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**July 17, 2018**

**To: Mayor Robert Baugh and City Councilors for the City of Aumsville  
City Administrator Ron Harding**

**From: David W. Kinney, Community Development Consultant**

**In RE: Aumsville Parks Systems Development Charge (SDC) Update  
Aumsville Development Ordinance – Parks and Open Space Dedication Requirements**

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**Enclosures:**

1. DRAFT Resolution – Parks SDC Update
2. DRAFT Aumsville Development Ordinance Amendment – Parks & Open Space

**Parks SDC Methodology:**

The City Council has adopted the *Aumsville Parks Master Plan* (January 2018) to guide future decisions on park improvements, new parks facilities and land acquisition. The plan includes up to \$12 million in park improvement projects.

With adoption of the updated plan, the City needs to update the methodology and calculations for the Parks SDC charged to new development. In September, the City Council will hold a public hearing and then adopt the updated methodology and a new Parks SDC fee.

**Existing Parks SDC:**                   \$ 2,611   per dwelling unit  
  \$ 0.25   per square foot for non-residential development.

**Decision Issues:**

At the July 23, 2018 work session, the Council will review the Parks SDC methodology, briefly discuss priorities and provide direction to the City staff on the amount of the Parks SDC.

**Maximum Parks SDC:**               \$ 4,807   per dwelling unit  
  \$ 0.77   per square foot for non-residential development.

The methodology shows the City Council may charge a maximum Park Improvement Fee, but the consultants and staff recommend the City impose a Parks SDC less than the maximum.

**Parks SDC Options:**

The following table provides several options for the City Council and staff to consider and discuss during the work session.

Table 1  
Options - Parks SDC -- Improvement Fee

	Residential Per Dwelling Unit	Non-Residential Per Square Foot
<b>2009 Parks SDC (Current Fee)</b>	<b>\$ 2,611</b>	<b>\$ 0.25</b>
<b>2018 Maximum Parks Improvement Fee</b>	<b>\$ 4,807</b>	<b>\$ 0.77</b>
<b><i>OPTIONS FOR COUNCIL DISCUSSION</i></b>		
<b>Option 1: Leave Parks SDC as is.</b>	<b>\$ 2,611</b>	<b>\$ 0.25</b>
<b>Option 2: Increase by 10%, then 5% annually</b>	<b>\$ 2,875</b>	<b>\$ 0.275</b>
<b>Option 3: Increase by 20%</b>	<b>\$ 3,130</b>	<b>\$ 0.30</b>
<b>Option 4: Increase by 20%, then 5% annually.</b>		
	<b>2018</b>	<b>\$ 3,130</b>
	<b>2019</b>	<b>\$ 3,285</b>
	<b>2020</b>	<b>\$ 3,450</b>
	<b>2021</b>	<b>\$ 3,620</b>

**Parks and Open Space Dedication Requirements:**

Enclosed is a DRAFT amendment to the Aumsville Development Ordinance. The amendment will require a new subdivision to dedicate land for parks and/or open space concurrently with a development proposal.

- Recommendations:
- 7% parks and/or open space land dedication with a new subdivision
  - 10% parks and/or open space dedication with a multi-family residential project (e.g. apartments, residential facility, townhouses).

Exhibit "B"

City of Aumsville

Aumsville Parks Master Plan 2018 - Proposed Park Improvements

Project Type	Project	SDC SHARE		EXISTING RESIDENT SHARE		Total Cost	SDC Share	Needed by Year	Benefiting Population Served	Cost per capita	Cost per EDU @ 3.0 PPH
		SDC %	Estimated SDC Share for Future Growth	Existing Resident %	City Share						
<b>Porter-Boone Park</b>											
F	Site Improvements	25%	325,525	75%	976,575	1,302,100	325,525	2038	2385	\$ 136	\$ 409.00
F	Site Furnishings	25%	67,280	75%	201,840	269,120	67,280	2038	2385	\$ 28	\$ 85.00
F	Rehab Marion County Shop Building	25%	163,125	75%	489,375	652,500	163,125	2038	2385	\$ 68	\$ 205.00
F	Activity Shelter (Large)	25%	108,750	75%	326,250	435,000	108,750	2038	2385	\$ 46	\$ 137.00
F	Drop Off Shelter	25%	29,000	75%	87,000	116,000	29,000	2038	2385	\$ 12	\$ 36.00
F	Landscaping & Irrigation	25%	77,213	75%	231,638	308,850	77,213	2038	2385	\$ 32	\$ 97.00
LA	Land Acquisition (County Shops)	0%	0	100%	18,186	18,186	0	2038	2385	\$ -	\$ -
LA	Land Acquisition (3.0 Acres- North)	67%	130,680	33%	65,340	196,020	130,680	2038	2385	\$ 55	\$ 164.00
<b>Total Improvement Cost</b>		<b>27%</b>	<b>901,573</b>	<b>73%</b>	<b>2,396,204</b>	<b>3,297,776</b>					
<b>Mill Creek Park</b>											
S	Site Improvements	25%	340,695	75%	1,022,085	1,362,780	340,695	2038	2385	\$ 143	\$ 429.00
S	Site Furnishings	25%	67,280	75%	201,840	269,120	67,280	2038	2385	\$ 28	\$ 85.00
S	Activity Shelters (3)	25%	163,125	75%	489,375	652,500	163,125	2038	2385	\$ 68	\$ 205.00
F	Drop Off Shelter	25%	29,000	75%	87,000	116,000	29,000	2038	2385	\$ 12	\$ 36.00
Addition to Mill Creek Park							0	2038	2385	\$ -	\$ -
S	Pedestrian Bridge & Trail across Mill Creek	50%	217,500	50%	217,500	435,000	217,500	2067	3688	\$ 59	\$ 177.00
S	Land Acquisition (.82 acres-1106 Main)	50%	107,158	50%	107,158	214,315	107,158	2038	2385	\$ 45	\$ 135.00
LA	Land Acquisition (4.5 acre linear park)	100%	196,020	0%	0	196,020	196,020	2067	2385	\$ 82	\$ 247.00
<b>Total Improvement Cost</b>		<b>35%</b>	<b>1,120,778</b>	<b>65%</b>	<b>2,124,957</b>	<b>3,245,735</b>					
<b>Wildwood Park</b>											
S	Site Improvements	25%	51,691	75%	155,072	206,763	51,691	2038	2385	\$ 22	\$ 65.00
S	Site Furnishings	25%	27,369	75%	82,106	109,475	27,369	2038	2385	\$ 11	\$ 34.00
S	Restroom	25%	54,375	75%	163,125	217,500	54,375	2038	2385	\$ 23	\$ 68.00
F	Trellis Area over Picnic Tables	25%	10,875	75%	32,625	43,500	10,875	2038	2385	\$ 5	\$ 14.00
F	Picnic Shelters	25%	18,125	75%	54,375	72,500	18,125	2038	2385	\$ 8	\$ 23.00
F	Landscaping & Irrigation	25%	23,563	75%	70,688	94,250	23,563	2038	2385	\$ 10	\$ 30.00
Addition to Wildwood Park											
LA	Land Acquisition (401 Clover St.)	50%	158,776	50%	158,776	317,552	158,776	2038	2385	\$ 67	\$ 200.00
	Parking Lot Improvements	37%	80,475	63%	137,025	217,500	80,475	2038	2385	\$ 34	\$ 101.00
<b>Total Improvement Cost</b>		<b>33%</b>	<b>425,248</b>	<b>67%</b>	<b>853,792</b>	<b>1,279,040</b>					
<b>Water Tower Mini-Park</b>											
S	Site Improvements	0%	0	100%	30,813	30,813	0	2038	2385	\$ -	\$ -
S	Site Furnishings	0%	0	100%	97,078	97,078	0	2038	2385	\$ -	\$ -
F	Landscaping & Irrigation	0%	0	100%	29,435	29,435	0	2038	2385	\$ -	\$ -
<b>Total Improvement Cost</b>		<b>0%</b>	<b>0</b>	<b>100%</b>	<b>157,325</b>	<b>157,325</b>					
<b>Highberger Linear Park</b>											
S	Site Improvements	37%	64,943	63%	110,579	175,523	64,943	2038	2385	\$ 27	\$ 82.00
S	Site Furnishings	37%	24,143	63%	41,108	65,250	24,143	2038	2385	\$ 10	\$ 30.00
F	Restroom	37%	80,475	63%	137,025	217,500	80,475	2038	2385	\$ 34	\$ 101.00
S	Landscaping & Irrigation	37%	45,603	50%	77,648	123,250	45,603	2038	2385	\$ 19	\$ 57.00
Addition to Highberger Linear Park											
LA	Land Acquisition (Ext to Willamette)	100%	32,670	0%	0	32,670	32,670	2067	3688	\$ 9	\$ 27.00
LA	Land Acquisition (Add east of Bishop)	100%	130,680	0%	0	130,680	130,680	2067	3688	\$ 35	\$ 106.00
<b>Total Improvement Cost</b>		<b>51%</b>	<b>378,513</b>	<b>49%</b>	<b>366,359</b>	<b>744,873</b>					
<b>New Neighborhood Parks</b>											
LA	Land Acquisition NW Park (2.0 acres)	100%	174,240	0%	0	174,240	174,240	2067	3688	\$ 47	\$ 142.00
S	Park Site Improvements	100%	290,000	0%	0	290,000	290,000	2067	3688	\$ 79	\$ 236.00
LA	Land Acquisition (Flowers Estates)	100%	98,010	0%	0	98,010	98,010	2038	2385	\$ 41	\$ 123.00
S	Park Site Improvements	100%	145,000	0%	0	145,000	145,000	2038	2385	\$ 61	\$ 182.00
<b>Total Improvement Cost</b>		<b>100%</b>	<b>707,250</b>	<b>0%</b>	<b>0</b>	<b>707,250</b>					
<b>New Community Park</b>											
LA	Land Acquisition (20 acres)	50%	420,310	50%	420,310	840,621	420,310	2067	3688	\$ 114	\$ 342.00
S	Park Site Improvements	50%	725,000	50%	725,000	1,450,000	725,000	2067	3688	\$ 197	\$ 590.00
<b>Total Improvement Cost</b>			<b>1,145,310</b>		<b>1,145,310</b>	<b>2,290,621</b>					
<b>Aumsville Ponds</b>											
S	Park Site Improvements	37%	107,300	63%	182,700	290,000	107,300	2038	2385	\$ 45	\$ 135.00
<b>Total Improvement Cost</b>		<b>37%</b>	<b>107,300</b>	<b>63%</b>	<b>182,700</b>	<b>290,000</b>					
<b>Parks Master Plan Update</b>											
Adm	5-Year Updates (3)	100%	30,000	0%	0	30,000	30,000	2038	2385	\$ 13	\$ 38.00
Adm	Master Plan Update 2030	100%	40,000	0%	0	40,000	40,000	2038	2385	\$ 17	\$ 50.00
<b>Total Improvement Cost</b>			<b>70,000</b>		<b>0</b>	<b>70,000</b>					
<b>Total Improvement Costs--All Parks</b>		<b>40%</b>	<b>4,855,972</b>	<b>60%</b>	<b>7,226,648</b>	<b>12,082,620</b>	<b>4,855,972</b>			<b>Parks SDC \$</b>	<b>5,226.00</b>

Note: City share includes grants, foundation, cash-in-hand, volunteers, and donations.

Parks SDC: per Residential Dwelling Unit 0.92 \$ 4,807.92  
 Parks SDC: Non-residential charge 0.08 \$ 418.08

Residential Share	0.92	4,467,494	0.92	6,648,516	11,116,010
Non-Residential share	0.08	388,478	0.08	578,132	966,610
		4,855,972		7,226,648	
Non-Residential Allocation					
A	NR Share of SDC Eligible Costs	\$ 388,478		578,132	
B	Existing Non-Residential Bldg (sq. ft.)	502,307	40%	753,460	60%
C	SDC per square foot (A + B = C)	\$ 0.77		\$ 0.77	