

RESOLUTION NO. 555

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. SCOPE

The charge imposed by this resolution is separate from and in addition to any applicable park dedication taxes; fees; assessments; and charges including, but not limited to, systems development charges which may be required by the City of Stayton or imposed as a condition of a land use or development approval.

SECTION 3. IMPROVEMENT FEE

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

SECTION 4. 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 \$2,861,898.
- 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, estimates a projected need for 4600 dwelling units in the Stayton Urban Growth Boundary (UGB) with an average density of 2.5 persons per dwelling unit. As of January 1994 there were approximately 2,285 dwelling units within the UGB with a projected demand of an additional 2,312 dwelling units (at 2.6 persons per dwelling) to reach the projected planning population of 11,500 people.
- f. New residents will account for approximately 52 percent of the demand on the parks facilities at a projected cost of \$1,488,187 (\$644 per dwelling unit); therefore, maximum park systems development charge the city of Stayton may impose is \$644 per dwelling unit.

SECTION 5. FEE

The parks SDC collected in accordance with Section 13.12, "Systems Development Charge," shall be \$400 per residential dwelling unit.

SECTION 6. 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 7. EFFECTIVE DATE

This resolution shall be in full force and effect on 1 November 1994.

SECTION 8. REVIEW

This resolution shall be reviewed on or before 1 October 1995.

PASSED BY THE STAYTON CITY COUNCIL this 3rd day of October 1994.

Date: 10-06-94

By: 
WILLMER VAN VLEET, Mayor

ATTEST

Date: 10-04-94

By: 
DAVID W. KINNEY, City Administrator

FACILITY	CURRENT SUPPLY 5,400 POP.	PROJECTED NEED FOR 11,000 POP.	TOTAL NEEDED	COST FACTOR ¹	TOTAL COST
Neighborhood Parks (2.5 acres per 1,000 pop.)	3 ² parks of 3.80 acres	8 parks of 27.5 acres	6 parks of 23.7 acres	\$50,894 per acre	³ \$1,206,188
Community Parks (2.5 acres per 1,000 pop.)	2 parks of 14.81 acres	3 parks of 27.5 acres	1 park of 12.69 acres	\$59,394 per acre	753,710
Community Center (1 center per 15,000 pop.)	1 center with 5,000 sq ft	1 center with 7,500 sq ft	2,500 sq ft	\$70 per sq ft	175,000
Swimming Pool (1 covered pool per 10,500 pop.)	1 outdoor pool	1 covered pool	1 covered pool	\$1.7 million total, \$1.1 million trust	600,000
Little League Baseball (1 field per 1,500 pop.)	5	8	3	⁴ \$15,000	45,000
Adult Softball (1 field per 3,000 pop.)	1	4	3	⁴ \$15,000	45,000
Tennis Courts (1 court per 2,000 pop.)	5	6	1	\$27,000	27,000
Skateboard Area (1 acre per 10,000 pop.)	0	1	1	⁴ \$10,000	10,000
TOTAL COST OF IMPROVEMENTS					\$2,861,898

¹ Costs do not include land acquisition.

² This number includes the Quail Run Meadows Park.

³ This amount does not include the cost of improvements to the Quail Run Meadows Park.

⁴ Estimates.

DEMOGRAPHICS	
Current Population	5,490
Projected Population	11,500
Population Growth	6,010
Household Size	2.60
NEW HOUSEHOLDS	2,312

COST PER NEW HOUSEHOLD	
Total Cost of Improvements to be Financed by New Households (50% of)	\$1,488,187
Number of New Households	2,312
COST/NEW HOUSEHOLD	\$644



MEMO

TO: Dave Kinney, City Administrator
FROM: Craig Johns, Public Works Director
DATE: September 8, 1994
RE: Per acre cost for Park Development

1. Clearing	\$ 1,600.00
2. Irrigation Systems	3,500.00
3. Topsoil	4,800.00
4. Finish Grading	800.00
5. Turf (seed)	500.00
6. Turf (sod)	5,000.00
7. Playground curbs	1,334.00
8. Playground surface	2,360.00
9. Play structures (toys)	15,000.00
10. Walkways	3,000.00
11. Basketball pad & equipment	3,500.00
12. Landscaping	3,500.00
13. Picnic tables, benches	2,000.00
14. Fountain & trash cans	2,250.00
15. Fencing	3,750.00
16. Lighting	<u>2,000.00</u>

TOTAL \$54,394.00 PER ACRE