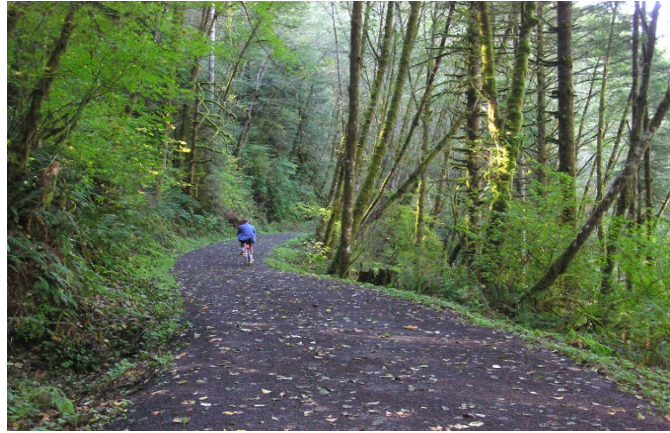


Clark County Parks Impact Fee Update



Bill Bjerke, Parks and Lands Division Manager



Clark County Council Work Session, 6th Floor Training Room, Clark County Public Service Center 1300 Franklin Street Vancouver, WA

12/12/18

Background

- The Clark County Parks Division was created in 2014 after the County elected not to renew its Memorandum of Understanding (MOU) with the City of Vancouver.
- The Clark County Parks Advisory Board was created in August, 2014.
- In September 2015, the County adopted the Parks, Recreation, and Open Space Plan primarily to allow the County Parks Division to be eligible for state grant funding.

Background Continued

- The state Growth Management Act grants cities and counties the authority to assess park impact fees on new development.
- In 2016, the County approved an update to the Parks Impact Fee (PIF) program to reflect current costs for land and park development
- This was the first update to PIF since 2003.

Background Continued

- At the direction of the County Council, staff initiated a review of the PIF program to include trail projects going forward.
- State statute and County code are silent on the usage of impact fees for trails.
- Clark County has maintained a programmatic application of impact fees for urban area parks and open space – Title 40 more narrowly defines PIF than that which may be allowed.
- Discussions for the usage of impact fees to support trails date back to the late 1990s.

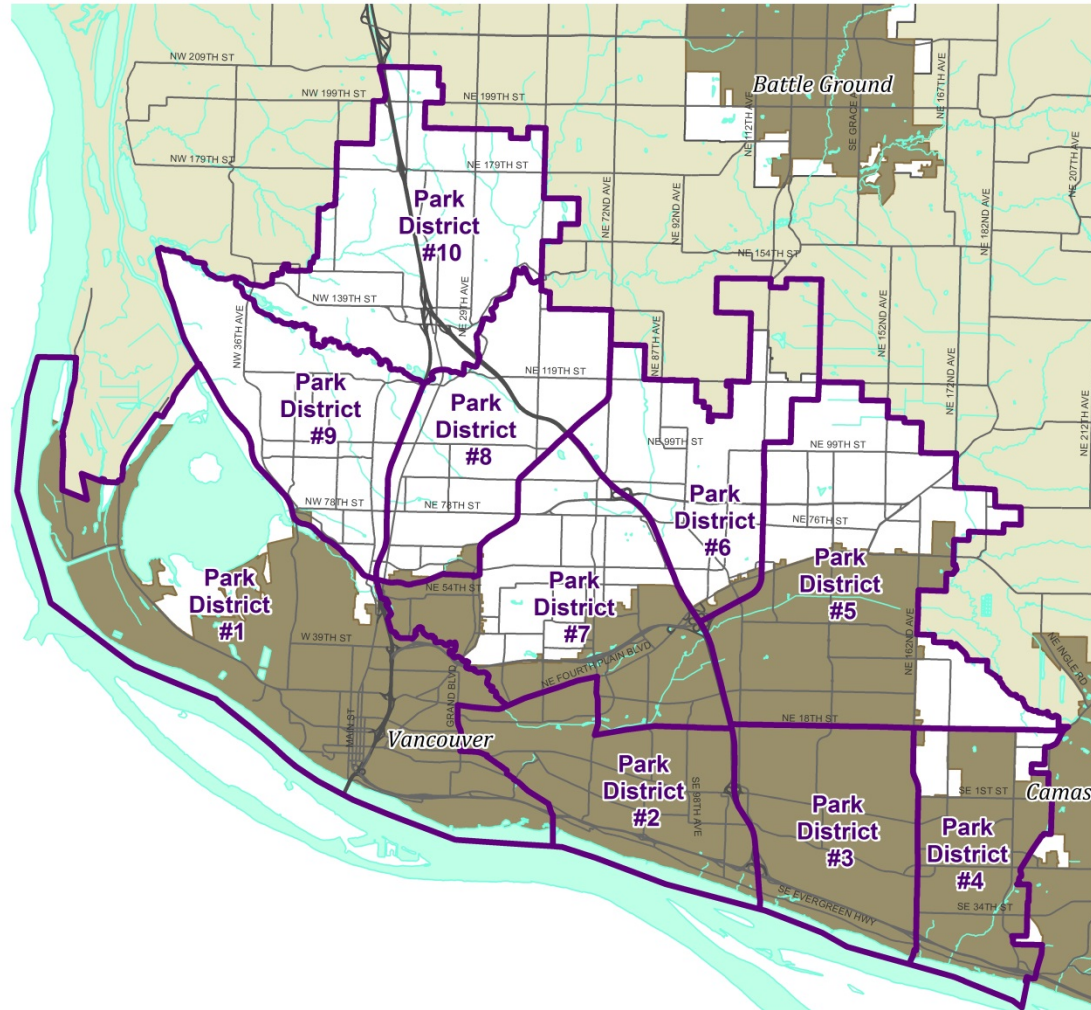
Parks Impact Fees and Clark County Title 40 Code Requirements

Per the Unified Development Code Title 40.620.020, the following is the formula for calculation of the PIF:

$$\text{PIF} = (\text{Acquisition Cost} + \text{Development Cost}) - \text{Cost Adjustment Factor}$$

- The only recommended change is a modification to the formula to accommodate trail-related capital projects.
- The Parks boundaries will remain the same, but may be revisited at a later time.

Park Impact Fee Districts



Incorporating Trails into PIF

- Clark County's Title 40 repeats, verbatim, the definitions for 'public facilities' and 'system improvements' from the RCWs for its local impact fee ordinance.
- Public facilities include "parks, open space and recreation facilities"
- The common, industry interpretation would include trails as recreation facilities.
- Numerous municipalities across the state incorporate trails as a recreation facility in their planning and impact fees

Incorporating Trails into PIF

- Current county plans contain goals, policies and supporting documentation regarding planned or recommended capital improvements to enhance and expand the recreational trail system
 - Comprehensive Plan
 - Parks, Recreation and Open Space Plan
 - Trails & Bikeway System Plan
 - Bicycle and Pedestrian Master Plan
 - Parks Capital Facilities Plan

Incorporating Trails into PIF

- Text Edit:
 - The impact fee component for parks, open space and recreational facilities, which include the acquisition or development of public open spaces devoted to public parks, playgrounds, and trails and other recreational purposes, shall be calculated using the following formula
- Formula Modification
 - $PIF = (\text{Acquisition Cost} + \text{Development Cost} + \text{Trail Cost}) - \text{Cost Adjustment Factor}$

Incorporating Trails into PIF

- Inclusion of trail costs based on previously adopted Parks Capital Facilities Plan and population growth forecasts

Cost to be funded by growth	\$10,593,611	
Growth's portion to be paid by impact fees	\$451,325	
Growth population	6,577	
<hr/>		
Growth cost per capita for impact fees	\$68.62	
	Per Capita Rate	Unit Rates
<hr/>		
Growth cost per capita for impact fees	\$68.62	
Single-Family Trail Component (2.76 persons/household)		\$189.40
Multi-Family Trail Component (2.13 persons/household)		\$146.16

Park Impact Fee Rates – Current

Current Park Impact Fee Rates Approved(2016)

Clark County, Park Impact Fees (current year fees highlighted)

Proposed 3-Year Phased (Stepped) Increase for Park Impact Fees

PIF	Single-Family PIF Rates			Multi-Family PIF Rates		
	Year 1 ('17)	Year 2 ('18)	Year 3 ('19)	Year 1 ('17)	Year 2 ('18)	Year 3 ('19)
	80%	90%	100%	75%	90%	100%
1 - 4	N/A - City-only Districts			N/A - City-only Districts		
5	\$3,482	\$3,918	\$4,353	\$2,520	\$3,023	\$3,359
6	\$4,458	\$5,015	\$5,572	\$3,225	\$3,870	\$4,300
7	\$3,402	\$3,827	\$4,252	\$2,461	\$2,953	\$3,282
8	\$3,167	\$3,563	\$3,959	\$2,291	\$2,750	\$3,055
9	\$4,400	\$4,950	\$5,500	\$3,183	\$3,820	\$4,244
10	\$3,082	\$3,467	\$3,852	\$2,229	\$2,675	\$2,973
<i>Average</i>	\$3,665	\$4,123	\$4,581	\$2,652	\$3,182	\$3,536

PIF Rate Recommendation from Staff

- In 2016, the County Council adopted PIF rates as a stepped/phased increase over time.
- The rate increase was based on an 80% of the full, rate in year one, a 90% rate in year two, and the full rate in year three.
- For 2018, the County has implemented the second of the three stepped increases.

Park Impact Fee Rates – with Trails

Preliminary Park Impact Fee Rates (2018)

Clark County, Park Impact Fees

Park Impact Fees with Trails Component

PIF	Single-Family PIF Rates			Multi-Family PIF Rates		
	Current PIF (2018)	PIF, plus Trails	Proposed PIF (2018)	Current PIF	PIF, plus Trails	Proposed PIF (2018)
1 - 4	N/A - City-only Districts			N/A - City-only Districts		
5	\$3,918	\$4,088	\$3,918	\$3,023	\$3,155	\$3,023
6	\$5,015	\$5,185	\$5,015	\$3,870	\$4,002	\$3,870
7	\$3,827	\$3,997	\$3,827	\$2,953	\$3,085	\$2,953
8	\$3,563	\$3,733	\$3,563	\$2,750	\$2,881	\$2,750
9	\$4,950	\$5,120	\$4,950	\$3,820	\$3,951	\$3,820
10	\$3,467	\$3,637	\$3,467	\$2,675	\$2,807	\$2,675
<i>Average</i>	<i>\$4,123</i>	<i>\$4,294</i>	<i>\$4,123</i>	<i>\$3,182</i>	<i>\$3,314</i>	<i>\$3,182</i>

PIF Rate Recommendation from Staff

- To recommended that the Council at this time implement text amendments to Title 40 to incorporate trails into the program.
- To keep the current PIF rates as-is and on the previously approved schedule for phased implementation.

Public Involvement

- Development Engineering Advisory Board: September 6
- Clark County Parks Advisory Board: September 14
- Planning Commission work session: October 4
- Building Industry Association of Clark County: October 8
- Planning Commission hearing: October 18
- County Council Work Session: December 12
- County Council hearing: December 18

Questions?

Thank you!

