



Staff Report

File #: 21-353

Version: 1

Date: 8/9/2021

Item #: 3.2a.

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Peter Fernandez, PE, Public Works Director

SUBJECT:

Corrected Amendments to the Parks, Water, and Wastewater System Development Charge Eligible Project Lists.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Reliable Infrastructure

SUMMARY:

On July 26, 2021, Council approved Resolution 2021-30 amending the System Development Charges (SDCs) Eligible Project Lists for parks, water, and wastewater. Exhibit 1 to Resolution 2021-30 was incorrect. Resolution 2021-32 rescinds Resolution 2021-30 and corrects the errors on Exhibit 1 to Resolution 2021-30.

ISSUE:

Shall City Council rescind Resolution No. 2021-30 and adopt Resolution No. 2021-32, amending the Parks, Water, and Wastewater System Development Charges Eligible Project Lists?

RECOMMENDATION:

Rescind Resolution No. 2021-30 and adopt Resolution No. 2021-32, amending the Parks, Water, and Wastewater System Development Charges Eligible Project Lists.

FACTS AND FINDINGS:

On July 26, 2021, Council adopted Resolution 2021-30 amending the System Development Charges (SDCs) Eligible Project Lists for parks, water, and wastewater as shown in Tables 8, 28, 29, 38, and

39 of the SDC methodology adopted under Resolution No. 2019-7 by City Council on February 25, 2019, and as amended under Resolution No. 2019-25, Resolution No. 2020-6, and Resolution No. 2021-1. While the staff report correctly described the amendments, an obsolete and erroneous document was mistakenly attached as Exhibit 1 of Resolution 2021-30. Resolution 2021-32 rescinds Resolution No. 2021-30 and includes the correct Exhibit 1.

BACKGROUND:

Oregon Revised Statutes (ORS) Chapter 223 authorizes the City of Salem to charge System Development Charges (SDCs) on new development to recover all or part of the cost of building certain infrastructure needed to serve developable land. SDC funds may only be expended on capital improvements associated with the system(s) for which the fees are collected.

Under ORS 223.309, the City is required to prepare a master plan and list of projects that are to be funded with these SDCs. These lists are commonly referred to as the "309 Lists." Only projects on the 309 Lists can be funded with SDCs. However, the 309 Lists can be amended at any time by City Council to add or remove projects or make other modifications.

City Council adopted SDC methodologies for Parks, Transportation, Water, Sewer, and Stormwater under Resolution No. 2019-7 and amended under Resolution No. 2019-25, Resolution No. 2020-6, and Resolution 2021-1. The 309 Lists adopted under Resolution 2019-7 are based on a projected development pattern as depicted in the Buildable Lands Opportunity Boundary in Figure 1 of the methodology. As development patterns change, the 309 Lists are customarily modified to ensure that infrastructure needed to serve new developments is eligible for SDC credits as appropriate.

Robert D. Chandler, PhD, PE
Assistant Public Works Director

Attachments:

1. Resolution No. 2021-32
2. Resolution No. 2021-32, Exhibit 1