CITY OF MOLALLA
CITY COUNCIL WORK SESSION CITY COUNCIL - WORK SESSION AGENDA

Civic Center | 315 Kennel Avenue Molalla, OR 97038
Wednesday, March 11, 2026 | 5:00 PM

NOTICE: City Council will hold this meeting in-person and through Live-Streaming on the City's YouTube channel, City of Molalla | Oregon.

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1. CALL TO ORDER & ROLL CALL

2. DISCUSSION ITEMS

a. 2026 Parks System Development Charges - Methodology Update

3. ADJOURN

CITY OF MOLALLA

Staff Report

Agenda Category: DISCUSSION ITEMS

Agenda Date: Wednesday, March 11, 2026
Submitted by: Christie Teets, City Recorder
Approved by: Dan Huff, City Manager

SUBJECT: 2026 Parks System Development Charges - Methodology Update

BACKGROUND:
This item is for Council review and discussion with staff.

ATTACHMENTS:
City of Molalla Parks SDCs Update Final Report - February 10 2026.pdf

Presented by:

DONOVAN
enterprises, inc.

March

2026

Parks SDC Methodology Update

Final Report

Prepared for:

MOLALLA OREGON

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2026 Parks SDC Update

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Introduction/History of the Project

Introduction

The City of Molalla conducts periodic updates to its Comprehensive Plan and its various Public Facility Plans to provide orderly and sustainable growth of municipal infrastructure. A key component to funding these public facilities is the system development charge (SDC) program. SDCs are one-time charges for new development—designed to recover the costs of infrastructure capacity needed to serve new development. This section describes the policy context and project scope upon which the body of this report is based. It concludes with a numeric overview of the calculations presented in subsequent sections of this report for parks SDCs.

Recent History of Parks SDCs

The city's current schedule of park SDCs was last reviewed and adopted by the City Council in January 2014. At that time, the parks SDC fee was established at $5,570 per single-family and multi-family residential dwelling unit. In subsequent years, the fee was adjusted for inflation, reaching $7,752 by 2019. However, in June 2019, the City Council opted to reduce the fee to $2,500. This adjustment was not informed by a facilities plan update or a cost of service analysis but rather reflected a policy decision by the City's governing body. Since then, minor inflation-based adjustments have been applied, bringing the current rate to $2,643 per residential dwelling unit. Readers are encouraged to consider this context when comparing the recommended parks SDC fees from this 2026 analysis. The current recommendations exceed the existing policy-based fee but closely align with the rates in effect prior to the City Council's 2019 decision.

Objectives

With this review and update, the City has stated a number of objectives:

- Review the basis for charges to ensure consistency with the City's proposed parks SDC methodology;
- Address specific policy, administrative, and technical issues which had arisen from application of the existing SDCs;
- Determine the most appropriate and defensible fees, ensuring that development is paying its way;
- Consider possible revisions to the structure or basis of the charges which might improve equity or proportionality to demand;
- Provide clear, orderly documentation of the assumptions and results, so that City staff could, by reference, respond to questions or concerns from the public.

This report provides the documentation of that effort and was done in close coordination with City staff and available facilities planning documents. The SDC updates comply with Molalla Municipal Code (MMC) Chapter 13.14 (System Development Charges).

Table 1 gives a component breakdown for the current and proposed SDCs for parks.

Table 1 - Component Breakdown of the Proposed Parks SDCs

Parks SDC Components	Proposed	Current	Difference
Residential per dwelling unit:			
Reimbursement fee	$ 428	$ 52	$ 376
Improvement fee	6,434	2,591	3,843
Subtotal residential	$ 6,861	$ 2,643	$ 4,218

Analytical Process for the Updates

The essential ingredient in the development and calculation of an SDC is valid sources of data. For this project, the consultant team has relied on a number of data sources. The primary sources have been the newly formulated and adopted parks and recreation master plan. On February 12, 2025, the City Council adopted this plan via Ordinance 2025-03. We have supplemented this data source with City planning department records, certified census data, and other documents that we deemed helpful, accurate, and relevant to this study. Table 2 contains a bibliography of the key documents/sources that we relied upon to facilitate our analysis and hence the resulting SDCs.

Table 2 - Data Sources for the Calculation of Parks SDCs

Master Plan Document and/or Corroborating Source Documentation

- City of Molalla Parks and Recreation Master Plan; Cameron McCarthy Landscape Architecture and Planning; February 2025
- City of Molalla Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2025
- City of Molalla Park System Fixed Asset Schedule; June 30, 2025; City Records
- City of Molalla Parks System Construction Work in Progress Balances Work Papers; June 30, 2025; City Records
- City of Molalla Housing Needs Analysis 2022; Ordinance No. 2023-07
- City of Molalla Municipal Code Chapter 13.14
- U.S. Census American Community Survey:

DP03 – Selected Economic Characteristics	**DP04** – Selected Housing Characteristics	**DP05** – ACS Demographic and Housing Estimates
B08008 – Sex of Workers by Place of Work	**B25024** – Dwelling Units in Building Structures	**B25033** – Total Population in Occupied Housing Units
S0101 – Age and Sex of Population		

- City of Molalla Economic Opportunities Analysis; December 2024
- Portland State University, Population Research Center
- City of Molalla Buildable Lands Inventory March 2025; MIG Planning, Inc.

The data sources shown in Table 2 were used to formulate the two (2) components of the parks SDCs. These components are the reimbursement and improvement fees. The City has been constructing the SDCs with these two components for over twenty years, and our analysis does not propose changing that methodology. A brief definition of the two components are:

- *The reimbursement fee* considers the cost of existing facilities, prior contributions by existing users of those facilities, the value of the unused/available capacity, and generally accepted ratemaking principles. The objective is future system users contribute no more than an equitable share to the cost of existing facilities. The reimbursement fee can be spent on capital costs or debt service related to the systems for which the SDC is applied.
- *The improvement fee* portion of the SDC is based on the cost of planned future facilities that expand the system's capacity to accommodate growth or increase its level of performance. In developing an analysis of the improvement portion of the fee, each project in the respective service's capital improvement plan is evaluated to exclude costs related to correcting existing system deficiencies or upgrading for historical lack of capacity. An example is a facility which improves system capacity to better serve current customers/park patrons. The costs for this type of project must be eliminated from the improvement fee calculation. Only capacity increasing/level of performance costs provide the basis for the SDC calculation. The improvement SDC is calculated as a function of the estimated number of additional equivalent residential units to be served by the City's facilities over the planning period. Such a fee represents the greatest potential for future SDC changes. The improvement fee must also provide a credit for construction of a qualified public improvement.

SDC Legal Authorization and Background

SDCs are authorized by Oregon Revised Statute (ORS) 223.297-316. The statute is specific in its definition of system development charges, their application, and their accounting. In general, an SDC is a one-time fee imposed on new development or expansion of existing development and assessed at the time of development approval or increased usage of the system. Overall, the statute is intended to promote equity between new and existing customers by recovering a proportionate share of the cost of existing and planned/future capital facilities that serve the developing property. Statute further provides the framework for the development and imposition of SDCs and establishes that SDC receipts may only be used for capital improvements and/or related debt service.

Finally, two cost basis adjustments are potentially applicable to both reimbursement and improvement fees: fund balance and compliance costs. In this study, the project team paid attention to this detail to align future infrastructure costs to those responsible for paying those costs. The reasons for this attention is as follows:

- *Fund Balances* - To the extent that SDC revenue is currently available in fund balance, that revenue should be deducted from its corresponding cost basis. For example, if the city has park improvement fees that it has collected but not spent, then those unspent improvement fees should be deducted from the park system's improvement fee cost basis to prevent charging twice for the same capacity.
- *Compliance Costs* - ORS 223.307(5) authorizes the expenditure of SDCs on "the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development

charge expenditures." To avoid spending monies for compliance that might otherwise have been spent on growth-related projects, this report includes an estimate of compliance costs in its SDCs.

Reimbursement Fee

The reimbursement fee represents a buy-in to the cost, or value, of infrastructure capacity within the existing system. Generally, if a system were adequately sized for future growth, the reimbursement fee might be the only charge imposed, since the new customer would be buying existing capacity. However, staged system expansion is needed, and an improvement fee is imposed to allocate those growth related costs. Even in those cases, the new customer also relies on capacity within the existing system, and a reimbursement component is warranted.

In order to determine an equitable reimbursement fee to be used in conjunction with an improvement fee, two points should be highlighted. First, the cost of the system to the City's customers may be far less than the total plant-in-service value. This is due to the fact that elements of the existing system may have been contributed, whether from developers, governmental grants, and other sources. Therefore, the net investment by the customer/owners is less. Second, the value of the existing system to a new customer is less than the value to an existing customer, since the new customer must also pay, through an improvement fee, for expansion of some portions of the system.

The method used for determining the reimbursement fee accounts for both of these points. First, the charge is based on the net investment in the system, rather than the gross cost. Therefore, donated facilities, typically including local facilities, and grant-funded facilities, would be excluded from the cost basis. Also, the charge should be based on investments clearly made by the current users of the system and not already supported by new customers. Tax supported activities fail this test since funding sources have historically been from general revenues, or from revenues which emanate, at least in part, from the properties now developing. Second, the cost basis is allocated between used and unused capacity, and, capacity available to serve growth. In the absence of a detailed asset by asset analysis, it is appropriate to allocate the cost of existing facilities between used and available capacity proportionally based on the forecasted population growth as converted to equivalent dwelling units over the planning period. This approach reflects the philosophy, consistent with the City's Updated Master Plans, that facilities have been sized to meet the demands of the customer base within the established planning period.

Improvement Fee

There are three basic approaches used to develop improvement fee SDCs: "standards driven," "improvements-driven," and "combination/hybrid" approaches. The "standards-driven" approach is based on the application of Level of Service (LOS) standards for facilities. Facility needs are determined by applying the LOS standards to projected future demand, as applicable. SDC-eligible amounts are calculated based on the costs of facilities needed to serve growth. This approach works best where level of service standards have been adopted but no specific list of projects is available. The "improvements-driven" approach is based on a specific list of planned capacity increasing capital improvements. The portion of each project that is attributable to growth is determined, and the SDC-eligible costs are calculated by dividing the total costs of growth-required projects by the projected increase in projected future demand, as applicable. This approach works best where a detailed master plan or project list is available, and the benefits of projects can be readily apportioned between growth and current users. Finally, the combination/hybrid-approach includes elements of both the "improvements driven" and "standards-driven" approaches. Level of Service standards may be used to create a list of planned capacity-increasing projects, and the growth required portions of projects are then used as the basis for

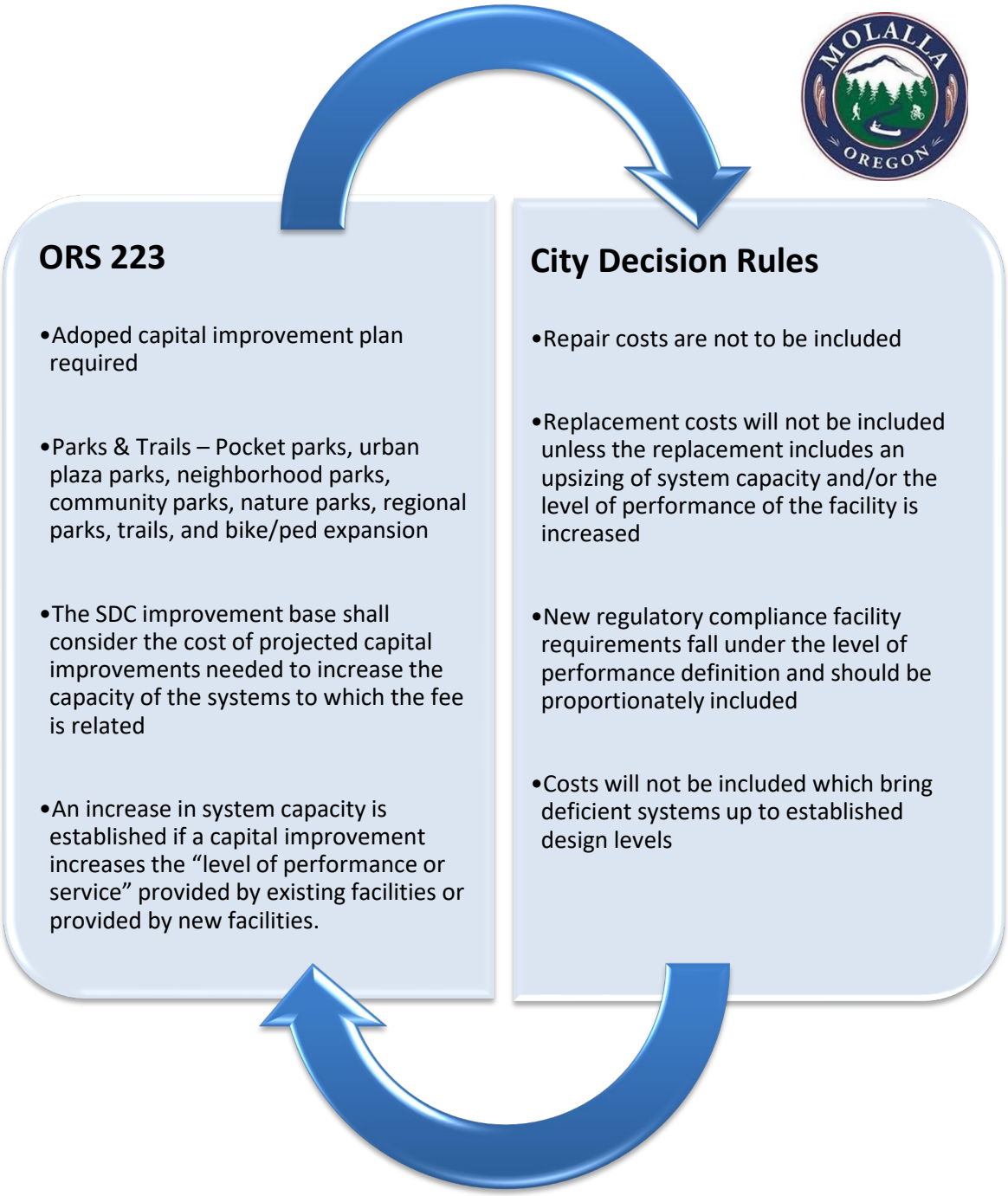
determining SDC eligible costs. This approach works best where levels of service have been identified, and the benefits of individual projects are not easily apportioned between growth and current users.

In the past, the City has utilized the LOS standards approach for parks. This study continues to use this method and has relied on the LOS standards prescribed in the 2025 parks and recreation master plan. Specifically, a LOS standard of 7 acres of parkland per 1,000 population.

For this SDC update, the improvement fee represents a proportionate share of the cost to expand the systems to accommodate growth. This charge is based on the newly adopted capital improvement plans established by the City for parks. The costs that can be applied to the improvement fees are those that can reasonably be allocable to growth. Statute requires that the capital improvements used as a basis for the charge be part of an adopted capital improvement schedule, whether as part of a system plan or independently developed, and that the improvements included for SDC eligibility be capacity or level of service expanding. The improvement fee is intended to protect existing customers from the cost burden and impact of expanding a system that is already adequate for their own needs in the absence of growth.

The improvement portion of the SDC is based on the proportional approach toward capacity and cost allocation in that only those facilities (or portions of facilities) that either expand the respective system's capacity to accommodate growth or increase its respective level of performance have been included in the cost basis of the fee. As part of this SDC update, City Staff and their parks planning consultants were asked to review the planned capital improvement lists in order to assess SDC eligibility. The criteria in Figure 1 were developed to guide the City's evaluation:

Figure 1 - SDC Eligibility Criteria



In developing the improvement fee, the project team in consultation with City staff evaluated each of its CIP projects to exclude costs related to correcting existing system deficiencies or upgrading for historical lack of capacity. Only capacity increasing/level of performance costs were used as the basis for the SDC calculation, as reflected in the capital improvement schedules developed by the City. The improvement

fee is calculated as a function of the estimated number of projected additional people over the planning horizon. Once the future costs to serve growth have been segregated (i.e., the numerator), they can be divided into the total number of new people that will use the capacity derived from those investments (i.e., the denominator).

Process for the Granting of Credits, Discounts, and Exemptions

SDC Credits Policy

ORS 223.304 requires that credit be allowed for the construction of a "qualified public improvement" which is required as a condition of development approval, is identified in the Capital Improvement Plan, and 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 for the particular development project. The credit for a qualified public improvement may only be applied against an SDC for the same type of improvement and may 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 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 Capital Improvement Plan, or provide a share of the cost of an improvement by other means.

The City has adopted a policy for granting SDC credits and has codified this policy in the MMC §13.14.110. The adopted SDC credit policy consists of five (5) items as follows:

MMC §13.14.110

A. A system development charge shall be imposed when a change of use of a parcel or structure occurs, but credit shall be given for the computed system development charge to the extent that prior structures existing and services were established on or after the effective date of the ordinance codified in this chapter. The credit so computed shall not exceed the calculated system development charge. No refund shall be made on account of such credit.

B. A credit shall be given for the cost of a qualified public improvement associated with a development. For qualified public improvements which are located in whole or in part on or contiguous to property that is the subject of development approval, and are required to be built larger or with greater capacity than is necessary for the particular development to which the improvement fee is related, credit shall be granted only for the cost of that portion of such improvement that exceeds the minimum standard facility size or capacity needed to serve the particular development project or property. The applicant shall have the burden of demonstrating that a particular improvement qualifies for credit under this section. The credit provided for by this subsection shall be only for the improvement fee charged for the type of improvement being constructed and shall not exceed the improvement fee even if the cost of the capital improvement exceeds the applicable improvement fee.

C. Credit shall not be transferable from one development to another except in compliance with standards adopted by the City Council.

D. Credit shall not be transferable from one type of capital improvement to another.

E. Credits shall be used not later than 10 years from the date the credit is given.

SDC Discount Policy

The City, at its sole discretion, may discount the SDC rates by choosing not to charge a reimbursement fee for excess capacity, or by reducing the portion of growth-required improvements to be funded with SDCs. A discount in the SDC rates may also be applied on a pro-rata basis to any identified deficiencies, which must be funded from sources other than improvement fee SDCs. The portion of growth-required costs to be funded with SDCs must be identified in the CIP. Because discounts reduce SDC revenues, they increase the amounts that must come from other sources, such as user fees or general fund contributions, in order to acquire the facilities identified in the Updated Master Plan(s).

Partial and Full SDC Exemption

The City may exempt certain types of development from the requirement to pay SDCs. Exemptions reduce SDC revenues and, therefore, increase the amounts that must come from other sources, such as user fees and property taxes. As in the case of SDC credits, the City has articulated a policy relative to partial and full SDC exemption. This SDC exemption policy is codified in MMC §13.14.100 and is as follows:

MMC §13.14.100

A. Structures and uses established and existing on or before the effective date of the ordinance codified in this chapter are exempt from a system development charge, to the extent that such structures and uses are not altered, added to, replaced, or changed in use so as to increase demands on any capital improvement for which systems development charges are imposed.

B. Additions to single-family dwellings that do not constitute the addition of a dwelling unit, as defined by the State Uniform Building Code, are exempt from all portions of the system development charge.

C. An alteration, addition, replacement or change in use that does not increase the parcel's or structure's use of the capital improvement facility is exempt from all portions of the system development charge.

D. A project financed by City revenues is exempt from all portions of the system development charge.

Parks SDCs

Methodology

The methodology for calculating parks SDCs involves first determining the cost basis, which includes the total costs related to addressing the capacity needs due to growth. Next, the growth costs are divided by the projected growth units, such as population and employees, to determine the system-wide unit costs of capacity. Finally, an SDC schedule is created to outline how these system-wide costs will be allocated to individual development types.

Current and Future Demand for Parks and Recreation Services

Growth should be measured in units that most directly reflect the source of demand. In the case of parks, the most applicable units of growth are population and, where appropriate, employees (or new jobs). However, the units in which demand is expressed may not be the same as the units in which SDC rates are charged. Many SDCs, for example, are charged on the basis of new dwelling units. Therefore, conversion is often necessary from units of demand to units of payment. For example, using an average number of residents per household, the number of new residents can be converted to the number of new dwelling units.

Parks and recreation facilities benefit City residents and visitors. The methodology used to update the City's Parks and Recreation SDCs establishes the required connection between the demands of growth and the SDC by identifying specific types of park and recreation facilities and analyzing the proportionate need of residents for each type of facility. The SDCs to be paid by a development meet statutory requirements because they are based on the nature of the development and the extent of the impact of that development on the types of park and recreation facilities for which they are charged. The Parks and Recreation SDCs are calculated based on the specific impact a development is expected to have on the City's population.

Table 3 shows population and employment data from recent City planning documents for the SDC analysis. It uses the concept of equivalent population to measure park usage by residents and employees, with nonresidential development's equivalent population set at 0% of total employees.

Table 3 - Existing and Future Demand Data

2025

Population and Employment Data

	U.S. Census	Existing	Projected		
Item	2023	2025	2035	2045	CAGR
Population	10,335	10,491	11,758	13,177	1.15%
Employment	5,667	5,753	6,447	7,225	1.15%
Equivalent Population	10,335	10,491	11,758	13,177	
Recent Growth (2025 vs 2023)		156			
Future Growth (2045 vs 2025)				2,686	

The 2025 Parks Master Plan Levels of Service and Capacity Analysis

In 2025, the City completed a parks and recreation master plan addressing needs until 2045. It uses levels of service (LOS) to assess current and future park adequacy. LOS standards measure public recreation parklands and facilities against established benchmarks. To determine needs, providers compare the ratio of existing developed park acres per 1,000 residents to the desired level. The gap reflects the required park acreage. As population grows, more acreage is needed to maintain the desired ratio. Through the Parks Master Plan, the City plans to acquire and develop parks according to the community's desired LOS. Funding for improvements will come from contributions by both new development and existing users, based on their needs as determined by planned LOS. The planned LOS specifies the quantity of future City-owned park acreage or facilities per 1,000 equivalent population served. The following equation shows the calculation of the planned LOS. This process was used by the City in the 2014 Parks and Recreation SDC methodology and is in use for this update.

$$\frac{Existing\ Q + Planned\ Q}{Future\ Population\ Served} = Planned\ LOS$$

Where:

Q = quantity (acres of parks, miles of trails, or number of facilities), and Future Population Served = projected 2045 equivalent population

Table 4 shows the existing and future LOS by park type and trails. The capacity requirements, or number of park acres or trail miles, needed for the existing population and for the growth population are estimated by multiplying the planned (future) LOS for each park type (from Table 4) by the equivalent population of each group (from Table 3). Table 5 shows this capacity analysis for each park type, and for the recreational trails network. Table 6 shows the capacity analysis for park and recreation facilities, amenities, and appurtenances.

Table 4 - Existing and Planned Levels of Service

		Existing		Existing		Future		Future	
Type	Units of Measure	Total Units	LOS	Developed Units	LOS	Total Units	LOS	Developed Units	LOS
Parks and Open Space:									
Mini/Pocket parks	Acres	0.58	0.06	0.58	0.06	0.58	0.04	0.58	0.04
Specialty use parks	Acres	17.74	1.69	17.74	1.69	17.74	1.35	17.74	1.35
Neighborhood parks	Acres	3.30	0.31	3.30	0.31	5.30	0.40	5.30	0.40
Community parks	Acres	9.67	0.92	9.67	0.92	19.67	1.49	19.67	1.49
Undeveloped parkland	Acres	13.46	1.28	-	-	13.46	1.02	13.46	1.02
Nature parks/open space	Acres	42.46	4.05	42.46	4.05	42.46	3.22	42.46	3.22
Total Acres		87.21	8.31	73.75	7.03	99.21	7.53	99.21	7.53
Recreation Trails:									
Ivor Davies walking path	Miles	0.96	0.09	0.96	0.09	0.96	0.07	0.96	0.07
Bear Creek byway	Miles	0.08	0.01	0.08	0.01	0.08	0.01	0.08	0.01
S. Molalla forest road trail	Miles	0.26	0.02	0.26	0.02	2.49	0.19	2.49	0.19
Bear Creek trail	Miles	0.31	0.03	0.31	0.03	1.97	0.15	1.97	0.15
Creamery Creek trail	Miles	0.04	0.00	0.04	0.00	0.36	0.03	0.36	0.03
Molalla rail trail	Miles	-	-	-	-	1.68	0.13	1.68	0.13
Molalla-to-Canby connection	Miles	-	-	-	-	-	-	-	-
Other	Miles	-	-	-	-	-	-	-	-
Total Miles		1.65	0.16	1.65	0.16	7.54	0.57	7.54	0.57

Table 5 - Capacity Analysis and Project List Allocations for Parks and Trails

		Existing Population		Growth Population			Project List Allocation (SDC eligibility)				Reimbursement	
							Existing		Growth			
Park Type	Total Future Units	Total Need	(Surplus)/ Deficit	Total Need	From Existing Inventory	From Project List	Units	Percent	Units	Percent	Units	Percent
Parks and Open Space:												
Mini/Pocket parks	0.58	0.46	(0.12)	0.12	0.12	-	-	0.0%	-	0.0%	0.12	20.39%
Specialty use parks	17.74	14.12	(3.62)	3.62	3.62	-	-	0.0%	-	0.0%	3.62	20.39%
Neighborhood parks	5.30	4.22	0.92	1.08	-	1.08	0.92	31.5%	2.00	68.5%	-	0.00%
Community parks	19.67	15.66	5.99	4.01	-	4.01	5.99	37.5%	10.00	62.5%	-	0.00%
Undeveloped parkland	13.46	10.72	(2.74)	2.74	2.74	-	-	0.0%	-	0.0%	2.74	20.39%
Nature parks/open space	42.46	33.80	(8.66)	8.66	8.66	-	-	0.0%	-	0.0%	8.66	20.39%
Recreation Trails:												
Ivor Davies walking path	0.96	0.76	(0.20)	0.20	0.20	-	-	0.0%	-	0.0%	0.20	20.39%
Bear Creek byway	0.08	0.06	(0.02)	0.02	0.02	-	-	0.0%	-	0.0%	0.02	20.39%
S. Molalla forest road trail	2.49	1.98	1.72	0.51	-	0.51	1.72	43.6%	2.23	56.4%	-	0.00%
Bear Creek trail	1.97	1.57	1.26	0.40	-	0.40	1.26	43.1%	1.66	56.9%	-	0.00%
Creamery Creek trail	0.36	0.29	0.25	0.07	-	0.07	0.25	43.5%	0.32	56.5%	-	0.00%
Molalla rail trail	1.68	1.34	1.34	0.34	-	0.34	1.34	44.3%	1.68	55.7%	-	0.00%
Molalla-to-Canby connection	-	-	-	-	-	-	-	0.0%	-	0.0%	-	0.00%
Other	-	-	-	-	-	-	-	0.0%	-	0.0%	-	0.00%

Table 6 - Capacity Analysis and Project List Allocations for Facilities

Location	Facility Type	Facility Category	Existing Inventory	Existing per Equivalent Population	Future Facilities	Planned per Equivalent Population	Existing		Growth			
							Need (each)	Project List %	Need (each)	Project List %	Reimb. Inventory	Reimb. %
Fox Park	Large Connected Play Structure	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Large Swing	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Small Swing	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Small Play Structure	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Splash Pad	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Basketball Court	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Spring Toys	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Long Park	Connected Play Structure	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Long Park	Swing	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Long Park	Pickleball Courts	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Clark Park	Swing	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Clark Park	Small Play Structure	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Strawberry Park	Swing (Green)	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Strawberry Park	Slide Structure (Blue)	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Strawberry Park	Caterpillar Structure (Orange)	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Strawberry Park	Small Climbing Structure (Yellow)	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Strawberry Park	Spring Toys (Red)	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Yelkus Park	Coyote Playground	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Yelkus Park	Balance Logs and Springboards	Playgrounds	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Restroom	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Pavilion	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Art Mural	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Information Kiosk	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Long Park	Restroom	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Long Park	Information Kiosk	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Long Park	Covered Power Access	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Clark Park	Restroom/Concession	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Clark Park	Pavilion	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Clark Park	Information Kiosk	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
BMX	Restroom	Structures	1	10,491	2	6,589	0.59	59.23%	0.41	40.77%	-	0.00%
BMX	Concession Stand	Structures	1	10,491	2	6,589	0.59	59.23%	0.41	40.77%	-	0.00%
Yelkus Park	Porta Restroom Enclosure	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Bohlander Field	Concession Building	Structures	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%

Table 7 - Capacity Analysis and Project List Allocations for Facilities

Location	Facility Type	Facility Category	Existing Inventory	Existing per Equivalent Population	Future Facilities	Planned per Equivalent Population	Existing		Growth			
							Need (each)	Project List %	Need (each)	Project List %	Reimb. Inventory	Reimb. %
Long Park	Garbage Can	Amenities	5	2,098	7	1,882	0.57	28.65%	1.43	71.35%	-	0.00%
Long Park	Picnic Table	Amenities	7	1,499	7	1,882	-	0.00%	1.43	N/A	1.43	20.39%
Long Park	Bench	Amenities	4	2,623	6	2,196	0.78	38.84%	1.22	61.16%	-	0.00%
Long Park	Bike Station	Amenities	2	5,246	2	6,589	-	0.00%	0.41	N/A	0.41	20.39%
Long Park	Drinking Fountain	Amenities	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Long Park	Bike Rack	Amenities	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Long Park	Mutt Mitt Box	Amenities	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park Basketball Court	Basketball Hoop	Amenities	2	5,246	2	6,589	-	0.00%	0.41	N/A	0.41	20.39%
Fox Park Basketball Court	Bench	Amenities	2	5,246	2	6,589	-	0.00%	0.41	N/A	0.41	20.39%
Fox Park Basketball Court	Garbage Can	Amenities	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park Basketball Court	Mutt Mitt Box	Amenities	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park Basketball Court	Picnic Table	Amenities	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Garbage Can	Amenities	5	2,098	7	1,882	0.57	28.65%	1.43	71.35%	-	0.00%
Fox Park	Bench	Amenities	10	1,049	12	1,098	-	0.00%	2.45	100.00%	0.45	4.46%
Fox Park	Picnic Table	Amenities	5	2,098	7	1,882	0.57	28.65%	1.43	71.35%	-	0.00%
Fox Park	Mutt Mitt Box	Amenities	2	5,246	4	3,294	1.18	59.23%	0.82	40.77%	-	0.00%
Fox Park	Flag Pole	Amenities	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Fox Park	Drinking Fountain	Amenities	1	10,491	2	6,589	0.59	59.23%	0.41	40.77%	-	0.00%
Clark Park	Mutt Mitt Box	Amenities	2	5,246	2	6,589	-	0.00%	0.41	N/A	0.41	20.39%
Clark Park	Garbage Can	Amenities	2	5,246	2	6,589	-	0.00%	0.41	N/A	0.41	20.39%
Clark Park	Picnic Table	Amenities	15	699	15	878	-	0.00%	3.06	N/A	3.06	20.39%
Clark Park Restroom Facility	Drinking Fountain	Amenities	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Ivor Davies	Garbage Can	Amenities	4	2,623	6	2,196	0.78	38.84%	1.22	61.16%	-	0.00%
Ivor Davies	Mutt Mitt Box	Amenities	3	3,497	5	2,635	0.98	49.04%	1.02	50.96%	-	0.00%
Ivor Davies	Bench	Amenities	4	2,623	6	2,196	0.78	38.84%	1.22	61.16%	-	0.00%
Ivor Davies	Disc Golf Net	Amenities	9	1,166	9	1,464	-	0.00%	1.83	N/A	1.83	20.39%
Strawberry Park	Bench	Amenities	2	5,246	2	6,589	-	0.00%	0.41	N/A	0.41	20.39%
Strawberry Park	ADA Picnic Table	Amenities	2	5,246	2	6,589	-	0.00%	0.41	N/A	0.41	20.39%
Strawberry Park	Garbage Can	Amenities	1	10,491	1	13,177	-	0.00%	0.20	N/A	0.20	20.39%
Strawberry Park	Drinking Fountain	Amenities	1	10,491	2	6,589	0.59	59.23%	0.41	40.77%	-	0.00%
Yelkus Park	Bench	Amenities	4	2,623	6	2,196	0.78	38.84%	1.22	61.16%	-	0.00%
Yelkus Park	ADA Picnic Table	Amenities	2	5,246	3	4,392	0.39	38.84%	0.61	61.16%	-	0.00%
Yelkus Park	Garbage Can	Amenities	1	10,491	2	8,785	0.19	38.84%	0.31	61.16%	-	0.00%
Yelkus Park	Drinking Fountain	Amenities	1	10,491	2	8,785	0.19	38.84%	0.31	61.16%	-	0.00%
Cemetery Park	Bench	Amenities	1	10,491	2	8,785	0.19	38.84%	0.31	61.16%	-	0.00%
All	System-Wide LOS	System	1	-	2	8,785	0.19	38.84%	0.31	61.16%	-	0.00%

As shown in Table 5, the City has varying degrees of excess (surplus) capacity in existing park and trails acreage; however, there are deficits – both in terms of total land owned and developed -- compared to the planning standard. For example, additional acreage included in the CIP is limited to 2 acres of neighborhood parks (both land purchase and development), and 10 acres for community parks.

- For neighborhood parks, based on the planned LOS shown in Table 5, existing patrons require an additional 0.92 acres in this parks category. Based on capacity analysis, a total acreage need is (0.92 + 2.00 = 2.92 acres). Since the City is only planning on adding an additional 2 acres, the improvement fee SDC eligibility is (2.00 / 2.92 = 68.5%).
- For community parks, existing patrons require an additional 5.99 acres in this parks category. Based on capacity analysis, a total acreage need is (5.99 + 10.00 = 15.99 acres). Since the City is only planning on adding an additional 10 acres, the improvement fee SDC eligibility is (10.00 / 15.99 = 62.5%).
- The same logic applies to the City's recreational trail system. In the case of the South Molalla Forest Road trail, the CIP is limiting the mileage alignment addition to 2.23 miles. Based on the LOS, there is an existing mileage deficiency of 1.72 miles. The current and future need therefore is (1.72 + 2.23 = 3.95 miles). The improvement fee SDC eligibility is then (2.23 / 3.95) = 56.4%).

A separate capacity analysis (shown in Table 6) was conducted for parks and recreation facilities. Similar to the park land analysis, the capacity analysis for facilities is based on the planned LOS. As shown in Table 6, the planned LOS for facilities is shown as the equivalent population served per facility. In some cases, the additional planned investment will yield an enhanced LOS – meaning that the number of people served by a single facility is lower. In other cases, new facilities types are being added. For facilities with enhanced LOS – either existing or new facility types – a portion of the planned investment is needed to meet the needs of existing development. In other cases, where the planned LOS declines (meaning each facility will serve a higher equivalent population than currently), all of the new investment is needed for future development.

Costs

Improvement fee - The current Parks CIP (based on the Parks Master Plan) includes almost $14 million in improvements to existing parks and facilities, and acquisition of additional land for parks and trails. Table 7 provides a listing of park improvements during the planning period, and an allocation of costs between existing development, and future development (growth). The SDC project list shown in Table 7 identifies the portion of planned capital project costs that are related to future development, for purposes of calculating the updated SDCs. Total SDC-eligible costs amount to $8.2 million.

Reimbursement fee - The reimbursement fee cost basis is the sum of the value of the existing system inventory funded by City revenues that will serve growth. The capacity requirements for existing development and growth were developed in Tables 4 through 6 for the City's parks, trails, and facilities. Existing acreage and facilities that exceed the capacity requirement of existing development are available to meet the needs of growth. As Tables 5 and 6 indicate, the existing system has available (surplus) capacity in acreage for some parks, trails, and many facilities.

Table 9 shows the calculation of the reimbursement fee cost basis. The City's existing fixed asset records were used to determine the cost of prior investment in parks and facilities; the reimbursement allocation percentages from Tables 3 and 6 were then used to determine the cost of each line item eligible for reimbursement. As shown in Table 8, the reimbursement fee cost basis totals almost $282.7k.

Table 8 - Improvement Fee Cost Basis (2025 Parks Master Plan CIP)

Row Labels	Future Cost	Proposed Funding Sources		
		City Funds	Grants	SDCs
Park Acquisitions	**$ 2,225,000**	**$ 799,232**	**$ -**	**$1,425,768**
Fox Park	-	-	-	-
Extended lease or complete acquisition.	-	-	-	-
New Community Park - West	**1,650,000**	**618,122**	**-**	**1,031,878**
Acquire 5-15 acres of land for park development.	1,500,000	561,929	-	938,071
Conduct park conceptual plan and community engagement process.	150,000	56,193	-	93,807
New Nighborhood Park - West	**575,000**	**181,110**	**-**	**393,890**
Acquire 1-5 acres of land for park development.	500,000	157,487	-	342,513
Conduct park conceptual plan and community engagement process.	75,000	23,623	-	51,377
Park Improvements	**$ 7,903,400**	**$2,524,226**	**$ 765,226**	**$4,613,948**
Bear Creek	**150,000**	**56,193**	**-**	**93,807**
Install water access and viewing areas.	150,000	56,193	-	93,807
BMX Track & Sheets Field	**391,600**	**231,945**	**-**	**159,655**
Conduct public outreach to identify needs for bike park improvements	25,000	14,807	-	10,193
Improve field drainage.	280,500	166,140	-	114,360
Increase parking and install path to Chief Yelkus Park.	82,200	48,687	-	33,513
Install bike racks.	3,900	2,310	-	1,590
Bohlander Field	**40,000**	**40,000**	**-**	**-**
Conduct concept plan and community engagement process to identify future site amenities	40,000	40,000	-	-
Chief Yelkus Park	**2,175,700**	**422,575**	**422,575**	**1,330,550**
Construct boardwalk and concrete paths.	817,900	158,857	158,857	500,187
Construct wetland enhancements.	58,900	11,440	11,440	36,020
Continue path connecting BMX park to boardwalk path.	60,900	11,828	11,828	37,243
Develop remainder of east portion of the site.	1,193,400	231,788	231,788	729,824
Install site furnishings (benches, picnic tables, signage).	44,600	8,662	8,662	27,275
Clark Park	**1,700,700**	**637,116**	**-**	**1,063,584**
Improve ball fields and install subgrade drainage.	744,800	279,017	-	465,783
Install site furnishings (benches).	29,200	10,939	-	18,261
Pave north parking lot, and add lighting, and install bike racks.	418,800	156,891	-	261,909
Replace picnic shelter and install picnic tables.	281,600	105,493	-	176,107
Replace playground equipment and surfacing.	226,300	84,776	-	141,524
Fox Park	**81,900**	**30,681**	**-**	**51,219**
Install accessible path between restroom, playground, and picnic shelter.	16,800	6,294	-	10,506
Install additional site furnishings, including benches, picnic tables, trash, and bike racks	31,500	11,801	-	19,699
Replace and expand existing toddler pay equipment and surfacing.	16,800	6,294	-	10,506
Replace restroom with expaned modern facility.	16,800	6,294	-	10,506

Table 7 - Improvement Fee Cost Basis (2025 Parks Master Plan CIP) - Continued

Row Labels	Future Cost	Proposed Funding Sources		
		City Funds	Grants	SDCs
Ivor Davies Park	**1,283,200**	**542,055**	-	**741,145**
Conduct feasibility study to rehabilitate pond for all-season use.	30,000	12,673	-	17,327
Install loop path at Shorty's Pond.	110,300	46,593	-	63,707
Install parking lot and lighting (~16 stalls).	253,600	107,127	-	146,473
Install path lighting.	643,500	271,830	-	371,670
Install sit furnishings (benches, picnic tables, bike racks).	141,700	59,858	-	81,842
Install wayfinding and educational signage and receptacles.	65,000	27,458	-	37,542
Repair paths.	39,100	16,517	-	22,583
Long Park	**611,800**	**204,757**	-	**407,043**
Install additional site furnishings (benches and receptacles).	53,200	16,757	-	36,443
Replace and expand existing playground.	53,200	16,757	-	36,443
Replace and expandgazebo/stage cover and add accessibile ramp and outlet	487,800	153,644	-	334,156
Replace dying trees and replace with additional trees, shade structures, and park features.	17,600	17,600	-	-
Odd Fellows Park	**191,100**	**95,550**	**95,550**	-
Install landscaping (shrubs & perennials) improvemens, and update irrigation.	36,200	18,100	18,100	-
Install paved path through park.	122,600	61,300	61,300	-
Install site furnishing (picnic tables, benches, receptacles, bike racks).	32,300	16,150	16,150	-
Pioneer Cemetary	**198,500**	**38,554**	**38,554**	**121,393**
Enhance creek habitat with plant rehabilitation and install water access points.	46,800	9,090	9,090	28,621
Install pet waste station.	1,100	214	214	673
Install walking path loop.	77,800	15,111	15,111	47,579
Install wayfinding and educational signage.	54,600	10,605	10,605	33,391
Remodel parking lot surfacing.	18,200	3,535	3,535	11,130
Rotary Park	**29,500**	**14,750**	**14,750**	-
Install drinking fountain.	29,500	14,750	14,750	-
Strawberry Park	**51,600**	**16,253**	-	**35,347**
Install drinking fountain and bike racks.	26,900	8,473	-	18,427
Install shade structure.	24,700	7,780	-	16,920
Systemwide	**997,800**	**193,798**	**193,798**	**610,205**
Conduct a feasibility study for developing covered amphitheater on park property.	40,000	7,769	7,769	24,462
Conduct a feasibility study for developing covered skate park with furnishings.	30,000	5,827	5,827	18,347
Conduct a feasibility study for developing sports field at City-owned or leased properties.	30,000	5,827	5,827	18,347
Develop a systemwide guiding document for standardized parks signage and furnishings.	40,000	7,769	7,769	24,462
Develop skate park with furnishings.	857,800	166,606	166,606	524,588

Table 7 - Improvement Fee Cost Basis (2025 Parks Master Plan CIP) - Continued

Row Labels	Future Cost	Proposed Funding Sources		
		City Funds	Grants	SDCs
Trails	**$ 3,802,200**	**$ 840,600**	**$ 840,600**	**$2,121,001**
Bear Creek Trail	**292,600**	**63,084**	**63,084**	**166,431**
Construct trail along Bear Creek.	292,600	63,084	63,084	166,431
Creameery Creek Trail	**76,400**	**16,626**	**16,626**	**43,148**
Construct trail along Creamery Creek.	76,400	16,626	16,626	43,148
Molall Rail Trail	**2,060,800**	**456,729**	**456,729**	**1,147,343**
Construct multi-use path along former railroad.	2,060,800	456,729	456,729	1,147,343
Molalla Forest Road Connection	**1,372,400**	**304,161**	**304,161**	**764,079**
Construct trail along S. Molalla Forest Road.	1,372,400	304,161	304,161	764,079
Molalla-to-Canby Connection	-	-	-	-
Partner to construct cycling trail connection to Feyrer Park, east.	-	-	-	-
Grand Total	**$13,930,600**	**$4,164,058**	**$1,605,826**	**$8,160,716**

Table 9 - Reimbursement Fee Cost Basis

Row Labels	Original Cost	Book Value	Reimbursement Fee Basis
Improvements	**$ 2,685,309**	**$ 1,762,186**	**$ 16,001**
Community Park	**1,120,831**	**898,099**	**-**
Clark Park	127,225	97,539	-
Clark Park - Northside of Shirley street improvemens	106,554	69,099	-
Clark Park bid announcement	245	188	-
Clark Park improvemens	136,354	103,629	-
Clark Park improvemens Phase 3	5,950	4,393	-
Clark Park improvements	1,960	1,503	-
Clark Park improvements Phase 2	76,460	58,468	-
Clark Park improvements Phase 3	4,733	3,471	-
Clark Park improvements Phase 4	290,687	259,711	-
Clark Park improvemnets Phase 2	2,355	1,727	-
Clark Park pavilion	48,715	48,715	-
Clark Park Phase 2 bid	551	423	-
Clark Park phase 4 improvements	19,888	17,501	-
Clark Park sidewalks	1,933	1,383	-
Clark Park topographic survey	6,368	4,742	-
Fox Park Improvements	180,133	169,052	-
Fox Park restroom	26,754	3,790	-
Fox Park shelter 2012	25,000	10,542	-
Fox Park shelter mural	25,000	10,542	-
Fox Park tot playground	14,795	14,426	-
Vacated unused ROW to expand Clark Park	19,172	17,255	-
Facilities	**593,973**	**176,378**	**10,902**
Fenton avenue project - Senior Center	128,980	109,633	-
Senior Center - Fenton Avenue improvements	2,213	1,853	-
Senior Center built 1981	125,634	11,412	-
Senior Center parking lot	59,627	-	-
Senior Center paving	5,159	-	-
Skate Park improvements	167,213	-	-
Skate Park new roof	8,998	5,405	1,102
Splash pad upgrade - library	96,150	48,075	9,800
Mini Park	**29,616**	**14,560**	**2,968**
Rotary Park improvements	29,616	14,560	2,968
Natural Area Park	**129,926**	**9,355**	**1,907**
Ivor Davies fencing	7,067	-	-
Ivor Davies foot bridge #5	7,073	539	110
Ivor Davies footbridge #4	7,859	599	122
Ivor Davies park - trial to boardwalk	27,245	2,075	423
Ivor Davies park shelter	12,091	921	188
Ivor Davies trail - asphalt	68,591	5,223	1,065
Neighborhood Park	**552,333**	**512,188**	**-**
Long Park pickleball courts	207,370	195,868	-
Long Park restroom	5,917	-	-
Long Park swing set	28,588	27,256	-
Strawberry Park	34,339	31,996	-
Strawberry Park fountain	9,989	9,409	-
Strawberry Park improvements	266,129	247,659	-

Table 8 - Reimbursement Fee Cost Basis - continued

Row Labels	Original Cost	Book Value	Reimbursement Fee Basis
Special Use Park	**83,834**	**1,098**	**224**
Water park carved bear statue	8,705	1,098	224
Water park fencing	11,858	-	-
Water park improvements	24,507	-	-
Water park parking lot	30,717	-	-
Water park paving	8,045	-	-
Trails/Linear Park	**174,796**	**150,508**	**-**
Molalla Forest Road - bike/ped path entrance road	11,670	10,211	-
Molalla Forest Road - bike/ped path improvements	163,125	140,297	-
Land	**$ 2,591,053**	**$ 2,591,053**	**$ 266,720**
Community Park	**874,908**	**874,908**	**-**
Clark Park land acquisition	51,200	51,200	-
Land purchase - Lowe road future community park	797,058	797,058	-
Riverfront property for future park	26,650	26,650	-
Facilities	**30,557**	**30,557**	**1,389**
Senior Center land - north half	18,334	18,334	-
Senior Center land - south half	5,410	5,410	-
Skate Board Park land acquisition	6,813	6,813	1,389
Mini Park	**155,409**	**155,409**	**31,680**
Land purchase - Rotary Park	92,387	92,387	18,833
Odd Fellows Park land acquisition	63,022	63,022	12,847
Neighborhood Park	**15,988**	**15,988**	**-**
Land purchase - Strawberry Park	15,988	15,988	-
Special Use Park	**376,963**	**376,963**	**76,844**
Bohlander Field land acquisition	253,080	253,080	51,590
Bohlander Field land acquisition (south half)	115,695	115,695	23,584
Land purchase - Hezzie Lane stormwater facility	8,188	8,188	1,669
Trails/Linear Park	**736,194**	**736,194**	**75,056**
Creamery Creek Trail land acquisition	114,979	114,979	-
Ivor Davies park land acquisition	170,775	170,775	34,812
Land acquisition north of Ivor Davies (future expansion)	197,417	197,417	40,243
Land purchase - Molalla Forest Road	14,186	14,186	-
Land purchase adjacent to Industrial Way (Bear Creek)	50,666	50,666	-
Molalla Forest Road - bike/ped path land acquisition	188,171	188,171	-
Undeveloped Park	**401,034**	**401,034**	**81,751**
Land purchase - Chief Yelkus Park	401,034	401,034	81,751
Rehabilitation	**$ 221,156**	**$ 127,307**	**$ -**
Community Park	**63,533**	**-**	**-**
Playstructure	63,533	-	-
Facilities	**157,623**	**127,307**	**-**
Cameras as parks	157,623	127,307	-
Grand Total	**$ 5,497,518**	**$ 4,480,545**	**$ 282,721**

Compliance costs - Local governments are entitled to include in the SDCs, the costs associated with complying with the SDC statutes. Compliance costs include costs related to developing the SDC methodology and project list (i.e., a portion of planning costs), and annual budgeting and reporting. The estimated compliance costs over the 20-year planning period are $170,000. A detailed breakdown of the projected component costs of compliance are shown below in Table 9.

Proposed Schedule of Parks SDCs

Unit Costs

To determine the SDC schedule, the system-wide unit costs of capacity are calculated as shown in Table 9. The calculations start with allocating the cost basis between residential and nonresidential development. For SDC purposes, park costs are divided based on each group's share of future equivalent population. Please note, it is assumed that the nonresidential share is zero for Molalla in that the City has a policy of not charging commercial development for parks services.

The growth capacity units for residential developments are measured by population. The estimated growth in population 2,686 persons. Dividing the residential cost by the total growth in population results in improvement and reimbursement unit costs per person of $2,543 and $169, respectively.

Table 10 - Parks SDC Unit Cost Calculations

					Future Demand		
Line Item Description	Fee Basis	(-) SDC Fund Bal	Compliance*	Total	Units	Number	Fee - $/Unit
Improvement fee:							
Residential	$ 8,160,716	$ 1,330,277	$ -	$ 6,830,439	Population	2,686	$ 2,543
Non-residential	-	-	-	-	Employees	1,473	$ -
Total	$ 8,160,716	$ 1,330,277	$ -	$ 6,830,439			
Reimbursement fee:							
Residential	$ 282,721	$ -	$ 170,000	$ 452,721	Population	2,686	$ 169
Non-residential	-	-	-	-	Employees	1,473	$ -
Total	$ 282,721	$ -	$ 170,000	$ 452,721			
Total							
Residential							$ 2,712
Non-residential							$ -

* Compliance Costs:

Parks Master Plan update	$ 85,000
Parks SDC Methodology update	35,000
Accounting, reporting	50,000
Total	$ 170,000

Schedule of Parks SDCs

Parks SDCs are based on average dwelling occupancy and employee density. City data shows no significant difference in occupancy by dwelling type, so a uniform SDC of $6,861 per unit (2.53 persons/household) is recommended, up from $2,643. The proposed schedule of parks SDCs is shown below in Table 10.

Table 11 - Proposed Schedule of Parks SDCs

	Fee - $/Unit of Demand	People Per Dwelling Unit	Parks SDC Per DU	Parks SDC Per Employee
Residential				
Single-family	$ 2,712	2.53	$ 6,861	
Multifamily	$ 2,712	2.53	$ 6,861	
Non-Residential				
Employee	$ -			$ -

Parks SDC Components	Proposed	Current	Difference
Residential per dwelling unit:			
Reimbursement fee	$ 428	$ 52	$ 376
Improvement fee	6,434	2,591	3,843
Subtotal residential	$ 6,861	$ 2,643	$ 4,218
Commercial per FTE employee:			
Reimbursement fee	$ -	$ -	$ -
Improvement fee	-	-	-
Subtotal residential	$ -	$ -	$ -

Neighboring Communities' Parks SDCs