.00%	0.00%	-	5.20	35,516	3,973	1,974	41,463	1,000 square feet of gross floor area
732	United States Post Office	11.21	0.00%	0.00%	-	11.21	76,564	8,564	4,256	89,385	1,000 square feet of gross floor area
733	Government Office Complex	2.82	0.00%	0.00%	-	2.82	19,261	2,154	1,071	22,486	1,000 square feet of gross floor area
750	Office park	1.07	0.00%	0.00%	-	1.07	7,308	817	406	8,532	1,000 square feet of gross floor area
760	Research and development center	0.49	0.00%	0.00%	-	0.49	3,347	374	186	3,907	1,000 square feet of gross floor area
770	Business park	0.42	0.00%	0.00%	-	0.42	2,869	321	159	3,348	1,000 square feet of gross floor area

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Pass-by Trips	Diverted/Linked Trips	Adjustment	Primary Trip Ends	Improve	Reimb. Compliance	Total SDC	Basis for Calculating a Customer's SDC
Retail (Land Uses 800-899)											
810	Tractor Supply Store	1.40	0.00%	0.00%	-	1.40	9,562	1,070	532	11,164	1,000 square feet of gross floor area
811	Construction Equipment Rental Store	0.99	0.00%	0.00%	-	0.99	6,762	756	376	7,894	1,000 square feet of gross floor area
812	Building Materials and Lumber Store	2.06	0.00%	0.00%	-	2.06	14,070	1,574	782	16,426	1,000 square feet of gross floor area
813	Free Standing Discount Super Store	4.33	0.00%	25.00%	1.26	3.07	20,997	3,449	1,167	24,513	1,000 square feet of gross floor area
814	Variety Store	6.84	0.00%	34.00%	2.33	4.51	30,833	3,449	1,714	35,996	1,000 square feet of gross floor area
815	Free Standing Discount Store	4.83	35.25%	17.00%	2.52	2.31	15,752	1,762	876	18,390	1,000 square feet of gross floor area
816	Hardware/Paint Store	2.68	0.00%	26.00%	1.49	1.19	8,145	911	453	9,510	1,000 square feet of gross floor area
817	Nursery (Garden Center)	6.94	0.00%	0.00%	-	6.94	47,400	5,302	2,635	55,337	1,000 square feet of gross floor area
818	Nursery (Wholesale)	5.18	0.00%	0.00%	-	5.18	35,379	3,958	1,967	41,304	1,000 square feet of gross floor area
820	Shopping Center	3.81	15.86%	34.00%	1.90	1.91	13,048	1,459	725	15,232	1,000 square feet of gross leasable area
823	Factory Outlet Center	2.29	0.00%	0.00%	-	2.29	15,641	1,750	870	18,260	1,000 square feet of gross floor area
840	Automobile Sales (New)	2.43	0.00%	0.00%	-	2.43	16,597	1,857	923	19,376	1,000 square feet of gross floor area
841	Automobile Sales (Used)	3.75	0.00%	0.00%	-	3.75	25,613	2,865	1,424	29,902	1,000 square feet of gross floor area
842	Recreational Vehicle Sales	0.77	0.00%	0.00%	-	0.77	5,259	588	292	6,139	1,000 square feet of gross floor area
843	Automobile Parts Sales	4.91	13.00%	43.00%	2.75	2.16	14,756	1,651	820	17,226	1,000 square feet of gross floor area
848	Tire Store	3.98	3.33%	28.00%	1.25	2.73	18,666	2,088	1,038	21,792	1,000 square feet of gross floor area
849	Tire Superstore	2.11	0.00%	0.00%	-	2.11	14,411	1,612	801	16,824	1,000 square feet of gross floor area
850	Supermarket	9.24	25.25%	36.00%	5.66	3.58	24,455	2,736	1,360	28,550	1,000 square feet of gross floor area
851	Convenience Market	49.11	6.47%	51.00%	28.23	20.88	142,642	15,956	7,930	166,528	1,000 square feet of gross floor area
853	Convenience Market with Gasoline Pumps	49.29	17.80%	66.00%	41.31	7.98	54,537	6,101	3,032	63,670	1,000 square feet of gross floor area
854	Discount Supermarket	8.38	23.20%	21.00%	3.70	4.68	31,937	3,572	1,775	37,285	1,000 square feet of gross floor area
857	Discount Club	4.18	0.00%	37.00%	1.55	2.63	17,986	2,012	1,000	20,998	1,000 square feet of gross floor area
858	Farmers market - weekday pm peak hour	179.84	0.00%	0.00%	-	179.84	1,228,307	137,938	68,285	1,433,990	Acres
860	Wholesale Market	1.76	0.00%	0.00%	-	1.76	12,021	1,345	668	14,033	1,000 square feet of gross floor area
861	Sporting Goods Superstore	2.02	0.00%	0.00%	-	2.02	13,797	1,543	767	16,107	1,000 square feet of gross floor area
862	Home improvement Superstore	2.33	6.00%	42.00%	1.12	1.21	8,275	926	460	9,661	1,000 square feet of gross floor area
863	Electronics Superstore	4.26	33.00%	40.00%	3.11	1.15	7,856	879	437	9,172	1,000 square feet of gross floor area
864	Toy/Children's Superstore	5.00	0.00%	0.00%	-	5.00	34,150	3,820	1,899	39,869	1,000 square feet of gross floor area
865	Baby Superstore	1.82	0.00%	0.00%	-	1.82	12,431	1,390	691	14,512	1,000 square feet of gross floor area
866	Pet Supply Superstore	3.55	0.00%	0.00%	-	3.55	24,247	2,712	1,348	28,307	1,000 square feet of gross floor area
867	Office Supply Superstore	2.77	0.00%	0.00%	-	2.77	18,919	2,116	1,052	22,087	1,000 square feet of gross floor area
868	Book Superstore	15.83	0.00%	0.00%	-	15.83	108,119	12,094	6,011	126,224	1,000 square feet of gross floor area
872	Discount Home Furnishing Superstore	1.57	0.00%	0.00%	-	1.57	10,723	1,199	596	12,519	1,000 square feet of gross floor area
875	Bed and Linen Superstore	2.22	0.00%	0.00%	-	2.22	15,163	1,696	843	17,702	1,000 square feet of gross floor area
876	Department Store	1.95	0.00%	0.00%	-	1.95	13,319	1,490	740	15,548	1,000 square feet of gross floor area
879	Apparel Store	4.12	0.00%	0.00%	-	4.12	28,140	3,148	1,564	32,851	1,000 square feet of gross floor area
880	Arts and Crafts Store	6.21	0.00%	0.00%	-	6.21	42,414	4,744	2,358	49,517	1,000 square feet of gross floor area
881	Pharmacy/Drugstore without Drive-Through	8.51	4.67%	53.00%	4.91	3.60	24,606	2,752	1,368	28,726	1,000 square feet of gross floor area
882	Pharmacy/Drugstore with Drive-Through	10.29	13.00%	49.00%	6.38	3.91	26,707	2,987	1,485	31,179	1,000 square feet of gross floor area
883	Marijuana Dispensary	21.83	0.00%	0.00%	-	21.83	149,099	16,678	8,289	174,066	1,000 square feet of gross floor area
890	Furniture Store	0.52	10.33%	53.00%	0.33	0.19	1,302	146	72	1,520	1,000 square feet of gross floor area
895	Beverage container recycling depot -PM peak hr	10.10	0.00%	0.00%	-	10.10	68,983	7,716	3,835	80,534	1,000 square feet of gross floor area
897	Medical Equipment Store	1.24	0.00%	0.00%	-	1.24	8,469	947	471	9,888	1,000 square feet of gross floor area
899	Liquor store	16.37	0.00%	0.00%	-	16.37	111,807	12,507	6,216	130,530	1,000 square feet of gross floor area

ITE Code	Land Use	Total Trip		Diverted/Linked		Pass-by		Diverted/Linked		Primary	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
		Ends	Ends	Trips	Trips	Trips	Trips	Adjustment	Trip Ends						
911	Walk-in Bank	12.13	0.00%	0.00%	0.00%	-	12.13	82,848	9,267	4,606	96,721	1,000 square feet of gross floor area			
912	Drive-in Bank	20.45	9.24%	35.00%	9.05	9.05	11.40	77,885	8,712	4,330	90,927	1,000 square feet of gross floor area			
918	Hair Salon	1.45	0.00%	0.00%	1.45	-	1.45	9,904	1,108	551	11,562	1,000 square feet of gross floor area			
920	Copy, Print and Express Ship Store	7.42	0.00%	0.00%	7.42	-	7.42	50,679	5,669	2,817	59,164	1,000 square feet of gross floor area			
925	Drinking Place	11.36	0.00%	0.00%	11.36	-	11.36	77,589	8,679	4,313	90,581	1,000 square feet of gross floor area			
926	Food Cart Pod	3.08	0.00%	0.00%	3.08	-	3.08	21,036	2,353	1,169	24,559	Food Cart			
930	Fast Casual Restaurant	14.13	0.00%	0.00%	14.13	-	14.13	96,508	10,795	5,365	112,668	1,000 square feet of gross floor area			
931	Quality Restaurant	7.80	13.50%	44.00%	4.49	4.49	3.32	22,641	2,533	1,259	26,433	1,000 square feet of gross floor area			
932	High-Turnover (Sit Down) Restaurant	9.77	17.25%	43.00%	5.89	5.89	3.88	26,525	2,967	1,475	30,967	1,000 square feet of gross floor area			
933	Fast-food restaurant without drive-through	28.34	17.25%	43.00%	17.07	17.07	11.27	76,941	8,607	4,277	89,825	1,000 square feet of gross floor area			
934	Fast-food restaurant with drive-through	32.67	9.06%	50.00%	19.29	19.29	13.38	91,362	10,220	5,079	106,661	1,000 square feet of gross floor area			
935	Fast-food restaurant with drive-through and no in	42.65	0.00%	89.00%	37.96	37.96	4.69	32,043	3,584	1,781	37,408	1,000 square feet of gross floor area			
936	Coffee/donut shop without drive-through	36.31	17.25%	43.00%	21.88	21.88	14.43	98,579	11,027	5,480	115,086	1,000 square feet of gross floor area			
937	Coffee/donut shop with drive-through	43.38	0.00%	89.00%	38.61	38.61	4.77	32,591	3,646	1,812	38,049	1,000 square feet of gross floor area			
938	Coffee/donut kiosk	83.33	0.00%	89.00%	74.16	74.16	9.17	62,606	7,003	3,480	73,089	1,000 square feet of gross floor area			
939	Bread/Donut/Bagel Shop without Drive-Through	28.00	0.00%	0.00%	-	-	28.00	191,240	21,392	10,632	223,264	1,000 square feet of gross floor area			
940	Bread/Donut/Bagel Shop with Drive-Through	19.02	0.00%	0.00%	-	-	19.02	129,907	14,531	7,222	151,660	1,000 square feet of gross floor area			
941	Quick Lubrication Vehicle Shop	8.70	0.00%	0.00%	-	-	8.70	59,421	6,647	3,303	69,371	Service Position			
942	Automobile Care Center	3.11	0.00%	0.00%	-	-	3.11	21,241	2,376	1,181	24,798	1,000 sq. ft. of occupied gross leasable area			
943	Automobile Parts and Service Center	2.26	0.00%	0.00%	-	-	2.26	15,436	1,727	858	18,020	1,000 square feet of gross floor area			
944	Gasoline/service station	109.27	23.00%	42.00%	71.03	71.03	38.24	261,210	29,219	14,521	304,950	1,000 square feet of gross floor area			
945	Gasoline/service station with convenience market	88.35	31.22%	56.00%	77.06	77.06	11.29	77,105	8,625	4,286	90,016	1,000 square feet of gross floor area			
947	Self-Service Car Wash	5.54	0.00%	0.00%	-	-	5.54	37,838	4,233	2,104	44,175	Wash stall			
948	Automated Car Wash	13.60	0.00%	0.00%	-	-	13.60	92,888	10,390	5,164	108,442	Wash stall			
949	Car Wash and Detail Center	14.20	0.00%	0.00%	-	-	14.20	96,986	10,849	5,392	113,227	1,000 square feet of gross floor area			
950	Truck Stop	22.73	0.00%	0.00%	-	-	22.73	155,246	17,366	8,631	181,243	1,000 square feet of gross floor area			
960	Super Convenience Market/Gas Station	69.28	0.00%	0.00%	-	-	69.28	473,182	52,930	26,306	552,418	1,000 square feet of gross floor area			
970	Winery	7.31	0.00%	0.00%	-	-	7.31	49,927	5,585	2,776	58,288	1,000 square feet of gross floor area			

* No ITE PM peak hour trip generation for this code/category, the trip generation shown is ITE weekday average divided by ten.

Source: ITE, Trip Generation Manual, 10th edition
 PM peak vehicle trips expressed in trip ends on a weekday, peak hour of adjacent street traffic, one hour, between 4:00 pm and 6:00 pm unless otherwise noted