



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date: July 17, 2023</b>		<b>Subject:</b> Park System Development Charge (SDC) Methodology Analysis	
		<b>Staff Member:</b> Kris Ammerman, Parks and Recreation Director	
		<b>Department:</b> Parks and Recreation	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input type="checkbox"/> Resolution <input checked="" 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  <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> N/A			
<b>Recommended Language for Motion:</b> N/A			
<b>Project / Issue Relates To:</b>			
<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 checked="" type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

This originally came before council during the June 5, 2023 work session. As a refresher, the City of Wilsonville Parks and Recreation department engaged FCS Group to evaluate its System Development Charges (SDCs) to ensure long-term financial viability for at least the next ten years. The project team presented information on the recalculated Parks SDC based on recent growth estimates, project lists, and inventory data. During this second work session, the intent is to recap the process to this point, answer questions from Council, and go over next steps.

**EXECUTIVE SUMMARY:**

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 us 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:**

- Parks SDC analysis refresher
- Go over next steps
- Answer questions from Council

**TIMELINE:**

- July 17, 2023 – City Council Work Session #2
- August 21, 2023 – City Council Public Hearing
- Fall 2023 – Anticipated rollout of recalculated SDC rate

**CURRENT YEAR BUDGET IMPACTS:**

The adopted budget for FY22/23 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. City of Wilsonville Parks SDC Update Draft Report