

ORDINANCE NO. 2027

AN ORDINANCE amending Chapter 3.88 of the Camas Municipal Code by revising certain provisions relating to impact fees.

Section I

Section 3.88.030(D) of the Camas Municipal Code is amended to provide as follows:

3.88.030 - Definitions.

- D. "Impact fee" means the payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that has used facilities that reasonably benefit the new development. Impact fee does not include a reasonable permit or application fee. The impact fee hereby imposed consists of a traffic impact fee component, a park and open space impact fee component, a fire facility impact fee component, and a school impact fee component.

Section II

Section 3.88.070 of the Camas Municipal Code is amended to provide as follows:

3.88.070 - Park and Open Space Impact Fee Component Formula.

- A. The park and open space impact fee component shall consist of two (2) subcomponents, a parks and recreational facilities subcomponent and an open space subcomponent.
- B. The parks and recreational facilities subcomponent shall be calculated using the following formula:

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

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. 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 standards in acres per thousand residents for neighborhood parks and community parks established in the comprehensive park and recreational plan to total five (5.0) acres. (Neighborhood parks - 2.5 acres; Community parks - 2.5 acres).

4. "P" means one thousand people.
 5. "U" means the average number of occupants per dwelling unit, or 2.4 occupants for a single-family/duplex dwelling unit, 1.9 occupants for any other multi-family dwelling unit, and 1.0 occupants for a temporary dwelling unit.
 6. "A" means an adjustment for the portion of anticipated additional tax revenues resulting from a development that is proratable to system improvements contained in the capital facilities plan. The adjustment for park impacts is determined to be ten (10%) percent, so that "A" equals ninety (90%) percent.
- C. The open space impact fee subcomponent shall be calculated by using the following formula:

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

1. "OSIF" means the open space/ravines/greenway network component of the total development impact fee.
2. "C" means the average cost per acre for land appraisal and acquisition of land with these characteristics, plus an average development cost for trails, signs and other improvements. Such costs may be adjusted periodically, but not more than once every year.
3. "S" means the open space standard in acres per thousand residents as established in the comprehensive park and recreational plan to total thirty (30) acres.
4. "P" means one thousand people.
5. "U" means the average number of occupants per dwelling unit, or 2.4 occupants for a single-family/duplex dwelling unit, 1.9 occupants for any other multi-family dwelling unit, and 1.0 occupants for a temporary dwelling unit.
6. "A" means an adjustment for the portion of anticipated additional tax revenues resulting from a development that is proratable to system improvements contained in the capital facilities plan. Such adjustments for open space impacts is determined to be twenty-five (25%) percent so that "A" equals seventy-five (75%) percent.

Section III

Section 3.88.080 of the Camas Municipal Code is hereby repealed.

Section IV

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 22nd day of May, 1995.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:

City Attorney

Affidavit of Publication

STATE OF WASHINGTON)
 COUNTY OF CLARK)

I, Michael Gallagher, being first duly sworn, depose and say that I am the owner, editor, publisher of The Post-Record, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter to, published in the English language continuously as a weekly newspaper in Camas, Clark County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication

of said newspaper, that the ORDINANCE NO. 2027

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for one successive and consecutive weeks in the following issues:

Issue date May 30, 1995

Issue date _____

The fee charged for the above publication was:

\$ 87.75

Michael Gallagher
 Publisher

Subscribed and sworn to before me this 30th

day of May, 19 95

Beverly J. Webster
 Notary Public in and for the
 State of Washington,
 Residing at Camas, Washington

CITY OF CAMAS
 JUN 12 1995
 PAID

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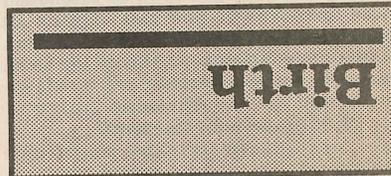
B. The parks and recreational facilities subcomponent shall be calculated using the following formula:

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

1. "PIF" means the park and recreational facility component of the total development impact fee.

A daughter has been born to April and Richard Boneski Jr. of Washougal. Anna Virginia Boneski was born April 27, 1995, at Bess Kaiser Medical Center in Portland. She weighed 8 pounds, 9 ounces, and was 20-3/4 inches long. She joins her sisters, Katie, 4, and Rachel, 2. Her grandparents are Milton and Carol Ahola of Longport, Calif., and Dick and Bernie Boneski of Brush Prairie, Wash. Her great-grandparents are Bob and Wilma Gallagher of Bellingham, Wash., Ruth Ahola of Hockinson and Trinnie Baca of Los Angeles.

Boneski



Washougal High School and Clark College in Vancouver. Deadline for submitting applications for consideration for fall 1995 studies is June 30.

PUBLICATION

THE FOLLOWING PUBLICATION:

ORDINANCE NO.
RESOLUTION NO.
NOTICE

2027

WAS RECEIVED BY THE POST RECORD ON

5-25-95

DATE

AT

9:13

TIME

FOR PUBLICATION

5-30-95

DATE

SIGNITURE OF PERSON RECEIVING PUBLICATION:

J. Hamme