



MINUTES
Parks & Trails Advisory Board Meeting
Thursday, May 5, 2022 City Hall- Council
Chambers, 39250 Pioneer Blvd., Sandy,
Oregon 97055 7:00 PM

BOARD MEMBERS PRESENT: Don Robertson, Board Member, Will Toogood, Board Member, and Upekala Wijayratne, Board Member

BOARD MEMBERS ABSENT: David Breames, Board Member, Sarah Schrodetz, Board Member, Alexandria Gale, Board Member, and Stacy McMahon, Board Member

STAFF PRESENT: Rochelle Anderholm-Parsch, Parks and Recreation Director

MEDIA PRESENT:

1. MEETING FORMAT NOTICE

The Parks and Trails Advisory Board will conduct this hybrid meeting both in-person and electronically using the Zoom video conference platform.

If interested in attending in person the meeting will be held at the Sandy Community Center, located at 38348 Pioneer Blvd., Sandy, OR 97055.

Members of the public may listen, view, and/or participate in this meeting using Zoom.

Using Zoom is free of charge. See the instructions below:

- To login to the virtual/electronic meeting online using your computer, [click this link:](#) or follow this link:

<https://us02web.zoom.us/j/88642522802?pwd=a0Q1d1FIWXBsMEZ4V2RoWUVVMm5UQT09>

- **Note a passcode may be required:**
- If you would rather access the meeting via telephone, dial 1-669-900-6833. When prompted, enter the following meeting number: **886 4252 2802**
- If you do not have access to a computer or telephone and would like to take part in the meeting virtually, please contact the Sandy Community Center (503-668-5569) and arrangements will be made to facilitate your participation.

2. Roll Call

Guest Presenters:

Doug Gabbard, FCS Consultant

Zech Hazel, FCS Consultant

Staff Present:

John Wallace, Center Manager

Tiana Rundell, Parks

Chelsea Jarvis, Executive Assistant

3. Public Comment

4. Consent Agenda

4.1. Meeting Minutes

5. Changes to the Agenda

6. New Business

6.1. System Development Charges and Fee in Lieu Update

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Rochelle explains that ESA contracted out to FCS and the purpose of tonight's meeting is to receive the SDC/Fee in lieu methodology update and ask clarifying questions.

Doug Gabbard and Zech Hazel introduce themselves.

Power point presentation begins- it covers background, calculations, and implementation.

Presentation is opened for questions:

Will Toogood asks about the land acquisition costs listed on the funding plan page (slide 26) and if current inventory of land is included in that number. He thought the city had a decent inventory of dedicated land.

Don Robertson confirms the city does but the number in question is accounting for additional land needed.

Doug Gabbard adds it's based on the land needed and it's assuming it's not going to be attained through the typical land dedication process.

Upekala Wijayratne asks why the current SDCs are so different and if that's due to being calculated using outdated methodology.

Doug Gabbard answers in the past the parks SDC was in layers (ie: trail was it's own SDC) vs now this is a combined Parks SDC. SDCs tend to be driven by the project list.

Don Robertson asks when the current SDC's were approved.

Rochelle adds that per her research there was a resolution done in 2013.

There was a trails resolution in 2016.

Upekala Wijayratne asks to confirm that we don't know if the city is was using the maximum amount allowed.

Don Robertson and Doug agree that the amount may have been below the maximum.

Don Robertson asks if reimbursement SDCs were not calculated.

Doug Gabbard says that's correct and explains it can be burdensome to attain and the SDC number calculated didn't need to be higher.

Discussion ensues.

Don Robertson asks if we did a reimbursement fee, can that boost the percentage we end up charging, regardless of the fee we end up charging.

Doug Gabbard explains that slide 12 in the PowerPoint is showing the improvement fee and not the reimbursement fees. Discussion ensues. Doug explains reimbursement fees can be spent on a project, even ones that don't accommodate growth. Improvement fees can only be spent on projects that create growth and only to the extent they accommodate growth.

Don Robertson asks if it's possible to bank a portion of the SDC to rehab existing facilities and the remainder would go towards adding capacity to that park.

Doug Gabbard explains if a portion of the SDC was designated as a reimbursement fee, anytime as SDC is collected, we'd need to designate how much is reimbursement vs improvement. An accounting would need to be kept for reimbursement/improvement fees separately.

Don Robertson asks if we can index the fees for inflation.

Doug Gabbard responds that yes that's advised and is a best practice. The fee can indexed to the actual inflation that actually happens. After the index actually moves, the SDC can be adjusted to be charged in the future based upon that movement in the index which takes the guesswork out of hedging against inflation.

Don Robertson asks if we can do that even if we chose to not levy the full fee.

Doug Gabbard confirms yes, absolutely. There would be more choices with not levying the full maximum SDC fee.

Don Robertson asks if that would still take an action by the council?

Doug Gabbard confirms yes. It would need to be on the consent calendar. He adds if we don't charge the full SDC fee, escalation could be pre-planned up to

the full amount of the SDC and phased in. Doug speaks an example involving Hermiston, Oregon.

Don Robertson asks if it can the index be moved with inflation.
Doug Gabbard explains it's difficult- in theory yes, in practice not.

Don Robertson asks if we can index the fee in lieu for inflation.
Doug Gabbard explains that the Fee in lieu does not have the statutory framework that the SDCs do. He recommends we would need to consult closely with our city attorney about that.
Discussion ensues.

Will Toogood asks to see the SDC comparison chart from the PowerPoint again. He asks if there a way to know when the SDCs listed were established.
Doug Gabbard confirms the SDCs listed are current as of the date the survey was taken.

Upekela Wijayratne asks to confirm that these are fees for the developers and could have a chilling impact on developers.

Don Robertson answers that the developer will pay the SDCs but it will eventually affect the cost of housing for the buyers. Discussion ensues.

Doug Gabbard adds that we would get infrastructure- it's not just a tax that's pulling money out of the development process but it's providing something that is much needed, that the city may be hard pressed to provide with other funds.

Discussion continues.

FCS closes and exits meeting.

[Sandy Parks SDC and Fee-in-Lieu.pptx](#)

6.2. Longest Day Parkway Event

The Longest Day Parkway event is happening on June 23rd between 6:30pm-8:00pm. It's an event that the city council and staff put on to let the community know about the services the city offers to the community.

Rochelle asks the Board if they would like to have a booth to be able to share information to the community about the Parks and Trails Advisory Board.

Don Robertson, Upkela Wjayratne, and Will Toogood all agree they would like to be involved as long as their schedules permit.

7. Old Business

8. STAFF UPDATES

8.1. Director Report

Rochelle introduces Chelsea, the department's new Executive Assistant. Chelsea briefly introduces herself.

The Parks and Trails Advisory Board has 2 openings. There are currently 6 applicants.

The Community Campus pool will be drained. RFPs are being attained. This will include a design/build for the community campus and a schematic for the eventual pool.

Joe Preston, Parks Crew Leader, is retiring. His retirement party will be July 5th at the Community Center.

Recreation programs look good. SOLVE was successful. Carol has received sponsorships totaling \$11,000.00 for the summer concert in the park series.

The Parks and Recreation department has entered into Cost Recovery.

A grant has been submitted for the Sandy Bluff project.

The code amendments and parks and trails system master plan is going to council review May 16th and for final adoption June 6th.

A notice has been received to proceed with the RTG (Recreation Trails Grant) grant for the connecting trail from the community campus to the Sandy River Front Park.

John Wallace, Center Manager, briefs the board on the Community Center:

- The center is now open full time.
- Key staff are being hired.
- Building Monitor positions are being created.
- POS system is getting working on.
- The center is doing research on taking back some non-emergency medical transports.
- Focus is being placed on volunteer information/recruitment.

Tiana Rundell is attending a leadership program. The first session focused on core needs to help foster a better team environment. Her capstone project will focus on a pest management policy for the parks department, which will eventually go to the Parks Board for review.

9. Adjourn

City of Sandy Parks SDC and Fee-in-Lieu

Doug Gabbard and
Zech Hazel

May 5, 2022



Agenda

- **Background**
- **Calculations**
- **Implementation**



Agenda

- **Background**
- Calculations
- Implementation



Key Characteristics of SDCs

- SDCs are one-time charges, not ongoing rates. Paid at the time of development.
- SDCs are available for water, wastewater, stormwater, transportation, and parks.
- SDCs are for capital only, in both their calculation and in their use.
- SDCs include both existing and future (planned) infrastructure cost components.
- SDCs are for “system” facilities, not “local” facilities.

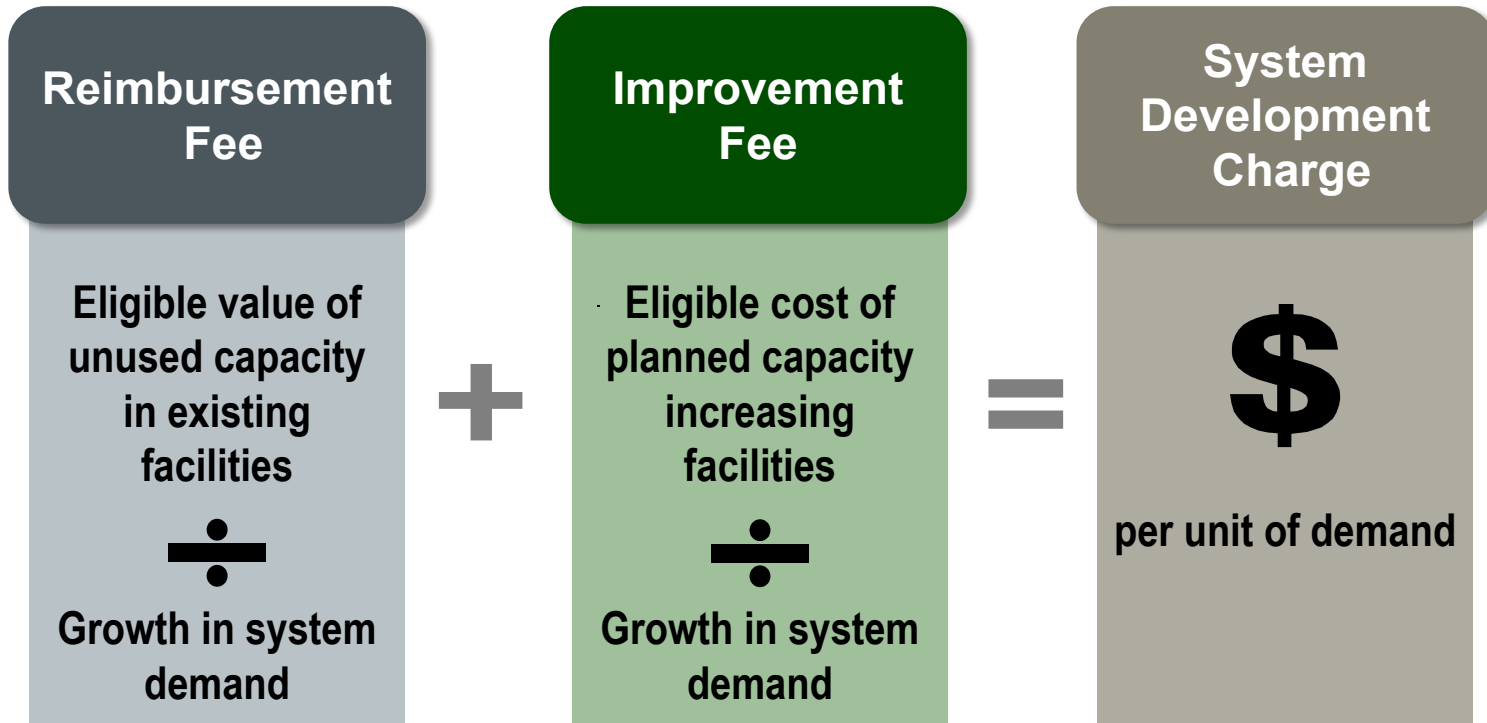


Legal Framework for SDCs

ORS 223.297 - 314, known as *the SDC Act*, provides “a uniform framework for the imposition of system development charges by governmental units” and establishes “that the charges may be used only for capital improvements.”



The SDC Calculation





Fee in Lieu of Land Dedication

- **Developers are responsible for providing for growth-related park land**
 - » Land dedication if acceptable parcel is available
 - » Fee in lieu of land dedication
- **The fee is based on:**
 - » Estimated cost of undeveloped land
 - » Future level of service of park acres per resident

$$\begin{array}{|c|} \hline \text{Cost per acre} \\ \hline \end{array} \times \begin{array}{|c|} \hline \text{Future acres} \\ \hline \text{per resident} \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Fee-in-lieu} \\ \hline \text{per resident} \\ \hline \end{array}$$

Number of residents will be estimated by
number and types of dwelling units



Current SDCs and Fee-in-Lieu

- The current SDC is \$3,717 per single-family dwelling unit

- The current fee-in-lieu is \$3,109 per single-family dwelling unit

\$241,000 per acre	×	0.0043 acres per resident	=	\$1,036 per resident
\$1,036 per resident	×	3 residents per SFR	=	\$3,109 per SFR



Agenda

- Background
- **Calculations**
 - » System development charge
 - » Fee-in-lieu
- Implementation



System Development Charge

- The maximum allowable SDC per single-family dwelling unit is \$22,436

Cost Basis:	
Improvement Fee	\$ 53,262,087
Compliance Costs	62,430
Total Cost Basis	\$ 53,324,517
Growth in Residents	6,488
Improvement Fee per Resident	\$ 8,209
Compliance Fee per Resident	10
Total SDC per Resident	\$ 8,219
Fee Schedule:	
Single-family dwelling unit	\$ 22,436
Multi-family dwelling unit	16,635
Mobile home dwelling unit	18,071



Growth

	2020	2035	CAGR	Growth	Growth Share
Population in Sandy	12,612	19,100	2.81%	6,488	33.97%

Source: Email from Tracy Johnson, 2/2/2022



Infill List

	Tier	Timing	Total Cost	Eligibility	Eligible Costs
Sandy Bluff Park	Tier 1	0-5 years	\$ 250,000	33.97%	\$ 84,921
Meinig Memorial Park	Tier 1	0-5 years	100,000	0.00%	-
Sandy River Park - Phase 1	Tier 1	0-5 years	800,000	33.97%	271,749
Bornstedt Park - Phase 2	Tier 2	5-10 years	652,000	33.97%	221,475
Tupper Park	Tier 2	5-10 years	750,000	33.97%	254,764
Meinig Memorial Park	Tier 2	5-10 years	273,200	33.97%	92,802
Sandy River Park - Phase 2	Tier 2	5-10 years	650,000	33.97%	220,796
Meinig Memorial Park	Tier 3	10-15 years	500,000	0.00%	-
Sandy River Park Addition	Tier 3	10-15 years	-	33.97%	-
	Total		\$ 3,975,200		\$ 1,146,508

Source: Environmental Science Associates, City staff.



Expansion List: Park Projects

Park Name	Park Type	Tier	Timing	Total Cost	Acres Added	Acres	
						Absorbed	
Deer Point Park	Neighborhood Park	Tier 1	0-5 years	\$ 1,442,800	1.41	1.41	
Champion Way Park	Neighborhood Park	Tier 1	0-5 years	998,700	0.99	0.99	
Ponder Lane Park	Neighborhood Park	Tier 1	0-5 years	1,848,000	2.00	2.00	
Deer Point Expansion	Neighborhood Park	Tier 1	0-5 years	1,700,000	2.00	-	
Sunset	Neighborhood Park	Tier 1	0-5 years	1,700,000	2.00	-	
Community North	Community Park	Tier 1	0-5 years	5,900,000	10.00	-	
Tickle Creek Expansion - West	Natural & Open Space	Tier 1	0-5 years	-	-	-	
Jarl Road	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-	
Jewelberry NE	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-	
Vista Loop	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-	
Community East	Community Park	Tier 2	5-10 years	6,900,000	12.50	-	
Tickle Creek Expansion - Central	Natural & Open Space	Tier 2	5-10 years	-	-	-	
Tickle Creek Expansion - East	Natural & Open Space	Tier 2	5-10 years	-	-	-	
Orient	Mini Park	Tier 3	10-15 years	490,000	0.50	-	
Colorado East	Mini Park	Tier 3	10-15 years	490,000	0.50	-	
Kelso 362nd	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-	
Gunderson Road West	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-	
Barlow Trail	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-	
Trubel	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-	
Vista Loop SW	Neighborhood Park	Tier 3	10-15 years	-	-	-	
Community South	Community Park	Tier 3	10-15 years	5,900,000	10.00	-	
Ruben	Natural & Open Space	Tier 3	10-15 years	-	-	-	
Sandy Community Campus - Phases 1-4	Community Park		0-15 years	9,950,200	13.75	13.75	
Total				\$ 49,219,700	69.65	18.15	

Source: Environmental Science Associates, City staff.



Expansion List: Trail Projects

Trail Name	Tier		Parks SDC Cost	Linear Feet	
				Added	Miles Added
Kelso to Powerline	Tier 1	0-5 years	185,800	4,224	0.80
Sunflower to Powerline	Tier 1	0-5 years	32,500	317	0.06
Olson to Powerline	Tier 1	0-5 years	81,300	792	0.15
Sandy Bluff Park to 362nd	Tier 1	0-5 years	198,100	1,531	0.29
Sandy Bluff Park Pond Loop Trail	Tier 1	0-5 years	143,500	1,109	0.21
Bell Street to Sandy Bluff Park	Tier 1	0-5 years	191,300	1,478	0.28
Kate Schmidt to Bell Street	Tier 1	0-5 years	82,000	634	0.12
SHS Trail Easement 1	Tier 1	0-5 years	259,600	2,006	0.38
Meeker to Safeway	Tier 1	0-5 years	32,500	317	0.06
Community Campus to Sandy River Trail	Tier 1	0-5 years	23,700	3,115	0.59
Park Street to Community Campus	Tier 1	0-5 years	2,000	264	0.05
Tickle Creek Reroutes	Tier 1	0-5 years	93,750	1,373	0.26
Sunset Street to Tickle Creek	Tier 1	0-5 years	12,800	1,690	0.32
Sunset Street to Nettie Connett Drive	Tier 1	0-5 years	103,000	1,003	0.19
Bluff Road to Sandy Heights	Tier 1	0-5 years	11,600	1,531	0.29
Tupper Park to Gerilyn Court	Tier 1	0-5 years	32,500	317	0.06
Tickle Creek Extension East to Dubarko Underpass	Tier 1	0-5 years	125,000	1,361	0.26
Tickle Creek to Deer Point Park	Tier 1	0-5 years	432,000	4,208	0.80
Tickle Creek Extension Dubarko East to Jacoby	Tier 1	0-5 years	400,000	2,243	0.42
Alleyway to Tickle Creek Trail Connector	Tier 1	0-5 years	37,500	365	0.07
Bornstedt Park	Tier 1	0-5 years	78,000	760	0.14
Highway 211 Parkway	Tier 1	0-5 years	406,250	3,010	0.57



Expansion List: Trail Projects (cont.)

Trail Name	Tier		Parks SDC Cost	Linear Feet	
				Added	Miles Added
Cascadia to Tickle Creek	Tier 1	0-5 years	30,200	686	0.13
Slagle Loop to Jonsrud Viewpoint	Tier 2	5-10 years	38,500	5,069	0.96
Sandy River Lower Loop	Tier 2	5-10 years	13,300	1,742	0.33
Sandy River North Loop	Tier 2	5-10 years	10,400	1,373	0.26
Park Street to Sandy River Trail	Tier 2	5-10 years	6,400	845	0.16
Fir Drive to Community Campus	Tier 2	5-10 years	20,100	2,640	0.50
Tickle Creek Extension within UGR 2	Tier 2	5-10 years	380,900	8,659	1.64
Champion Way to Tickle Creek	Tier 2	5-10 years	4,400	581	0.11
Barnum to Tickle Creek	Tier 2	5-10 years	6,800	898	0.17
Salmon Creek Park to Barnum Road	Tier 2	5-10 years	92,200	898	0.17
Tickle Creek to Highway 211	Tier 2	5-10 years	69,700	1,584	0.30
Sandy Heights to Meinig Connection	Tier 2	5-10 years	11,500	1,514	0.29
Tickle Creek Jacoby Rd to Meadows Ave extension	Tier 2	5-10 years	172,600	3,923	0.74
Orient to Bluff Road 4,5	Tier 3	10-15 years	-	8,976	1.70
Kelso to 362nd	Tier 3	10-15 years	255,500	5,808	1.10
Orient to 362nd 2 (Bell Street Extension)	Tier 3	10-15 years	675,000	3,115	0.59
Vista Loop to Longstreet Lane	Tier 3	10-15 years	303,600	2,957	0.56
Orient to Tickle Creek	Tier 3	10-15 years	88,300	2,006	0.38
Tickle Creek to Colorado & Rachel	Tier 3	10-15 years	227,600	5,174	0.98
Bornstedt Road to Trubel Road	Tier 3	10-15 years	495,400	3,828	0.73



Expansion List: Trail Projects (cont.)

Trail Name	Tier		Parks SDC Cost	Linear Feet	
				Added	Miles Added
Village South to Trubel Road	Tier 3	10-15 years	623,600	4,819	0.91
Jacoby West to Village South	Tier 3	10-15 years	373,100	2,883	0.55
Cascadia to Jacoby West	Tier 3	10-15 years	102,300	996	
Old Barlow Trail	Tier 3	10-15 years	151,700	1,478	0.28
Barlow Trail to Tickle Creek	Tier 3	10-15 years	13,900	317	0.06
Barlow Trail to Market	Tier 3	10-15 years	25,600	581	0.11
Tickle Creek Connector Sewer Easement 4	Tier 3	10-15 years	914,000	20,777	3.94
Tickle Creek Bridge at Market	Tier 3	10-15 years	500,000	-	-
Total			\$ 8,571,300	127,775	24.01

Source: Email from Tracy Johnson, 2/2/2022



Eligibility: Current Level of Service

	Units	2020 Quantity	2020 Units per 1,000 Residents	Change in Quantity	Additional Needed to Maintain LoS	Eligibility
By category:						
Mini Park	Acres	3.87	0.31	1.00	1.99	100.00%
Neighborhood Park	Acres	16.89	1.34	22.40	8.69	38.79%
Community Park	Acres	11.07	0.88	46.25	5.69	12.31%
Natural & Open Space	Acres	224.64	17.81	0.00	115.56	0.00%
Undeveloped Park	Acres	22.26	1.76	-18.15	11.45	0.00%
Special Use Area	Number	4.00	0.32	0.00	2.06	0.00%
Trail	Miles	9.96	0.79	24.01	5.12	21.34%
By Unit of Measurement:						
Acres of Parks and Natural Areas	Acres	278.73	22.10	51.50	143.39	100.00%
Number of Special Use Sites	Number	4.00	0.32	0.00	2.06	0.00%
Miles of Trails	Miles	9.96	0.79	24.01	5.12	21.34%

Source: 2021 Parks and Trails Master Plan, Section 4 (2020 quantity); previous tables



Eligibility: Future Level of Service

	Units	2020 Quantity	2020 Units per 1,000 Residents	Change in Quantity	2035 Units per 1,000 Residents	2020 Minimum Quantity	2020 Eligibility	Reimbursable Quantity
By category:								
Mini Park	Acres	3.87	0.31	1.00	0.25	3.22	100.00%	0.65
Neighborhood Park	Acres	16.89	1.34	22.40	2.06	25.94	59.58%	-
Community Park	Acres	11.07	0.88	46.25	3.00	37.85	42.10%	-
Natural & Open Space	Acres	224.64	17.81	0.00	11.76	148.33	0.00%	76.31
Undeveloped Park	Acres	22.26	1.76	-18.15	0.22	2.71	0.00%	19.55
Special Use Area	Number	4.00	0.32	0.00	0.21	2.64	0.00%	1.36
Trail	Miles	9.96	0.79	24.01	1.78	22.43	48.06%	-
By Unit of Measurement:								
Acres of Parks and Natural Areas	Acres	278.73	22.10	51.50	17.29	218.06	100.00%	60.67
Number of Special Use Sites	Number	4.00	0.32	0.00	0.21	2.64	0.00%	1.36
Miles of Trails	Miles	9.96	0.79	24.01	1.78	22.43	48.06%	-

Source: 2021 Parks and Trails Master Plan, Section 4 (2020 quantity); previous tables



Improvement Fee Cost Basis

	Cost	Current LoS		Future LoS	
		Eligibility	Eligible Cost	Eligibility	Eligible Cost
By Category					
Mini Park	\$ 980,000	100%	\$ 980,000	100%	\$ 980,000
Neighborhood Park	19,589,500	39%	7,598,570	60%	11,671,719
Community Park	28,650,200	12%	3,527,690	42%	12,061,452
Natural & Open Space	-	0%	-	0%	-
Undeveloped Park	-	0%	-	0%	-
Special Use Area	-	0%	-	0%	-
Trail	8,571,300	21%	1,829,024	48%	4,119,280
Expansion Projects Total	\$ 57,791,000		\$ 13,935,284		\$ 28,832,451
Infill Projects	3,975,200		1,146,508		1,146,508
Total	\$ 61,766,200		\$ 15,081,792		\$ 29,978,959
By Unit of Measurement					
Acres of Parks and Natural Areas	\$ 49,219,700	100%	\$ 49,219,700	100%	\$ 49,219,700
Number of Special Use Sites	-	0%	-	0%	-
Miles of Trails	8,571,300	21%	1,829,024	48%	4,119,280
Expansion Projects Total	\$ 57,791,000		\$ 51,048,724		\$ 53,338,980
Infill Projects	3,975,200		1,146,508		1,146,508
Total	\$ 61,766,200		\$ 52,195,232		\$ 54,485,488

Source: Previous tables.



Adjustments

	Current by Category	Future by Category	Current by Unit	Future by Unit
Unadjusted Improvement Fee Cost Basis	\$ 15,081,792	\$ 29,978,959	\$ 52,195,232	\$ 54,485,488
Estimated Improvement Fee Fund Balance	(1,223,401)	(1,223,401)	(1,223,401)	(1,223,401)
Improvement Fee Cost Basis	\$ 13,858,391	\$ 28,755,558	\$ 50,971,831	\$ 53,262,087

Source: City staff



System Development Charge

- The maximum allowable SDC per single-family dwelling unit is \$22,436

		Current by Category	Future by Category	Current by Unit	Future by Unit
Cost Basis:					
Improvement Fee		\$ 13,858,391	\$ 28,755,558	\$ 50,971,831	\$ 53,262,087
Compliance Costs		62,430	62,430	62,430	62,430
Total Cost Basis		\$ 13,920,821	\$ 28,817,988	\$ 51,034,261	\$ 53,324,517
Growth in Residents		6,488	6,488	6,488	6,488
Improvement Fee per Resident		\$ 2,136	\$ 4,432	\$ 7,856	\$ 8,209
Compliance Fee per Resident		10	10	10	10
Total SDC per Resident		\$ 2,146	\$ 4,442	\$ 7,866	\$ 8,219
Fee Schedule:					
	Residents per Dwelling Unit				
Single-family dwelling unit	2.73	\$ 5,857	\$ 12,125	\$ 21,472	\$ 22,436
Multi-family dwelling unit	2.02	4,343	8,990	15,920	16,635
Mobile home dwelling unit	2.20	4,718	9,766	17,295	18,071



Fee in Lieu of Land Dedication

Current cost per acre		\$869,242
Targeted acres per resident		0.0068
Calculated Fee-in-Lieu per resident		\$5,911
Fee Schedule:	<u>Residents per Dwelling Unit</u>	
Single-family dwelling unit	2.73	\$16,135
Multi-family dwelling unit	2.02	\$11,963
Mobile home dwelling unit	2.20	\$12,996



Summary

		SDC	Fee-in-Lieu	Total
Calculated Maximum Fee per Resident		\$ 8,219	\$ 5,911	\$ 14,130
Fee Schedule:	<u>Residents per Dwelling Unit</u>			
Single-family Dwelling Unit	2.73	\$ 22,436	\$ 16,135	\$ 38,571
Multi-family Dwelling Unit	2.02	16,635	11,963	\$ 28,598
Mobile home Dwelling Unit	2.20	18,071	12,996	\$ 31,067

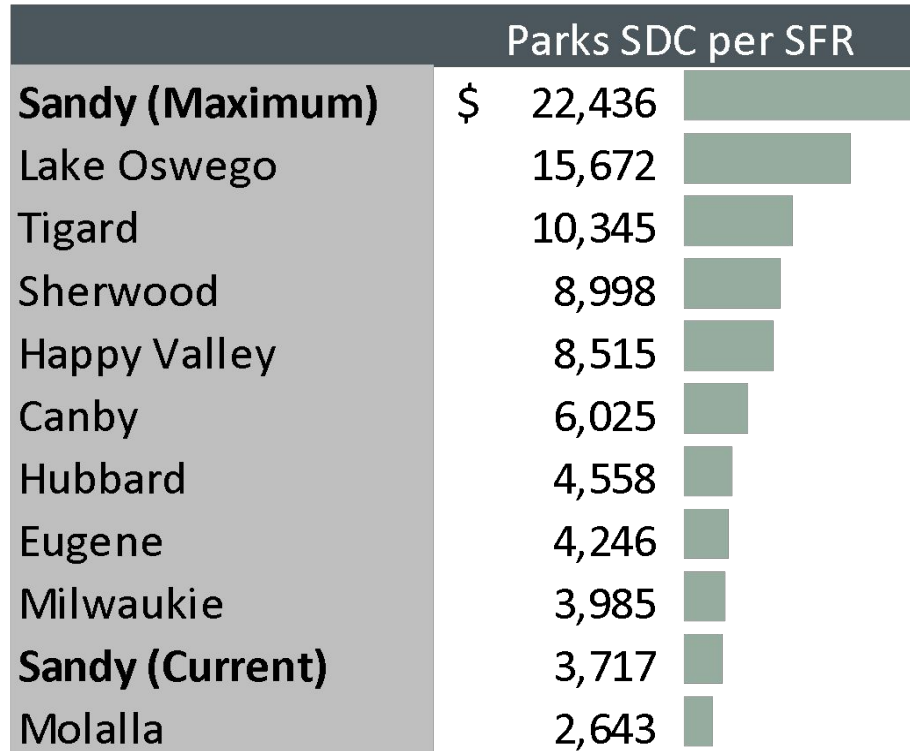


Agenda

- Background
- Calculations
- **Implementation**



SDC Comparison



Source: Survey by FCS GROUP, as of 4/26/2022



Funding Plan

	Current by Category	Future by Category	Current by Unit	Future by Unit
Resources				
Beginning fund balance	\$ 1,223,401	\$ 1,223,401	\$ 1,223,401	\$ 1,223,401
SDC revenue	13,920,821	28,817,988	51,034,261	53,324,517
Fees-in-lieu	38,349,560	38,349,560	38,349,560	38,349,560
Other needed revenue	70,955,582	56,058,415	33,842,142	31,551,886
Total resources	\$ 124,449,364	\$ 124,449,364	\$ 124,449,364	\$ 124,449,364
Uses				
Project list (total cost)	\$ 61,766,200	\$ 61,766,200	\$ 61,766,200	\$ 61,766,200
Compliance costs	62,430	62,430	62,430	62,430
Land acquisition costs	62,620,734	62,620,734	62,620,734	62,620,734
Ending fund balance	-	-	-	-
Total requirements	\$ 124,449,364	\$ 124,449,364	\$ 124,449,364	\$ 124,449,364

Source: Environmental Science Associates, City staff, previous tables.

Thank you! Questions?

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