

RESOLUTION NO. 786

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

WHEREAS, the City of Stayton Systems Development Charge (SDC) Code (Stayton Municipal Code (SMC) Chapter 13.12), provides for the establishing of SDCs upon completion of an analysis of projected capital improvements to be constructed and 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 recently adopted a new updated Parks and Recreation Master Plan which included updated capital improvement plans which affect SDCs;

WHEREAS, it is appropriate and timely that the SDCs previously established be amended consistent with the updated Master Plan;

WHEREAS, the City of Stayton retained the consulting firm Economic and Financial Analysis (EFA) to update the SDC for Parks;

WHEREAS, EFA issued its report *Park System Development Charge Update*, dated March 29, 2007, with a methodology and schedule of SDCs; 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 Water, Wastewater, Parks, and Transportation.

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 Economic and Financial Analysis (EFA) 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 park improvement fee of \$853.75 based on a residential occupancy average of 2.70 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:

\$2,305 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 on or before December 1 and the rates amended as appropriate. 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 Construction Cost Index (1967 =1) for the period November of the preceding year through October of the current year.

ADOPTED BY THE STAYTON CITY COUNCIL this 2nd day of April, 2007.

Signed: April 12, 2007.

CITY OF STAYTON

By: Virginia L. Honeywell
Virginia L. Honeywell, Mayor

Signed: 4/12, 2007.

Attest: Chris Childs
Chris Childs, City Administrator

APPROVED AS TO FORM:

David A. Rhoten
David A. Rhoten, City Attorney

City of Stayton

PARK SYSTEM DEVELOPMENT CHARGE UPDATE



ECONOMIC & FINANCIAL ANALYSIS

City of Stayton
PARK SYSTEM DEVELOPMENT CHARGE UPDATE
29 March 2007

Prepared by:

ECONOMIC & FINANCIAL ANALYSIS

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SUMMARY

The City of Stayton completed its *Parks and Recreation Master Plan* in December 2002.¹ The Plan itself did not include a comprehensive costing of planned capital improvements. In 2006, the City retained Keller & Associates, Inc., a consulting engineering firm, to re-evaluate the cost data in the 2002 Plan. Keller & Associates estimated the costs of construction and land acquisition in 2007 dollars for each of the planned improvements. Appendix A contains their work which is used in the body of this report to update the park SDC.

The City applies the park SDC only to residential development and has a single fee per housing unit. Table 1 compares the current and proposed SDC. It is composed of only an improvement fee.

Table 1 Current and Proposed Park SDC

Current	Proposed	Change	
		\$	%
\$1,062	\$2,305	\$1,243	117%

¹ City of Stayton, *Park and Recreation Master Plan*, prepared by MIG Inc. and adopted by the City Council March, 2005.

METHODOLOGY PARK SDC

Similar to Stayton's other SDC updates, the park SDC update also is designed to meet the requirements of the State of Oregon statutes. Please consult the Water SDC Update report for a description of the statutes and general methodology.

Stayton plans to increase the number of park acres per 1,000 people, from 18.25 acres per 1,000 people in year 2005 to 28.62 acres/1,000 people, including linear parks. Table 2 shows the current and proposed standards and Table 3 shows the year 2000 and projected year 2020 population. Population is forecast to increase 50.7 percent by 2020. Table 4 shows the current and future number of acres of parks by type of park. The current park standard equals the actual number of parks that exist today divided by the year 2000 population in thousands. For example, 9 acres of neighborhood parks currently exist divided by 6,816 people equals 1.32 acres per 1,000 people.

Table 3 However, the proposed standard is 1.74 acres per 1,000 people, so the total acres needed is 11.86 acres, a deficit of 2.86 acres of neighborhood parks. The largest deficit of parks by type is linear parks. The City currently does not have any linear parks, but it plans to build 7.88 acres of linear parks per 1,000 people for a deficit of 53.71 acres. Only for Open Space parks does a surplus of acres exist. The 1.99 acre surplus is deducted from the acres of park needed for growth. In sum for all park types, the current park system has a deficit of 70.63 acres of parks. The City will have to use non-SDC sources of revenue to pay for this deficit. The majority of these deficit acres are in linear parks that may be acquired as part of other projects that may be acquired at no cost to the City.

Table 2 Current and Future Park Standards and Acres

Areas	Units	Park Standards		% Change
		Current Acres / 1,000 pop.	Proposed Acres / 1,000 pop.	
Parks & Areas				
Mini-Parks	Acres	0.26	0.29	12%
Neighborhood Parks	Acres	1.32	1.74	32%
Community Parks [^]	Acres	1.12	3.45	208%
Linear Parks	Acres	-	7.88	New
Open Space Areas	Acres	15.55	15.26	-2%
Totals		18.25	28.62	57%

Source: Park and Recreation Master Plan, City of Stayton, prepared by MIG, Inc. (December 2002), page 4-4 excluding Special Use Areas.

[^] The Master Plan shows 1.13 acres/1,000 people; however, based on the 2000 census the ratio is 1.12 acres/1000 people.

Table 3 Current and Forecast Population

	2000	Growth	2020
Population	6,816	7,011	13,827
% of 2020 Population	49.3%	50.7%	100%

Source: Ibid, page 1.8.

In addition to the number of acres of park land currently in deficit for today's population, the City's population is expected to grow 50.7 percent by the year 2020; an additional 7,011 people. These new residents will need new parks. At 28.62 acres per 1,000 people these new residents will need an additional 200.66 acres of parks (28.62 acres/1,000 x 7,011/1,000). The parks improvement fee of the system development charge is based on these 200.66 acres.

Table 4 Allocation of Park Acres by Type and to Growth

	Park Standards		Existing Park Acres		Acres for Growth		Total 2020 (3)+(4)+(6)*
	Current (1)	Proposed (2)	Existing (3)	Deficit (Surplus) (4)	Needed (5)	Net of Surplus (6)	
Parks & Areas							
Mini	0.26	0.29	1.80	0.18	2.03	2.03	4.01
Neighborhood	1.32	1.74	9.00	2.86	12.20	12.20	24.06
Community	1.12	3.45	7.65	15.87	24.19	24.19	47.71
Linear	-	7.88	-	53.71	55.25	55.25	108.96
Open Space	15.55	15.26	106.00	(1.99)	106.99	105.00	209.01
Totals	18.25	28.62	124.45	70.63	200.66	198.67	393.75
Total All Parks			124.45	70.63		198.67	393.75
			31.6%	17.9%		50.5%	

*The number of acres in the list of capital improvements sums to only 345.25 acres (see Appendix) and it is this number of acres that is used to generate the improvement fee.

IMPROVEMENT FEE

The City's Parks and Recreation Master Plan designed a parks plan to accommodate a population of 13,827 by the year 2020. Table 5 shows the list of capital improvements by park name and by type, and the allocation of capital improvements to growth. The Wilderness Park is owned by the Santiam Water Control District and leases it to the City. Any improvements to this park will be paid from non-city sources and has been excluded from the calculation of the improvement fee. Also, the North Santiam River Greenway likely will be funded from non-park sources of revenue, and has also been excluded from the improvement fee calculations.

All of the remaining parks will benefit future users. Future users will account for 50.7 percent of the 2020 population, therefore, 50.7 percent of the cost is allocated to growth—\$8,901,184 of the \$17,576,563 total cost of future capital improvements is used to calculate the improvement fee.

Table 5 Summary of Park Capital Improvements and Costs

	Type	Direct Cost	A&E. Contingency	Total Cost
Golf Lane Park (proposed)	Community	\$1,715,000	\$428,750	\$2,143,750
Community Center Complex (existing)	Community	\$154,000	\$38,500	\$192,500
Mehama Road Park (proposed)	Community	\$2,800,000	\$700,000	\$3,500,000
Skateboard Area	Community	\$225,000	\$56,250	\$281,250
Stayton Ditch Park (proposed)	Linear	\$2,390,000	\$597,500	\$2,987,500
Salem Ditch Park (proposed)	Linear	\$2,851,800	\$712,950	\$3,564,750
Lucas Ditch Park (proposed)	Linear	\$211,500	\$52,875	\$264,375
Santiam Highway ROW (proposed)	Linear	\$1,564,000	\$391,000	\$1,955,000
Westtown Park (existing)	Mini	\$41,000	\$10,250	\$51,250
Fir Street Park (proposed)	Mini	\$337,500	\$84,375	\$421,875
Northslope Park (existing)	Mini	\$106,400	\$26,600	\$133,000
Northslope Park (proposed)	Mini	\$33,200	\$8,300	\$41,500
Quail Run Park (existing)	Neighborhood	\$58,500	\$14,625	\$73,125
Ida Street Park (proposed)	Neighborhood	\$653,000	\$163,250	\$816,250
Santiam Park (undeveloped)	Neighborhood	\$118,350	\$29,588	\$147,938
Neitling Property: (existing)	Neighborhood	\$320,000	\$80,000	\$400,000
Pioneer Park: (existing)	Neighborhood	\$102,500	\$25,625	\$128,125
Pine Street Park (proposed)	Neighborhood	\$330,000	\$82,500	\$412,500
Mill Creek Greenway (proposed)	Open Space	\$17,500	\$4,375	\$21,875
Wilderness Park (existing)	Open Space	\$0	\$0	\$0
N. Santiam River Greenway	Open Space	\$0	\$0	\$0
Santiam River Island	Open Space	\$40,000	\$0	\$40,000
Total Cost		\$14,069,250	\$3,507,313	\$17,576,563

Source: See Appendix.

The City has historically received grants, bequests of land, and federal or state grants for some of its park acquisition and development projects. Using history as a guide,² the City expects to obtain grants for \$2,000,000 and donations of \$1,750,000. The City expects to continue receiving grants and donations in the future; therefore, we reduced the amount of the cash the City needs these dollar amounts, or about 21 percent. Also, the City expects voters at some future date will approve a \$2,000,000 general obligation bond to pay for some of the planned capital improvements. This amount is also deducted from the total costs needed to fund the parks improvements and the amount needed from the improvement fee.

Table 6 shows the deductions of grants, bequests, and bond proceeds from the total cost of all park projects and the proportion deducted from parks needed for growth. Of the \$8.9 million of new parks needed for growth, nearly \$3 million is assumed to come from grants, bequests, and bonds. The net of total costs and these deductions, \$5.986 million is used to determine the park improvement fee.

² Of the \$2.73 million invested by the City in parks over the past several years, the City received \$80,000 in grants and \$115,400 in cash donations.

Table 6 Park SDC, Improvement Fee

	Total	Growth	% of Total
Total cost	\$17,576,563	8,901,184	50.7%
Less:			
Grants	(\$2,000,000)	(1,014,103)	50.7%
Donations	(\$1,750,000)	(887,340)	50.7%
General Obligation Bond	(2,000,000)	(1,014,103)	50.7%
Net cost basis for park SDC	\$11,826,563	\$5,985,638	
Population Growth		7,011	
SDC per capita		\$853.75	
Persons per household		2.70	
SDC per Housing Unit		<u>\$2,305</u>	

The result is a per capita park improvement fee of \$853.75. The improvement fee is based only on residential developments at 2.70 persons per housing unit which results in an improvement fee of \$2,305—i.e., 2.70 persons per household x \$853.75.

PARK SYSTEM DEVELOPMENT CHARGE

Since reimbursement fee is zero, the total park system development charge is the improvement fee. The resulting park SDC will increase from the current \$1,062 to \$2,305.

Similar to its other SDCs, Stayton will 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 2006 water SDC update. The ENR CCI the construction costs in this report correspond to the March 2007 index at 7856.

APPENDIX

	Cost	Contingency	Total Cost	Acres
Westown Park (existing)				
Plant trees at the entrance to create a symmetrical entrance	\$5,000			
Install additional children's play equipment	INSTALLED			
Provide park benches (2)	\$2,000			
Provide bicycle rack (1)	\$1,500			
Provide a shaded seating area adjacent to the children's play area	\$18,000			
Plant trees near basketball court	\$7,500			
Develop hard wall along basketball court for tennis and racquetball practice	\$7,000			
<i>Total with 25% contingency</i>	\$41,000	\$10,250	\$51,250	0.84
Fir Street Park (proposed)				
Acquisition 1.5 ac. @\$225000/ ac	\$337,500			
<i>Total with 25% contingency</i>	\$337,500	\$84,375	\$421,875	1.00
Quail Run Park (existing)				
Install flower planters where neighbors will plant and care for flowers	\$4,000			
Install volleyball court	\$10,000			
Plant rose garden	\$7,000			
Develop plan for covered picnic areas	\$2,500			
Develop horseshoe pits	INSTALLED			
Build and install two gazebos one shelter building with utilities	\$30,000			
Install electrical outlets near picnic areas	\$5,000			
<i>Total with 25% contingency</i>	\$58,500	\$14,625.00	\$73,125.00	2.00
Ida Street Park (proposed)				
Multi-use grass area with a backstop and portable goal	\$30,000			
Children's playground (tot lot and youth)	\$10,000			
Multi-use paved court for basketball, volleyball, etc.	\$60,000			
Picnic area with shelter building	\$25,000			
Paved internal pathway system	\$45,000			
Acquisition 7.0 ac. @ \$69000/ ac	\$483,000			
<i>Total with 25% contingency</i>	\$653,000	\$163,250	\$816,250	7.00
Santiam Park (undeveloped)				
Install children's playground	INSTALLED			
Build picnic shelter	\$25,000			
Develop plaza (3,900 SF at \$5 SF)	\$19,500			
Build interior pathway system (975 LF)	INSTALLED			
Provide grading and seeding (2 acres)	INSTALLED			
Provide irrigation	INSTALLED			
Plant 20 trees at \$500/each	INSTALLED			
Build retaining walls (90 LF), 5' total height at \$300 LF	\$27,000			
Build retaining walls (140 LF), 30" high at \$130 LF	\$18,200			
Miscellaneous (plus 15%)	\$28,650			

	Cost	Contingency	Total Cost	Acres
<i>Total with 25% contingency</i>	\$118,350	\$29,588	\$147,938	1.90
Neitling Property: (part of Pioneer Park existing)				
Provide picnic tables (4-6)	\$5,000			
Construct a gazebo at the Neitling Property with utilities	\$25,000			
Complete perimeter landscaping on the 7th Ave frontage of the Neitling Tract	\$270,000			
Plant Douglas Fir trees in south portion of the Neitling Tract	\$18,000			
Provide benches (four)	\$2,000			
<i>Total with 25% contingency</i>	\$320,000	\$80,000	\$400,000	
Pioneer Park: (existing)				
Add BBQ sites to the picnic shelter	\$4,000			
Smooth and regrade turf areas	\$2,000			
Add unpaved pathways	\$5,000			
Additional shelter building (utilities)	\$30,000			
Conduct age and health analysis of trees	\$500			
Begin tree replacement program	\$1,000			
Build footpath along south boundary	\$10,000			
Picnic tables (4-6) located on concrete pads	\$5,000			
Reconstruct basketball slab	\$40,000			
Repair steps to old swimming platform	\$5,000			
<i>Total with 25% contingency</i>	\$102,500	\$25,625	\$128,125	7.00
Pine Street Park (proposed)				
Acquisition 5.0 ac. @ \$32000/ ac	\$160,000			
Multi-use grass area with a backstop and portable goal	\$30,000			
Children's playground (tot lot and youth equipment)	\$10,000			
multi-use paved court for basketball, volleyball, etc	\$60,000			
Picnic area with shelter building	\$25,000			
Paved internal pathway system	\$45,000			
<i>Total with 25% contingency</i>	\$330,000	\$82,500	\$412,500	5.00
Northslope Park (existing)				
Provide new access to park site, eliminating the need to enter through the adjacent church parking lot	\$9,000			
Provide on-street signage directing park users from Fern Ridge Road	\$700			
Expand and/or replace the children's play equipment	INSTALLED			
Develop interior pathways through the site	\$10,000			
Improve plantings on south border	\$4,000			
Plant wildflower area on east border	\$200			
Design and install fencing between park and residential properties as needed	\$10,000			
Develop paths for playground access	\$1,500			
Add more trees and grass	\$5,000			
Re-grade field to create a more nearly level play field for children	\$5,000			
Install a small children's concrete animal play structure for the grassy areas	\$10,000			

	Cost	Contingency	Total Cost	Acres
Provide two additional picnic tables	\$2,000			
Sidewalks should be pulled in from curb to separate pedestrians from street	\$40,000			
Provide nighttime lighting to include the western half of the park	\$9,000			
<i>Total with 25% contingency</i>	\$106,400	\$26,600	\$133,000	0.96
Northslope Park (proposed)				
Acquire additional land for driveway and parking lot (1.0 ac. @ \$17000/ac)	\$17,000			
Develop 10 parking sites @ \$600/site	\$6,000			
Construct driveway (340') @ \$30/ft.	\$10,200			
<i>Total with 25% contingency</i>	\$33,200	\$8,300	\$41,500	1.00
Golf Lane Park (proposed)				
Acquisition 20.0 ac. @ \$26000/ ac	\$520,000			
Baseball fields	\$180,000			
Soccer fields	\$240,000			
Open multi-use grass area	\$80,000			
Children's playground (tot and youth)	\$10,000			
Restrooms	\$350,000			
Picnic areas with shelters (various sizes), (assumed 2 x \$25,000)	\$50,000			
Group picnic facilities	\$25,000			
Trails/pathway systems	\$150,000			
Outdoor basketball courts	\$60,000			
Site amenities (picnic tables, benches, bike rack, drinking fountains, trash receptacles, etc.)	\$50,000			
<i>Total with 25% contingency</i>	\$1,715,000	\$428,750	\$2,143,750	20.00
Community Center Complex (existing)				
Modify slope around the existing concrete tunnel near the play area	\$20,000			
Install larger commercial kitchen in the community center	\$60,000			
Provide ornamental lighting on footpaths	\$9,000			
Resurface tennis courts	\$40,000			
Improve drainage at southeast corner of the open play field	\$2,000			
Modify path and slope adjacent to Salem Ditch west of the library	\$5,000			
Install swings in play area	\$5,000			
Provide pre-school age equipment in play area	INSTALLED			
Develop new "plaza" proposed between library and community center	\$13,000			
<i>Total with 25% contingency</i>	\$154,000	\$38,500	\$192,500	7.65
Mehama Road Park (proposed)				
Acquisition 20.0 ac. @\$48,000/ ac	\$960,000			
Baseball fields	\$180,000			
Soccer Fields	\$240,000			
Open multi-use grass area	\$80,000			
Children's playground (tot and youth)	\$10,000			
Group picnic facilities (6 @ \$25,000 ea)	\$150,000			

	Cost	Contingency	Total Cost	Acres
Trails/pathway systems	\$150,000			
Outdoor basketball courts	\$60,000			
Site amenities (picnic tables, benches, bike rack, drinking fountains, trash receptacles, etc.)	\$50,000			
Development 20.0 ac. @ \$100,000/ac.	\$920,000			
<i>Total with 25% contingency</i>	\$2,800,000	\$700,000	\$3,500,000	20.00
Stayton Ditch Park (proposed)				
Acquire approximately 40 acres for easement for Linear Park @ \$283,000/acre	\$2,192,000			
Develop pathway and trail systems (Allowance)	\$40,000			
Provide seating areas	\$8,000			
Develop trailhead facilities	\$150,000			
<i>Total with 25% contingency</i>	\$2,390,000	\$597,500	\$2,987,500	41.00
Salem Ditch Park (proposed)				
Acquire approximately 39 acres for easement for Linear Park @ \$274,000/acre	\$2,657,800			
Develop pathway and trail systems	\$40,000			
Provide seating areas (5 benches)	\$4,000			
Trailhead facilities	\$150,000			
<i>Total with 25% contingency</i>	\$2,851,800	\$712,950	\$3,564,750	39.00
Lucas Ditch Park (proposed)				
Acquisition of approximately 7 acres for easement for Linear Park @ \$17,500/acre	\$122,500			
Pathway/trails	\$35,000			
Seating areas (five benches)	\$4,000			
Develop trailhead facilities	\$50,000			
<i>Total with 25% contingency</i>	\$211,500	\$52,875	\$264,375	7.00
Santiam Highway ROW (proposed)				
Acquire approximately 22 acres for easement for Linear Park @ \$52,000/acre	\$1,144,000			
Develop 3.0 miles of trail @ \$120,000/ac.	\$360,000			
Misc. trailheads and support facilities - allowance	\$60,000			
<i>Total with 25% contingency</i>	\$1,564,000	\$391,000	\$1,955,000	22.00
Mill Creek Greenway (proposed)				
Purchase an additional 37 acres (purchase 1 acre)	\$17,500			
Develop Master Plan				
<i>Total with 25% contingency</i>	\$17,500	\$4,375	\$21,875	14.00
Wilderness Park (existing)				
<i>Total with 25% contingency</i>	\$0	\$0	\$0	55.00
N. Santiam River Greenway				

	Cost	Contingency	Total Cost	Acres
<i>Total with 25% contingency</i>	\$0	\$0	\$0	74.00
Santiam River Island Open Space				
Master Plan	\$40,000		\$40,000	13.00
Skateboard Area				
Construct inline skate area with jumps and ramps	\$200,000			
Construct small shelter building	\$25,000			
<i>Total with 25% contingency</i>	\$225,000	\$56,250	\$281,250	2.90
Grand Total	\$14,069,250	\$3,507,313	\$17,576,563	342.25

Source: Keller & Associates, Inc.

