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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

STAFF REPORT

TO: Clark County Planning Commission

FROM: Laurie Lebowsky, Planner III

DATE: November 3, 2016

SUBJECT: **Amended staff report**-Revision to the Parks Capital Facilities Plan and attendant Park Impact Fees

BACKGROUND:

As part of the 2016 Comprehensive Plan Update, the Board approved new Park Impact Fee (PIF) rates to support the Parks Capital Facilities Plan. During that hearing for the Comprehensive Plan Update, the Board expressed interest in revisiting the phasing of the fee rates. A consultant was hired to review alternatives in phasing the new PIF rates. The consultant report can be found in Exhibit 1 of this staff report. Per RCW 36.70A.130(2)(a)(iv), an out-of-cycle plan amendment can be completed as long as it is adopted concurrently with the adoption of the county budget.

Staff also prepared information showing that the impacts to the public share of the different scenarios for phasing in the new PIF rates, and that information can be found in Exhibit 2 of this staff report. To provide context on parks funding, staff has also provided information from the Capital Facilities Plan and it can be found in Exhibit 3 of this staff report.

PUBLIC OUTREACH:

Staff had discussed the proposed changes with the Parks Advisory Board at their October 14, 2016 meeting.

A SEPA was published in the Columbian and emailed to all interested parties on the SEPA distribution list. All relevant SEPA information can be found in Exhibit 4 of this staff report.

The Department of Commerce was sent notice of this proposed plan amendment and the Planning Commission hearing for November 17 was duly noticed. Exhibit 5 includes both the Commerce and Planning Commission notices.

Staff has presented the consultant report and PIF scenarios to DEAB at their November 3, 2016 meeting.

PROPOSED ACTION: The Planning Commission can choose among the five alternatives outlined in the attached consultant's report. One of the five alternatives is to retain the already adopted fee schedule.

The Board of County Councilors will consider whether to keep the adopted fee schedule or to choose a new phasing of PIF. Whatever the Board decides, the new fee schedule will take effect January 1, 2017.

Depending upon the phasing scenario, the pace of PIF collections may affect the County's ability to acquire and develop park properties to meet the demands of growth within the Vancouver unincorporated urban area and may limit the County's capacity to reach the six-year goals outlined in the recently adopted Parks, Recreation and Open Space Plan.

RECOMMENDATION

The Board of County Councilors is requesting that the Planning Commission reconsider their previous recommendation regarding the phasing of the fee increase, and to consider one of the phasing scenarios that increases the fees more gradually than the current, adopted fee increase.

Based upon the information and the findings presented in this report and in the supporting documents, the Planning Commission may recommend the following:

1. Retain the current fee increase schedule of phasing in the new increase over three years.
2. Choose one of the other four alternatives outlined in the consultant report, titled, the "Park Impact Fees: Alternatives For Phased Implementation."

- Attachments: Exhibit 1: Conservation Technix consultant report
Exhibit 2: Staff information regarding PIF and the public and private share
Exhibit 3: Capital Facilities Plan
Exhibit 4: SEPA
Exhibit 5: PC and Department of Commerce legal notices