

09/09/2019

09/16/2019

ORDINANCE NO. M- 4274

AN ORDINANCE relating to park impact fees, amending VMC 20.915.030 and VMC 20.915.050, amending the Park Impact Fee Technical Document, and establishing an effective date.

WHEREAS, the City Council recognizes that Vancouver residents utilize parks and other public amenities based on proximity to their neighborhoods, rather than based on City or park district boundary lines; and

WHEREAS, Vancouver Municipal Code (“VMC”) Section 20.915.030 allows the establishment of overlay service areas for system improvements “designed to serve geographic areas whose boundaries are not generally contiguous with established service areas” for transportation, schools and parks; and

WHEREAS, the City Council finds that opportunities for overlay service areas could include areas that serve more than one established service area, as well as areas located partly or entirely outside of the city or urban growth area, when a system improvement in such a location is designed to serve Vancouver residents in an established service area; and

WHEREAS, the City Council desires to amend VMC 20.915.030 to allow such overlay service areas;

WHEREAS, in 2004, the City Council adopted Ordinance M-3643 which, in relevant part, referred to the Vancouver -Clark Parks and Recreation Parks Impact Fee Program Park Impact Fee Technical Document as the document where park service areas were designated; and

WHEREAS, by Resolution M- 3910, the City Council approved a revised City of

Vancouver Park Impact Fee Technical Document in November 2016, which does not identify overlay service areas; and

WHEREAS, the City Council desires to amend the Park Impact Fee Technical Document to adopt Park overlay service areas in order to expand opportunities for acquisition and development of parks that serve Vancouver residents and to update background information, correct typographical errors, and improve clarity concerning Park Impact Fees; and

WHEREAS, the City Council desires to amend VMC 20.915.050 to correct typographical errors and for clarity.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Amendatory. VMC 20.915.030, which was adopted by Ordinance M-3643 and last amended by Ordinance M-4181, is hereby amended to read as follows:

20.915.030 Establishment of Development Service Areas.

A. *General.* Service areas, which may vary by type of public facility, are established as shown on the Park Impact Fee Technical Document and Vancouver Transportation Impact Fees Program Technical Document, which are incorporated herein by reference.

B. *Service areas and fees.* Such areas will provide a nexus between those paying the fees and receiving the benefits to ensure that those developments paying impact fees receive substantial benefits.

C. *Establishment of overlay service areas.* Overlay service areas may be established for ~~identified~~ system improvements identified in the Capital Facilities Plan which are:

1. Designed to serve geographic areas whose boundaries are not generally contiguous with established service areas, or
2. Designed to serve more than one established service area, or
3. Where a system improvement is designed to serve an established service area, or service areas, but is located partly or entirely outside of the city or urban growth area, and

provides a substantial benefit to the assigned service area. Properties within this type of overlay service area are not subject to City impact fees to the extent those properties are outside the City.

D. *Factors affecting service areas.* Additional or revised service areas may be designated by the City Council upon consideration of the following factors:

1. The Comprehensive Plan;
2. Standards for adequate public facilities incorporated in the capital facilities plan;
3. The projections for full development as permitted by land use ordinances and timing of development;
4. The need for and cost of un-programmed capital improvements necessary to support projected development; and
5. Such other factors as the City Council may deem relevant.

E. *Service areas and urban growth boundaries.* Service areas adjoining an urban growth boundary shall automatically be adjusted to conform to any change in such boundary.

Section 2. Amendatory. VMC 20.915.050, which was adopted by Ordinance M-3643 and last amended by Ordinance M-4181, is hereby amended to read as follows:

A. *Formula for park and natural areas.* The impact fee component for parks and natural areas shall be calculated using the following formula as further defined in the Park Impact Fee Technical Document adopted by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B:

$$PIF = (Acquisition Cost + Development Cost) \times Cost Adjustment Factor$$

$$PIF = \left[\left[\frac{(Ca \times Ia \times Sa)}{P} + \frac{(Cd \times Id \times Sd)}{P} \right] \times U \right] \times A$$

1. "PIF" means the park, and natural areas component of the total development impact fee.
- 2.

- a. “Ca” means the average cost per acre for land ~~acquisition~~ acquisition for each service area ~~or overlay area~~ as described in the Vancouver Comprehensive Parks Recreation and Natural Areas Plan and Park Impact Fee Technical Document for neighborhood parks, community parks and urban natural areas and adopted by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B.
 - b. “Cd” means the average cost per acre for site development. Development cost shall be calculated assuming development standards described in the Vancouver Comprehensive Parks Recreation and Natural Areas Plan for neighborhood and community parks, and adopted by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B.
3.
 - a. “Ia” means the percentage annual inflation/deflation adjustment index applicable to the acquisition component, as outlined in the Park Impact Program Technical Document and annually determined by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B.
 - b. “Id” means the percentage annual inflation/deflation adjustment index applicable to the development component as outlined in the Park Impact Fee Technical Document and annually determined by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B.
4.
 - a. “Sa” means the parks acquisition standard in acres per thousand residents for neighborhood parks, community parks and urban natural areas as established in the Vancouver Comprehensive Parks Recreation and Natural Areas Plan.
 - b. “Sd” means the parks development standard in acres per thousand residents for neighborhood and community parks as established in the Vancouver Comprehensive Parks Recreation and Natural Areas Plan.
5. “P” means one thousand (1,000).
6. “U” means the average number of occupants per single-family/duplex dwelling unit or per other multi-family dwelling unit, based on the most current applicable statistical census data (US Census Bureau or Washington State Office of Financial Management census data for persons per dwelling unit), and as adopted by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B.
7. “A” means an adjustment to the cost of park facilities for past or future payments made or reasonably anticipated to be made by new development to pay for park system improvements in the form of user fees, debt service payments, or other payments earmarked for or proratable to park system improvements as outlined in the Park Impact Fee Technical Document.

B. Community and Economic Development shall maintain a schedule of current park impact fee rates.

C. At least one copy of the Park Impact Fee Technical Document adopted by the City Council including the current park impact fee schedule as calculated there under, shall be filed in the Office of the City Clerk for use and examination by the public.

Section 3. The revised City of Vancouver Park Impact Fee Technical Document, dated September 2019 and attached hereto as Exhibit A, is hereby adopted.

Section 4. Effective Date. This ordinance shall go into effect 15 days after adoption.

Read first time: September 9, 2019

Ayes: Councilmembers Paulsen, Lebowsky, Glover, Stober, Turlay, Hansen, Mayor McEnerny-Ogle

Nays: Councilmembers None

Absent: Councilmembers None

Read second time: September 16, 2019

PASSED by the following vote: 7-0

Ayes: Councilmembers Paulsen, Lebowsky, Glover, Stober, Turlay, Hansen, Mayor McEnerny-Ogle

Nays: Councilmembers None

Absent: Councilmembers None

SIGNED this 16th day of September, 2019.

DocuSigned by:
Anne McEnerny-Ogle
58CB15C0632F403...
Anne McEnerny-Ogle, Mayor

Attest:
DocuSigned by:
Natasha Ramras
BCF6734E40E94AE...
Natasha Ramras, City Clerk

Approved as to form:
DocuSigned by:
Jonathan Young
9A7DC2E31F694A2...
Jonathan Young, Acting City Attorney

SUMMARY

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AN ORDINANCE relating to park impact fees, amending VMC 20.915.030 and VMC 20.915.050, amending the Park Impact Fee Technical Document, and establishing an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

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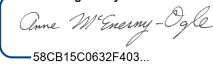
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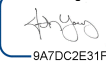
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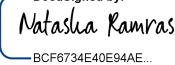
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