

POLICY DECISION POINTS FOR COUNCIL



City of
McMinnville

1. Should industrial and commercial development be charged SDCs?

Potential Impact: Residential SDCs would increase to cover the cost difference.

2. Should one employee be the equivalent to 0.33 residents of additional park impacts?

Potential Impact: Would raise or lower the rates of commercial/industrial SDCs and conversely raise or lower residential SDCs.

Exhibit A1. City McMinnville Current Population and Employment by Place of Residence and Place Work

	Live in City	Live Elsewhere	Total
Live in City (nonworker)	19,105		
Work in City	8,037	14,422	22,459
Work Elsewhere	7,373		
Total	34,515		

Exhibit A2. Weighted Hours per Day of Park Availability by Population Segment

	All Others	Live and Work in City (Home hrs)	Live and Work in City (Work hrs)	Live in City Work Elsewhere	Live Elsewhere Work in City
Summer (June-Sept)					
Weekday	10.55	2.00	4.00	2.00	4.00
Weekend	10.55	12.00	0.00	12.00	0.00
Hours per Day	10.55	4.86	2.86	4.86	2.86
Spring/Fall (April-May, Oct-Nov)					
Weekday	6.24	2.00	2.50	2.00	2.50
Weekend	8.79	10.00	0.00	10.00	0.00
Hours per Day	6.97	4.29	1.79	4.29	1.79
Winter (Dec-Mar)					
Weekday	4.48	1.00	2.00	1.00	2.00
Weekend	7.03	8.00	0.00	8.00	0.00
Hours per Day	5.21	3.00	1.43	3.00	1.43
Wtd Avg Hours per Day	7.42	4.11	1.96	4.11	1.96

Exhibit A3. Park Availability in Hours per Week by Place of Residence and Place of Work

	<u>Home Hours</u>		<u>Work Hours</u>	
	Live in City	Live Elsewhere	Live in City	Live Elsewhere
Work in City	28.75		13.75	13.75
Work Elsewhere	28.75			
All Others	51.97			

Exhibit A4. Total Hours per Week of Park Demand

	<u>Resident Hours</u>	<u>Employee Hours</u>	<u>Total</u>
Work in McMinnville	231,066	308,809	539,875
Work Elsewhere	211,968		211,968
All Others	992,845		992,845
Total	1,435,879	308,809	1,744,688

Exhibit A5. Residential Equivalent Coefficient

	<u>Hours</u>
Hours per Resident	41.60
Hours per Employee	13.75
Resident Equivalent	0.33

3. Should the City recoup 100% of potential SDCs for residential development? For non-residential development?

Potential Impact: Council would have to prioritize capital project list to match funding reduction.

Additional funding sources could be identified.

4. Should the City use a metric other than square footage to assess commercial/industrial SDCs?

Potential Impact: A new calculation method (i.e. parking spaces, estimated staff) would need to be used.

based on the Observed Building Density table from Metro's 1999 Employment Density Study, in Appendix D, weighted by current employment by industry.

Exhibit A6. Equivalent Population per Unit

Type of Development	Equiv Pop Coefficient	Population per Unit	Unit	Equiv Population per Unit
Residential (by square feet)				
Less than 500 sq ft	1.00	1.22	dwelling unit	1.22
500 to 999 sq ft	2.00	1.94	dwelling unit	3.87
1,000 to 1,999 sq ft	3.00	2.53	dwelling unit	7.60
2,000 to 2,999 sq ft	4.00	2.80	dwelling unit	11.20
3,000 to 3,999 sq ft	5.00	3.04	dwelling unit	15.22
4,000 or more sq ft	6.00	3.16	dwelling unit	18.93
Nonresidential				
Industrial/Manufacturing	0.33	0.0017	square foot	0.0006
Warehousing	0.33	0.0005	square foot	0.0002
Retail/Restaurant/Hospitality	0.33	0.0021	square foot	0.0007
Office	0.33	0.0018	square foot	0.0006

Notes: Office includes healthcare, education, finance and professional services types of employment uses.

5. Should the residential SDC fee be tiered based on square footage?

Potential Impact: Potential development may over or under pay SDCs and would impact. Tiered SDCs are the current best practice.

Exhibit 14. Park System Development Charge per Unit of Development

Type of Development	Adjusted Cost per Person	Population per Occupied Unit	Park SDC per Unit
Residential			
Less than 500 sq ft	\$4,936.73	x 1.22 dwelling unit =	\$6,042.16
500 to 999 sq ft	\$4,936.73	x 1.94 dwelling unit =	\$9,560.46
1,000 to 1,999 sq ft	\$4,936.73	x 2.53 dwelling unit =	\$12,513.07
2,000 to 2,999 sq ft	\$4,936.73	x 2.80 dwelling unit =	\$13,820.14
3,000 to 3,999 sq ft	\$4,936.73	x 3.04 dwelling unit =	\$15,029.40
4,000 or more sq ft	\$4,936.73	x 3.16 dwelling unit =	\$15,576.50
Nonresidential			
Industrial/Manufacturing	\$4,936.73	x 0.0006 square foot =	\$2.77
Warehousing	\$4,936.73	x 0.0002 square foot =	\$0.78
Retail/Restaurant/Hospitality	\$4,936.73	x 0.0007 square foot =	\$3.47
Office	\$4,936.73	x 0.0006 square foot =	\$2.96

Notes: Office includes healthcare, education, finance and professional services types of development.

6. Should there be SDC waivers for affordable housing developments?

Potential Impact: Additional funding sources would need to be identified to afford entire capital plan.

7. Should any SDC increase be implemented all at one or phased over multiple years?

Potential Impact: Reduction in revenues needed for capital improvement plan.

8. Should multi-family residential units use a different metric than estimated residents based on square footage?

Potential Impact: Using different metrics for residential housing types would require an update to the Parks SDC methodology.

Exhibit 14. Park System Development Charge per Unit of Development

Type of Development	Adjusted Cost per Person	Population per Occupied Unit	Park SDC per Unit
Residential			
Less than 500 sq ft	\$4,936.73	x 1.22 dwelling unit =	\$6,042.16
500 to 999 sq ft	\$4,936.73	x 1.94 dwelling unit =	\$9,560.46
1,000 to 1,999 sq ft	\$4,936.73	x 2.53 dwelling unit =	\$12,513.07
2,000 to 2,999 sq ft	\$4,936.73	x 2.80 dwelling unit =	\$13,820.14
3,000 to 3,999 sq ft	\$4,936.73	x 3.04 dwelling unit =	\$15,029.40
4,000 or more sq ft	\$4,936.73	x 3.16 dwelling unit =	\$15,576.50
Nonresidential			
Industrial/Manufacturing	\$4,936.73	x 0.0006 square foot =	\$2.77
Warehousing	\$4,936.73	x 0.0002 square foot =	\$0.78
Retail/Restaurant/Hospitality	\$4,936.73	x 0.0007 square foot =	\$3.47
Office	\$4,936.73	x 0.0006 square foot =	\$2.96

Notes: Office includes healthcare, education, finance and professional services types of development.

Next Steps

- Staff will prepare any additional information requested by Council.
- Staff will evaluate the impacts of policy direction provided during the work session.
- Staff will incorporate Council direction into the final Parks SDC methodology.
- Staff will prepare the implementing ordinance and resolution for Council consideration.

Does the Council have any
final questions or statements?