willamalane
Park and Recreation District
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FACT SHEET
SYSTEM DEVELOPMENT CHARGES FOR PARK AND RECREATION IMPROVEMENTS
Effective October 1, 2025

The Park and Recreation SDC fees, effective September 11, 2025, are as follows:

Fee Description	**Rate**
Base Fee/Minimum SDC	**$2,896.40**
Additional square footage surcharge fee *(Per square foot ≥ 653 sf)*	**$4.44** / *square foot*
Minimum SDC *(Base fee / Total charge for dwellings ≤ 652 sf)*	**$2,896.40**
Maximum SDC *(Base fee + addt'l square footage surcharge at max of 2,605 sf)*	**$11,567.72**

Background
SDCs are one-time fees charged to new development to help pay a portion of the costs associated with building five types of public capital facilities – transportation, water, sewer, stormwater and parks and recreation – to meet the needs created by growth. Adequate funding for growth-related park and recreation capital improvements is vital to maintaining Willamalane's level of service. In Springfield, park and recreation SDCs are collected for Willamalane by the city of Springfield at the time a building permit is issued on new residential construction, unless approved otherwise through a Deferral or Waiver Agreement for eligible housing types.

On January 8, 2025, the Willamalane Board of Directors adopted:
- Resolution 24-25-03, which adopted the SDC methodology and fee schedule;
- Resolution 24-25-04, which adopted a System Development Charges Administrative Procedure Manual; and
- Resolution 24-25-05, which adopted an SDC waiver for certain affordable housing.

On September 10, 2025, the Willamalane Board of Directors adopted revisions in:
- Resolution 25-26-01, which adopts a revised System Development Charges Administrative Procedure Manual (*dated September 10, 2025*)

This fact sheet is for informational purposes only. If this fact sheet conflicts with the any district resolutions or the SDC Administrative Procedures Manual, the resolutions or SDC Administrative Procedures Manual shall prevail.

Legislative Authority
While SDCs have been in use in Oregon since the mid-1970s, the Oregon State Legislature adopted the Oregon Systems Development Act (ORS 223.297-223.316) in 1989, and has subsequently updated it to incorporate additional modifications. The law provides a uniform framework that all local governments must follow if they choose to collect and expend SDCs.

Park and Recreation SDC Methodology
On January 8, 2025, the Willamalane Board of Directors adopted an update to the district's Park and Recreation System Development Charges Methodology via Resolution No. 24-25-03. It establishes SDC rates that reflect the growth-related impact of new residential development on park and recreation facilities in the district's boundaries.

Determining Park and Recreation SDCs
The following assumptions were used to develop SDC rates:

- Fees will be assessed only on new residential development.
- Costs used in developing the SDC rates reflect current costs for constructing capital improvements.
- Fees reflect no more than the equitable share or use of the park and recreation system attributable to demand

resulting from new residential development.
- Credit may be given for certain improvements that either reduce a development's impact on the park and recreation system, or provide more facilities than are needed to serve the development.
- Rates may be adjusted annually based on changes in costs, per established guidelines.

Calculating the Park and Recreation SDC
The methodology used to update the park and recreation SDC establishes the required connection between the demands of growth and the SDC, by analyzing the proportionate need of each type of park and recreation facility for use by current and future residents.

SDC-eligible projects were selected from those identified in Willamalane's 2023 Park and Recreation Comprehensive Plan, and are included in the SDC Capital Improvement Projects List (Appendices B-C of the SDC Methodology in Resolution No. 24-25-03). Projects include, among other eligible improvements, acquisition and development of neighborhood parks, community parks, natural area parks, linear parks/trails and pathways, special use parks, community recreation facilities, and swim centers.

Park and recreation SDC rates were calculated using a series of sequential formulas which, when completed, yield the total SDC fee for each new residential development constructed in the district.

Subject to a minimum (of 652 square feet) and a maximum (of 2,605 square feet) square footage, residential development shall be charged per square foot of the building area of the residential development. Such calculation of the district's SDC for residential development is described as follows:

Square Footage	**Calculation of District's SDC**
Up to 652 square feet	District's minimum SDC is charged
Over 652 square feet to 2,604 square feet	District's minimum SDC + additional SDC fee per square foot* for building area over 652 square feet
2,605 square feet and above	District's maximum SDC is charged

**The SDC rate per square foot shall be that most recently adopted by resolution of the Board of Directors.*

Effective Date
The park and recreation SDC program was first implemented on September 1, 1993, in Springfield, and on October 1, 1993, in Glenwood. SDC rates were revised on June 1, 1995. The October 2006 Park and Recreation System Development Charges Methodology Update and implementing resolution adopted new SDC rates that were effective on January 1, 2007. The 2025 SDC Methodology Update report and adopting resolutions identify new SDC rates effective April 1, 2025.

SDC Rate Phase-In and Annual Adjustment
Willamalane Park and Recreation District will be adopting the updated park and recreation SDC fee schedule from Resolution No. 24-25-03 Exhibit B beginning April 1, 2025. The first phase of fees will be in effect from April 1, 2025 through December 31, 2025. The full SDC fees and additional square footage surcharges specified by the adopting resolution will be incrementally phased in over a three-year period with automatic adjustments on January 1, 2026 and January 1, 2027. Following the completion of the phase-in period, effective January 1, 2028, the district's SDC fees will be adjusted annually in accordance with in the SDC Administrative Procedures Manual.

Exemptions
The uses listed and described below are exempt, either partially or fully, from payment of park and recreation SDC fees. Any applicant seeking an exemption shall specifically request that exemption, in writing, no later than the time of application for the building permit. In support of the exemption request, the applicant must provide complete and detailed documentation demonstrating that the application is entitled to one of the exemptions described in Section 6 (A) of the SDC Administrative Procedures Manual.

1. **Temporary Uses** - Temporary uses are fully exempt so long as the use or structure proposed in the development will be used for not more than 180 days in a single calendar year.
2. As defined in Section 2 of the SDC Administrative Procedures Manual, Hospice Care Programs, Memory Care Communities, Adult Foster Homes, Adult Congregate Living Facilities, and Residential Facilities.

3. **Partial Exemptions** - Where Development includes a mix of exempt and non-exempt forms of Development, only that/those portion(s) of the Development that qualify are eligible for an exemption. The balance of the Development that does not qualify for any exemption shall be subject to the district's SDC.

Change in Use
"Change in Use" means conversion of a building, or portion thereof, from Non-Residential to Residential. SDC fees shall be assessed for any portion of a building or development that changes to a Residential use; fees are to be calculated using the same method as new Residential Development. For additional information on assessment of SDC fees related to Change in Use, see section 4C in the Administrative Procedures Manual.

Expansion
"Expansion" means an expansion or increase of the square footage of the Building Area of a Residential Development. For additional information on assessment of SDC fees related to Expansion, see section 4D in the Administrative Procedures Manual.

Waivers *(Resolution No. 24-25-05)*
Park and recreation SDCs may be waived for eligible affordable housing projects per Willamalane's Resolution No. 24-25-05, adopted January 8, 2025. Eligibility for a waiver is determined after an applicant applies and qualifies for the City of Springfield's Affordable Housing SDC Waiver Program. Once eligibility is determined, the applicant will need to sign a restrictive covenant with Willamalane to document the terms of the agreement.

More information on the waiver process and eligibility can be found in Section 7 of the SDC Administrative Procedures Manual and clarifying definitions can be found in Section 2.

Deferrals
An applicant may request to defer payment of the district's SDC. If such request is granted, payment of the district's SDCs is due and payable in full at the time the Certificate of Occupancy is issued or two (2) years after the Building Permit is issued, whichever occurs earlier. The fees can also be paid any time prior to the above due dates. Deferred fees will accrue interest over the deferral period.

Any applicant seeking a deferral should submit a deferral application to the City of Springfield. A deferral of SDC fee payment may be authorized only after approval of a completed application, payment of an administrative fee, and after the deferral agreements have been signed by all parties. Deferrals do not constitute a waiver of SDCs, but rather a delay in the normal schedule for collection of the fee.

More information on the deferral process can be found in Section 8 of the SDC Administrative Procedures Manual.

Credits
Willamalane shall grant a credit against the park and recreation SDC, which is otherwise assessed for a new development, for any qualified public improvements(s) constructed or dedicated as part of that new development. Such credit shall be subject to the approval of Willamalane, and will be granted only if specific requirements and standards are fulfilled. To obtain an SDC credit, the applicant must submit a complete application prior to the city's issuance of a building permit for the new development.

More information on credits can be found in Section 9 of the SDC Administrative Procedures Manual.

Challenges and Appeals
An appeal regarding the district's SDCs must be made in accordance with the applicable provisions of the SDC Administrative Procedures Manual.

Program Administration and Questions
Through a cooperative agreement with the City of Springfield, the city administers the collection of park and recreation SDCs for Willamalane. More information about Willamalane's SDC program can be found on its website at www.willamalane.org/sdc. Please direct questions, requests for information, or clarification on park and recreation SDCs to Willamalane's Planning & Development Department at 541-736-4544 or SDC@willamalane.org.

willamalane
Park and Recreation District

Job No. _____

PARK AND RECREATION SYSTEM DEVELOPMENT CHARGE WORKSHEET

Effective April 1, 2025

APPLICANT INFORMATION

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ ZIP: _____

PROPOSED BUILDING SITE INFORMATION

Street Address: _____

Plat Name: _____ Tax Lot Number(s): _____

FEE CALCULATION

Total Number of Units: _____

Step 1	# of units with Building Area* ≤ 652 sf	_____ (# Units)	x	$2,896.40 (Min. Fee)	=	$_____ Fee
Step 2	# of units with Building Area* ≥ 2,605 sf	_____ (# Units)	x	$11,567.72 (Max. Fee)	=	$_____ Fee
Step 3	# of units between 653 - 2,604 sf	_____ (# Units) **(A)**	x	$2,896.40 (Min. Fee)	=	$_____ Fee

Step 3b - Square footage surcharge fee calculation for units between 653 - 2,604 sf identified in Step 3

3b.1	*Combined Building Area* (Total square footage of units from Step 3)*				=	_____ *sf* ***(B)***
3b.2	*Square footage covered by Minimum SDC/Base Fee (Up to 652 sf per unit)*	***(A)***	*x*	*652 sf*	=	_____ *sf* ***(C)***
3b.3	*Total remaining Building Area* subject to surcharge*	***(B)***	-	***(C)***	=	_____ *sf* ***(D)***
3b.4	*Total surcharge fee calculation*	***(D)***	*x*	*$4.44*	=	$_____ *(Total SF surcharge)*

Step 4 **TOTAL SDC FEES** **(Steps 1 + 2 + 3 + 3b.4)** = $_____

**** Building Area** consists of gross floor area included within surrounding exterior walls of a residential development, including both attached and detached garages.*

The Willamalane System Development Charges Administrative Procedures Manual provides additional information and details regarding the assessment of SDC fees. See Section 2 for a complete set of defined terms.