

SDC METHODOLOGY COMMITTEE
INFORMATION HANDOUT FOR MEETING DATED JULY 11, 2018

DOWNTOWN TSDC EXEMPTION

In an earlier meeting, the committee requested consideration of an exemption from Transportation SDCs for projects in the downtown area. The map below shows the downtown parking district. Staff recommends that the issue be forwarded to the Downtown Advisory Board for further consideration.



Figure 1: Downtown Parking District (SRC 7.010)

PARKS FEE FOR SCHOOL USES

City staff has investigated options of fee collection for school uses. Staff's recommendation is that schools pay based on the zone classification no different than any other use. Salem Keizer School

District uses would have the opportunity for Parks SDC credits through joint-use agreements which allow City park uses. The basis for staff's recommendation is as follows:

- Educational uses are defined in SRC 400.070. The use most applicable to SKSD schools would be SRC 400.070(b), "Basic Education," but would not be limited to SKSD properties. Such an exemption would not easily be limited to SKSD, but all other Basic Education uses.
- An exemption for Basic Education warrants an analysis of other uses and whether or not the zone classification method of fee collection is fair and equitable for all types of uses. The committee has tentatively agreed to a zone classification-based fee in order to eliminate the need to track changes of use.

PARKS TEMPORARY ACCESS FEE FOR NON-RESIDENTIAL

The committee recommended a temporary access fee (TAF) for residential subdivisions that pays the Parks SDCs for all new lots at the time of final plat approval and is credited toward future Parks SDCs that would normally be required at the time of building permit. In other words, rather than collecting Parks SDCs one lot at a time at the time of building permit issuance, Parks SDCs are collected at the time of final plat approval all at once.

Similarly, staff's recommendation for non-residential TAFs is that the Parks SDC fee is paid at the time of building permit application rather than when it would normally have been required at building permit issuance. This TAF process would collect Parks SDCs approximately 6 to 9 months earlier than they would have been collected for non-TAF projects. Staff recommends that the TAF be refundable for non-residential if the building permit application expires.