

ORDINANCE NO. 399

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, AMENDING CHAPTER 3.36 WMC PARK IMPACT FEES; UPDATING THE STATISTICAL DATA UNDERLYING THE CITY'S PARK IMPACT FEE CALCULATION METHODOLOGY TO ACCURATELY REFLECT CHANGES IN PARK VALUATION AND THE NUMBER OF LOCAL DWELLING UNITS; ADJUSTING THE PER-DWELLING UNIT IMPACT FEE IMPOSED UPON NEW RESIDENTIAL DEVELOPMENT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Woodinville adopted its park impact fee system through Ordinance No. 279 in 2001, and said ordinance is presently codified at Chapter 3.36 WMC; and

WHEREAS, that Ordinance and any revisions to the impact fee amount are authorized by Chapter 82.02. RCW. and recognized as legitimate responses to the need to ensure that adequate public facilities are available to serve new growth and development; and

WHEREAS the per-dwelling unit impact fee originally imposed under Ordinance No. 279 was based upon previous determinations regarding the value of City park facilities and the number of dwelling units within the City's jurisdiction; and

WHEREAS, the City has recently updated its Parks Recreation & Open Space Plan and has determined that the total number of dwelling units within the City has increased to 3,890, and the total value of park facilities has increased to \$14,893,954; and

WHEREAS, the City desires to update its park impact fee calculation formula to reflect said changes, and to increase the proportionate funding responsibility for park, recreation and open space facilities borne by new residential development; and

WHEREAS, the July 2005 update to the Parks Recreation & Open Space Plan received significant public input and confirmed the citizen and City intent to protect, develop, and maintain a comprehensive system of trails, open space, parks and recreation facilities for current and future residents; and

WHEREAS, that system contains a variety of passive and active facilities including parks, trails, ballfield improvements, neighborhood parks, open space, resource lands, and the Woodinville Community Center which are listed on the City's adopted six year Capital Improvement Plan; and

WHEREAS, the Council also adopted the 2005 Non-Motorized Transportation Plan describing the trails and facilities necessary to complete the network of non-motorized facilities within the City and connecting City facilities to the regional system and identified high priority projects requiring funding within the six year capital program; and

WHEREAS, the 2005 Parks, Recreation and Open Space Plan contains a revised existing level of service for park facilities, and estimates the anticipated impact of future development thereupon; and

WHEREAS, the City Council seeks to preserve the level of service for parks, recreation and open space by ensuring the availability of adequate facilities and

services necessary to support new development at the time such new development is occupied; and

WHEREAS, the 2005 Parks, Recreation and Open Space Plan describes a variety of funding mechanisms that may be used to completely fund the future park system including revenue sources, cost reduction options, and fund management; and

WHEREAS, park impact fees represent only one of many methods that will be employed to fully fund such improvements; and

WHEREAS, Chapter 3.36 WMC does not require new development to fund the correction of existing deficiencies in the City's park system, and

WHEREAS, the Council has taken steps to minimize the fee and to set per unit amounts below the allowable levels authorized by state law and to properly credit developers for any grants or outside funding that current residents did not contribute toward the existing system; and

WHEREAS, Chapter 3.36 WMC has established exemptions to protect classes of housing that meet City goals for affordability and where a nexus between the fee and the housing type cannot be established to ensure that only those housing units which impact the system are subject to the fees; and

WHEREAS, the adopted Parks, Recreation and Open Space Plan encourages the imposition of residential impact fees as one of several methods of acquiring, developing, operating, and maintaining necessary park and recreational facilities;
NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DOES
ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts the above recitals as findings in support of this ordinance and the park impact fee adjustment effected hereunder. The City Council further finds as follows:

A. The code amendment effected by this ordinance is consistent with and will implement the City's Comprehensive Plan;

B. The procedural requirements imposed under the State Environmental Policy Act have been satisfied with respect to this ordinance;

C. The per-dwelling unit impact fee imposed hereunder represents a proportionate share of park system improvements that are reasonably related to and necessitated by new residential development; and

D. The park impact fee adjustment effected by this ordinance will further the public health, safety and welfare.

Section 2. Amendment of WMC 3.36.170. Section 3.36.170 of the Woodinville Municipal Code is hereby amended to provide in its entirety as follows:

3.36.170 Schedule of fees.

**A park impact fee shall be assessed against
all new residential development in the amount of
\$3,175 per dwelling unit.**

Section 3. Amendment of Attachment A to Chapter 3.36 WMC.

Attachment A to Chapter 3.36 WMC is hereby amended to provide in its entirety as shown in Attachment A to this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

PASSED by the City Council of the City of Woodinville this 17th day of October, 2005.

APPROVED:



MAYOR DON BROCHA

ATTEST/AUTHENTICATED:



CITY CLERK, SANDRA PARKER

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY  _____

PASSED BY THE CITY COUNCIL: 10-17-2005
PUBLISHED: 10-24-2005
EFFECTIVE DATE: 10-29-2005
ORDINANCE NO. 399

Attachment A

The Woodinville park impact fee shall be calculated according to the following formula:

$$\frac{(\text{TV} \div \text{DU})}{(\text{rounded to the nearest dollar})} \times \text{AI} = \text{Impact Fee}$$

Where:

TV represents the total value of park land and park improvements within the City; and

DU represents the total number of dwelling units within the City; and

AI is a percentage that represents the actual investment in TV made by existing Woodinville residents once grant funding and other external sources of capital funding for parking facilities have been subtracted.

Currently, the figures are as follows:

$$\text{TV} = \$14,893,954$$

$$\text{DU} = 3890$$

$$\text{AI} = 83.03\%$$

So the impact fee is derived as follows:

$$14,873,954 \div 3,890 \times 83.03\% = \$3,175.$$