

North Clackamas Parks and Recreation District (NCPRD) Board of Directors

Policy Session Worksheet

Presentation Date: 5/3/23 **Approx. Start Time:** 11:30a.m. **Approx. Length:** 15 min

Presentation Title: System Development Charges Capital Improvements Project List Update

Department: North Clackamas Parks and Recreation District (NCPRD)

Presenters: Michael Bork, NCPRD Director; Heather Koch, NCPRD Planning and Development Director

Other Invitees: Jeff Munns, Assistant County Counsel

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Scheduling the First Reading of an Ordinance Amending the North Clackamas Parks and Recreation District's System Development Charges Ordinance on the Business Meeting agenda on May 18, 2023, and scheduling a second reading of this ordinance on June 1, 2023.

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. Under Oregon Revised Statute Section 223.309, the list may be modified at any time. Passage of a new ordinance is required to add any projects to the SDC CIP list. These projects include the Jennings Lodge Elementary School Neighborhood Park improvements, Concord Property Park and Community Center Improvements, and Hull and Swanson Natural Area.

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 these three newer projects that can provide future improvements to support growth.

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 can propose a new ordinance to amend the list by adding an "Appendix B" with information on the three added projects. An ordinance and appendix that would accomplish this is included as an attachment to this policy worksheet.

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 fully funding or development approvals.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

Jennings Lodge Elementary School is in current budget for planning and design.

Concord Property Park is in current budget for design and construction.

Hull and Swanson Natural area is not in current budget.

What is the cost? What is the funding source?

Project	Cost Estimate	Funding Sources	FY 22-23 Budget
Jennings Lodge Elementary School Neighborhood Park Improvements	3,400,000	Potential SDCs, General Fund	150,000
Concord Property Park and Community Center Improvements	14,000,000	General Fund, Hood View proceeds, potential SDCs & grants	6,404,010
Hull-Swanson Natural Area	4,500,000	General Fund, potential SDCs & grants, potential Metro Local Share	-

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department’s Strategic Business Plan goals?
 - Provide planning, acquisition and development services to NCPRD residents so they can experience additional parks, facilities, trails and natural areas that meet identified needs
- How does this item align with the County’s Performance Clackamas goals?
 - Build public trust through good government
 - Build a strong infrastructure

LEGAL/POLICY REQUIREMENTS:

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.

PUBLIC/GOVERNMENTAL PARTICIPATION:

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

OPTIONS:

1. No action
2. Schedule the First Reading of an Ordinance Amending the North Clackamas Parks and Recreation District’s System Development Charges Ordinance on the Business Meeting agenda on May 18, 2023, and schedule a second reading of this ordinance on June 1, 2023.

RECOMMENDATION:

Option 2. Schedule the First Reading of an Ordinance Amending the North Clackamas Parks and Recreation District’s System Development Charges Ordinance on the Business Meeting agenda on May 18, 2023, and schedule a second reading of this ordinance on June 1, 2023.

ATTACHMENTS:

1. Ordinance No. _____

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval  _____

County Administrator Approval _____

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 _____, 2023.

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					
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A. NEIGHBORHOOD PARKS			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 JENNINGS LODGE ELEMENTARY SCHOOL NEIGHBORHOOD PARK IMPROVEMENTS JENNINGS LODGE NEIGHBORHOOD Develop a neighborhood park and associated amenities on land owned by OCSD at Jennings Lodge Elementary School acres = 2.13	Development	\$ 3,400,000	31.55%	\$ 1,072,700	1
		Total Cost	\$ 3,400,000	31.55%	\$ 1,072,700	

B. COMMUNITY PARKS			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 CONCORD PROPERTY PARK AND COMMUNITY CENTER IMPROVEMENTS OAK GROVE NEIGHBORHOOD Develop a community park and site improvements; construct community center upgrades acres = 5.94	Development	\$ 14,000,000	53.50%	\$ 7,490,000	1
		Total Cost	\$ 14,000,000	53.50%	\$ 7,490,000	

C. NATURAL RESOURCE AREAS			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 HULL AND SWANSON NATURAL AREA JENNINGS LODGE NEIGHBORHOOD 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	Development	\$ 4,500,000	30.64%	\$ 1,378,800	1
		Total Cost	\$ 4,500,000	30.64%	\$ 1,378,800	