



## SYSTEM DEVELOPMENT CHARGES FOR PARKS AND RECREATION IMPROVEMENTS

### FACT SHEET

Effective January 1, 2010

**IMPORTANT NOTICE:** *Due to the current economy, the Willamalane Board of Directors has delayed the annual adjustment of parks and recreation System Development Charge (SDC) rates to reflect changes in costs until July 1, 2010.*

The Parks and Recreation SDC rates, effective January 1, 2010 are as follows:

<u>Dwelling Unit Type</u>	<u>SDC Rate (January 1-June 30, 2010)</u>
Single Family Detached	\$2,858
Single Family Attached	\$3,100
Multi-Family	\$2,641

<u>Dwelling Unit Type</u>	<u>SDC Rate (July 1-December 31, 2010)</u>
<b>Single Family Detached</b>	<b>\$3,468</b>
<b>Single Family Attached</b>	<b>\$3,538</b>
<b>Multi-Family</b>	<b>\$2,906</b>

### Background

SDCs are one-time fees charged to new development to help pay a portion of the costs associated with building five types of public capital facilities -- transportation, water, sewer, stormwater, and parks and recreation -- to meet the needs created by growth. Adequate funding for growth-related parks and recreation capital improvements is vital to maintaining Willamalane's level of service. In Springfield, parks and recreation SDCs are collected at the time a building permit is issued on new residential construction.

### Legislative Authority

While SDCs have been in use in Oregon since the mid-1970's, the Oregon State Legislature adopted the Oregon Systems Development Act (ORS 223.297-223.314) in 1989. Legislative additions and modifications to the Act were made in 1993, 1999, 2001, and 2003. The law provides a uniform framework that all local governments must follow if they choose to collect and expend SDCs.

## **Parks and Recreation SDC Methodology**

On October 10, 2006, after hearing recommendations from its SDC Citizen Advisory Committee, the Willamalane Board of Directors adopted an update to its Parks and Recreation System Development Charges Methodology and implementing Resolution No. 06-07-6. The SDC methodology had not been updated since 1995. It establishes SDC rates that reflect the growth-related impact of new residential development on parks and recreation facilities in Springfield.

## **Determining Parks and Recreation SDCs**

The following assumptions were used to develop SDC rates:

- Fees will be assessed only on new residential development
- Costs used in developing the SDC rates reflect current costs for constructing capital improvements
- Fees reflect no more than the residential development's equitable share or use of the park and recreation system
- Credit may be given for certain improvements that either reduce a development's impact on the park and recreation system, or provide more facilities than are needed to serve the development
- Rates will be adjusted annually based on changes in costs, per established guidelines.

## **Calculating the Parks and Recreation SDC**

The methodology used to update the District's Parks and Recreation SDCs establishes the required connection between the demands of growth and the SDC, by analyzing the proportionate need of each type of park and recreation facility for use by current and future residents.

SDC-eligible projects were selected from those identified in Willamalane's 2004 Park and Recreation Comprehensive Plan, and are included in the SDC Capacity Improvement Projects List (Appendix A of the SDC Methodology). Projects include both acquisition and development of neighborhood parks, community parks, natural area parks, linear parks/trails and pathways, special use parks, community recreation facilities, and swim centers, through 2022.

Parks and recreation SDC rates were calculated using a series of sequential formulas which, when completed, yield the total SDC rates for each new dwelling unit in the District.

## **SDC Rate Phase-In and Annual Adjustment**

SDC rates are being phased in over a period of five years, beginning January 1 2007, per WPRD Resolution No. 06-07-6, Section 4(a). The SDC rates will be discounted by 20% during the first year (2007), 15% during the second year (2008), 10% during the third year (2009), and 5% during the fourth year (2010). Beginning with the fifth year (January 1, 2011) the full amount of the SDC will be charged.

On January 1st of each year SDC rates shall be adjusted for inflation, per WPRD Resolution No. 06-07-6, Section 4(g). On December 16, 2009, the WPRD Board of

Directors adopted Resolution No. 09-10-13, delaying the annual adjustment of parks and recreation SDC rates to reflect changes in costs until July 1, 2010. See page 1 for Willamalane's 2010 SDC rates.

### **Effective Date**

The parks and recreation SDC program was first implemented on September 1, 1993 in Springfield, and on October 1, 1993 in Glenwood. SDC rates were revised on June 1, 1995. The October 2006 Parks and Recreation System Development Charges Methodology Update and implementing resolution adopted new SDC rates that were effective on January 1, 2007. These rates are updated annually and take effect on January 1<sup>st</sup> of each year.

### **Exemptions**

The uses listed and described below are exempt, either partially or fully, from payment of the District's SDC. Any applicant seeking an exemption shall specifically request that exemption, in writing, no later than the time of application for the building permit. Where new development consists of only part of one or more of the uses described below, only that/those portion(s) of the new development that qualify are eligible for an exemption. The balance of the new development that does not qualify for any exemption shall be subject to the full SDC. (See Section 5 of Resolution 06-07-6 for more information, or contact Willamalane.):

- (a) Non-residential uses are fully exempt.
- (b) Temporary uses are fully exempt so long as the New Development use or structure will be used for not more than 180 days in a single calendar year.
- (c) Alteration permits for tenant improvements are fully exempt.
- (d) Congregate Care Facilities are fully exempt.
- (e) Any Residential Facility or Residential Home licensed by or under the authority of the Department of Human Resources under ORS 443.400 to 443.460 is fully exempt.
- (f) New Development that, in the Administrator's opinion, will not create demands on the parks and recreation system greater than those of the present use of the property are fully exempt.

### **Credits**

The District shall grant a credit against the District's SDC, which is otherwise assessed for a new development, for any qualified public improvements(s) constructed or dedicated as part of that new development. Such credit shall be subject to the approval of the District, and will be granted only if specific requirements and standards are fulfilled. To obtain an SDC credit, the applicant must specifically request, in writing, a credit prior to the City's issuance of a building permit for the new development. (See Section 6 of Resolution 06-07-6 for more information, or contact Willamalane.)

### **Challenges and Appeals**

Any person may appeal any decision or assessment regarding Willamalane SDCs to the District Board of Directors by filing a written request within fourteen (14) days of the decision. The appeal should contain the following information: The name and address of the applicant; the legal description of the property in question (if applicable); the date

the building permit was issued (if applicable); the date the SDCs were paid (if applicable); and a statement of the reasons why the applicant is appealing a decision. (See Section 11 of Resolution No. 06-07-6 for more information, or contact Willamalane Planning and Development Department.)

**Administration of SDC Program**

Through a cooperative agreement with the City of Springfield, the City administers the collection of SDCs for those areas where the City otherwise collects SDCs for transportation, storm sewer, and wastewater. Whenever possible, one stop service will be provided through the City. Sometimes, however, questions arise, and they should be directed to the District, as indicated below.

**Questions**

Direct questions, requests for information, or clarification on parks and recreation SDCs to Willamalane’s Planning and Development Department, at 736-4044.



Job. No. \_\_\_\_\_

**SYSTEM DEVELOPMENT CHARGE WORKSHEET**  
**July 1-December 31, 2010**

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

LOCATION OF PROPOSED BUILDING SITE:

Street Address: \_\_\_\_\_

Plat Name: \_\_\_\_\_ Tax Lot Number: \_\_\_\_\_

**1. DEVELOPMENT TYPE** (Check appropriate dwelling(s). Dwelling type definitions are on the back.)

A. Single-Family Detached

NO. OF UNITS \_\_\_\_\_ X \$3,468 per unit = \$ \_\_\_\_\_

B. Single-Family Attached

NO. OF UNITS \_\_\_\_\_ X \$3,538 per unit = \$ \_\_\_\_\_

C. Multi-Family Apartment

NO. OF UNITS \_\_\_\_\_ X \$2,906 per unit = \$ \_\_\_\_\_

D. Single Room Occupancy

NO. OF UNITS \_\_\_\_\_ X \$1,453 per unit = \$ \_\_\_\_\_

E. Accessory Dwelling Unit

NO. OF UNITS \_\_\_\_\_ X \$1,734 per unit = \$ \_\_\_\_\_

**WILLAMALANE SDC** \$ \_\_\_\_\_

**2. SDC CREDIT** (If applicable) SDC payer must furnish proof of Willamalane Credit approval.) \$ \_\_\_\_\_

**3. TOTAL WILLAMALANE NET SDC ASSESSED**  
(if SDC reduced for Credit) \$ \_\_\_\_\_

\_\_\_\_\_  
Development Services Department  
City of Springfield

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date

## **DEVELOPMENT TYPE DEFINITIONS<sup>1</sup>**

### **Single Family Detached Dwelling Unit**

A building or a portion of a building consisting of one or more rooms including sleeping, cooking, and plumbing facilities arranged and designed as permanent living quarters for one family or household; and not attached to any other dwelling unit or building. This definition includes manufactured housing.

### **Single Family Attached Dwelling Unit**

A portion of a building consisting of one or more rooms including sleeping, cooking, and plumbing facilities arranged and designed as permanent living quarters for one family or household; and which is attached to one or more dwelling units by one or more common vertical walls. This definition also includes, but is not limited to “duplex”, “zero lot line dwelling”, “townhouse”, and “row house”. With the exception of duplexes, Single Family Attached Dwelling Units typically are separately owned.

### **Multi-Family Dwelling Unit**

A portion of a building consisting of one or more rooms including sleeping, cooking, and plumbing facilities arranged and designed as permanent living quarters for one family or household; and which is attached to two or more dwelling units by one or more common vertical walls. Typically, the units are in an apartment building or complex, and are not separately owned.

### **Single Room Occupancy Dwelling Unit**

A portion of a building consisting of one or more rooms including sleeping facilities with a shared or private bath, and shared cooking facilities and shared living/activity area. This definition also includes, but is not limited to “assisted living facility.” Single room occupancy dwelling units shall be charged at one-half the multi-family dwelling unit SDC rate.

### **Accessory Dwelling Unit**

A secondary, self-contained dwelling that may be allowed only in conjunction with a detached single-family dwelling. An accessory dwelling unit is subordinate in size, location, and appearance to the primary detached single-family dwelling. An accessory dwelling unit generally has its own outside entrance and always has a separate kitchen, bathroom and sleeping area. An accessory dwelling unit may be located within, attached to, or detached from the primary single-family dwelling. Accessory dwelling units shall be charged at one-half the single family detached dwelling unit SDC rate.

Updated 6/30/10

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<sup>1</sup> From the WPRD Parks and Recreation SDC Resolution No. 06-07-6, October 10, 2006