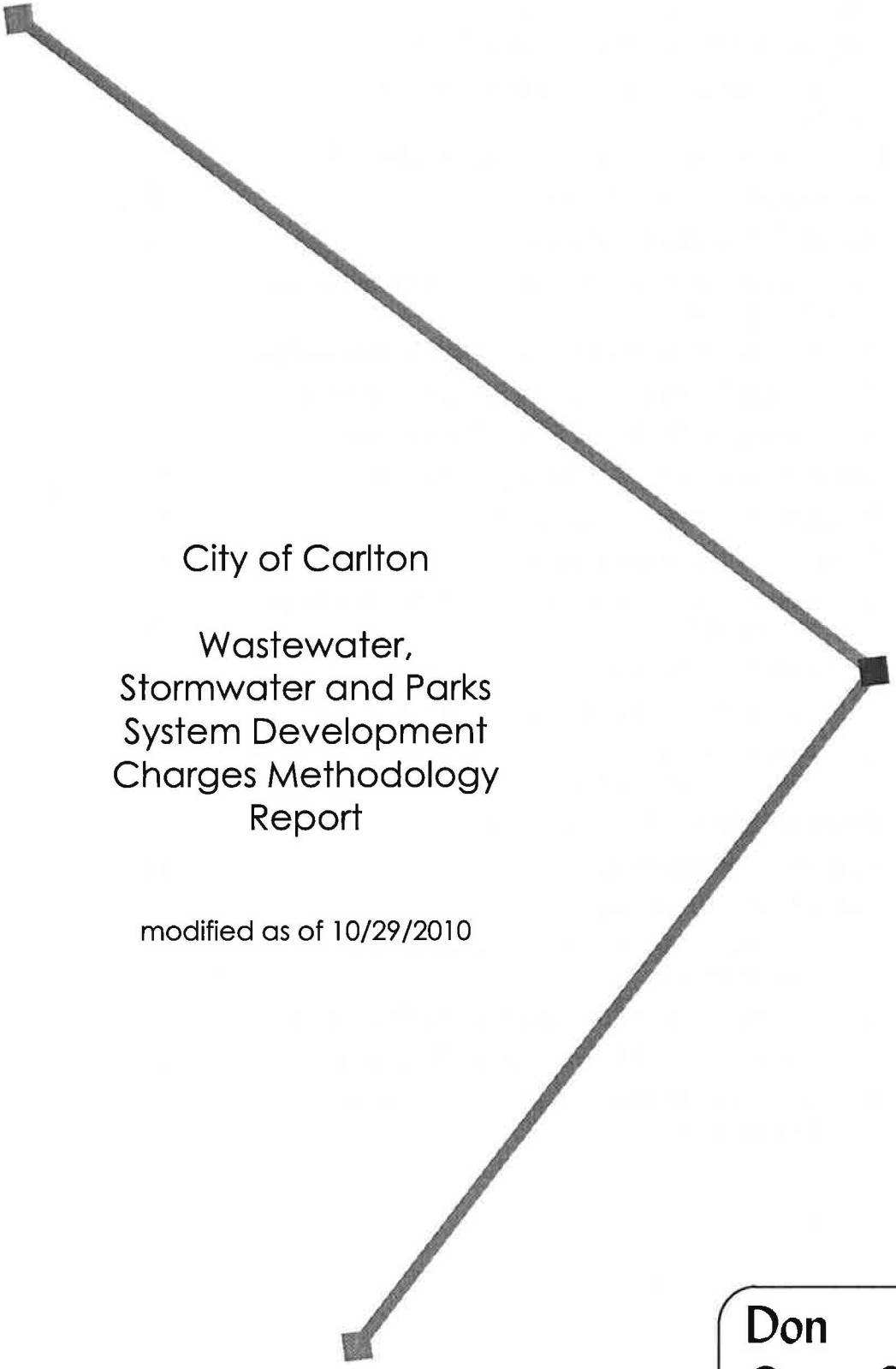

City of Carlton

Wastewater, Stormwater and Parks System Development Charges Methodology Report

modified as of 10/29/2010

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Don Ganer & Associates, Inc.

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1.0 INTRODUCTION

System Development Charges (SDCs) are one-time fees charged to new development to help pay a portion of the costs associated with building capital facilities to meet needs created by growth. This report describes the methodology used to update the City of Carlton's wastewater, stormwater, and parks SDCs.

In November 2007, the City engaged Don Ganer & Associates, Inc. to update the City's SDCs methodologies and rates to reflect current costs and statutory requirements. The SDC methodologies and rates presented in this report are based on the assumptions, projects and costs included in the City's 2007 Wastewater Facilities Plan, 2002 Storm Drainage Master Plan (as refined and described in the Storm Drainage System Development Charge report dated June 30, 2006), and 2005 Parks and Recreation Capital Improvements Program project list (as modified to reflect deletions and additions). The draft SDC methodology and rates were made available for public review as required by ORS 223.304(7)(a) 60 days prior to the scheduled public hearing on October 13, 2008. This revised report was prepared based on direction of the City Council following comments received from the public on that date.

The data in this report were prepared using computer spreadsheet software. In some tables, there are variations from results that would be obtained using a calculator to compute the same data. These variations are a result of rounding.

The remainder of the introduction to this report presents authority and background information including (1) legislative authority for SDCs; (2) an explanation of "improvement fee" and "reimbursement fee" SDCs; and (3) requirements and options for credits, exemptions and discounts. Section 2.0 presents the wastewater system SDC methodology and rates, Section 3.0 presents the stormwater SDC methodology and rates, and Section 4.0 presents the parks SDC methodology and rates.

A. Legislative Authority

The source of authority for the adoption of SDCs is found both in state statute and in the City's own plenary authority to adopt this type of fee. While SDCs have been in use in Oregon since the mid-1970's, State legislation regarding SDCs was not adopted until 1989, when the Oregon Systems Development Act (ORS 223.297 - 223.314) was passed. The purpose of this Act was to "...provide a uniform framework for the imposition of system development charges..."

Legislative additions and modifications to the Act were made in 1993, 1999, 2001, and 2003. The Oregon SDC Act requires local governments that enact SDCs to:

- prepare a methodology outlining how each SDC is developed;
- adopt a plan and project list to designate capital improvements that can be funded with "improvement fee" SDC revenues;
- provide credit against the amount of the SDC for the construction of certain "qualified public improvements";
- separately account for and report receipt and expenditure of SDC revenues, and develop procedures for challenging expenditures; and
- use SDC revenues for capital improvements and compliance costs only - operations and maintenance uses are prohibited.

B. "Improvement fee" and "Reimbursement fee" SDCs

The Oregon Systems Development Act provides for the imposition of two types of SDCs: (1) "improvement fee" SDCs, and (2) "reimbursement fee" SDCs. "Improvement fee" SDCs may be charged for new capital improvements that will increase capacity. Revenues from "improvement fee" SDCs may be used for capacity-increasing capital improvements included in a required plan and list of projects that identifies the expected timing, cost, and growth-required percentage for each project. "Reimbursement fee" SDCs may be charged for the costs of existing capital facilities if "excess capacity" is available to accommodate growth. Revenues from "reimbursement fees" may be used for *any* capital improvement project, including major repairs, upgrades, or renovations that may not increase capacity.

C. Requirements and Options for Credits, Exemptions, and Discounts

(1) Credits

A credit is a reduction in the amount of the SDC for a specific development. The Oregon SDC Act requires that credit be allowed for the construction of any "qualified public improvement" that (1) is required as a condition of development approval, (2) is identified in the plan and list of projects on which improvement fee SDC revenues may be used, and (3) either is not located on or contiguous to property that is the subject of development approval, or is located on or contiguous to such property and is required to be built larger or with greater capacity than is necessary to meet the needs of the particular development project.

The credit for a qualified public improvement may only be applied against an SDC for the same type of improvement (i.e., a wastewater improvement can only be used for a credit for a wastewater SDC, etc.), and must be granted only for the cost of that portion of an improvement which exceeds the minimum standard facility size or capacity needed to serve the particular project. For multi-phase projects, any excess credit may be applied against SDCs that accrue in subsequent phases of the original development project.

In addition to these required credits, the City may, if it so chooses, provide a greater credit, establish a system providing for the transferability of credits, provide a credit for a capital improvement not identified in the City's plan and list of projects, or provide a share of the cost of an improvement by other means (i.e., partnerships, other City revenues, etc.).

(2) Exemptions

The City may "exempt" certain types of development from the SDC if the exemption is tied to an adopted City goal, such as attracting industrial development or increasing the availability of affordable housing. Exemptions reduce SDC revenues and, therefore, increase the amounts that must come from other sources, such as user fees.

(3) Discounts

The City may "discount" the amount of the SDC by reducing the portion of growth-required improvements to be funded with SDCs. A discount in the SDC may also be applied on a pro-rata basis to any identified deficiencies to be funded from non-SDC sources. For example, the City may decide to charge new development an SDC rate sufficient to pay for some types of facilities but not for others (i.e., wastewater facilities, but not parks, etc.), or to pay only a percentage (i.e., 80%, 50%, etc.) of identified growth-required costs. The portion of growth-required costs to be funded with SDCs must be identified in the City's plans and lists of projects. Because discounts reduce SDC revenues, they increase the amounts that must come from other sources, such as user fees and taxes.

2.0 WASTEWATER SDC METHODOLOGY AND RATES

A. Wastewater SDC Basis and Justification

The source document for the SDC methodology assumptions and rates included in the wastewater SDC methodology and described in this section of this report is the City's adopted 2007 Wastewater Facilities Plan. The Wastewater SDC establishes the required "reasonable relationship" between a development's impacts and the SDC based on the specific demand each development is expected to place on the wastewater system. The SDC is based on the impacts of new development, and the SDC rates are calculated based on the specific impact a development is expected to have on the City's wastewater system.

The City's 2007 Wastewater Facilities Plan identifies facilities needed for a 22-year planning horizon, with facilities designed to serve a total population of approximately 2,425 people in 2028. None of the facility needs identified in the 2007 Wastewater Facilities Plan have yet been constructed. The percentage of the capacity of each project that will serve growth has been calculated and is included in the City's Planned Wastewater Capacity Improvement Projects List (Table 1-1, page 6). All projects are planned for completion between 2008 and 2028. The estimated cost of each project is also included in the list.

TABLE 1.1

PLANNED WASTEWATER CAPACITY IMPROVEMENT PROJECTS LIST

Wastewater System Capacity Improvement Projects	SDC Eligible Growth Need*	Other Need	Construction Priority	Estimated 2008** Cost	Improvement Fee SDC Eligible Cost
a. Wastewater Collection Facilities					
16-inch Trunk Main (Project No. 1A)	30.05%	69.95%	To Be Added	$396,201	$119,058
10-inch Trunk Main (Project No. 2)	30.05%	69.95%	To Be Added	$274,293	$82,425
Hawn Pump Station Improvements	30.05%	69.95%	To Be Added	$355,565	$106,847
b. Wastewater Treatment Facilities					
Remove/Replace Headworks	30.05%	69.95%	To Be Added	$294,611	$88,531
New Main Pump Station	30.05%	69.95%	To Be Added	$579,063	$174,008
Parallel 12-inch Force Main to Plant	30.05%	69.95%	To Be Added	$457,155	$137,375
Raise Plant Access Road	30.05%	69.95%	To Be Added	$193,021	$58,003
Treatment Piping and Process Improvements	30.05%	69.95%	To Be Added	$467,314	$140,428
Effluent Pumping Improvements	30.05%	69.95%	To Be Added	$386,042	$116,006
Miscellaneous Plant Improvements	30.05%	69.95%	To Be Added	$264,134	$79,372
High River Force Main	30.05%	69.95%	To Be Added	$182,862	$54,950
Irrigation Piping	100.00%	0.00%	To Be Added	$477,473	$477,473
Biosolids Removal	30.05%	69.95%	To Be Added	$198,101	$59,529
Totals				**$4,525,835**	**$1,694,006**

*Growth portion of costs identified in Wastewater Facilities Plan as "Portion for Future Capacity", Table 8.1, page 8-2.

**2008 Project Cost Estimates were updated based on inflation adjustment of 1.59% above May 2007 estimate - change in ENR Construction Cost Index (CCI) for Seattle, May 2007 through August 2008.

B. Wastewater SDC Rate Calculations

The City's Wastewater SDC rates are calculated using a series of sequential formulas which, when completed, yield the total SDC per equivalent dwelling unit (EDU), and the total SDC based on water meter size. The formulas identify:

- the wastewater system capacity improvements cost per EDU (Formula 1-a, below),
- the wastewater system compliance cost per EDU (Formula 1-b, page 8),
- the wastewater system SDC per EDU (Formula 1-c, page 9), and
- the wastewater system SDC per water meter size (Formula 1-d, page 9)

1. Formula 1-a: Wastewater System Capacity Improvements Cost Per EDU

The wastewater system capacity improvements cost per EDU is calculated by dividing the Total SDC-eligible project costs (identified in Table 1.1, page 6) by the estimated increase in EDUs during the planning period.

	Net Total		Increase In		Wastewater System
1-a.	SDC-Eligible	÷	EDUs	=	Capacity Improvements
	Project Costs				Cost Per EDU

The increase in the number of EDUs during the planning period is identified in the Wastewater Facilities Plan, May 2007, page 2-3, Table 2.3.

Table 1.2, below, presents the calculation of the wastewater system capacity improvements cost per EDU.

TABLE 1.2

WASTEWATER SYSTEM CAPACITY IMPROVEMENTS COST PER EDU

Net Total SDC-Eligible Project Costs		EDU Increase		Improvements Cost Per EDU
$1,694,006	÷	332	=	$5,102

2. Formula 1-b: Wastewater SDC Compliance Cost Per EDU

The City incurs costs to comply with legal requirements for SDCs and may recoup a portion of those costs in accordance with ORS 223.307(5). Compliance costs during the planning period have been estimated as follows:

Wastewater System Master Plan, CIP, and SDC Methodology Updates ($110,000 for consulting and staff services)	$110,000
Annual SDC-CIP Management, Accounting and Reporting Costs (approximately $5,000 per year for consulting, legal, audit, financial reporting and staff services)	100,000
Total Estimated Total Compliance Costs	$210,000

To calculate the Wastewater SDC Compliance Cost Per EDU, the estimated total compliance costs are divided by the estimated increase in EDUs, as shown in the following formula:

	Total Compliance Costs	÷	EDU Increase	=	Wastewater SDC Compliance Cost Per EDU
1-b.					

Calculation of the Wastewater SDC Compliance Cost Per EDU is shown in Table 1.3, below.

TABLE 1.3

WASTEWATER SDC COMPLIANCE COST PER EDU

Total Compliance Costs		EDU Increase		Compliance Cost Per EDU
$210,000	÷	332	=	$633

3. Formula 1-c: Total Wastewater System SDC Per EDU

The total wastewater system SDC per EDU is calculated by adding the wastewater system capacity improvements cost per EDU (from Table 1.2, page 7) and the wastewater SDC compliance cost per EDU (from Table 1.3, page 8).

	Wastewater System Improvements Cost Per EDU		Compliance Cost Per EDU		Total Wastewater System SDC Per EDU
1-c.		+		=	

Table 1.4, below, presents the calculation of the wastewater system SDC per EDU.

TABLE 1.4

WASTEWATER SYSTEM SDC PER EDU

Improvements Cost Per EDU		Compliance Cost Per EDU		Wastewater System SDC Per EDU
$5,102	+	$633	=	$5,735

4. Formula 1-d: Wastewater SDC By Meter Size

Wastewater SDCs are charged by water meter size, based on the meter's estimated number of EDUs. The wastewater system SDC per meter is calculated by multiplying the wastewater system SDC per EDU (from Table 1.4, above) by the number of EDUs per meter.

	Wastewater System SDC Per EDU		EDUs Per Meter		Wastewater System SDC Per Meter
1-d.		X		=	

Table 1.5, page 10, displays the SDC rate for various sizes of meters.

TABLE 1.5

WASTEWATER SDC RATES BASED ON METER SIZE

Meter Size (inches)	EDUs	SDC Per Meter
5/8" to 1.0"	1.00	$5,735
1.5"	3.33	$19,098
2.0"	6.67	$38,233
3.0"	16.00	$92,760
4.0"	28.00	$160,580
6.0"	61.00	$349,835
8.0"	106.67	$611,733

3.0 STORMWATER SDC METHODOLOGY AND RATES

A. Stormwater SDC Basis and Justification

The source document for the SDC methodology assumptions and rates included in the stormwater SDC methodology and described in this section of this report is the City's adopted 2002 Storm Drainage Master Plan, as refined and described in the Storm Drainage System Development Charge report dated June 30, 2006. The Stormwater SDC establishes the required "reasonable relationship" between a development's impacts and the SDC based on the specific demand each development is expected to place on the stormwater system. The Stormwater SDC is based on the impacts of new development, and the SDC rates are calculated based on the specific impact a development is expected to have on the City's stormwater system.

The City's 2002 Stormwater Drainage Master Plan identifies facilities needed to serve the City's existing urban growth boundary, which is expected to serve the City's needs through 2028. The percentage of the capacity of each project that will serve growth has been calculated and is included in the City's Planned Stormwater Capacity Improvement Projects List (Table 2-1, page 12). All projects are planned for completion between 2008 and 2028. The estimated cost of each project is also included in the list.

TABLE 2.1

PLANNED STORMWATER CAPACITY IMPROVEMENT PROJECTS LIST

Stormwater System Capacity Improvement Projects	SDC Eligible Growth Need*	Other Need	Construction Priority	Estimated 2008** Cost	Improvement Fee SDC Eligible Cost
Stormwater Collection Facilities					
Storm sewer across flag lot east of South Third	33.00%	67.00%	To Be Added	$21,138	$6,976
New sewer serving property south of South 2nd (south of Polk), east to Hawn Creek	100.00%	0.00%	To Be Added	$195,635	$195,635
East Main Street Storm sewer	33.00%	67.00%	To Be Added	$90,918	$30,003
West Main Street Storm sewer	33.00%	67.00%	To Be Added	$97,506	$32,177
Jefferson/Kutch Intersection Storm sewer	33.00%	67.00%	To Be Added	$12,538	$4,138
Storm sewer on South 2nd, Taft north to Harrison	33.00%	67.00%	To Be Added	$15,025	$4,958
West Monroe storm sewer crossing west of Yamhill	33.00%	67.00%	To Be Added	$12,227	$4,035
Storm sewer East Jefferson, 2nd - 3rd Street, 4th Street north to creek	33.00%	67.00%	To Be Added	$55,126	$18,192
4th Street Culvert replacement	33.00%	67.00%	To Be Added	$97,144	$32,057
Storm sewer on Polk, South 2nd to South 3rd	33.00%	67.00%	To Be Added	$23,833	$7,865
Totals				**$621,090**	**$336,035**

*Growth portion of costs identified in LDC Design Group report of June 30, 2006.

**2008 Project Cost Estimates were updated based on inflation adjustment of 3.62% above June 2006 estimate - change in ENR Construction Cost Index (CCI) for Seattle, June 2006 through August 2008.

B. Stormwater SDC Rate Calculations

The City's Stormwater SDC rates are calculated using a series of sequential formulas which, when completed, yield the total SDC per equivalent dwelling unit (EDU), and the SDC per square foot of impervious surface. The formulas identify:

- the stormwater system capacity improvements cost per EDU (Formula 2-a, below),
- the stormwater system compliance cost per EDU (Formula 2-b, page 14),
- the stormwater system SDC per EDU (Formula 2-c, page 15), and
- the stormwater system SDC per square foot of impervious surface (Formula 2-d, page 16)

1. Formula 2-a: Stormwater System Capacity Improvements Cost Per EDU

The stormwater system capacity improvements cost per EDU is calculated by dividing the Total SDC-eligible project costs (identified in Table 2.1, page 12) by the estimated increase in EDUs during the planning period.

	Net Total		EDU		Stormwater System
2-a.	SDC-Eligible	÷	Increase	=	Capacity Improvements
	Project Costs				Cost Per EDU

Table 2.2, below, presents the calculation of the stormwater system capacity improvements cost per EDU.

TABLE 2.2

STORMWATER SYSTEM CAPACITY IMPROVEMENTS COST PER EDU

Net Total SDC-Eligible Project Costs		EDU Increase		Improvements Cost Per EDU
$336,035	÷	332	=	$1,012

2. Formula 2-b: Stormwater SDC Compliance Cost Per EDU

The City incurs costs to comply with legal requirements for SDCs and may recoup a portion of those costs in accordance with ORS 223.307(5). Compliance costs during the planning period have been estimated as follows:

Stormwater System Master Plan, CIP, and SDC Methodology Updates ($110,000 for consulting and staff services)	$110,000
Annual SDC-CIP Management, Accounting and Reporting Costs (approximately $5,000 per year for consulting, legal, audit, financial reporting and staff services)	100,000
Total Estimated Total Compliance Costs	$210,000

To calculate the Stormwater SDC Compliance Cost Per EDU, the estimated total compliance costs are divided by the estimated increase in EDUs, as shown in the following formula:

2-b.	Total Compliance Costs	÷	EDU Increase	=	Stormwater SDC Compliance Cost Per EDU

Calculation of the Stormwater SDC Compliance Cost Per EDU is shown in Table 2.3, below.

TABLE 2.3

STORMWATER SDC COMPLIANCE COST PER EDU

Total Compliance Costs		EDU Increase		Compliance Cost Per EDU
$210,000	÷	332	=	$633

3. Formula 2-c: Total Stormwater System SDC Per EDU

The total stormwater system SDC per EDU is calculated by adding the stormwater system capacity improvements cost per EDU (from Table 2.2, page 13) and the stormwater SDC compliance cost per EDU (from Table 2.3, page 14).

	Stormwater System		Compliance		Total Stormwater
2-c.	Improvements	+	Cost	=	System SDC
	Cost Per EDU		Per EDU		Per EDU

Table 2.4, below, presents the calculation of the stormwater system SDC per EDU.

TABLE 2.4

STORMWATER SYSTEM SDC PER EDU

Improvements Cost Per EDU		Compliance Cost Per EDU		Stormwater System SDC Per EDU
$1,012	+	$633	=	$1,645

4. Formula 2-d: Stormwater System SDC Per Square Foot of Impervious Surface (SFIS)

Stormwater SDCs are charged per SFIS, based on an estimate of 3,375 square feet per EDU. The stormwater system SDC per SFIS is calculated by dividing the stormwater system SDC per EDU (from Table 2.4, above) by 3,375.

	Stormwater		SFIS		Stormwater
2-d.	System SDC	÷	Per	=	System SDC
	Per EDU		EDU		Per SFIS

Table 2.5, page 16, shows the result of this calculation.

TABLE 2.5

STORMWATER SDC RATE PER SQUARE FOOT OF IMPERVIOUS SURFACE

Stormwater System SDC Per EDU		SFIS Per EDU		Stormwater SDC Per SFIS
$1,645	÷	3,375	=	$0.49

For single-family residential development, the SDC rate is $1,645 per dwelling unit. For all other types of development, the stormwater SDC is calculated based on the number of SFIS multiplied times $0.49.

4.0 PARKS SDC METHODOLOGY AND RATES

A. Parks SDC Basis and Justification

The source document for the SDC methodology assumptions and rates included in the parks SDC methodology and described in this section of this report is the City's adopted 2005 Parks and Recreation Capital Improvements Program project list (as modified to reflect completed projects, deletions and additions). The Parks SDC establishes the required "reasonable relationship" between a development's impacts and the SDC based on the specific demand each development is expected to place on the parks system. The Parks SDC is based on the impacts of new population, and the SDC rates are calculated based on the specific impact a development is expected to have on the City's parks system.

The City's 2005 Parks and Recreation Capital Improvements Program project list (as modified to reflect completed projects, deletions and additions) identifies facilities needed to serve the City's existing urban growth boundary, which is expected to serve the City's needs through 2028. The percentage of the capacity of each project that will serve growth has been calculated and is included in the City's Planned Parks Capacity Improvement Projects List (Table 3-1, page 18). All projects are planned for completion between 2008 and 2028. The estimated cost of each project is also included in the list.

TABLE 3.1

PLANNED PARKS CAPACITY IMPROVEMENT PROJECTS LIST

Parks System Capacity Improvement Projects	SDC Eligible Growth Need*	Other Need	Construction Priority	Estimated 2008** Cost	Improvement Fee SDC Eligible Cost
Downtown Park					
Restrooms w/running water	27.02%	72.98%	High	$41,568	$11,232
Tube Slide for pool	27.02%	72.98%	High	$64,950	$17,549
Signage and amenities	27.02%	72.98%	High	$12,605	$3,406
Splash Fountain	27.02%	72.98%	Medium	$46,764	$12,636
Expanded Play structure	27.02%	72.98%	Medium	$7,794	$2,106
Picnic Pavilion	27.02%	72.98%	Medium	$10,392	$2,808
Cover & lighting for basketball court	27.02%	72.98%	Low	$25,980	$7,020
Add Wading Pool	27.02%	72.98%	Low	$57,156	$15,444
Landscape Improvements	27.02%	72.98%	Low	$2,598	$702
Wennerberg Park					
Picnic Pavilion	27.02%	72.98%	High	$17,666	$4,773
Gravel Access Road	27.02%	72.98%	High	$88,250	$23,845
Paved Parking Area	27.02%	72.98%	High	$19,500	$5,269
Landscape boulders for access road	27.02%	72.98%	High	$5,196	$1,404
Riparian Area Access and Improvements	27.02%	72.98%	High	$41,490	$11,211
Restroom at picnic pavilions (pit type)	27.02%	72.98%	High	$15,588	$4,212
Picnic Pavilion	27.02%	72.98%	Medium	$12,470	$3,370
Concession/restroom building w/running water	27.02%	72.98%	Medium	$62,352	$16,848
Convert Picnic Pavilion to band shelter	27.02%	72.98%	Low	$140,292	$37,907
New Park					
Landscape	27.02%	72.98%	High	$10,000	$2,702
Play Structure	27.02%	72.98%	High	$30,000	$8,106
Lighting	27.02%	72.98%	Medium	$8,000	$2,162
Restroom (pit type)	27.02%	72.98%	Medium	$25,000	$6,755
Signage and amenities	27.02%	72.98%	High	$9,050	$2,445
Sidewalks	27.02%	72.98%	Medium	$10,000	$2,702
Retaining Wall	27.02%	72.98%	Medium	$5,000	$1,351
Totals				**$769,662**	**$207,963**

*Growth portion of costs based on 1,755 persons in 2007 and 2,425 persons in 2028, with 670 new residents between 2008 and 2028 (27.02% of 2,480).

**2008 Project Cost Estimates (except new parks) were updated based on inflation adjustment of 3.92% above November 2005 estimate - change in ENR Construction Cost Index (CCI) for Seattle, November 2005 through August 2008.

B. Parks SDC Rate Calculations

The City's Parks SDC rates are calculated using a series of sequential formulas which, when completed, yield the total SDC per residential dwelling unit. The formulas identify:

- the parks system capacity improvements cost per person (Formula 3-a, below),
- the parks system compliance cost per person (Formula 3-b, page 20),
- the parks system SDC per person (Formula 3-c, page 21), and
- the parks system SDC per equivalent dwelling unit (Formula 3-d, page 21)

1. Formula 3-a: Parks System Capacity Improvements Cost Per Person

The parks system capacity improvements cost per person is calculated by dividing the Total SDC-eligible project costs (identified in Table 3.1, page 18) by the estimated increase in population during the planning period.

	Net Total		Population		Parks System
3-a.	SDC-Eligible	÷	Increase	=	Capacity Improvements
	Project Costs				Cost Per Person

Table 3.2, below, presents the calculation of the parks system capacity improvements cost per person.

TABLE 3.2

PARKS SYSTEM CAPACITY IMPROVEMENTS COST PER PERSON

Net Total SDC-Eligible Project Costs		Population Increase		Improvements Cost Per Person
$207,963	÷	670	=	$310

2. Formula 3-b: Parks SDC Compliance Cost Per Person

The City incurs costs to comply with legal requirements for SDCs and may recoup a portion of those costs in accordance with ORS 223.307(5). Compliance costs during the planning period have been estimated as follows:

Parks System Master Plan, CIP, and SDC Methodology Updates ($60,000 for consulting and staff services)	$60,000
Annual SDC-CIP Management, Accounting and Reporting Costs (approximately $5,000 per year for consulting, legal, audit, financial reporting and staff services)	100,000
Total Estimated Total Compliance Costs	$160,000

To calculate the Parks SDC Compliance Cost Per Person, the estimated total compliance costs are divided by the estimated increase in population, as shown in the following formula:

3-b.	Total Compliance Costs	÷	Population Increase	=	Parks SDC Compliance Cost Per Person

Calculation of the Parks SDC Compliance Cost Per Person is shown in Table 3.3, below.

TABLE 3.3

PARKS SDC COMPLIANCE COST PER PERSON

Total Compliance Costs		Population Increase		Compliance Cost Per Person
$160,000	÷	670	=	$239

3. Formula 3-c: Total Parks System SDC Per Person

The total parks system SDC per person is calculated by adding the parks system capacity improvements cost per person (from Table 3.2, page 19) and the parks SDC compliance cost per person (from Table 3.3, page 20).

	Parks System		Compliance		Total Parks
3-c.	Improvements	+	Cost	=	System SDC
	Cost Per Person		Per Person		Per Person

Table 3.4, below, presents the calculation of the parks system SDC per person.

TABLE 3.4

PARKS SYSTEM SDC PER PERSON

Improvements Cost Per Person		Compliance Cost Per Person		Parks System SDC Per Person
$310	+	$239	=	$549

4. Formula 3-d: Parks System SDC Per Dwelling Unit

Parks SDCs are charged per dwelling unit, based on the estimated number of persons per dwelling unit. The average number of persons per dwelling unit is 2.8 persons (2000 Census). The SDC per dwelling unit is calculated by multiplying the parks SDC per person (from Table 3.4, above) by the average number of persons per dwelling unit (2.8).

	Parks		Average		Parks
3-d.	SDC	X	Persons Per	=	SDC Per
	Per Person		Dwelling Unit		Dwelling Unit

Table 3.5, page 22, presents the calculation of the parks system SDC per dwelling unit.

TABLE 3.5

PARKS SDC PER DWELLING UNIT

Parks SDC Per Person		Average Persons Per Dwelling Unit		Parks SDC Per Dwelling Unit
$549	X	2.8	=	$1,537