

Ordinance No. 3085

An Ordinance Repealing Ordinance 2474 and Adopting a Schedule for Assessment and Collection of Parks and Recreation Impact Fees

Whereas, the Anacortes Municipal Code (AMC) Chapter 3.93 provides for the assessment and collection of impact fees on development activity within the City of Anacortes as authorized and consistent with Chapter 82.02 RCW; and

Whereas, in 1998 the City Council adopted ordinance 2474 enacting parks impact fees in order to fund growth driven needs in parks and recreation; and

Whereas, the City Council desires to update the parks impact fees to incorporate current growth projections and to respond to newly adopted parks capital needs; and

Whereas, the City of Anacortes has conducted a study documenting the formulas and procedures for measuring the impact of new developments on parks and recreation facilities, and has prepared a technical report which serves as the basis for the actions taken by Council; and

Whereas, the Council here by incorporates the following study into this ordinance by reference; "Anacortes Parks Impact Fee Rates Study", date December 2020, and finds that the fees provided in Exhibit A are necessary to provide for facility improvements that will reasonably benefit new anticipated developments; and

Now, therefore, the City Council of Anacortes does ordain as follows:

Section 1. Ordinance 2474 is hereby repealed in its entirety.

Section 2. Exhibit A, attached hereto, which establishes park impact fee rate schedules for residential and commercial development is hereby adopted and will replace all previously adopted parks impact fees, and shall be incorporated into the City's Unified Fee Schedule.

Section 3. The park impact fee rate study in Exhibit A implements the City's Parks and Recreation Plan levels of service. For purposes of implementation of the City's plans and levels of service, the rate study includes the primary recreation facility and full development of amenities necessary to support them.

Section 4. The Finance Director shall use the Construction Cost Index (CCI) published by the Engineering News Record, to calculate annual inflation adjustments in the parks impact fee rates. The parks impact fees shall not be adjusted for inflation should the CCI remain unchanged or decrease in value. Annual rate schedule adjustments will replace the rate schedules included in the Exhibit A rate study, and be publicly available on the Unified Fee Schedule on the City website.

Section 5. Effective Date. The ordinance shall take effect and be in full force on September 1, 2021.

PASSED AND APPROVED by the Anacortes City Council this 1st day of March, 2021.

CITY OF ANACORTES, WASHINGTON

By Laurie Gere

Laurie Gere, Mayor

ATTEST:

Steve Hoglund

Steve Hoglund, City Clerk/Treasurer

APPROVED AS TO FORM:

Darcy Swetnam

Darcy Swetnam, City Attorney

Exhibit A

Adjusted Residential Rate Schedules for Parks by Development Type

PARKS: RESIDENTIAL	SINGLE FAMILY	MULTI-FAMILY	TOTAL
Growth in Resident-Equivalent Population, 2021-2030			2,778
Identified Service Area Capital Need from Growth			\$1,686,250
Per Capita Share of Capital Need			\$607.03
Estimated Number of Residents per Unit	2.38	1.71	
Unadjusted Park Impact Fee: Cost per Unit	\$1,443.38	\$1,039.93	
Expected Parks Capital Revenue per Capita			\$34.03
Expected Revenue per Unit	\$80.92	\$58.30	
Adjusted Park Impact Fee Rates per Unit	\$1,362.47	\$981.63	

Adjusted commercial Rate Schedules for Parks by Development Type

PARKS: COMMERCIAL	RETAIL	INDUSTRIAL	SERVICES	GOV/EDU	TOTAL
Growth in Estimated Built Sq. Ft., 2021-2030	18,840	288,224	107,533	63,502	478,099
Identified Service Area Capital Need from Growth (Projects)					\$1,686,250
Per Capita Share of Capital Need					\$607.03
Estimated Number of Employees per 1,000 Sq. Ft	2.00	1.00	3.08	3.08	
Unadjusted Park Impact Fee: Cost per 1,000 Gross Square Feet	\$1,214.05	\$607.03	\$1,867.78	\$1,867.78	
Expected Parks Capital Revenue per Capita					\$34.03
Employees per 1,000 Gross Sq. Feet	2.00	1.00	3.08	3.08	
Expected Revenue per 1,000 Gross Sq. Ft	\$68.06	\$34.03	\$104.71	\$104.71	
Adjusted Park Impact Fee Rates per 1,000 Gross Square Feet	\$1,145.99	\$573.00	\$1,763.07	\$1,763.07	

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darcys@cityofanacortes.org
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Signature

Signature Adoption: Pre-selected Style
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steveh@cityofanacortes.org
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City of Anacortes
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Laurie Gere
laurieg@cityofanacortes.org
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Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)

PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
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