



City of Tualatin

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FACT SHEET Parks System Development Charges

Background

System Development Charges (SDC) are one-time charge to development to help pay a portion of the costs associated with building five types of public capital facilities – transportation, water, sewer, stormwater, and parks – to meet the need created by growth. Park SDCs are collected by the City at the time a building permit is issued on new construction, additions or change in use.

Why Have SDCs?

There are several reasons, including assuring there are adequate public facilities to serve new development. SDCs are a way for new development to contribute to the costs of facilities needed to serve growth, without imposing on existing development.

Parks & Recreation Master Plan Update

The Parks and Recreation Master Plan was accepted by Council on November 13, 2019 after an 18 month process. During the plan update, the City had extensive community outreach and engagement. This public outreach and initial engagement involved 2,892 people at 37 events or meetings. The plan review public involvement included 19 events & Meetings with 37,781 notifications. Over 50 projects were identified during the master plan process that residents and employees identified as needs.

Parks SDC Methodology

The City of Tualatin has collected Parks SDCs since 1991. Ordinance No. 1415-18 relating to a new Parks SDC Methodology was adopted on January 14, 2019 and Resolution No. 5450-19, A Resolution Establishing the Parks System Development Charges for the City Of Tualatin on June 10, 2019.

Residential Rates

There are two categories of residential Park SDC rates (attached) for single family and multi family dwelling units. The City had the ability to set SDC rates up to but not exceed the maximum rate in the methodology. Rates were set at 50% of the maximum allowable effective July 1, 2019.

Nonresidential Rates

The nonresidential categories includes industrial/manufacturing, warehousing, retail/restaurant/hospitality, and office (healthcare, education, finance, & professional services). The City had the ability to set SDC rates up to but not exceed the maximum rate calculated in the methodology. Rates (attached) were set at 40% of the maximum allowable effective July 1, 2019. This rate will move to 50% of the maximum allowable on July 1, 2020.

Information & Questions

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CITY OF TUALATIN

PARKS SYSTEM DEVELOPMENT CHARGES RATE SCHEDULE

Land Use Category / Development Type	SIC Code	Unit*	Rates Effective 7/1/2019	Rates Effective 7/1/2020
Residential	N/A	/dwelling unit	\$7,705	
Single Family Detached	N/A	/dwelling unit	\$5,743	
Multi Family - Apartment Complex				
Nonresidential	1-19	/square feet		
Industrial/Manufacturing	20	/square feet		
Ag., Fish & Forest Services; Constr; Mining Food & Kindred	21	/square feet		
Products	22, 23	/square feet		
Tabacco (industry does not exist in Oregon) Textile &	24	/square feet. 25,32,39		
Apparel	26	/square feet		
Lumber & Wood	28-31	/square feet		
Furniture; Clay, Stone & Glass; Misc. Paper& Allied	33,34	/square feet		
Chemicals, Petroleum, Rubber, Leather Primary &	35	/square feet		
Fabricated Metals	36,38	/square feet	\$1.55	\$1.94
Machinery Equipment	37	/square feet		
Electrical Machinery, Equipment Transportation Equipment	49	/square feet		
Electric, Gas, And Sanitary Services				
Warehousing	40-42, 44,45,47	/square feet		
TCPU - Transportation and Warehousing Wholesale Trade	50,51	/square feet	\$0.39	\$0.49
Retail/Restaurant/Hospitality	52-59	/square feet		
Retail Trade	70	/square feet		
Hotels and Other Lodging Places Amusement and	79	/square feet		
Recreation Services Museum, Botanical, Zoological Gardens	84	/square feet	\$1.52	\$1.90
Office/Educational/Healthcare	Printing, Publishing & Allied	27	/square feet	
Communication	48	/square feet		
Finance, Insurance & Real Estate Personal, Business &	60-68	/square feet		
Repair Services Health Services	72-78	/square feet		
Educational, Social, Membership Services Government	80	/square feet		
	81-89	/square feet		
	90-99	/square feet	\$1.25	\$1.57

* The category definitions can be found at https://www.osha.gov/pls/imis/sic_manual.html