



May 18, 2023

BCC Agenda Date/Item: \_\_\_\_\_

North Clackamas Parks and Recreation District Board of Directors

**First Reading of an Ordinance Amending the North Clackamas Parks and Recreation District’s System Development Charge Ordinance. No County General Funds are involved.**

<b>Previous Board Action/Review</b>	<b>May 3, 2023</b> - Briefed at Policy Session <b>December 2017</b> – Amendment (Ord. 11-2017). <b>October 2014</b> – Amendment (Ord. 06-2014). <b>October 2007</b> – Amendment (Ord. 09-2007). <b>March 2004</b> – Amendment (Ord. 02-2004). <b>October 1994</b> - Adoption of System Development Charge Ordinance (Ord. 94-1152).		
<b>Performance Clackamas</b>	<ul style="list-style-type: none"> <li>• Build public trust through good government</li> <li>• Build a strong infrastructure</li> </ul>		
<b>Counsel Review</b>	Yes (JM 2/23/23)	<b>Procurement Review</b>	No
<b>Contact Person</b>	Heather Koch	<b>Contact Phone</b>	(971) 337-6867

**EXECUTIVE SUMMARY:** NCPRD seeks to add three capital projects to the System Development Charges (SDC) Capital Improvements Plan (“CIP list”) to make them eligible for use of SDC funding in the future. These projects include the Jennings Lodge Elementary School Neighborhood Park improvements, Concord Property Park and Community Center Improvements, and Hull and Swanson Natural Area. Under Oregon Revised Statute Section 223.309, the list may be modified at any time. Changes to the SDC CIP list that are part of the existing Ord. 11-2017 must be updated by adopting a new ordinance specifying these changes. Adoption requires a first reading and a second reading after 14 days or more.

The North Clackamas Parks and Recreation District (NCPRD) collects system development charges (SDCs) on new development within district boundaries so that future growth contributes a fair share to the cost of improvements and additions to parks and recreation facilities. Funds may only be used on projects identified on the SDC CIP list. This SDC CIP list is part of the *Parks and Recreation System Development Charges Update Methodology Report* adopted by Ordinance 09-2007. Since adoption in 2007, NCPRD has acquired properties, approved agreements, and conducted planning related to the three newer projects that can provide future improvements to support growth.

For Filing Use Only

The methodology and SDC CIP list have remained unchanged since 2007, although the 2007 Ordinance has been amended twice for other purposes (via Ord. 06-2014 & via Ord. 11-2017). NCPRD is proposing a new ordinance to amend the list by adding an "Appendix B" with information on the three added projects. The proposed ordinance and appendix is attached.

Placing these projects on the list makes them eligible for use of SDC funds; it does not obligate NCPRD to progress the projects, budget SDC funds, nor indicate full funding or development approvals. There are no changes to the methodology itself, therefore there are no changes to SDC rates and no changes to the eligible percentages of SDC funding that can be used toward total project costs (included in the appendix as "Growth Required Portion").

On February 8, 2023, the District Advisory Committee ("DAC") unanimously recommended that the three projects be added to the 2007 SDC list.

Project	Cost Estimate
Jennings Lodge Elementary School Neighborhood Park Improvements	3,400,000
Concord Property Park and Community Center Improvements	14,000,000
Hull-Swanson Natural Area	4,500,000

**RECOMMENDATION:** Staff recommends the First Reading of an Ordinance Amending the North Clackamas Parks and Recreation District's System Development Charges Ordinance and scheduling of a second reading of this ordinance on June 1, 2023.

ATTACHMENT:

1. Ordinance No. \_\_\_\_\_

Respectfully submitted,



Michael Bork  
NCPRD Director

Ordinance No. \_\_\_\_\_

**An Ordinance Amending the North Clackamas Parks and Recreation District's System Development Charge Ordinance**

**WHEREAS**, the Board of Directors of North Clackamas Park and Recreation District ("NCPRD Board") adopted a system development charge ordinance in October, 1994, as subsequently amended (the "Ordinance"), authorized by ORS 223.297-223.314; and

**WHEREAS**, the NCPRD Board amended the Ordinance in 2007 (Ord. 09-2007), including the adoption of the 2007 Parks and Recreation System Development Charges Update Methodology Report, and while Ord. 06-2014 and Ord. 11-2017 further updated SDC policy, no changes were made in those updated ordinances to the Methodology Report; and

**WHEREAS**, the adopted Methodology Report contained the SDC Capital Improvement Plan listing all projects that could be eligible for System Development Charge ("SDC") funds; and

**WHEREAS**, multiple projects that are likely to move forward now to serve growth in the District either were not envisioned in 2007 or are on properties that NCPRD did not own or have agreements to develop on in 2007, therefore they are not currently on the SDC Capital Improvement Plan and cannot be eligible for SDC funds; and

**WHEREAS**, such projects that serve growth in the District will be eligible for use of SDC funds if added to the SDC Capital Improvement Plan;

Now, therefore, the NCPRD Board ordains as follows:

**Section 1:** Subsection 2(J) of the Ordinance is hereby amended to add the following:

The Board hereby adopts Appendix B to add three projects as described to the SDC Capital Improvement Plan contained within the Parks and Recreation System Development Charges Update Methodology Report.

**Section 2:** The methodology report entitled "Parks and Recreation System Development Charges Update Methodology Report Methodology Report" is hereby amended by adding "Appendix B" as shown hereto in Exhibit A.

**Section 3:** This ordinance shall be effective on the 90th day after adoption per ORS 203.045(9) unless it is adopted as an emergency or a later date is specified.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary

APPENDIX B.

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT  
SDC CAPITAL IMPROVEMENTS PLAN  
ADDITIONAL PROJECTS, 2/9/23**

<b>A. NEIGHBORHOOD PARKS</b>			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC Eligible Growth Share (\$)	Project Priority
Location	Facility	Action				
18521 SE River Road, Oak Grove	SERVICE AREA: Zone 2  <b>JENNINGS LODGE ELEMENTARY SCHOOL NEIGHBORHOOD PARK IMPROVEMENTS</b>  <b>JENNINGS LODGE NEIGHBORHOOD</b> Develop a neighborhood park and associated amenities on land owned by OCSD at Jennings Lodge Elementary School  acres = 2.13					<b>1</b>
		<b>Development</b>	\$ 3,400,000	31.55%	\$ 1,072,700	
		<b>Total Cost</b>	\$ 3,400,000	31.55%	\$ 1,072,700	

<b>B. COMMUNITY PARKS</b>			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC Eligible Growth Share (\$)	Project Priority
Location	Facility	Action				
3811 SE Concord Rd, Oak Grove	SERVICE AREA: District-Wide  <b>CONCORD PROPERTY PARK AND COMMUNITY CENTER IMPROVEMENTS</b>  <b>OAK GROVE NEIGHBORHOOD</b> Develop a community park and site improvements; construct community center upgrades  acres = 5.94					<b>1</b>
		<b>Development</b>	\$ 14,000,000	53.50%	\$ 7,490,000	
		<b>Total Cost</b>	\$ 14,000,000	53.50%	\$ 7,490,000	

<b>C. NATURAL RESOURCE AREAS</b>			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC Eligible Growth Share (\$)	Project Priority
Location	Facility	Action				
tax lot #s: 22E18DC01700, 22E18DC01610 & 22E18DD02119	SERVICE AREA: District-Wide  <b>HULL AND SWANSON NATURAL AREA</b>  <b>JENNINGS LODGE NEIGHBORHOOD</b> Prepare and implement a master plan for Hull-Swanson Natural Area that provides public access to nature while restoring and protecting the natural area.  acres = 4.68					<b>1</b>
		<b>Development</b>	\$ 4,500,000	30.64%	\$ 1,378,800	
		<b>Total Cost</b>	\$ 4,500,000	30.64%	\$ 1,378,800	