



Chehalem Park & Recreation District SDCs



January 22,
2026





Agenda

- **Introduction to SDCs**
- Chehalem PRD SDCs
- Evolving Trends



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

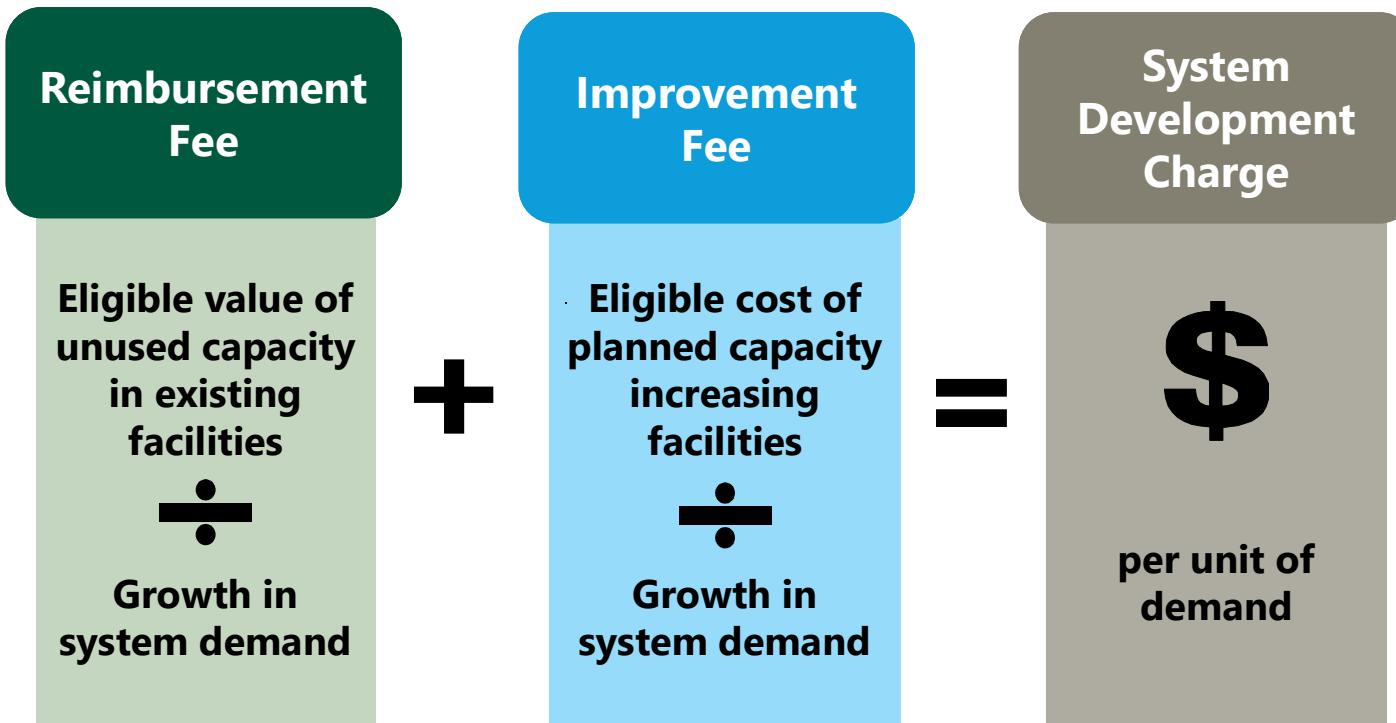


Legal Framework for SDCs

- 223.297** Policy
- 223.299** Definitions for ORS 223.297 to 223.316
- 223.301** Certain system development charges and methodologies prohibited
- 223.302** System development charges; use of revenues; review procedures
- 223.304** Determination of amount of system development charges; methodology; credit allowed against charge; limitation of action contesting methodology for imposing charge; notification request
- 223.307** Authorized expenditure of system development charges
- 223.309** Preparation of plan for capital improvements financed by system development charges; modification
- 223.311** Deposit of system development charge revenues; annual accounting
- 223.313** Application of ORS 223.297 to 223.316
- 223.314** Establishment or modification of system development charge not a land use decision
- 223.316** Local governments required to make system development charge information public

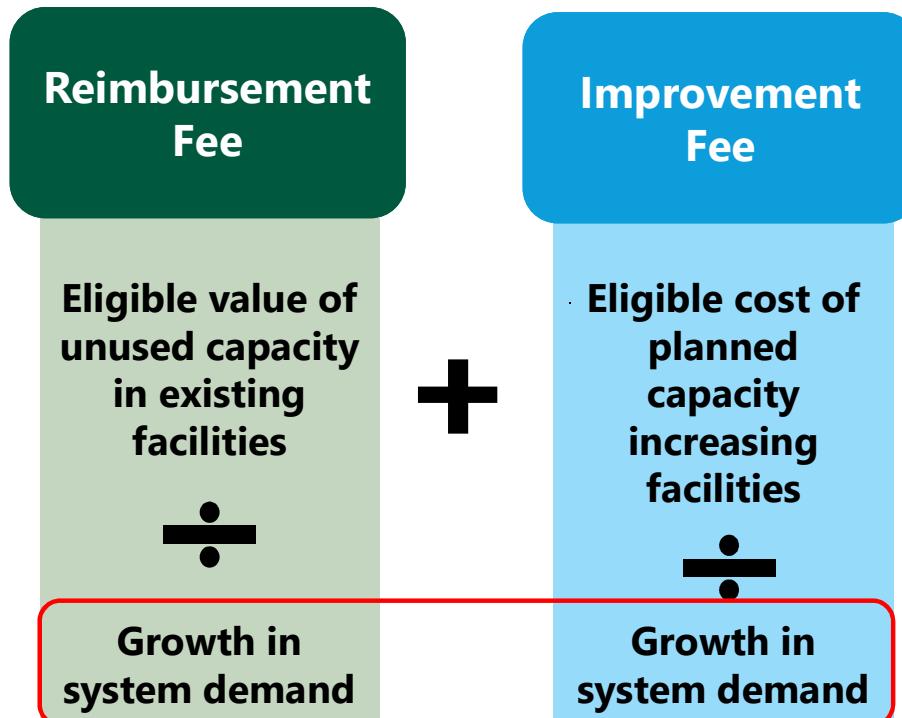


The SDC Calculation





Growth



- **Determine units**
- **Determine current customer base**
- **Project customer base into future**
 - Master plan or other forecast
 - Consistency with project list
- **Future – Current = Growth**

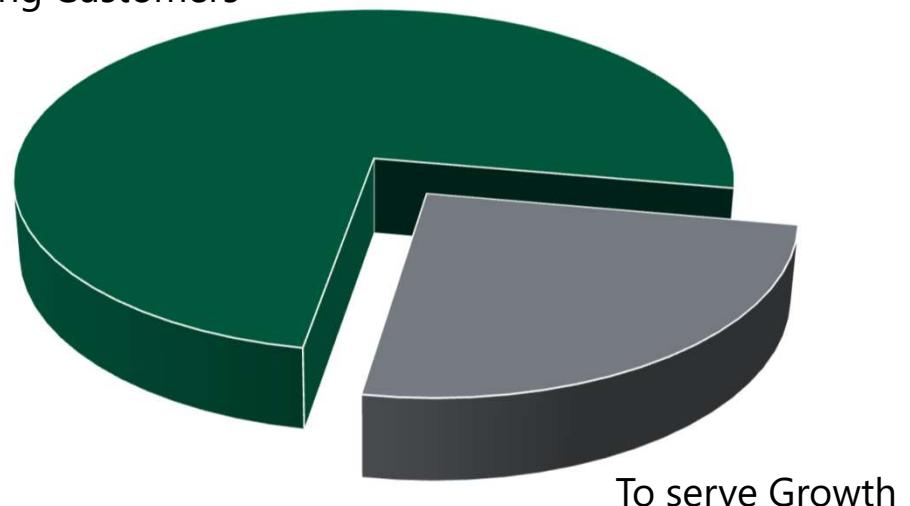


Reimbursement Fee Cost Basis

$$\text{Reimbursement Fee} = \frac{\text{Eligible value of unused capacity in existing facilities}}{\text{Growth in system demand}}$$

To serve Existing Customers

Sample Existing Facilities
Reimbursement Fee Eligible



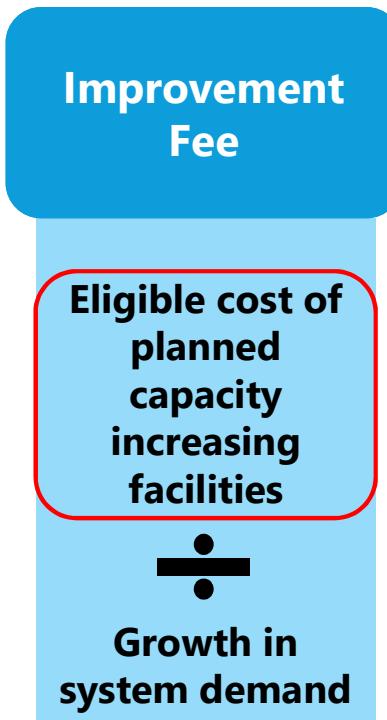


Reimbursement Fee

- **Determine original cost of capacity available for growth**
- **Reduce cost basis to avoid over-reimbursement**
 - Principal of outstanding debt
 - Grant-funded assets
- **The payoff: Flexibility in spending reimbursement fees**

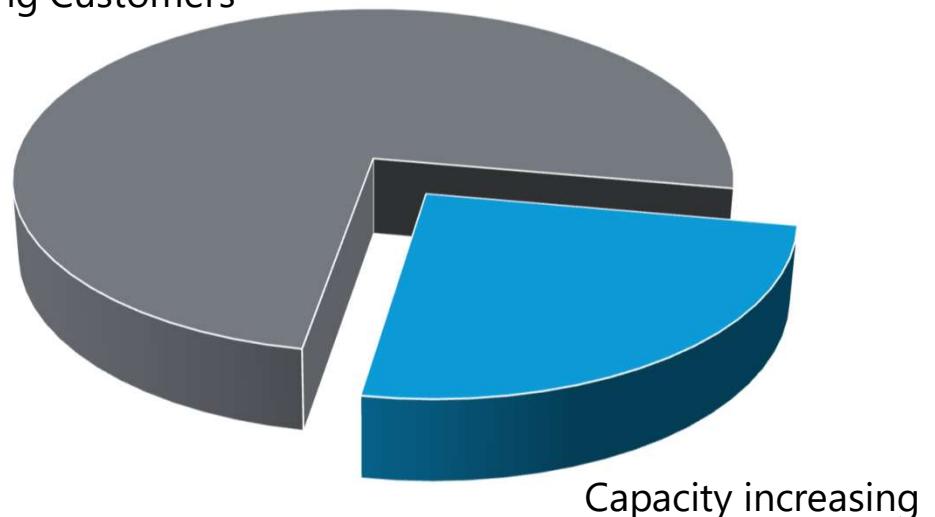


Improvement Fee Cost Basis



To serve Existing Customers

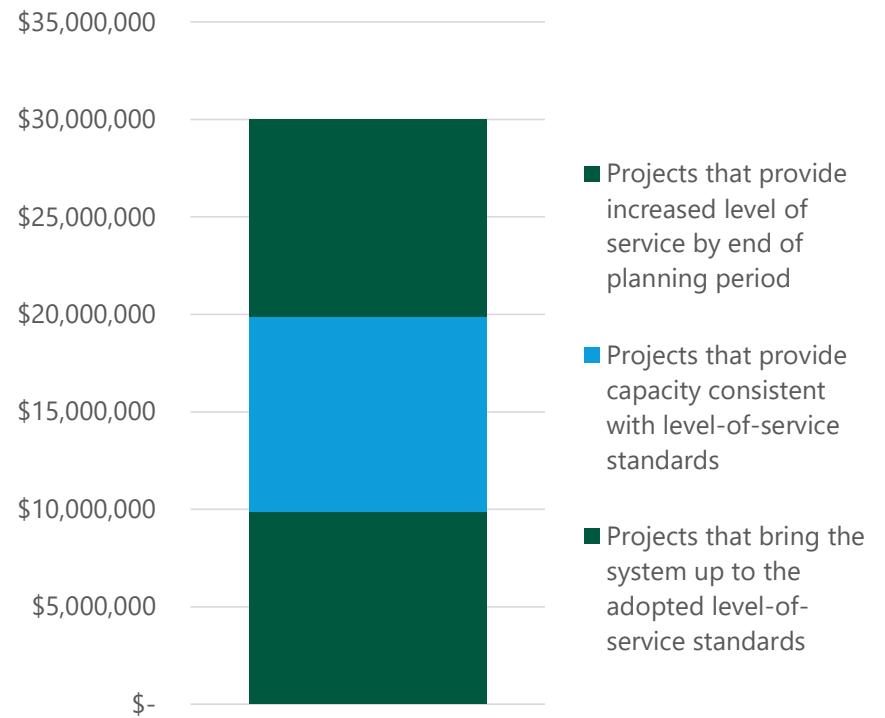
Sample Planned Capital Costs *Improvement Fee Eligible*





Improvement Fee

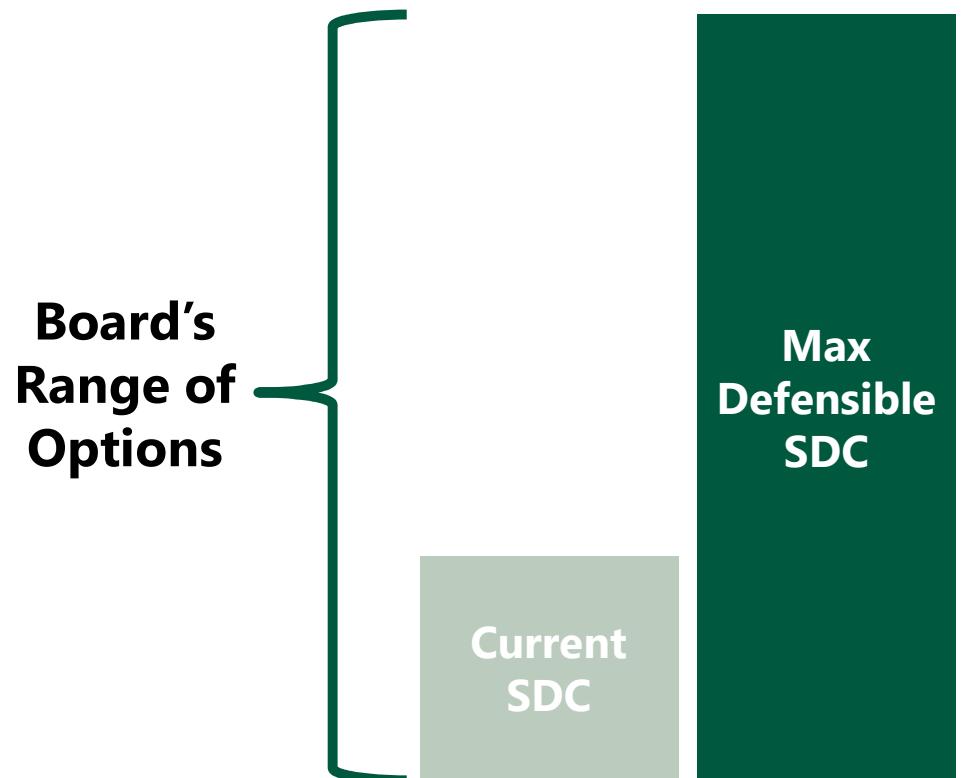
- **Determine total project costs to your agency**
 - Do not include costs borne by another agency
 - Maintain consistency with growth
- **Determine improvement fee eligibility**





Methodology Goals

- **Calculations are intended to set the maximum defensible SDC**
- **Board can adopt anything up to that maximum for any reason**





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Existing SDCs

- District SDCs last updated in 2017
- Adjusted by construction cost inflation annually

Type of Housing Unit	CPRD's SDC Fee
Single Family	\$9,389.00
Multiple Family	\$8,269.00
Mobile Home	\$6,454.00
Accessory Dwelling Unit	\$3,518.00



Growth

Population Growth 2017-2034

	2010	2016	2017	2034	2017-2034 Change
Newberg	22,110	23,465	23,986	34,832	10,847
Dundee	3,170	3,190	3,249	4,438	1,189
Unincorporated Area	7,439	7,506	7,518	7,713	195
Total Population	32,719	34,161	34,753	46,983	12,230

- **Growth serves as the denominator in the equation.**
- **Overall annual growth rate of 1.52 percent. Majority of growth in the cities, less in unincorporated area.**
- **Population taken from District Master Plan and PSU Population Research Center.**
- **Growth rate by area from Yamhill County Population Forecast.**



Project List Summary

- Project list includes 10 projects, total \$126,500,000.
- Project list separated into 9 park type categories.
- Aquatic center project shows the increase relative to current capacity because current aquatic center will be repurposed for another use.

Chehalem PRD Total Project Costs

	Cost	Amount
Aquatic Centers	\$1,000,000	18,808 sf
Campground Sites	\$3,000,000	75.00
Community Recreation Centers	\$3,000,000	1.00
Cultural Centers	\$9,000,000	1.00
District Parks	\$20,000,000	327.00 ac.
Holes of Golf	\$3,000,000	9.00
Recreation/ Youth/ Sr Centers	\$4,500,000	2.00
Soccer Fields	\$3,000,000	9.00
Trails	\$80,000,000	18.00 mi.
Total	\$126,500,000	



Methodology Options

- **Realized Level of Service**

- » Determine facility need by the level of service after constructing projects on identified project lists.
- » Future population and built projects determines level of service standard.
- » This approach often produces the highest legally defensible SDC in spite of deficiencies.

- **Adopted Level of Service**

- » Determines facility needs by the level of service targeted by the district.
- » Based on planning level of service. Deficiencies may (and usually do) exist.

- **Current Level of Service**

- » Determines facility needs by the level of service currently provided to residents.
- » No current surpluses or deficiencies.

Level of service is often expressed as a number of acres, trail miles, or facilities per 1,000 residents.



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Current LOS Calculations

Project Cost Improvement Fee Eligibility

	Total Project Costs	Percent Eligible for Improvement Fee	Improvement Fee Eligible Costs
Aquatic Centers	\$1,000,000	39.65%	\$396,529
Camp Ground Sites	\$3,000,000	45.05%	\$1,351,378
Community Recreation Centers	\$3,000,000	0.00%	\$0
Cultural Centers	\$9,000,000	35.19%	\$3,167,291
District Parks	\$20,000,000	50.51%	\$10,101,109
Holes of Golf	\$3,000,000	70.38%	\$2,111,528
Recreation/ Youth/ Sr Centers	\$4,500,000	52.79%	\$2,375,469
Soccer Fields	\$3,000,000	11.73%	\$351,921
Trails	\$80,000,000	9.13%	\$7,304,321
Total	\$126,500,000		\$27,159,545
<i>Population Growth 2017-2034</i>			12,230
Improvement Fee per Capita			\$2,221

Adjustments

	Amount
District Cost of Administering the SDC (8% of cost basis)	\$2,172,764
City/County Cost of Collecting the SDC (5% of cost basis)	1,357,977
Cost of SDC Methodology (\$20k, 4 studies)	80,000
Fund Balance	(342,550)
Total Adjustments	\$3,268,191
<i>Population Growth 2017-2034</i>	12,230
Adjustment per capita	\$267



Current LOS Summary

- Current LOS based on what the District currently provides.
 - » There is no surplus and therefore no eligible reimbursement fee cost basis.
- Improvement fee is reduced because District projects increase LOS beyond what is currently available.

SDC Component Summary

	Reimbursement Fee	Improvement Fee	Compliance Fee and Adjustments	Total
SDC per Capita	\$0	\$2,221	\$267	\$2,488



Summary

- SDCs per capita converted to dwelling unit charges by average occupancy.

SDC Component Summary - per Capita Charge

	Reimbursement Fee	Improvement Fee	Compliance Fee and Adjustments	Total
Current LOS per 1,000 residents	\$0	\$2,221	\$267	\$2,488
Adopted LOS per 1,000 residents	\$43	\$2,365	\$292	\$2,700
Realized LOS per 1,000 residents	\$0	\$4,335	\$542	\$4,877

SDC Fee per Dwelling Unit

	Single Family	Multi-Family	Manufactured Home
People per Unit	2.76	2.43	1.90
Current Fee	\$2,017	\$1,475	\$1,475
Current LOS	\$6,866	\$6,046	\$4,719
Adopted LOS	\$7,450	\$6,561	\$5,120
Realized LOS	\$13,459	\$11,853	\$9,251



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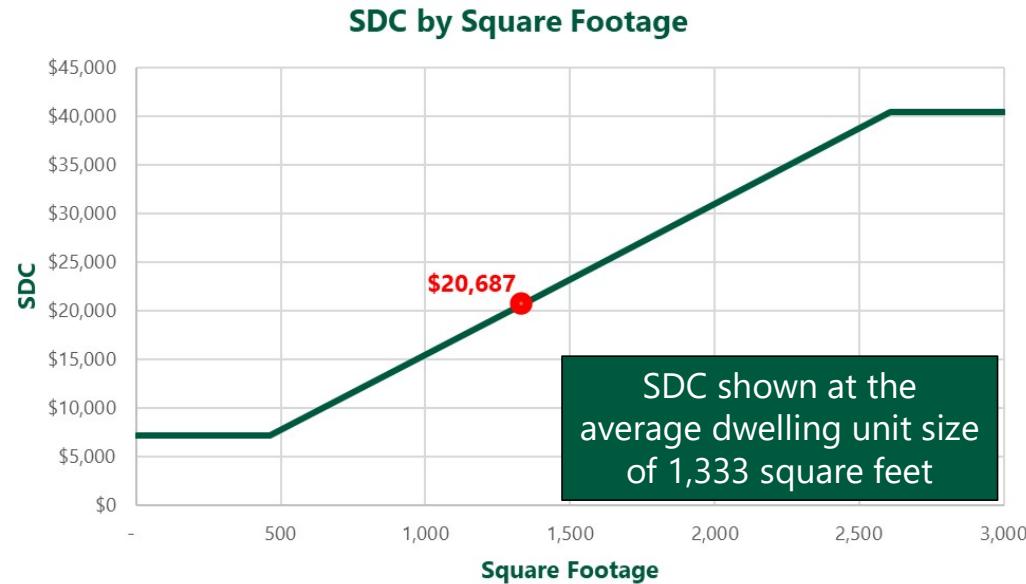


Emerging Trends

- 1. Charging Non-Residential Developments**
- 2. Residential Scaling**
- 3. Affordability**
 - » Mitigating SDCs for Affordable Housing
 - » Middle Housing and Accessory Dwelling Units



SDC Scaling Example



	Square Footage	Occupancy	SDC
SDC per Square Foot	1	0.0022	\$15.52
Minimum SDC	462	1.0000	\$7,176
Maximum SDC	2,605	5.6342	\$40,429

Thank you! Questions?

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