

7b. Staff Report - Park Impact Fee Rate Study Review

Planning Commission Meeting Date: May 18, 2017

Agenda Item 7b

PLANNING COMMISSION AGENDA ITEM CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Park Impact Fee Rate Study Review

DEPARTMENT: Parks, Recreation and Cultural Services Department

PRESENTED BY: Eric Friedli, PRCS Director

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|---|---|--|
| <input type="checkbox"/> Public Hearing | <input checked="" type="checkbox"/> Study Session | <input type="checkbox"/> Recommendation Only |
| <input type="checkbox"/> Discussion | <input type="checkbox"/> Update | <input type="checkbox"/> Other |

INTRODUCTION

PRCS staff will present the Park Impact Fee Draft Rate Study (Attachment A) that is being conducted to help finance a response to park facilities that will be impacted by anticipated population growth in the City. Although, there is an opportunity to provide comments and discuss the Rate Study with the PRCS/Tree Board, this is an informational presentation to the Planning Commission about the Park Impact Fee Study only because the Commission does not have review authority of this legislative action.

BACKGROUND

The Planning Commission was briefed on the PROS Plan and a park impact fee at their March 16 meeting.

The Growth Management Act, 36.70A RCW, requires the City to plan and provide parks and recreation facilities that are adequate to accommodate future population growth. RCW 82.02.050 authorizes the City of Shoreline to impose an impact fee on development activity as part of the financing for such facilities. By charging impact fees, the City can ensure park facilities are adequate to meet the demands of future growth.

The 145th and 185th Station Subarea Plans both contain policies addressing the development of a park impact fee:

Develop a park impact fee and/or dedication program for acquisition and maintenance of new parks or open space. *145th Street Station Subarea Plan on Page 5-23*

Explore a park impact fee or dedication program for acquisition and maintenance of new park or open space or additional improvements to existing parks. *185th Street Station Subarea Plan on Page 5-35.*

In addition, with the adoption of Ordinance No. 766 in December 2016, a policy directing the exploration of a city-wide park impact fee was added to the City's Parks, Recreation, and Open Space Element of the Comprehensive Plan:

Approved By:

Project Manager

IAF

Planning Director

PLC for PM

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PR 21. Explore the establishment of a city-wide park impact fee.

In Fall 2016, City staff hired Community Attributes Inc., a team of economic consultants, to assist the City with creating a Park Impact Fee proposal for City Council's decision to meet the intent of the Comprehensive Plan policies.

RCW 82.02.050 authorizes city planning under the Growth Management Act to imposed impact fees for certain public facilities, including publically owned parks, open space, and recreation facilities. A park impact fee is a one-time payment by new development to pay for capital costs of facilities needed to support the new development. Park impact fees are charged during the development permitting process and used to fund projects to improve levels of service to the Shoreline's park system. The intent is to share the financial responsibility of providing for recreation facilities, such as new parks, open space and recreation facilities that support future growth, with the development that grows our population and economy.

PROPOSAL & ANALYSIS

A park impact fee is a one-time payment that can contribute park projects that add capacity to the park system- - not maintain or repair the existing park system. The impact fee is charge at the time of a building permit. Cities cannot rely solely on impact fees to construct improvements; other public funding must be used in conjunction with impact fees. Park impact fees can only be used for park and recreation projects that add new park and recreation facilities to the park system that are needed to meet an increased demand as a result of new growth. They cannot be used for repair, replacement or renovations that only maintain the current level of service for Shoreline's park system.

As was the case with Shoreline's Transportation Impact Fees (SMC 12.40), 79 cities and counties throughout Washington have established park impact fees as a way to fund necessary park improvements. Some of our neighboring cities are among them including: Bothell, Edmonds and Mountlake Terrace.

TIMING AND SCHEDULE

Review and Adoption Schedule (subject to change) for the PROS Plan and the Park Impact Fee can be found at shorelinewa.gov/prosplan and summarized below:

July 17	City Council Meeting: Park Impact Fee Rate Study and PROS Plan Public Hearing
July 31	Adopt Park Impact Fee

RECOMMENDATION

This is a study session with the PRCS/Tree Board and the Planning Commission to provide both Board/Commission with an opportunity to discuss and provide comments on Attachment A – Draft Park Impact Fee Rate Study.

ATTACHMENT

Attachment A – Draft Park Impact Fee Rate Study