

RESOLUTION NO. 921

**A RESOLUTION AMENDING THE CITY OF STAYTON'S
SYSTEM DEVELOPMENT CHARGES FOR PARKS**

WHEREAS, Stayton Municipal Code (SMC) Chapter 13.12 provides for the establishment of Systems Development Charges (SDCs) upon completion of an analysis of the City's current investment in its parks system and the projected capital improvements to be constructed and for the adoption of a methodology explaining how the SDCs are calculated;

WHEREAS, the SMC Chapter 13.12.220 (2) specifies that such charges shall be set by separate Resolution of the Stayton City Council following a public hearing;

WHEREAS, the Oregon Revised Statutes (ORS) provide the framework for establishing an SDC, and for notification and public hearing of the City of Stayton's intent to impose SDCs;

WHEREAS, the Stayton City Council adopted a Parks and Recreation Master Plan in 2005 which included updated capital improvement plans which affect SDCs;

WHEREAS, the Stayton City Council adopted a Parks SDC Methodology in 2007 based on the capital improvement plans in the 2005 Parks and Recreation Master Plan;

WHEREAS, the 2007 Parks SDC Methodology was based on 2005 estimates of park improvement costs that have not been updated for inflation since that time;

WHEREAS, since 2007, the City has implemented some of the recommended park improvements in the 2005 Parks and Recreation Master Plan;

WHEREAS, it is appropriate and timely that the SDC previously established be amended to reflect updated cost estimates for future improvements and remove completed projects from the future improvements list;

WHEREAS, the City's Planning and Development Department and Public Works Department worked together to update the Parks SDC;

WHEREAS, the City staff issued its report *Parks System Development Charge Update*, dated December 1, 2014, with the methodology;

WHEREAS, the City Council held a public hearing on December 1, 2014 on the proposed Parks SDC methodology; and

WHEREAS, the Stayton City Council has determined that the methodology and rates hereinafter specified and established are just, reasonable and necessary.

NOW THEREFORE, BE IT RESOLVED that:

SECTION 1: AMENDMENT AND UPDATING OF SYSTEM DEVELOPMENT CHARGES

In accordance with SMC Chapter 13.12, this Resolution amends, updates, and establishes the methodology and provides the basis for the SDCs on those activities which create the demand for capital improvements used for Parks.

SECTION 2: SCOPE

The SDCs established by this Resolution are separate from, and in addition to, any other applicable taxes, fees, assessments, or charges, including but not limited to SDCs, which may be required by the City of Stayton or represent a condition of a land use or development approval.

SECTION 3: METHODOGY

The methodology produced by the City of Stayton Planning and Development Department and Public Works Department to update the SDCs for Parks is described in the attached reports and, by this reference, hereby made a part of this Resolution.

SECTION 4: FEE

The City amends and updates its SDCs as follows:

The **Parks System Development Charge** is based on a per capita reimbursement fee of 60.44 and per capita park improvement fee of \$897.00. The total per capita SDC of \$957.44 applied to a residential occupancy average of 2.74 persons per housing unit. The Parks SDC shall be applied only to housing developments for permanent residents.

The Parks SDC collected in accordance with Chapter 13.12 of the Stayton Municipal Code shall be:

\$2,623 per housing unit

SECTION 5: EFFECTIVE DATE

This Resolution shall become effective upon its adoption by the Stayton City Council.

SECTION 6: REVIEW

This Resolution shall be reviewed annually during the month of June and the rates amended as appropriate for the next fiscal year. Consideration shall be given to the rate of inflation for construction as reported in the Engineering News Record, published by the McGraw-Hill companies, as the 20-City Average Construction Cost Index for the period June of the preceding year through May of the current year.


ADOPTED BY THE STAYTON CITY COUNCIL this First day of December 2014.

Signed: 12-1, 2014.


CITY OF STAYTON

By: 
A. Scott Vigil, Mayor

Signed: 12-2-14, 2014.

Attest: 
Keith D Campbell, City Administrator

APPROVED AS TO FORM:


David A. Rhoten, City Attorney

City of Stayton

PARK SYSTEM DEVELOPMENT CHARGE UPDATE

December 1, 2014 Draft for City Council Public Hearing

Prepared by the City of Stayton
Public Works Department and Planning & Development Department

CITY OF STAYTON
PARK SYSTEM DEVELOPMENT CHARGE UPDATE
TABLE OF CONTENTS

SUMMARY.....	1
METHODOLOGY PARK SDC.....	2
REIMBURSEMENT FEE.....	3
IMPROVEMENT FEE.. ..	4
PARK SYSTEM DEVELOPMENT CHARGE.....	10
APPENDICES	11

LIST OF TABLES

Table 1	Current and Proposed Park SDC	1
Table 2	Stayton Population Projections	2
Table 3	Cost Basis for Park Reimbursement SDC	3
Table 4	Park Reimbursement Fee SDC	4
Table 5	Existing Park Acres and Recommended Park Standards	5
Table 6	2013 Existing Park Acres and Recommended Park Acres in 2034	5
Table 7	Park Acres Needed	6
Table 8	Total Cost of Proposed Park Land Acquisition and Improvements	7
Table 9	Summary of Proposed Park Land Acquisition and Improvements List of SDC Eligible Projects	8
Table 10	Potential Revenue Sources for Park Improvements	9
Table 11	Park Improvement SDC	10
Table 12	Current and Proposed Park SDC	10

SUMMARY

The City of Stayton adopted the *Stayton Parks and Recreation Master Plan* in March, 2005. Following adoption of the master plan the City retained Keller & Associates, Inc., a consulting engineering firm, to estimate the costs for design and construction of the recommended park improvements in the Master Plan and determine whether the proposed improvements were needed to serve existing residents or were needed to serve future growth in the community. Upon completion of the cost estimates, the city's financial consultant Ray Bartlett, Economic and Financial Analysis, Inc., prepared a Park SDC report and recommended a Park SDC fee. In April 2007 the City Council adopted a revised Park SDC fee of \$2,305 for each new residential dwelling unit.

The 2007 Park SDC was established as a parks improvement fee. No reimbursement fee was established to recoup the cost of investments made in the city's park facilities prior to 2007. The Park SDC is charged to all new residential developments. The Park SDC is not charged to commercial, industrial or other non-residential developments. The fee is collected from the developer at the time a building permit is issued for each new housing unit.

In 2012, the City's Comprehensive Plan Update Committee recommended to the City Council that all of the City's SDCs be reviewed to assure that they properly account for planned improvements and reflect recent investments in city infrastructure. In 2014, the City of Stayton Public Works and Planning Departments prepared this 2014 Park SDC update. Since the adoption of the 2007 Park SDC, the City has made investments in the City's parks, as proposed in the 2005 Master Plan. These investments have resulted in the addition of a reimbursement fee component of the Park SDC. In addition, the City has refined plans for improvements to Santiam Park, Pioneer Park and the Riverfront Park. When coupled with the 2005 Master Plan, the development of these refinement plans warrant a review and update of the improvement fee portion of the Park SDC.

The proposed 2014 Park SDC will be composed of both a reimbursement fee and an improvement fee. Table 1 compares the current Park SDC with the proposed Park SDC.

**Table 1
Current and Proposed Park SDC**

Type of SDC	2007 Park SDC	Maximum Park SDC Allowed	Proposed Park SDC	Change	
				\$	%
Parks Improvement Fee	2,305	2,457	2,457	152	
Parks Reimbursement Fee	-	166	166	166	
Total	2,305	2,623	2,623	318	14%

METHODOLOGY - PARK SDC

Similar to Stayton's other SDC methodologies, the Park SDC update is designed to meet the requirements of the State of Oregon statutes, ORS 223.297 to 223.314. SDCs are established to ensure that new growth in the community pays its fair share for the construction of new and improved public facilities. The Park SDC is comprised of two elements:

1. Reimbursement fee. The reimbursement fee share of the Park SDC is based on an analysis of the actual costs incurred by the City for acquiring park land or making park improvements. The City evaluates whether or not a project benefits existing residents or new residential developments or both. Based on the analysis the City allocates the actual costs to both existing residents and future users. The reimbursement fee is based only on the share of project costs that can be allocated to future residential development.
2. Improvement fee. The improvement fee share of the Park SDC is established based on an analysis of the estimated cost of proposed parks and recreational facility improvements. Projects must be included in the Parks and Recreation Master Plan or in specific park facility plan updates. Only the portion of the project costs that directly benefit new residential growth may be included in the parks improvement fee analysis. Project costs may include master planning, land acquisition, design, engineering, construction and the cost of financing the improvements that will benefit new development.

Population Projections:

The *Stayton Parks and Recreation Master Plan* was developed in 2005 when the City of Stayton and the surrounding areas of Marion County were growing quickly. The adopted parks plan assumed the City's population would grow at an average annual population growth rate of 3.6%. The plan projected the 2020 population would be 13,827. Due to the great recession beginning in 2007, growth in Stayton slowed dramatically. The population projections in the plan were too high and needed to be adjusted.

**Table 2
Stayton Population Projections**

Year	Actual Population	Estimated Population @ 1.7% Avg Annual Growth	Data Source
1990	5,011		U. S. Census
2000	6,816		U. S. Census
2010	7,644		U. S. Census
2013	7,685		PSU Center for Population Research Annual Population Estimate
2020		9,597	Marion County Coordinated Population Projection
2030		11,359	
2034	20-year planning period	12,151	
2040		13,445	
2047	UGB Buildout	15,129	

In 2009, Marion County adopted a coordinated population projection for all cities in Marion County and for the unincorporated areas of Marion County. Stayton’s growth rate was revised downward to a 1.7% average annual growth rate. The 2013 Stayton Comprehensive Plan was adopted with the revised 1.7% per year growth rate. Using this growth rate, the City projects Stayton’s population will reach 12,151 in 20 years (2034) and a population of 15,129 when the Urban Growth area is fully built out. The adjusted population projections were used to calculate the Park SDC fees.

Reimbursement Fee

Since the adoption of the 2005 Parks Master Plan and the 2007 Park SDC, the City has made investments in park development and improvements. The 2007 Park SDC was established as an improvement fee. Based on investments in the City’s parks system from 2001 to 2014, it is appropriate to add a reimbursement fee as part of the Park SDC fee. The projects that have been completed and are included in the reimbursement fee have been removed from the list of proposed projects used to calculate the improvement fee.

**Table 3
Cost Basis for Park Reimbursement SDC Fee**

	Eligible Project Costs for SDC Reimbursement Fee (2001 to 2013)	Total Project Costs	Grants and Donations	SDC Funds Expended
1	Stayton Parks & Recreation Master Plan	37,222		37,222
2	Park SDC Analysis & Preparation	46,391		46,391
3	Pioneer Park Master Plan Update	6,472		6,472
4	Santiam Park Improvements	698,749	180,780	517,969
5	Community Park & Open Space Planning & Land Acquisition	31,121		31,121
6	Riverfront Park & Pedestrian Bridge	205,274	109,930	95,344
	Total Park Planning & Improvement Costs	1,025,129	290,710	734,419

SDC eligible projects are listed in the Parks Master Plan. The reimbursement fee is based on the actual costs incurred by the City for eligible project costs minus federal and state grants and donations. Table 3 summarizes the actual costs incurred for the period 2001 to 2013 and lists the actual expenditure of SDC funds for eligible project costs. The park improvements included in Table 3 have a capacity to serve a finite population over the 20-year planning period from 2014 to 2034.

The completed projects serve both existing residents and future growth. Currently, the 2013 population of 7,685 is 63.24% of the estimated 2034 population of 12,151. The Park reimbursement SDC analysis concludes 63.24% of the costs for the projects listed in Table 3 serve

existing residents. Therefore, 36.76% of the costs of these projects will benefit future residents. Table 4 shows that \$269,948 (36.76%) of the SDC costs incurred to date will benefit future residents and should be used to calculate the Park Reimbursement SDC.

**Table 4
Park Reimbursement SDC Fee**

Park Reimbursement Fee Calculations		
1	Actual SDC Eligible Share of Park Improvements and Stayton Parks and Recreation Master Planning (2001-2014)	\$ 734,419
2	Future Growth Share of Population (2013 to 2034)	36.76%
3	Share of SDC Eligible Share assigned to future growth (1 x 2)	\$269,948
4	Future Population Growth for 20-year planning period (2013 to 2034)	4,466
5	Park Reimbursement Fee per capita (3 ÷ 4)	60.44
6	# of persons per household	2.74
	Park Reimbursement Fee per household (5 x 6)	\$166

Based on the actual cost of preparing the park plans and park improvements, a per capita cost basis is calculated in Table 4. Using an average household size of 2.74, the per capita cost basis is converted to a proposed Park Reimbursement SDC fee of \$166 per household.

Improvement Fee

The City's Parks and Recreation Master Plan anticipated Stayton's population would grow to 13,827 by the year 2020. As noted above, the City's population projections have been adjusted to reach 12,151 people by 2034 (20 year planning period) and 15,129 by 2047 (UGB build out). The Master Plan recommends park improvements through the entire UGB area. With a reduced population base, the City recognizes that not all of the park improvements called for in the Master Plan will be developed within a 20-year time frame. The Park Improvement SDC is based on those projects the City believes are needed during the 20-year planning period.

In order to determine the Park Improvement SDC fee, the City reviewed the Master Plan, including project park land and open space needs as well as the recommended list of park improvements.

Park Land Needs Projections:

The Stayton Parks and Recreation Master Plan recommends the City increase the amount of parks and open space acreage owned by the City of Stayton and other public entities. New neighborhood and community parks are proposed for the north and east ends of the UGB where new residential growth is anticipated. In addition, the plan includes an ambitious goal to acquire linear parks, open space and develop recreational trails along or near to Hwy 22 and the waterways that run through the community.

This will require the acquisition of land either when new development occurs, through cooperative agreements with other public entities or when individual parcels become available for purchase.

The plan recommends an increase in the number of park acres per 1,000 people from 22.65 acres per 1,000 residents in year 2013 to 28.62 acres per 1,000 residents in the year 2034. The Master Plan states that the number of acres mini-parks needed per 1,000 residents will decrease slightly by the year 2034. However, there will be an increased need per 1,000 persons for community parks, neighborhood parks and linear parks/open space areas.

Table 5 summarizes the existing amount of park land and open space currently owned or leased by the City of Stayton for park and recreation use. The table shows that in 2014 the City does not meet the recommended standard of 28.62 acres of park land per 1,000 persons living in the City.

**Table 5
Existing Park Acres and
Recommended Park Standards**

Type of Park	City of Stayton Existing Parks		Recommended Standard Acres per 1,000 persons
	Existing Parks Acres	Current Acres per 1,000 persons	
Mini-Parks	2.79	0.36	0.29
Neighborhood	4.29	0.56	1.74
Community	17.11	2.23	3.45
Linear Parks & Open Spaces	149.85	19.50	23.14
Totals	174.03	22.65	28.62

Table 6 shows that in 2014 the City of Stayton needs to acquire 45.91 acres of new parks and open space areas to meet the recommended standard. Overall, the Master Plan recommends the City double the amount of land used for public parks, open space and greenways by the year 2034. It recommends the City acquire 173.74 acres of park land over the next 20 years.

**Table 6
2013 Existing Park Acres and
Recommended Park Acres in 2034**

Type of Park	2013 Existing Parks				2034 Park Land Projections		
	2013 Population	Existing Park Acres	Recommended Acres	Surplus / (Deficit)	2034 Population	Recommended Acres	Surplus / (Deficit)
Mini-Parks	7,685	2.79	2.23	.56	12,151	3.52	(.73)
Neighborhood	7,685	4.29	13.37	(9.08)	12,151	21.14	(16.85)
Community	7,685	17.11	26.51	(9.40)	12,151	41.92	(24.81)
Linear Parks & Open Spaces	7,685	149.85	177.83	(27.98)	12,151	281.18	(131.34)
Totals		174.03	219.94	(45.91)		347.77	(173.74)

**Table 7
Park Acres Needed**

Type of Park	Parks Master Plan Recommendations	
	Acres Needed to Meet Current Demand (2013)	Acres Proposed to Serve New Growth (2013-2034)
Mini-Parks	0.00	2.50
Neighborhood	9.00	3.00
Community	9.00	34.50
Linear Parks & Open Spaces	29.00	73.00
Totals	47.00	113.00

Table 7 shows the Parks Master Plan recommends the City acquire 47 acres for neighborhood, community and linear/open space park areas just to serve the 7,685 residents who lived in Stayton in 2013. The cost of acquiring these additional park lands are not eligible for use of SDC funds.

In order to determine a Park Improvement SDC, the City must allocate how many acres of park land the City needs to acquire to future residential growth. Parks Improvement SDC funds can be used to purchase park land needed to serve future growth in Stayton. The Master Plan recommends the City acquire 113 acres of new park land and open space to serve growth during the next 20 years.

Recommended Capital Improvements:

In addition to the land acquisition recommendations, the City has identified a list of recommended park rehabilitation projects and capital improvements for each park. This list includes the recommendations listed in the Stayton Parks and Recreation Master Plan and refinement plans prepared by the city staff and consultants since 2005. The refinement plans include Santiam Park Phase 2 (2009), Pioneer Park Master Plan update (2011) and the Riverfront Park Management Plan (2011).

Table 8 lists the total cost all recommended land acquisition and park capital improvements by park name and park type. The recommended improvements for each park were reviewed to determine if the individual project was needed to rehabilitate the park and serve existing residents or if the proposed improvement would benefit both existing residents and future residents. The amount of the project allocated to growth is shown in the far right column of Table 8.

Table 8
Total Cost
Proposed Park Land Acquisition and Improvements

#	Park Name	Park Type	Proposed Cost of Park Improvements		SDC Eligible
			Total Cost	Allocation to Growth	%
1	Golf Lane Park (P) ¹	Community	2,568,420	1,091,299	49.2%
2	Community Center Park	Community	743,608	321,377	43.2%
3	Community Center Complex	Community	500,000	246,012	49.2%
4	Mehama Road Park (P)	Community	4,443,339	2,186,233	49.2%
5	Skateboard Area (P)	Community	449,286	221,060	49.2%
6	Pioneer Park	Community	2,842,686	544,852	19.2%
7	Westown Park	Mini	56,154	-	0%
8	Fir Street Park (P)	Mini	505,447	-	0%
9	Northslope Park	Mini	45,228	-	0%
10	Northslope Park (P)	Mini	157,599	77,543	49.2%
11	Stayton Ditch Greenway (P)	Linear	841,663	-	0%
12	Salem Ditch Greenway (P)	Linear	1,228,039	-	0%
13	Lucas Ditch Greenway (P)	Linear	283,050	139,268	49.2%
14	Santiam Highway ROW (P)	Linear	1,641,393	807,606	49.2%
15	Quail Run Park	Neighborhood	72,635	23,948	33.3%
16	Ida Street Park (P)	Neighborhood	977,947	-	0%
17	Pine Street Park (P)	Neighborhood	494,215	196,007	39.7%
18	Mill Creek Greenway (P)	Open Space	419,334	206,323	49.2%
19	Wilderness Park	Open Space	212,500	104,555	49.2%
20	N. Santiam Greenway (P)	Open Space	937,500	461,273	49.2%
21	Riverfront Park	Open Space	372,405	183,232	49.2%
Total			19,792,449	6,810,588	34.4%

The \$6.81 million amount assigned to growth assumes full development of the urban growth boundary (UGB) area. Realistically, only a portion of the UGB will be developed in the 20-year planning period. Therefore, the City allocates costs for projects that can realistically be developed during the 20-year planning period from 2014 to 2034. Table 9 shows this allocation.

¹ (P) – Proposed Park

Table 9
Summary of Proposed Park Land Acquisition and Improvements
SDC Eligible Projects During and After 20-Year Planning Period

#	Park Name	Park Type	Land Acquisition (acres)	SDC Share of Improvements To be Completed		Total Cost 2013\$
				by 2034	2035 to 2047	
1	Golf Lane Park (P) ²	Community	20.00	654,818	436,482	1,091,299
2	Community Center Park	Community	1.00	192,837	128,540	321,377
3	Community Center Complex	Community	0.00	246,012	-	246,012
4	Mehama Road Park (P)	Community	20.00	1,311,815	874,417	2,186,233
5	Skateboard Area (P)	Community	1.50	221,060	-	221,060
6	Pioneer Park	Community	0.00	326,930	217,922	544,852
7	Westown Park	Mini	0.00	-	-	-
8	Fir Street Park (P)	Mini	1.50	-	-	-
9	Northslope Park	Mini	0.00	-	-	-
10	Northslope Park (P)	Mini	1.00	77,543	-	77,543
11	Stayton Ditch Greenway (P)	Linear	14.00	-	-	-
12	Salem Ditch Greenway (P)	Linear	15.00	-	-	-
13	Lucas Ditch Greenway (P)	Linear	4.00	139,268	-	139,268
14	Santiam Highway ROW (P)	Linear	13.00	-	807,606	807,606
15	Quail Run Park	Neighborhood	0.00	23,948	-	23,948
16	Ida Street Park (P)	Neighborhood	7.00	-	-	-
17	Pine Street Park (P)	Neighborhood	5.00	196,007	-	196,007
18	Mill Creek Greenway (P)	Open Space	16.00	123,801	82,522	206,323
19	Wilderness Park	Open Space	0.00	104,555	-	104,555
20	N. Santiam Greenway (P)	Open Space	40.00	276,780	184,493	461,273
21	Riverfront Park	Open Space	0.00	109,946	73,287	183,232
Total			160.00	4,005,320	2,805,268	6,810,588

Revenue Sources for Proposed Improvements:

The City has historically used multiple revenue sources to pay for park land acquisition and to finance park improvements. The City has received grants, bequests of land, private foundation grants, donor gifts, federal grants and state grants for its park acquisition and development

² (P) – Proposed Park

projects. In addition, the City has pledged portions of the 2004, 2008 and 2012 local option tax levies to support specific capital projects in the City’s parks, swimming pool and public library.

The City has invested \$1.025 million on park improvement projects listed in the Parks and Recreation Master Plan and SDC resolutions since 2001. For these projects the City received \$198,430 in state and foundation grants and \$92,280 in tracked donations from citizens and individual donors. Using these numbers, grants and donations have contributed just under 30% of the park improvement costs.

The above donation amount reflects only a portion of the actual value of all donations and in-kind contributions received by the City. A portion of Santiam Park was donated by the developer of the Sylvan Springs/Santiam Station development. In-kind contributions by City staff and community members have also been used to complete small park improvement projects. During the past five years Boy Scout Troop 50 and the annual group of I-Serve volunteers have contributed many untracked hours and donated improvements to Pioneer, Community Center and Riverfront Park.

The Parks Improvement Fee methodology assumes the historic trend of obtaining grants, in-kind contributions and community donations will continue. Table 10 provides a general projection of funding sources for the estimated \$19.7 million of identified park improvements.

**Table 10
Potential Revenue Sources for Park Improvements**

	Revenue Source	Amount	% Share
1	Grants: Federal, State and Private Foundation	7,000,000	38%
2	Donations & In-Kind Contributions	1,750,000	9%
3	Local Option Levy and GO Bonds	2,000,000	6%
4	Other Sources including Land Donations	1,000,000	6%
5	Park Improvement SDC Fees	8,000,000	40%
	Totals – All Revenue Sources	19,750,000	100%

Park Improvement SDC Calculations:

Since these parks will meet a future need based on higher park standards than currently exist, the improvement fee is equal to the sum of the estimated costs of the projects divided by total future population. The result is a per capita park improvement fee of \$897. The improvement fee is based on a projected average household size of 2.74 persons per housing unit which results in an improvement fee of \$2,457.

**Table 11
Park Improvement SDC Fee**

Park Improvement Fee Calculations		
1	Parks Improvement Costs Allocated to Growth (2013 to 2034)	\$ 4,005,320
2	Future Population Growth for 20-year planning period (2013 to 2034)	4,466
3	Park Improvement Fee per capita (1 ÷ 2)	897
4	# of persons per household	2.74
	Park Improvement Fee per household (3 x 4)	\$2,457

PARK SYSTEM DEVELOPMENT CHARGE

The Park SDC is the sum of the reimbursement fee and the improvement fee. Based on the park SDC methodology included in this report, Stayton’s Park SDC may increase from the current \$2,305 to a maximum of \$2,623 per dwelling unit. The City Council may adopt an SDC fee that is lower than the maximum permitted by the SDC analysis.

**Table 12
Current and Proposed Park SDC Fees**

Type of SDC	2007 Park SDC	Maximum Park SDC Allowed	Proposed Park SDC	Change	
				\$	%
Parks Improvement Fee	2,305	2,457	2,457	152	
Parks Reimbursement Fee	-	166	166	166	
Total Park SDC	2,305	2,623	2,623	382	14%

Similar to its other SDCs, Stayton may adjust the Park SDC annually for inflation using the construction cost index published by McGraw Hill in the ENR magazine. A more detailed description of how the index will be applied is described in the City’s Water SDC update.

Appendix 1

City of Stayton Parks Improvements

Detailed List of Recommended Capital Improvements

Community Parks		Land Acquisition	2012 \$	SDC	SDC Eligible	% to
#	Description	(acres)	Estimated Cost	Elig?		Growth
A Golf Lane Park (Proposed)						
1	Land Acquisition (to serve existing residents)	9.00	280,355	No	-	
1	Land Acquisition (to serve new growth)	11.00	342,656	Y	342,656	
2	Baseball fields		215,657	Y	215,657	
3	Soccer fields		287,543	Y	287,543	
4	Open multi-use grass area		95,848	Y	95,848	
5	Children's Playground (tot & youth)		11,981	Y	11,981	
6	Restrooms		419,334	Y	419,334	
7	Picnic Areas w/ shelters (various sizes, 2		59,905	Y	59,905	
8	Group picnic areas		29,952	Y	29,952	
9	Trails/pathway systems		179,715	Y	179,715	
10	Outdoor basketball courts		71,886	Y	71,886	
11	Site amenities (picnic tables, benches, bike racks, drinking fountains, trash recepta		59,905	Y	59,905	
Subtotal			2,054,736		1,774,382	
A&E plus contingencies @ 25%			513,684		443,595	
Total Estimated Cost			2,568,420		2,217,977	
			SDC Share		1,091,299	49.2%
B Community Center Park (Existing)						
1	Land Acquisition (based on 2012 MC TMV Assessor Values)		-		-	
	320 W. Virginia	0.59	208,440	Y	208,440	
	282 W. Virginia	0.23	103,840	Y	103,840	
	246 W. Virginia	0.18	133,900	Y	133,900	
2	Modify slope around concrete tunnel & play area	1.00	23,962	No	-	
3	Provide ornamental lighting on footpaths		10,783	Y	10,783	
4	Resurface tennis courts		-	No	-	
5	Improve drainage at southeast corner of the open play area		2,396	No	-	
6	Modify & widen pathway throughout the park		40,000	No	-	
7	Install swings in play area		5,990	No	-	
8	Provide pre-school age equipment in play area		-	No	-	
9	Develop new "plaza" between library & community center		15,575	Y	15,575	
10	Site amenities (picnic tables, benches, bike racks, drinking fountains, trash recepta		50,000	Y	50,000	
Subtotal			594,887		522,538	
A&E plus contingencies @ 25%			148,722		130,635	
Total Estimated Cost			743,608		653,173	
			SDC Share		321,377	49.2%
C Community Center Complex (Existing)						
1	Land Acquisition	0.00	-	Y	-	
2	Community Center Refurbishing		300,000	Y	300,000	
3	Install commercial kitchen in community center		100,000	Y	100,000	
Subtotal			400,000		400,000	
A&E plus contingencies @ 25%			100,000		100,000	
Total Estimated Cost			500,000		500,000	
			SDC Share		246,012	49.2%
D Mehama Rd. Park (Proposed)						
1	Land Acquisition	20.00	1,150,173	Y	1,150,173	
2	Baseball fields		215,657	Y	215,657	
3	Soccer fields		287,543	Y	287,543	
4	Open multi-use grass area		95,848	Y	95,848	
5	Children's Playground (tot & youth)		11,981	Y	11,981	
6	Restrooms		200,000	Y	200,000	
7	Picnic Areas w/ shelters		-	Y	-	
8	Group picnic areas		179,715	Y	179,715	
9	Trails/pathway systems		179,715	Y	179,715	
10	Outdoor basketball courts		71,886	Y	71,886	
11	Site amenities (picnic tables, benches, bike racks, drinking fountains, trash recepta		59,905	Y	59,905	
12	General park development		1,102,249	Y	1,102,249	
Subtotal			3,554,672		3,554,672	
A&E plus contingencies @ 25%			888,668		888,668	
Total Estimated Cost			4,443,339		4,443,339	
			SDC Share		2,186,233	49.2%

Appendix 1

City of Stayton Parks Improvements Detailed List of Recommended Capital Improvements

Community Parks		Land	2012 \$	SDC	SDC Eligible	
#	Description	Acquisition (acres)	Estimated Cost	Elig?		% to Growth
E Skateboard Area						
1	Land Acquisition	1.50	89,857	Y	89,857	
2	Construct skate park w/ jumps and ramps		239,619	Y	239,619	
3	Construct small shelter building		29,952	Y	29,952	
4	Site amenities (picnic tables, benches, bike racks, drinking fountains, trash recepta		-	Y	-	
Subtotal			359,429		359,429	
A&E plus contingencies @ 25%			89,857		89,857	
Total Estimated Cost			449,286		449,286	
			SDC Share		221,060	49.2%
F Pioneer Park (Existing)						
1	Land acquisition	0.00	-	Y	-	
2	West entry and parking area		302,766	Y	60,553	20.0%
3	Play areas and restroom		823,467	Y	164,693	20.0%
4	Bandstand and lawn		300,553	Y	300,553	
5	Bridge area and ditch improvements		287,679	No	-	
6	East entry and parking area		283,151	Y	283,151	
7	Tree management		51,465	No	-	
8	Interpretive design and signage		56,612	Y	11,322	20.0%
			2,105,693		820,272	
Bainnson estimate: A&E plus contingencies @ 35%			736,993		287,095	
Total Estimated Cost			2,842,686		1,107,368	
			SDC Share		544,852	49.2%
Total - Community Parks		43.50	\$ 11,547,340		\$ 9,371,143	
			SDC Share		\$ 4,610,833	
Land acquisition proposed to serve existing residents		9.00				
Land acquisition proposed to serve new growth		34.50				

Appendix 2

City of Stayton Parks Improvements Detailed List of Recommended Capital Improvements

Mini Parks		Land Acquisition	2012 \$ Inflation Estimated Cost	SDC Elig?	SDC Eligible	% to Growth
#	Description	(acres)				
A Westtown Park (Existing)						
Note: Westtown Park is an existing neighborhood park. All recommended improvements are deemed to be minor upgrade and rehabilitation of an existing park facility. These are not eligible for SDC funding.						
1	Land Acquisition	0.00	-	No	-	
2	Plant trees at entrance to create a symmetrical entrance		5,990	No	-	
3	Install additional children's play equipment		-	No	-	
4	Provide park benches		-	No	-	
5	Provide bicycle rack		1,797	No	-	
6	Provide a shaded seating area adjacent to the children's play area		21,566	No	-	
7	Plant trees near basketball court		Delete	No	-	
8	Develop hard wall @ BBX court for tennis practice		Delete	No	-	
9	Pedestrian Lighting		15,000	No	-	
10	ADA Table		570	No	-	
			Subtotal		44,923	-
			A&E plus contingencies @ 25%		11,231	-
			Total Estimated Cost		56,154	-
				SDC Share	-	49.2%
B Fir Street Park (Proposed)						
Note: This is a proposed neighborhood park between 1st & 5th Avenue north of Washington St. There are nearby accessible school playgrounds and open space areas, including Regis/Little League ballfields and the Stayton Elementary School playground. Staff recommends this proposed park acquisition be deleted from the Parks Master Plan, since is not likely the City will acquire land in this neighborhood. Therefore, these costs have been deleted from the SDC calculation.						
1	Land Acquisition	1.50	404,358	No	-	
			Subtotal		404,358	-
			A&E plus contingencies @ 25%		101,089	-
			Total Estimated Cost		505,447	-
				SDC Share	-	49.2%
C Northslope Park (Existing)						
Note: Northslope Park is an existing neighborhood park. The recommended improvements to the existing park are a rehabilitation of an existing park facility. Therefore, these are not eligible for SDC funding.						
1	Land Acquisition	0.00	-	No	-	
2	Expand and/or replace children's play equipment		-	No	-	
3	Improve plantings on south border		4,792	No	-	
4	Plant wildflower area on east border		240	No	-	
5	Design and install fencing between park and residential properties		11,981	No	-	
6	Add more trees and grass		5,990	No	-	
7	Re-grade field to create a more nearly level play field for children		Delete	No	-	
8	Provide two additional picnic tables and/or benches		2,396	No	-	
9	Provide nighttime lighting to include the western half of the park		10,783	No	-	
			Subtotal		36,183	-
			A&E plus contingencies @ 25%		9,046	-
			Total Estimated Cost		45,228	-
				SDC Share	-	49.2%
D Northslope Park (Proposed)						
Note: Northslope Park is an existing neighborhood park. The listed improvements are recommended for installation in an expanded Northslope Park. These additional improvements are SDC eligible.						
1	Acquire additional land for driveway and parking lot	1.00	20,368	Y	20,367.6	
2	Provide new access to park site		10,783	Y	10,782.9	
3	Develop on-street parking along new street frontage		7,189	Y	7,188.6	
4	Construct Driveway (ft)		Delete	Y	Delete	
5	Add playground equipment in expanded park		50,000	Y	50,000.0	
6	Develop interior pathways through the site		11,981	Y	11,981.0	
7	Design and install fencing between park and residential properties		11,981	Y	11,981.0	
8	Develop paths for playground access		1,797	Y	1,797.1	
9	Install a concrete animal play structure for the grassy areas		11,981	Y	11,981.0	
10			-	Y	-	
11			-	Y	-	
					126,079	126,079.2
			A&E plus contingencies @ 25%		31,520	31,519.8
			Total Estimated Cost		157,599	157,598.9
				SDC Share	77,543	49.2%
Total - Mini-Parks		2.50	\$ 764,428		\$ 157,599	
					SDC Share \$ 77,543	
Land acquisition proposed to serve existing residents		0.00				
Land acquisition proposed to serve new growth		2.50				

Appendix 3
City of Stayton Parks Improvements
Detailed List of Recommended Capital Improvements

Linear Parks		Land Acquisition (acres)	2012 \$ Inflation Estimated Cost	SDC Elig?	SDC Eligible	% to Growth
A	Stayton Ditch Park (includes Main Canal to Jetters Way)					
1	Land Acquisition	14	436,107	No	-	
2	Develop pathway and trail systems		47,924	No	-	
3	Provide seating areas		9,585	No	-	
4	Develop trailhead facilities		179,715	No	-	
	Subtotal		673,331		-	
	A&E plus contingencies @ 25%		168,333		-	
			841,663		-	
			SDC Share		-	49.2%
B	Salem Ditch Park (RR tracks north to Mill Creek, 75' wide - 15 acres)					
1	Land Acquisition	15	750,000	No	-	
2	Develop pathway and trail systems		47,924	No	-	
3	Provide seating areas		4,792	No	-	
4	Develop trailhead facilities		179,715	No	-	
	Subtotal		982,431		-	
	A&E plus contingencies @ 25%		245,608		-	
	Total Estimated Cost		1,228,039		-	
			SDC Share		-	49.2%
C	Lucas Ditch Park (east of Sunrise Drive to Fern Ridge Rd., 4 acres)					
1	Land Acquisition	4	-	Y	-	
2	Develop pathway and trail systems		41,933	Y	41,933	
3	Provide seating areas		4,792	Y	4,792	
4	Develop trailhead facilities		179,715	Y	179,715	
	Subtotal		226,440		226,440	
	A&E plus contingencies @ 25%		56,610		56,610	
	Total Estimated Cost		283,050		283,050	
			SDC Share		139,268	49.2%
D	Santiam Highway ROW (east of Fern Ridge Rd. to Old Mehama Rd., 50' wide = 9 acre:					
D	Golf Lane to Mill Creek Pump Station (=4 acres)					
1	Land Acquisition	13	809,914	Y	809,914	
2	Plant trees at entrance to create a symmetrical entrance		431,315	Y	431,315	
3	Install additional children's play equipment		71,886	Y	71,886	
	Subtotal		1,313,114		1,313,114	
	A&E plus contingencies @ 25%		328,279		328,279	
	Total Estimated Cost		1,641,393		1,641,393	
			SDC Share		807,606	49.2%
	Total - Linear Parks	46	\$ 3,994,145		\$ 1,924,443	
			SDC Share		\$ 946,874	49.2%
	Land acquisition proposed to serve existing residents	29.00				
	Land acquisition proposed to serve new growth	17.00				

Appendix 4

City of Stayton Parks Improvements Detailed List of Recommended Capital Improvements

Neighborhood Parks		Land Acquisition (acres)	2012 \$ Inflation Estimated Cost	SDC Elig?	SDC Eligible	% to Growth
A Quail Run Park (Existing)						
Note: Quail Run Park is an existing neighborhood park. Most of the listed improvements are considered to be for maintenance/rehabilitation of the existing park serving current residents. The proposed picnic shelters will benefit the community and therefore deemed SDC eligible.						
1	Land Acquisition	0.00	-	No	-	
2	Install flower planters where neighbors will plant and care for		4,792	No	-	
3	Install volleyball courts		Delete	No	-	
4	Plant rose garden		8,387	No	-	
5	Develop plan for covered picnic areas		2,995	Y	2,995	
6	Develop horseshoe pits		-	No	-	
7	Build and install one shelter building with utilities		35,943	Y	35,943	
8	Install electrical outlets near picnic areas		5,990	No	-	
Subtotal			58,108		38,938	
A&E plus contingencies @ 25%			14,527		9,735	
Total Estimated Cost			72,635		48,673	
					SDC Share	23,948 49.2%
B Ida Street Park (Proposed)						
Note: The Master Parks Plan proposes a new neighborhood park on Ida St. This proposed park is intended to correct a deficiency by providing a neighborhood park within walking distance of existing residential areas, but will provide a small benefit to future residents/growth. The park is SDC eligible for a small percentage (20%).						
1	Land Acquisition	7.00	578,681	No	-	
2	Multi-use grass area with a bckstop and portable goal		35,943	No	-	
3	Children's playground (tot lot and youth)		11,981	No	-	
4	Multi-use paved court for basketball, volleyball, etc.		71,886	No	-	
5	Picnic shelter building		29,952	No	-	
6	Paved internal pathway system		53,914	No	-	
Subtotal			782,357		-	
A&E plus contingencies @ 25%			195,589		-	
Total Estimated Cost			977,947		-	
					SDC Share	- 49.2%
C Neitling Property (Existing)						
Neitling Park was listed separately in the 2004 SDC List. The site is combined with Pioneer Park. See Community Parks-Pioneer Park						
D Pine Street Park (proposed)						
1	Land Acquisition (needed for current residents)	2.00	76,678	No	-	
1	Land Acquisition (needed for future residents)	3.00	115,017	Y	115,017.3	
2	Multi-use grass area with a backstop and portable goal		35,943	Y	35,942.9	
3	Children's playground (tot lot and youth)		11,981	Y	11,981.0	
4	Multi-use paved court for basketball, volleyball, etc.		71,886	Y	71,885.8	
5	Picnic shelter building		29,952	Y	29,952.4	
6	Paved internal pathway system		53,914	Y	53,914.4	
			395,372		318,693.8	
A&E plus contingencies @ 25%			98,843		79,673.5	
Total Estimated Cost			494,215		398,367.3	
					SDC Share	196,007 49.2%
Total - Neighborhood Parks		12.00	\$ 1,544,796		\$ 447,040	
					SDC Share	\$ 219,955 49.2%
Land acquisition proposed to serve existing residents		9.00				
Land acquisition proposed to serve new growth		3.00				

Appendix 5
City of Stayton Parks Improvements
Detailed List of Recommended Capital Improvements

Open Space		Land Acquired	Land	2012 \$			% to
#	Description	2001 to 2013 (acres)	Acquisition (acres)	Inflation Estimated Cost	SDC Elig?	SDC Eligible	Growth
A	Mill Creek Greenway (Proposed)						
1	Land Acquisition		16	\$ 335,467	Y	\$ 335,467	
2	Develop master plan			\$ -	Y	\$ -	
	Subtotal			\$ 335,467		\$ 335,467	
	A&E plus contingencies @ 25%			\$ 83,867		\$ 83,867	
	Total Estimated Cost			\$ 419,334		\$ 419,334	
						SDC Share 206,323	49.2%
B	Wilderness Park (Existing)						
1	Land Acquisition		0	\$ -	Y	\$ -	
2	Bridge to Riverfront Park			\$ 160,000	Y	\$ 160,000	
3	Trail			\$ 10,000	Y	\$ 10,000	
4	Log Benches			Installed	Y	Installed	
	Subtotal			\$ 170,000		\$ 170,000	
	A&E plus contingencies @ 25%			\$ 42,500		\$ 42,500	
	Total Estimated Cost			\$ 212,500		\$ 212,500	
						SDC Share 104,555	49.2%
C	N. Santiam River Greenway (west of 1st Avenue on the north side of the river - 1st Ave to WWTF site, 200' wide -25 acres)						
C	N. Santiam River Greenway (east of 1st Avenue on the north side of the river, Wilderness Park to east end of UGB, 100' wide, 15-acres)						
1	Land Acquisition		40	\$ 700,000	Y	\$ 700,000	
2	Site Amenities			\$ 50,000	Y	\$ 50,000	
	Subtotal			\$ 750,000		\$ 750,000	
	A&E plus contingencies @ 25%			\$ 187,500		\$ 187,500	
	Total Estimated Cost			\$ 937,500		\$ 937,500	
						SDC Share 461,273	49.2%
D	Riverfront Park						
1	Land acquisition	51	0	\$ -	Y	\$ -	
2	Management Plan			\$ 47,924	Y	\$ 47,924	
3	Site Amenities/Park Development per Mgt Plan			\$ 250,000	Y	\$ 250,000	
	Subtotal			\$ 297,924		\$ 297,924	
	A&E plus contingencies @ 25%			\$ 74,481		\$ 74,481	
	Total Estimated Cost			\$ 372,405		\$ 372,405	
						SDC Share 183,232	49.2%
	Total - Open Space	51.00	56.00	\$ 1,941,739		\$ 1,941,739	
						SDC Share \$ 955,383	49.2%
	Land acquisition proposed to serve existing residents		0.00				
	Land acquisition proposed to serve new growth		56.00				

Appendix 6
Current and Future Park Land Needs

Areas	(1)	(2)	(3)	(4)	(5)	(6)	(7)	Park Master Plan Recommendations	
	Existing Parks Total Acres 2013	Current Demand Total Acres 2013	Existing Deficit 2013	20 Year Demand Total Acres 2034	20 Year Acres to Acquire 2034	UGB Demand Total Acres 2047	UGB Buildout Acres to Acquire 2047	(8) Park Master Plan Acres to be Acquired to serve existing residents	(9) Park Master Plan Acres to be Acquired to serve future growth
Parks and Areas									
Mini-Parks	3.29	2.23	surplus	3.52	0.23	4.39	1.10	0.00	2.50
Neighborhood Parks	4.29	13.37	9.08	21.14	16.85	26.32	22.03	9.00	3.00
Community Parks	17.11	26.51	9.40	41.92	24.81	52.19	35.08	9.00	34.50
Linear Parks	0.38	60.56	60.18	95.75	95.37	119.21	118.83	29.00	17.00
Open Space Areas	149.46	117.27	surplus	185.43	35.97	230.86	81.40	0.00	56.00
Totals	174.53	219.94	45.41	347.78	173.25	432.98	258.45	47.00	113.00
				Net acres needed	Net acres needed				

