willamalane
Park and Recreation District

Willamalane Center for Sports and Recreation | 250 S. 32nd St., Springfield OR 97478-6302
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FACT SHEET

SYSTEM DEVELOPMENT CHARGES FOR PARK AND RECREATION IMPROVEMENTS

Effective Jan. 1, 2014

The Park and Recreation SDC rates, effective Jan. 1, 2014, are as follows:

Dwelling Unit Type	SDC Rate
Single Family Detached	$3,396
Single Family Attached	$3,388
Multi-Family	$3,074

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 park and recreation capital improvements is vital to maintaining Willamalane's level of service. In Springfield, park and recreation SDCs are collected for Willamalane by the city of Springfield 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-1970s, 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.

Park 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 Park and Recreation System Development Charges Methodology and implementing Resolution No. 06-07-6. It establishes SDC rates that reflect the growth-related impact of new residential development on park and recreation facilities in Springfield.

Determining Park 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 Park and Recreation SDC
The methodology used to update the park 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 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.

Park 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.

Effective Date
The park and recreation SDC program was first implemented on Sep. 1, 1993, in Springfield, and on Oct. 1, 1993, in Glenwood. SDC rates were revised on June 1, 1995. The October 2006 Park and Recreation System Development Charges Methodology Update and implementing resolution adopted new SDC rates that were effective on Jan. 1, 2007.

SDC Rate Phase-In and Annual Adjustment
SDC rates were phased in over a period of five years, beginning Jan. 1, 2007, per WPRD Resolution No. 06-07-6, Section 4(a). The SDC rates were discounted by 20 percent during the first year (2007), 15 percent during the second year (2008), 10 percent during the third year (2009), and 5 percent during the fourth year (2010). Beginning in the fifth year (Jan. 1, 2011) the full amount of the SDC was charged.

On Jan. 1 of each year SDC rates shall be adjusted for inflation, per WPRD Resolution No. 06-07-6, Section 4(g). Accordingly, on Dec. 11, 2013, the WPRD Board of Directors adopted Resolution No. 13-14-08, adjusting park and recreation SDC rates to reflect changes in costs, effective Jan. 1 2014. See page 1 for Willamalane's 2014 SDC rates.

Exemptions

The uses listed and described below are exempt, either partially or fully, from payment of park and recreation 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.

(a) Nonresidential 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 park and recreation system greater than those of the present use of the property are fully exempt.

Credits

Willamalane shall grant a credit against the park and recreation 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 Willamalane, 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 park and recreation SDCs to the District Board of Directors by filing a written request within 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.)

Program Administration and Questions

Through a cooperative agreement with the city of Springfield, the city administers the collection of park and recreation SDCs for Willamalane. Please direct questions, requests for information, or clarification on park and recreation SDCs to Willamalane's Planning and Development Department at 541-736-4044.

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Job. No. _____

PARK AND RECREATION SYSTEM DEVELOPMENT CHARGE WORKSHEET
Jan. 1-Dec. 31, 2014

NAME:_____ PHONE:_____

ADDRESS:_____ CITY:_____ STATE:____ ZIP:_____

LOCATION OF PROPOSED BUILDING SITE:

Street address:_____

Plat name:_____ Tax Lot Number: _____

1. DEVELOPMENT TYPE (Refer to development type definitions on the reverse.)

   A. Single-Family Detached

      NO. OF UNITS_____X $3,396 per unit = $ _____

   B. Single-Family Attached

      NO. OF UNITS_____X $3,388 per unit = $ _____

   C. Multi-Family Apartment

      NO. OF UNITS_____X $3,074 per unit = $ _____

   D. Single Room Occupancy

      NO. OF UNITS_____X $1,537 per unit = $ _____

   E. Accessory Dwelling Unit

      NO. OF UNITS_____X $1,698 per unit = $ _____

2. SDC CREDIT (If applicable. SDC payer must furnish proof of credit approval.) ($ _____)

3. TOTAL PARK AND RECREATION SDC ASSESSED $ _____

_____ _____/_____/_____
City of Springfield Date of building permit submittal

_____ _____/_____/_____
City of Springfield Date of building permit issuance

DEVELOPMENT TYPE DEFINITIONS[1]

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 12/13

[1] From the WPRD Park and Recreation SDC Resolution No. 06-07-6, Oct. 10, 2006