



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: August 21, 2023		Subject: Resolution No. 3046 Establishing And Imposing Just And Equitable Parks, Recreation And Off Street Trail Facilities System Development Charges And Repealing Resolution No. 2133	
		Staff Member: Kris Ammerman, Parks and Recreation Director	
		Department: Parks and Recreation	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: August 21, 2023 <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: N/A	
Staff Recommendation: Staff recommends Council adopt Resolution No. 3046.			
Recommended Language for Motion: I move to adopt Resolution No. 3046.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): 2018 Parks and Recreation Comprehensive Master Plan 2015 Boones Ferry Park Master Plan 2014 Memorial Park Master Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Whether to adopt a new methodology for Parks system development charges (SDC).

EXECUTIVE SUMMARY:

The City of Wilsonville imposes a system development charge (SDC) to provide partial funding for the capital needs of its parks system. The last time the City recalculated its park SDC rate was in October of 2008. In late 2022, the City engaged FCS Group to recalculate its park SDC based on more recent growth estimates, project lists, and inventory data.

The current Park SDC rate is \$7,349/single family dwelling unit (SFDU). The recalculated max defensible Park SDC rate is \$25,040/SFDU. This is a significant increase, therefore it is staff's recommendation to increase the Park SDC from its current rate of \$7,349/SFDU to \$14,000/SFDU which is a much more reasonable figure that would still result in funding for meaningful park infrastructure. This updated rate would also put the city comfortably in the middle of the range when compared with neighboring jurisdictions.

Implementation

Indexing – Like the current rate, the updated rate will be tied to a construction cost index which will allow for periodic adjustments for inflation.

Phasing – The new rate will be phased in so that developers already in process are not surprised mid project with increased fees.

EXPECTED RESULTS:

Increase funding to establish and impose just and equitable parks, recreation and off street trail facilities system development charges for Wilsonville.

TIMELINE:

- June 5, 2023 – City Council Work Session #1
- July 17, 2023 – City Council Work Session #2
- August 21, 2023 – City Council Public Hearing
- January 1, 2024 – Implementation of recalculated SDC rate

CURRENT YEAR BUDGET IMPACTS:

The adopted budget for FY 22/23 included \$70,370 (CIP # 9161) for the park SDC methodology update. The project, as well as necessary funds to cover it, have carried over to FY 23/24.

COMMUNITY INVOLVEMENT PROCESS:

- February 9, 2023 - Parks and Recreation Advisory Board Presentation
- June 14, 2023 - Community Open House at City Hall
- August 21, 2023 – City Council Public Hearing

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

A recalculated Park SDC rate that will accurately reflect recent growth estimates, project lists, and inventory data resulting in updated funding for park infrastructure.

ALTERNATIVES:

Council can choose not to update the Park SDC rate, which will result in less funding for future park infrastructure.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 3046
2. City of Wilsonville Parks SDC Update Draft Report