



**RESOLUTION NO. 766**

**TO MODIFY THE FORMULA NECESSARY TO DETERMINE THE IMPACT OF NEW DEVELOPMENT ON PARKS AND RECREATION AND ASSESS ATTENDANT IMPACT FEES.**

**WHEREAS**, the City of Woodland is experiencing unprecedented growth in population and development; and

**WHEREAS**, the population growth and development has an adverse impact on the City funded parks and recreation inasmuch as City provided services and infrastructure are being utilized by more citizens which has resulted in a more rapid depreciation of infrastructure; and,

**WHEREAS**, the City is lawfully empowered to assess impact fees which are reasonably calculated to offset the adverse impact caused by population growth and development; and,

**WHEREAS**, the impact fees collected at the time of the issuance of building permits shall be used in accordance with the comprehensive plan for parks and recreation adopted by the Council; and,

**WHEREAS**, it is appropriate for the Council to set forth its impact fee calculation by adopting the attached formula by reference herein (Exhibit A); and

**NOW, THEREFORE, I, WILLIAM A. FINN**, Mayor of the City of Woodland, by the virtue of the authority vested in me, and with the concurrence of the majority vote of the City of Woodland Council, resolve to adopt the formula attached hereto to be used to calculate and assess impact fees as authorized under the laws of the City of Woodland and the State of Washington; and, further that these calculations be made part of the City of Woodland's comprehensive plan for parks and recreation, and as it may be amended in the future.

*FFR*

Dated this <sup>17<sup>th</sup></sup> ~~5<sup>th</sup>~~ day of <sup>July</sup> ~~June~~ 2023.

City of Woodland:  
  
William A. Finn, Mayor

Attest:  
  
Georgina D. Anderson, Deputy Clerk Treasurer

Approved as to form:  
  
Frank F. Randolph, City Attorney

**Exhibit A**  
**Amendment to the 2023 Woodland Park and Recreation Element  
of the Woodland Comprehensive Plan.**

June 1, 2023

**Background:**

The recently approved Park Plan, an element of the Woodland Comprehensive Plan, identifies the impact fee structure will be evaluated to meet the capital infrastructure and park land needs for this growing community. WMC 3.41.160 identifies the formula for determining park, recreation, open space, or trail impact fees. The methodology for calculating an impact fee or “Fee in Lieu of Parkland Dedication” (FILO). Costs per capita and cost per housing unit were calculated based on 2020 data. The last calculation of Park Impact Fees (PIF) was previously done in 2005.

The construction costs are linked to the Engineering News Record (ENR) indexes, as done in years past.

The following calculations are intended to adjust the recommended assessments to current cost using both the ENR index and current land values based on available county assessed land value records.

**Revised Park Cost:**

Land 1995:	5 acres at \$35,000 per acre = \$175,000
Land 2004:	5 acres at \$50,000 per acre = \$250,000
Land 2023:	5 acres at \$266,059 per acre = \$1,330,295

Construction 1995 (ENR Construction Index = 5511) / Construction Total = \$132,000
Construction 2004 (ENR Construction Index = 6825) / Construction Total = \$163,500
Construction 2023 (ENR Construction Index = 15031)/Construction Total = \$360,107

Cost of Development of 5-acre Park 2004

Land	\$ 1,330,295
Construction	\$ 360,107
Total	\$ 1,690,402

**Revised Cost Per Household:**

Per Capita Cost (5-acre park benefits 1,000 people) = \$1,690 per person

Cost per Household

Single Family	2.71 persons x \$1,690 per person = \$ 4,580
(Includes duplex and manufactured home)	
Multi-Family	2.71 persons x \$1,690 per person = \$4,580