

SDC METHODOLOGY COMMITTEE
PARKS POLICY UPDATE FOR MEETING DATED JUNE 13, 2018

POLICY REVIEW:

In the May committee meeting, the following policies received tentative approval related to Parks SDCs:

- Urban Growth Area (UGA) Permits: All new subdivisions subject to UGA Permits will be required to be served by an acquired park site as a condition of final plat approval. Park development will not be required by developers.
- Level of Service: The cost basis will be based on existing level of service. The primary benefit of this recommendation is that there will be no requirement for non-SDC funding; parks can be acquired and developed by using SDCs exclusively
- Neighborhood Park Funding: The cost basis for residential developments will include neighborhood park acquisition and development. The cost basis for non-residential developments will not include neighborhood parks.
- Fee Amount: The tentative Parks SDC amounts are as follows:
 - Single Family: \$4,400 per unit
 - Multi Family: \$3,400 per unit
 - Accessory Dwelling: \$3,200 per unit
 - Mobile Home: \$3,200 per unit
 - Industrial: \$700 per ksf
 - Commercial: \$1,400 per ksf
 - Government: \$1,300 per ksf

UNRESOLVED ITEMS:

The committee requested staff to propose separate options for temporary access fees (TAFs) based on whether or not TAFs are reimbursable. The options are described below:

- Non-Reimbursable TAF: Staff recommends a fixed non-reimbursable TAF equal to 16 percent of the Parks SDC amount, approximately \$700 per unit for single family dwellings. This recommendation is based on the 16-percent ratio of Neighborhood Park acquisition costs versus total project costs as shown on the proposed 309 list.
- Reimbursable TAF: If the committee prefers that TAFs be reimbursable, then staff recommends that the TAF equal 100 percent of the Parks SDC amount. Staff recommends also that the TAF not be eligible for pass-through credit, but true credit only. The TAF would then merely be a pre-payment of Parks SDCs, and no Parks SDCs would be due at the time of building permit where a TAF is paid. Staff advises the committee that a reimbursable TAF would likely undermine park acquisitions being required for UGA permits because all developers would choose the TAF option at no net additional cost.