

CITY OF STANWOOD
Stanwood, Washington

ORDINANCE 1445

AN ORDINANCE OF THE CITY OF STANWOOD,
WASHINGTON, AMENDING STANWOOD MUNICIPAL CODE
(SMC) CHAPTER 17.151.070 ENTITLED "PARK AND
RECREATION IMPACT FEE COMPONENT"; ESTABLISHING
SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City has considered amendments to Stanwood Municipal Code (SMC) Chapter 17.151.070 entitled "Park and recreation impact fee component"; and

WHEREAS, by amending SMC Chapter 17.151.070, park and recreation impact fees will be updated and clarified to be consistent with City policy; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

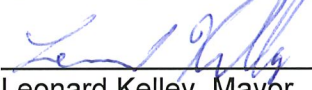
Section 1. SMC Chapter 17.151.070 is hereby amended as shown in attached Exhibit 1 which is incorporated by this reference as though fully stated herein.

Section 2. Severability. The various parts, sections and clauses of this ordinance and Exhibit 1 are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective five (5) days after its passage and publication as required by law.

PASSED AND APPROVED by the Stanwood City Council this 14th day of December, 2017.

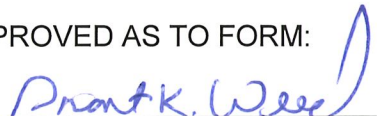
CITY OF STANWOOD


Leonard Kelley, Mayor

ATTEST:

By: 
David A. Hammond, City Clerk

APPROVED AS TO FORM:

By: 
Grant Weed, City Attorney

Date of Publication: 12/19/17

Effective Date: 12/24/17

17.151.070 Park and recreation impact fee component.

The impact fee component for parks and recreational facilities shall be calculated using the following formula described below, however the resulting fee will be implemented at 50 percent:

$$PIF = \frac{C \times S \times U \times A}{P}$$

- (1) "PIF" means the park and recreational facility component of the total development impact fee.
- (2) "C" means the average cost per acre for land appraisal and acquisition plus an average development cost of ~~\$50,000~~ \$320,075 per acre for neighborhood and community parks. Such cost may be adjusted periodically, but not more often than once every year. Park development costs shall be based on actual, recent comparable construction ~~and shall include associated project improvements such as streets~~.
- (3) "S" means the parks standard in of 2.5 acres per 1,000 residents each for neighborhood and community parks (total of 5 acres) as established in the city comprehensive park and recreational plan ~~to total 10 acres~~.
- (4) "P" means 1,000 people.
- (5) "U" means the average number of occupants per dwelling unit, ~~or 2.4~~ 2.77 occupants for a single-family/duplex dwelling unit, ~~4.7~~ 2.17 occupants for any other multifamily dwelling unit.
- (6) "A" means an adjustment of rate portion of anticipated tax revenues resulting from a development that is proratable to system improvements contained in the capital plan facilities. The adjustment for park impacts is determined to be 40 percent, so that "A" equals 60 percent. (Ord. 1164 § 4, 2004; Ord. 886 § 7, 1993).
- (5) "