

RESOLUTION NO. 490

A RESOLUTION ESTABLISHING A METHODOLOGY FOR A PARK'S
SYSTEM DEVELOPMENT CHARGE

WHEREAS, the Canby City Council has determined by Ordinance No. 867 that a charge shall be imposed upon new residential development for acquiring funds for capital acquisition and improvements for municipal parks; and

WHEREAS, said Ordinance No. 867 provides that a methodology and charges for capital acquisition and improvements be established by resolution; and

WHEREAS, Section 26 (4) of Chapter 459 of Oregon Laws 1991 requires that a governing body, when adopting a new fee resolution imposing new rates, may include a provision classifying said fees as subject to or not subject to the limitations set in Section 11 (b), Article XI of the Oregon Constitution; and

WHEREAS, the City Council has determined that the methodology and rates hereinafter specified and established are just, reasonable and necessary; now therefore it is hereby

RESOLVED that the following methodology for parks system development charges for the City of Canby, attached here to as Exhibit "A", be adopted effective immediately.

BE IT FURTHER RESOLVED that the Canby City Council hereby classifies the charges imposed herein as not being subject to the limitations imposed by Section 11 (b), Article XI of the Oregon Constitution and that the City Recorder is hereby directed to publish notice in accordance with Section 26 (8) of Chapter 459 of Oregon Laws 1991.

ADOPTED by the Canby City Council on the 6th day of November, 1991.

ATTEST:


Marilyn K. Perfett, City Recorder

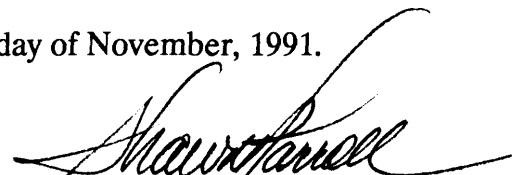

Shawn P. Carroll, Mayor

EXHIBIT "A"

METHODOLOGY FOR PARK SYSTEM DEVELOPMENT FOR THE CITY OF CANBY

INTRODUCTION

Canby presently has 4 park areas:

The Community Park 14.5 acres

Maple Street Park 9.0 acres

Wait Park 1.5 acres

Swim and Adult Center 3.8 acres

for a total of about 28.8 acres for a population of approximately 9,000. This is a level of about 3.2 acres/1000 population.

System Development Charges are based on "demand units." This demand level is based on a Comprehensive Plan and Master Park Plan, community needs and desires, data from professional associations, and the experience of other jurisdictions.

The Comprehensive Plan for the City of Canby prioritized parks and open space development as a major goal. Environmental Policy 8-R, Public Facilities Policy 2, and Public Facilities Policy 5 specifically address these needs and requirements. Canby's Comprehensive Plan, adopted in 1984, states that 100 acres of public park and recreation sites are required for the City in anticipation of a population of 20,000. This is a park demand level of 5 acres per 1000 population. This level of service was reaffirmed in the City's Parks Master Plan adopted in 1991. Said plan is hereby adopted by reference as if fully set forth herein.

COSTS OF DEVELOPMENT

The Parks Master Plan Committee estimated the total cost of the three phase community park plan at approximately \$3,989,700 to be accomplished over the next 12 years. (See Appendix "A" & "B" of Canby Parks Master Plan.) These numbers were arrived at by the Parks Master Plan Committee using current facility costs supplied during a series of public meetings by:

1. Parks and Recreation for the East Urban Area by Clackamas County, Laura Briggs, September 1990.
2. Portland Parks Bureau levy estimates, Dave Yamashita, January , 1990, September, 1990.
3. Lake Oswego Westlake Park cost engineering, Otak Inc., Gary Evans, March, 1989.
4. Public Works costs - streets, sewers, water, electrical, Wayne Klem, Canby Public Works Director, November, 1990.
5. Land costs, expert testimony, Planning Commission hearing November, 1989, December, 1989, Curt McLeod, engineer, Parks Committee, October, 1990.
6. North Clackamas Regional Parks and Recreation District Master Plan.

There is no unused capacity in Canby's present Park System. Wait Park is the only mini-park in the entire City and received heavy use. 93 baseball and softball teams vie for field space at Maple Street Park. The tremendous demand is only met with the cooperation of the local elementary school district in sharing their underdeveloped ball fields. This does not take into account other Canby Kids' programs such as basketball, soccer, and football. The Community Park is the only park with natural areas where residents and students can go in the City. While it can use some upgrading, it's setting is unique. The Canby Swim Center is at capacity throughout the summer season and at prime time during the school year.

SYSTEM DEVELOPMENT CHARGE COMPUTATION

Canby's current level of park and open space service is 3.2 acres/1000 people. The Comprehensive Plan and Master Park Plan call for a standard of 5 acres/1000. Consequently, new development should only be required to contribute land or fees, to fund approximately 60% of Canby's estimated overall Park Plan land acquisition and capital improvements. Since a significant portion of the land and capital improvements currently enjoyed in Canby's park areas have been donated or facilitated by grants,

this percentage has been further reduced by one-third. Therefore, new development will be required to fund 40% of the parkland acquisition and capital improvements resulting from new residential demand. 40% of \$3,989,700 is \$1,595,880. The balance of the Parks Plan will require some alternative means of funding spread over the community at large.

The most equitable way to allocate the system development charge is on a per person basis. Canby's current population is 9,000, according to the 1990 census. Data from Canby City officials, METRO, Department of Economic Forecasting, and Portland State University Population Research Center indicate that Canby's population can be expected to grow at a 4% rate for the foreseeable future. In 12 years we can expect about 2,097 new units to be built, housing 5,408 people. (See Appendix "G", Canby Parks Master Plan.) Assuming 2.6 people per dwelling unit, and, an average, one (1) person per bedroom, there would be 2.6 bedrooms per dwelling unit. Dividing the anticipated cost of future development (\$1,595,880) by the anticipated population (5,408), results in a system development charge of \$295.00 per bedroom per residential dwelling unit.

PARK SYSTEM DEVELOPMENT CHARGE

Based upon the methodology set forth above, there shall be charged a park system development charge of \$295.00 per bedroom as that term is defined in Ordinance No. 867.