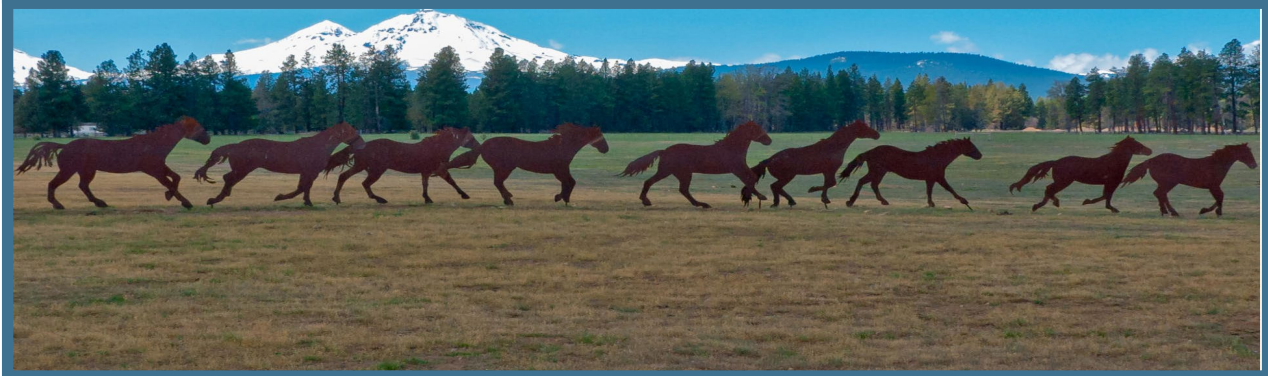




City Council

Parks SDC Methodology Update Presentation

February 28 2024





Agenda ...

- History and background of parks SDCs
- Policy issues concerning SDCs
- 2023 Parks Master Plan Capital Improvement Plan
- Specific details of the analysis
- Forecast of single-family Parks SDC
- Parks SDCs in neighboring communities
- Next Steps



History

- Current parks SDC methodology adopted in 2011 and updated in 2016 via Parks Master Plan Update
- Estimated population in 2016 ~2,315
- Total 2016 Parks 20-year Master Plan CIP \$2,004,634



2024

- New Parks Master Plan adopted by the City Council on April 12, 2023 (Ordinance 527)
- Estimated population in 2023 ~3,778
- Total 2023 Parks 20-year Master Plan CIP \$14,362,156
- Recommended level of service 5 acres of parkland per 1k of population



SDC methodology

- Level of Service (LOS) is the guiding force in the calculation of the parks SDCs
- By current LOS standards, Sisters is "park deficient"; no capacity in the existing system to serve growth
- SDC will be based on planned future project costs



Who Pays SDCs

- New Development
- Charged at time of permit issuance
- Consists of three components:
 - Reimbursement fee
 - Improvement fee
 - Compliance fee

Use of SDCs

- SDCs are “restricted revenues” under Oregon budget law
- Cannot be spent on operations or maintenance
- Must be spent on capacity expanding capital expenditures
- Annual reporting required on receipts, expenditures, and cash balances

Policy Issues Concerning SDCs

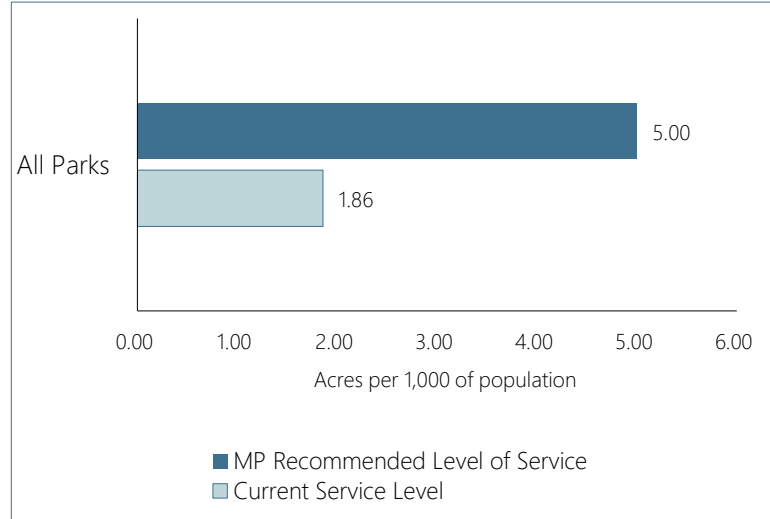
- SDCs have an impact on how and when development occurs
- The City Council must strike a balance
 - Growth pays for growth
 - Attract smart growth and living wage jobs

Project ID	Project Title	Description	Size (Acres)	Cost
E1	Harold & Dorothy Barclay Park	Generally improve circulation, paving, and access. Replace drive lane and parking south of restrooms with decorative paving. Improve site furnishings and power access.	0.44	\$ 664,000
E2	Fir Street Park	None recommended at this time	0.31	-
E3	Cliff Clemens Park	Install tree planting for shade, bike furnishings, picnic shelter, children's splash pad, and improve parking lot/parking diet.	2.28	432,400
E4	Creekside Park	Upgrade power service and path lighting, improve parking and lighting at Jefferson Street, improve entry planting, add creek interpretive signage, and install bike furnishings.	2.65	269,800
E5	Village Green	Install an accessible path to provide wheelchair access to the gazebo.	1.32	2,600
E6	Creekside Campground	Install additional ADA campsites, Standard RV campsites, power access, a picnic shelter, cooking grill and bike furnishings.	8.05	378,100
E7	Wild Stallion Park	Install bike furnishing. Construct an additional concrete art pedestal/footing and art sculpture.	0.02	11,107
E8	Creekside Park Eastward Expansion	Install RV sewer waste station and swings at the playground.	4.05	141,300
E9	Future Northwest Park	Conduct a feasibility study, design, and construct an open-air pavilion with an enclosed support building, parking lot to serve park development requirements, site circulation paths and lighting, plazas, and general landscape improvements.	2.82	10,375,778
E10	Sun Ranch Park	Design and install a children's playground, paved walking path loop, path lighting, tree and shrub planting, and irrigation.	0.50	92,100
E11	East Portal	Construct a network of accessible asphalt trails.	2.50	25,700
E12	Lazy Z Ranch Open Space	Install soft surface trails, trailhead kiosk, bench furnishings, asphalt frontage road, parking lot, and stormwater swale.	16.50	375,300
N1	Unsite: Pickleball Court Complex	Conduct a feasibility study for pickleball courts including recommended quantity of courts. Install Courts, fencing, plaza and circulation pavements and restroom building, and soft surface trail loop path.	-	1,072,383
N2	Unsite: Pickleball Court (2 courts only)	A 2 court pickleball court, placed on existing park land.	-	110,900
N3	Unsite: Dog Park	Install picnic structure, fence in dog park area with signage and furnishings.	-	205,888
N6	Wildlife Observation Areas	Install decorative paving and bench with interpretive signage. 4 locations.	-	107,400
S2.9	Whychus Creek Access	Install similar water access steps at Creekside Park for accessing the creek.	-	97,400
			41.44	\$ 14,362,156



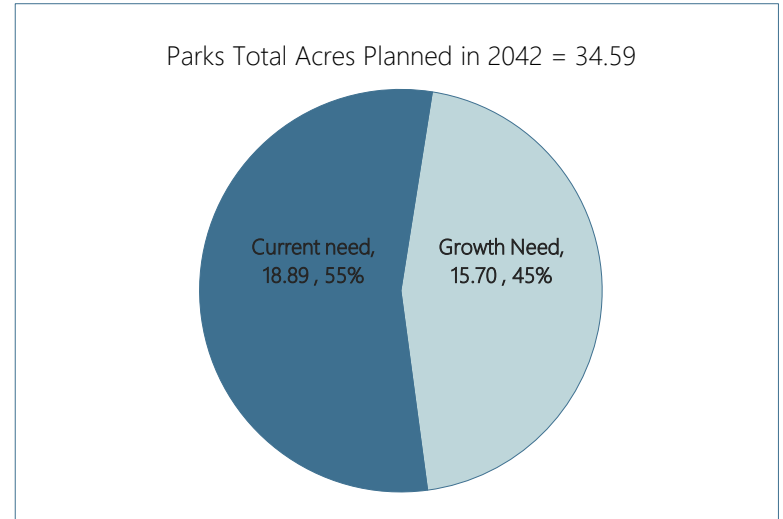
Reimbursement Fee

- No capacity in the current park system
- LOS analysis:
 - 1.86 acres/ 1,000 now
 - 5.00 acres/ 1,000 required



Improvement Fee

- 45.38% of 2023 20-year CIP is SDC-eligible based on LOS analysis
- 54.62% of 2023 20-year CIP must be funded from other sources



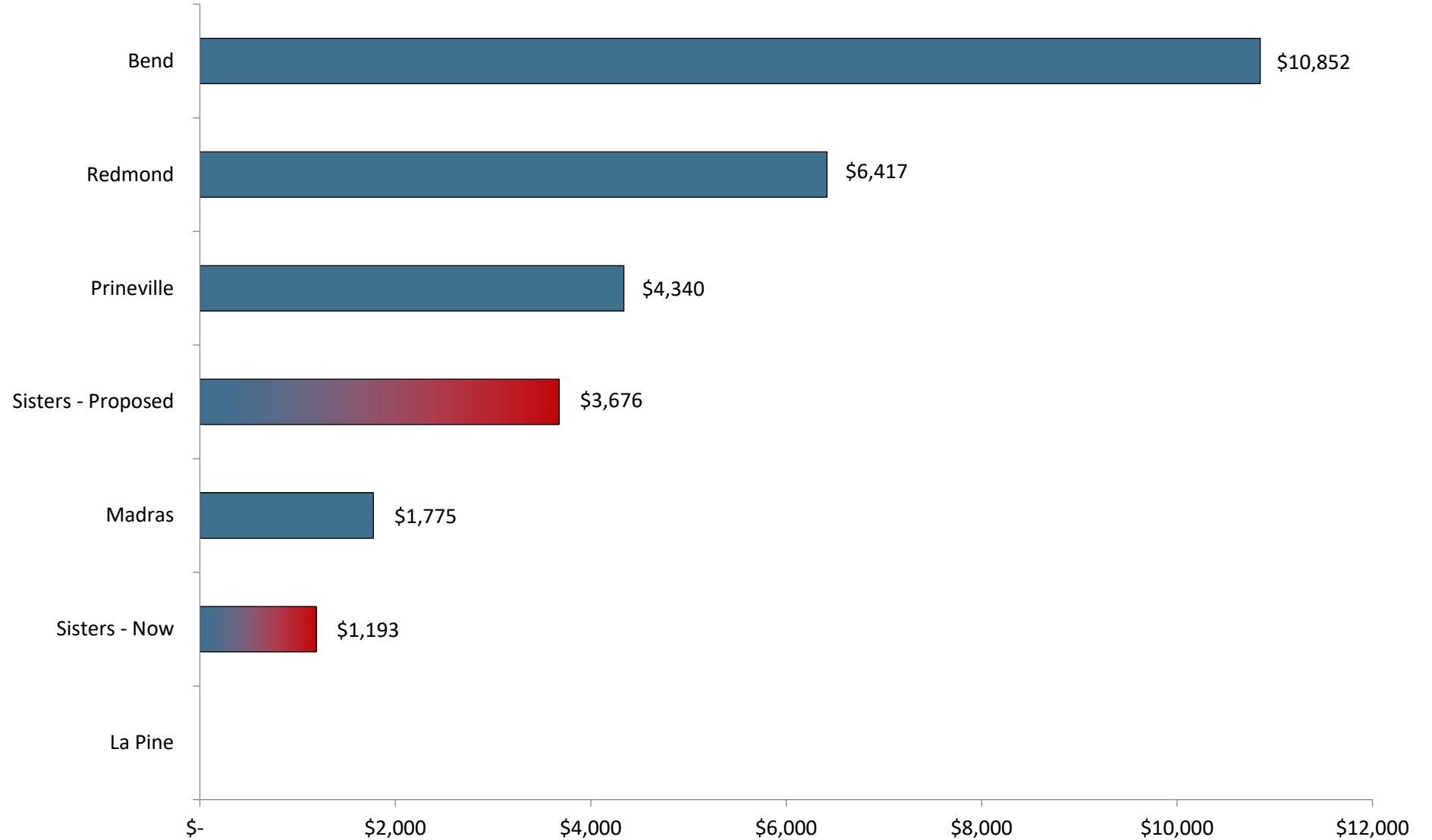
Parks SDC Components - Single-Family	Proposed		Current		Difference
Reimbursement fee	\$ -	\$ -	\$ -	\$ -	-
Improvement fee	3,501		1,193		2,308
Compliance fee	175		-		175
Total parks SDC	\$ 3,676	\$ 1,193	\$ 1,193	\$ 1,193	\$ 2,483



Customer Classification	Number of Dwelling Units	Proposed Schedule of Parks SDCs				Total
		Reimbursement	Improvement	Compliance		
Detached single family	1	\$ -	\$ 3,501	\$ 175		\$ 3,676
Mobil/manufactured home	1	-	3,501	175		3,676
Multifamily - \$/dwelling unit		-	1,819	91		1,910
Duplex	2	-	3,638	182		3,820
Tri-plex	3	-	5,458	273		5,730
Four-plex	4	-	7,277	364		7,641
Apartment complex	*	*	*			*
Condominium complex	*	*	*			*
Retirement/Assisted Living complex	*	*	*			*
Business - \$/FTE Employee		\$ -	\$ -	\$ -	\$ -	\$ -

* - multiply the number of dwelling units by the corresponding detached multi-family per dwelling unit fee component

Neighboring Communities' System Development Charges - Parks SFR December, 2023



DISCUSSION

