

A RESOLUTION ESTABLISHING A SYSTEMS DEVELOPMENT CHARGE FOR PARKS DEVELOPMENT.

WHEREAS, the City of Stayton Systems Development Charge Ordinance, Ordinance No. 691, provides for the setting of systems development charges upon completion of an analysis of projected capital improvements to be constructed and adoption of a methodology explaining how the systems development charges are calculated; and

WHEREAS, Stayton City Code Section 13.12.220, enacted by Ordinance No. 691, specifies that such charges shall be set by separate resolution of the Stayton City Council;

NOW, THEREFORE, THE STAYTON CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

SECTION 1. IMPOSITION OF SYSTEMS DEVELOPMENT CHARGES

This resolution shall establish the methodology and be the basis for imposing a systems development charge (SDC) on those activities which create demand for capital improvements for parks and recreation, including but not limited to mini-neighborhood parks, neighborhood parks, community parks, public open spaces and trail systems, buildings, courts, fields, and other like facilities.

SECTION 2. IMPROVEMENT FEE

The systems development charge imposed by this resolution is an improvement fee.

SECTION 3. METHODOLOGY

The Stayton City Council hereby adopts the following methodology as the basis for the systems development charge imposed by this resolution and authorized by Ordinance No. 691.

- a. The adopted "City of Stayton Parks Master Plan (1 June 1992); and the "Stayton Comprehensive Plan," (acknowledged April 25, 1991), shall be considered the primary source documents upon which the charges imposed under this resolution are promulgated and constitute the improvement plan described in Stayton City Code, Section 13.12.230 of the systems development ordinance.
- b. The Stayton Comprehensive Plan ("Public Facility Policies", page 50) establishes standards and guidelines for the development and use of the recreational facilities in the city. Exhibit A, attached and by this reference made a part of this resolution, lists the projected park and recreation needs required to meet the demands of new growth in the City of Stayton.
- c. The estimated cost of future parks capital improvements benefitting the City of Stayton is estimated to be \$2,120,075 in 1998 dollars and excluding all land.
- d. The city estimates that future demands will be placed on the system solely by residential users.
- e. The Stayton Comprehensive Plan, Table LU-6, forecasts the city will have 4,600 dwelling units at buildout in the urban growth boundary (UGB) at an average density of 2.5 persons per dwelling unit. At present 2,516 dwelling units exist inside the UGB. An additional 2,084 dwelling units will be built.

- f. Addendum A shows parks by type, the standards for parks by type (expressed either as acres per population or number of facilities by population). Only that portion of new parks that will meet the park needs of future dwelling units is included in the determination of the park SDC. The deficit will have to be paid from revenue sources other than SDCs, and this deficit amount is excluded from the calculation of the parks SDC. Also, the number of fields and courts exceeds the standard, but only the actual number of additional fields and courts is included in the SDC. At this time the city is not developing a reimbursement fee for this excess capacity that will be used by future dwellings.
- g. Based on these data, the parks SDC will be \$1,017 per dwelling unit, \$2,120,075 divided by 2,084 dwelling units.

SECTION 4. FEE

The parks SDC collected in accordance with Section 13.12, "Systems Development Charge," shall be \$1,017 per residential dwelling unit.

SECTION 5. REVENUE AND EXPENDITURES

- a. All funds derived from these charges shall be credited to the park systems development fees account of the Systems Development Fund.
- b. All expenditures from this fund will be in accordance with the system development charge ordinance and will be expended for parks system capital improvements to meet the demands for future growth of the City of Stayton.

SECTION 6. This resolution supercedes Resolution 555 which is hereby repealed.

SECTION 7. EFFECTIVE DATE

This resolution shall be in full force and effect on July 1, 1998.

SECTION 9. REVIEW

This resolution shall be reviewed on or before June 1, 1999.

BE IT FURTHER RESOLVED that effective on December 31, 1997 and on every January 1 of every succeeding year starting with the year 2000, these Park Systems Development Charges will be increased by the rate of inflation for Construction as reported in the *Engineering News Record*, published by the McGraw-Hill Companies, as the Construction Cost Index (1967=1) for the period November of the preceding year to October of the current year.

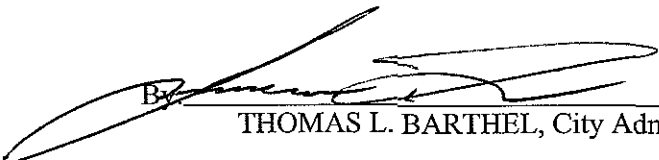
PASSED BY THE STAYTON CITY COUNCIL this 15<sup>th</sup> day of June, 1998.

Date: 6-19-98

By:   
DAPHNE E. GIROD, Mayor

ATTEST

Date: 6-19-98

By:   
THOMAS L. BARTHEL, City Administrator

# ADDENDUM A

## / Inventory of Facilities /

FACILITY	Standard	Future	Current	Current Surplus (Deficit)	Need for New Development	Net Need for New Development	Cost per Facility	Cost of Net Need for New Development
Neighborhood Parks	2.5 acres per 1,000	28.75	3.8	-11.93	13	13	\$60,934	\$793,665
Community Parks	2.5 acres per 1,000	28.75	14.81	-0.91	13	13	\$60,934	\$793,665
Community Center	625 sq ft per 1,000	7500	5000	898	3398	2,500	\$80	\$200,000
Swimming Pool	1 covered pool & 1 learning pool per 11,500	1 covered 1 learning	1 covered	NA	1 learning	1 learning	\$250,000	\$250,000
Little League Baseball	1 field per 1,500	8	6	2	3	2	\$16,650	\$27,750
Adult Softball	1 field per 3,000	4	1	-1	2	2	\$16,650	\$28,916
Tennis Courts	1 court per 2,000	6	5	2	3	1	\$29,950	\$12,488
Skateboard Area	1 acre per 11,500	1	0	-1	0	.45	\$30,000	\$13,591
Total Cost Applicable to New Development								\$2,120,075

Note: Costs do not include land acquisition

Calculation of Park Systems Development Charge Improvement Fee		
	Population	Dwellings
Current	6,290	2,516
Growth	5,210	2,084
Total Future	11,500	4,600
Park Costs Allocated to Growth		\$2,120,075
SDC per Dwelling		\$1,017

# ADDENDUM B

## Per Acre Cost for Park Development

1. Clearing	\$1,776.00
2. Irrigation Systems	\$3,885.00
3. Topsoil	\$5,328.00
4. Finish Grading	\$888.00
5. Turf Seed	\$555.00
6. Turf Sod	\$5,550.00
7. Playground Curbs	\$1,481.00
8. Playground Surface	\$2,620.00
9. Play Structures (toys)	\$16,650.00
10. Walkways	\$3,330.00
11. Basketball Pad & Equipment	\$3,885.00
12. Landscaping	\$3,885.00
13. Picnic Tables, Benches	\$2,220.00
14. Fountain & Trash Cans	\$2,498.00
15. Fencing	\$4,163.00
16. Lighting	<u>\$2,220.00</u>
<b>Total</b>	<b>\$60,934.00</b>