City of McMinnville

City of McMinnville Parks, Recreation, and Open Space Master Plan Update: Park System Development Charge Update

City Council Work Session

February 28, 2023

MIG

CAI
COMMUNITY ATTRIBUTES INC

Agenda

- System Development Charge Overview
- SDC Methodology: How are the fees calculated?
- Project tasks
- Q&A

SDCs: What are they?

Definition of a System Development Charge

One time payment…

…by new development…

…for capital costs of facilities…

…needed by new development.

SDCs: What are they?

Reasons governments charge SDCs

- Revenue: for public facilities
- Policy: growth pays a portion of costs
- Quality of life: public facilities keep up with growth

SDCs: What are they?

Rules (State Laws) for SDCs

- Fair Share
  - » Growth can pay for growth, but not as deficiencies
- Proportionate Share
  - » SDC must be proportionate to the impact
- Credits
  - » Must provide a system for credits for qualified contributions and no double-charging
- Capital Improvements Plan
  - » All projects to be funded with SDCs must be included in the CIP

SDCs: What are they?

What can SDCs pay for?

- Improvement Fee
  - » CAN pay for capacity increasing capital facilities in the CIP
- Reimbursement Fee
  - » CAN pay for existing capital facilities if excess capacity is identified in the methodology
- SDCs CAN be used to cover the costs of complying with SDC regulations
- SDCs MAY NOT be used for operations or maintenance costs

Methodology Topics for Park SDCs

Methodology Topics

- Park Types, Ownership and Geography
- Development that pays park SDCs
- Basis for park SDCs
- Implementation issues

Methodology Topics for Park SDCs

Park Types, Ownership & Geography

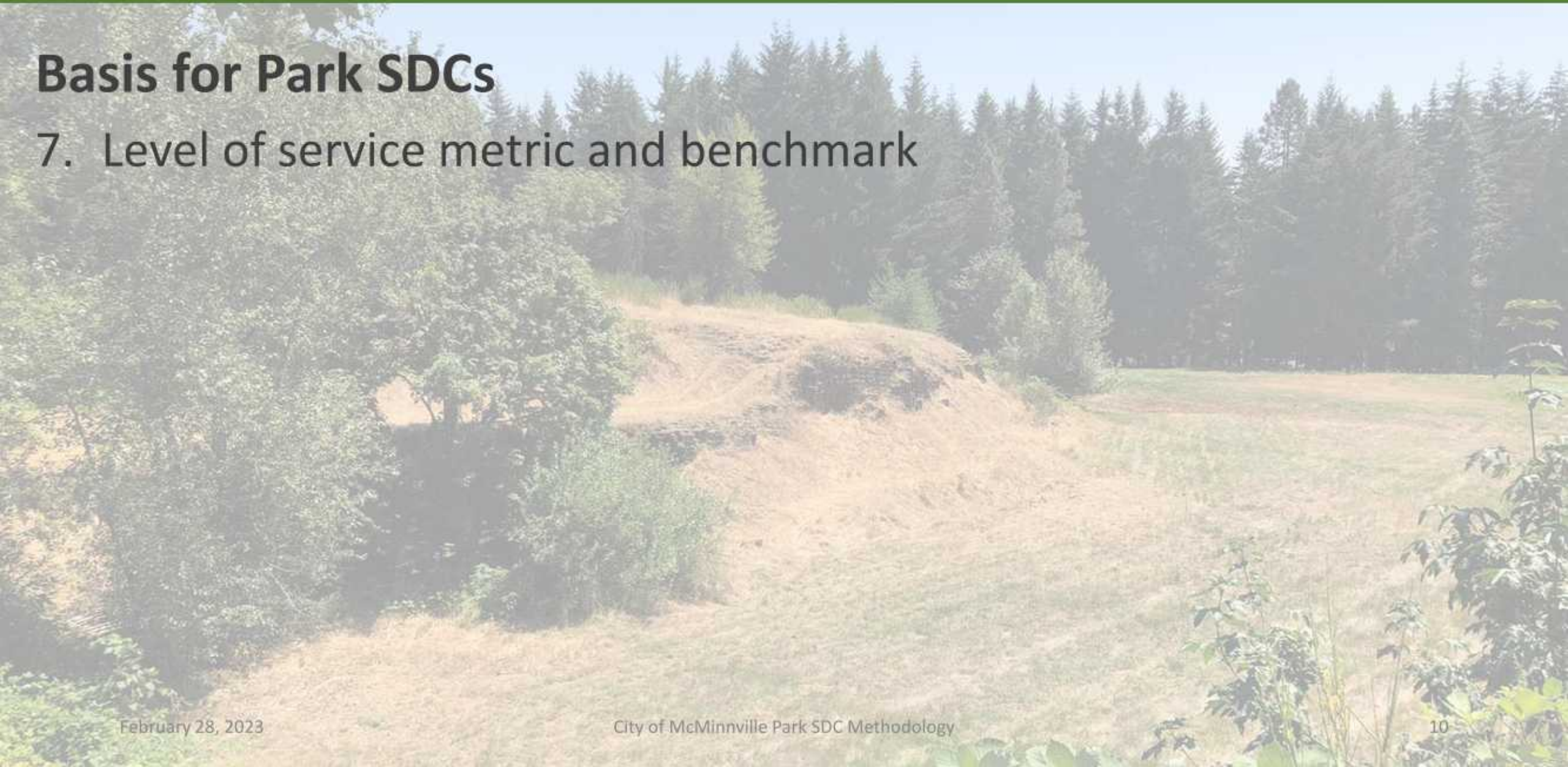
1. Types of parks and recreation facilities
2. Ownership of parks and recreational facilities
3. Service areas for park SDCs

Methodology Topics for Park SDCs

Development that Pays Park SDCs

4. Improvement SDC and/or reimbursement SDC
5. Types of development that are charged park SDCs
6. Measure of impact by development

Methodology Topics for Park SDCs

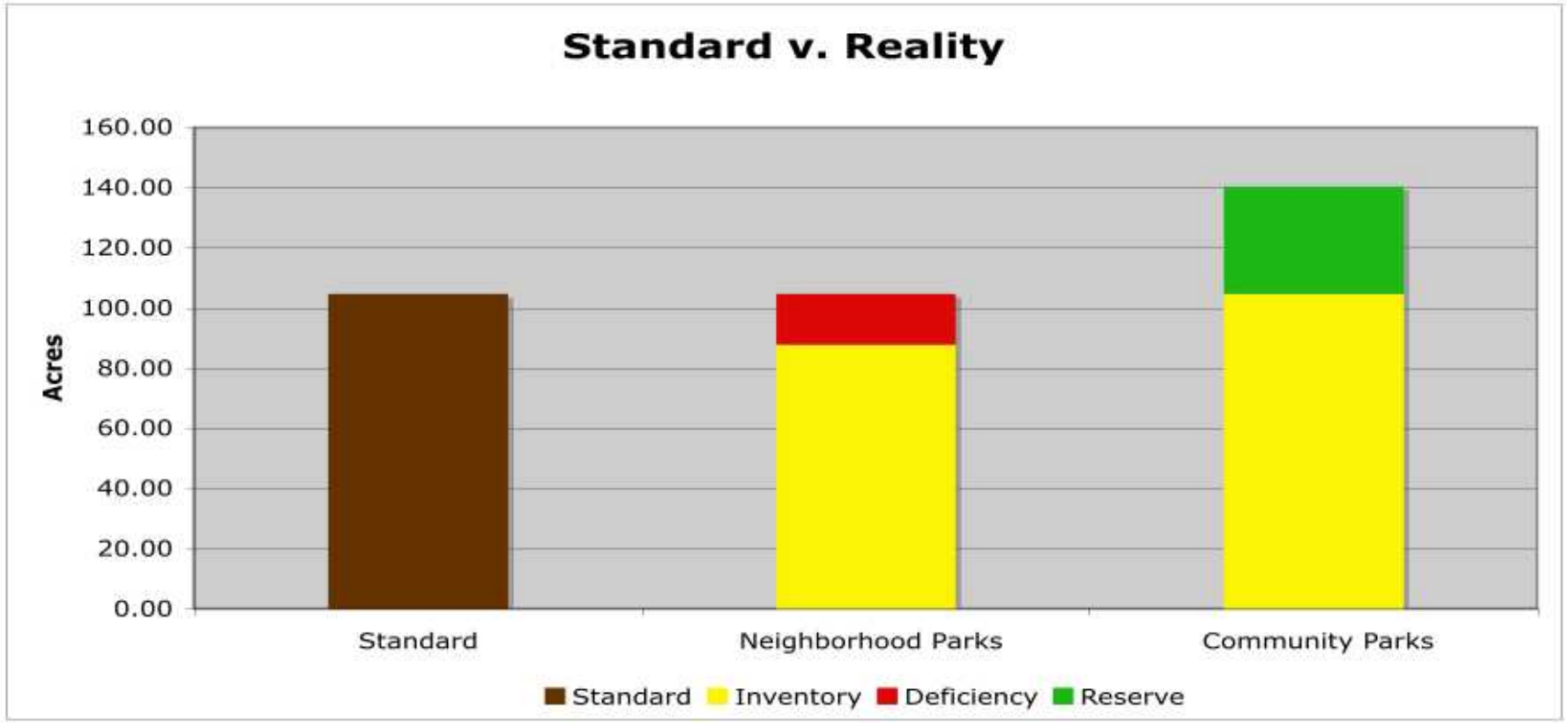


Basis for Park SDCs

7. Level of service metric and benchmark

Methodology Topics for Park SDCs

Level of Service: Deficiency v. Growth



Methodology Topics for Park SDCs

Basis for Park SDCs

8. Projects in the CIP and eligible for park SDCs
9. Availability and use of other funding sources

Methodology Topics for Park SDCs

Implementation Issues

10. Relationship to other mitigation requirements
11. Exemptions from park SDCs
12. Annual inflation adjustment

Project Tasks

Next Steps

- Calculation of updated fees
- Prepare the report and rate comparisons
- Staff review of draft calculations and report
- Presentation of draft SDCs
- Revision and final report

Q&A

Questions?