

## RESOLUTION NO. 3123

### **A RESOLUTION OF THE CITY OF WILSONVILLE AMENDING RESOLUTION NO. 3046 TO FURTHER PHASE-IN THE IMPLEMENTATION OF THE PARKS SYSTEM DEVELOPMENT CHARGE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.**

WHEREAS, Oregon law (ORS 223.297-223.316) authorizes local governments to establish systems development charges (“SDCs”) that are paid by new development because of its impact on public infrastructure; and

WHEREAS, SDCs are necessary for local governments to pay for and construct public improvements necessary to accommodate new development; and

WHEREAS, in addition to other SDCs, the City assesses new development a Parks SDC to pay its share of the cost for the City to provide additional parks and recreation amenities; and

WHEREAS, prior to the adoption of Resolution No. 3046 in August 2023, the Parks SDC methodology had not been updated since October 2008; and

WHEREAS, when the City Council adopted Resolution No. 3046 in August 2023, the City Council determined to assess less than the fully defensible amount for single-family residential development – adopting a \$14,000 fee per dwelling unit for single-family residential equivalent dwellings instead of the fully defensible amount of \$25,040; and

WHEREAS, the \$14,000 Parks SDC for single-family residential development represents an increase of \$6,651 from the prior Parks SDC of \$7,349; and

WHEREAS, the City Council also elected to delay implementation of the Parks SDC until January 1, 2024; and

WHEREAS, prior to City Council adopting Resolution No. 3046, the City complied with statutory notice requirements and engaged in additional outreach with the local homebuilding community regarding the proposed revised methodology of the Parks SDC; and

WHEREAS, when the Parks SDC increase was set to take effect on January 1, 2024, the City received a request from the Portland-metro Homebuilding Association (“HBA”) asking for a further delayed implementation to January 1, 2025; and

WHEREAS, a key concern identified by the HBA was that the Parks SDC goes into effect at approximately the same time as an increase in the Frog Pond West Infrastructure Supplemental

Fee that development in Frog Pond West pays for specific projects the City is constructing for the benefit of Frog Pond West development; and

WHEREAS, the City seeks to find a balance of collecting SDCs for public improvements that are needed due to new growth and addressing the concerns identified by the HBA; and

WHEREAS, a further phased-in approach to implementing the Parks SDC increase for residential development is a solution that balances the need to collect funds for Parks public improvements and HBA concerns; and

WHEREAS, the City proposes to phase-in the Parks SDC for single-family residential equivalent dwellings by applying 50% of the approved increase effective February 23, 2024 and applying the remaining 50% of the increase effective July 1, 2024, so that the full implementation of the new \$14,000 Parks SDC for single-family residential development will occur on July 1, 2024.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. Resolution No. 3046 is hereby amended as follows:

- a. Beginning on February 23, 2024, the Parks SDC for single-family residential equivalent dwelling units is increased from \$7,349 to \$10,675, representing an increase of \$3,326 (50% of the total approved increase of \$6,651, rounded); and
- b. Beginning July 1, 2024, the Parks SDC for single-family residential equivalent dwelling units is increased from \$10,675 to \$14,000, representing an increase of \$3,325 (the remaining 50% of the total approved increase of \$6,651, rounded); and
- c. The City will not apply the ENR Index contemplated in Wilsonville Code Section 11.030(1) to the Parks SDC for single-family residential equivalent dwelling units on July 1, 2024, and will resume applying the ENR Index to such Parks SDC on July 1, 2025.

Section 2. No changes are made to the Parks SDC for any other categories of development than single-family residential equivalent dwelling units. All other terms and

conditions of Resolution No. 3046 not modified in Subsection 1(a)-(c) above remain in full force and effect.

Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 22<sup>nd</sup> day of February, 2024, and filed with the Wilsonville City Recorder this date.

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JULIE FITZGERALD, MAYOR

ATTEST:

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Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Fitzgerald

Council President Akervall

Councilor Linville

Councilor Berry

Councilor Dunwell