

Adopt Resolution No. 2021-1, amending the Parks, Transportation, and Wastewater System Development Charges Eligible Project Lists to specify eligibility of infrastructure projects.

SUMMARY:

System Development Charges (SDCs) are expended for construction of parks, transportation, water, wastewater, and stormwater infrastructure needed to serve developable land. Under *Oregon Revised Statutes* (ORS) 223.309, the City is required to prepare a list of projects ("309 Lists") that are to be funded with SDCs. These 309 Lists are periodically modified to ensure that infrastructure needed to serve new developments is eligible for SDC expenditures. Resolution 2021-1 amends the Parks, Transportation, and Wastewater 309 Lists in response to changing development patterns.

FACTS AND FINDINGS:

1. Resolution 2021-1 (Attachment 1) amends the Parks, Transportation, and Wastewater 309 Lists shown in Tables 8, 22, 23, 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 and Resolution No. 2020-6.
2. Modifications to the Parks 309 List (Resolution Exhibit 1 -Table 8) are explained as follows:
 - a. Neighborhood Parks - The development area of Fisher Road Park is expanded from three to five acres. The North Campus Park is eliminated from the Neighborhood Park list because it is proposed for Community Park uses. An additional four acres is included in the unspecified Future Neighborhood Park area to maintain the same total maximum allowable developed area of 102 acres for Neighborhood Parks.
 - b. Community Parks - The North Campus Park is added as a six-acre developed park. The Rees Hill Park development area is reduced from 15 acres to nine acres to maintain the same total maximum allowable developed area of 55 acres for Community Parks.
 - c. Natural Area Parks - Fabry Reed Park is an existing natural area located within a proposed subdivision in the vicinity of Reed Lane SE and Fabry Road SE and includes six acres of acquisition and development.
3. Modifications to the Transportation 309 List (Resolution Exhibit 1 -Tables 22 and 23) are explained as follows:
 - a. Intersections - Transportation Planning Studies. This line item is being added to clarify that growth-related transportation planning studies are eligible for SDC funding.
 - b. Corridor Projects - Transportation Planning Studies. This line item is being added to clarify that growth-related transportation planning studies are eligible for SDC funding.

4. Additions to the Wastewater 309 List for Pumping and Treatment (Resolution Exhibit 1 - Table 38) is explained as follows:
 - a. Treatment. Add Willow Lake Water Pollution Control Facility Hydraulic Improvements for design and construction of improvements at the aeration basin located at the Willow Lake Treatment Plant to increase secondary treatment capacity. These improvements will increase capacity by 15 million gallons per day.

5. Additions to the Wastewater 309 List for Pipes (Resolution Exhibit 1 - Table 39) is explained as follows:
 - a. Railroad - Collector. As shown in the Wastewater Management Master Plan, a sewer main constructed between 36th Avenue SE and Interstate 5 will allow for abandonment of the near-capacity Sunset Meadows Pump Station.

6. Staff recommends approval of Resolution 2021-1 in order to specify SDC eligibility of infrastructure projects required for new development.

BACKGROUND:

Oregon Revised Statutes (ORS) Chapter 223 authorizes the City of Salem to charge 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. This list of projects is commonly referred to as the "309 List." 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 and Resolution No. 2020-6. 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.

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Attachments:

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