



Clark County Planning Commission

Steve Morasch, Chair
Ron Barca, Vice Chair
Bill Wright
Karl Johnson
Richard Bender
Matt Swindell
Robin Grimwade

CLARK COUNTY PLANNING COMMISSION THURSDAY, OCTOBER 18, 2018 MINUTES OF PUBLIC HEARING

Public Services Center
BOCC Hearing Room, 6th Floor
1300 Franklin Street
Vancouver, Washington

6:30 p.m.

CALL TO ORDER & ROLL CALL

JOHNSON: Okay. Let's call this meeting to order, Clark County Planning Commission for Thursday, October 18th. Roll call, please.

WRIGHT: HERE
BARCA: ABSENT
SWINDELL: HERE
MORASCH: ABSENT
JOHNSON: HERE
GRIMWADE: HERE
BENDER: HERE

GENERAL & NEW BUSINESS

A. Approval of Agenda for October 18, 2018

JOHNSON: With that said, general and new business, take a motion for approval of the agenda for October 18, 2018.

GRIMWADE: So move.

WRIGHT: Second.

B. Approval of Minutes for September 6, 2018

JOHNSON: Agenda is heard. I'll also take approval of the minutes for September 6, 2018.

BENDER: Make a motion we accept the minutes from 6/2018.

SWINDELL: I'll second it.

JOHNSON: It is heard. So all -- I'll forego -- actually, maybe we won't. We have some guests today. Well, this is great, you're timing is impeccable. So seeing that we have some guests today, may we have an introduction.

MOON: My name is Greg Moon and I'm the Scoutmaster for Troop 42 (inaudible).

JOHNSON: Greg, will you come up to the microphone. I'm sorry to do this to you right when you walk in, but this is exciting.

MOON: My name is Greg Moon. I'm the Scoutmaster of Troop 42 and these are my scouts, we are working on a communications merit badge and citizenship in the community merit badge. So we are here to watch public meetings and to observe and take notes and to learn.

JOHNSON: Well, that is great. Men, and hopefully, I don't see any ladies, but men, thanks for coming and thanks for bringing them. Obviously we didn't have a big crowd so it will be great, you guys will be my heros today. Right on.

MOON: Thank you for your time.

C. Communications from the Public

JOHNSON: Okay. So I was going to forego communications from the public seeing that we have a group here just to watch, I'm going to forego our Planning Commission opening statement. Chris, I hope that's okay not to bog us down.

COOK: You need to make the opening statement if there will be a public hearing which there will be.

JOHNSON: Okay. I will do that then because sometimes we have not done that so, that's okay, we'll do it again. I call this, I guess I should call the meeting to order.

Opening Statement

JOHNSON: Anyone on the Planning Commission that would like to disclose any conflicts of interest? Seeing none, the procedures are as follows.

We'll begin the hearing with a staff report. The Planning Commission members will ask the staff questions if they have any at this point. I will then open the hearing for public testimony. Members of the audience who wish to testify on the hearing item need to sign in on the sign-in sheets in the back of the room. Members of the public wishing to give oral testimony are to come to the front of the room at the table facing the Planning Commission.

The Chair has the discretion to make the following statement if reasonable and appropriate under the circumstances: Testimony on this matter is limited to three minutes per person. Your testimony should relate to the applicable standards for this hearing item. The relevant standards are set out in the staff report, copies of which are available on the table in the back of the hearing room.

If you have any exhibits you want us to consider such as a copy of your testimony, photographs, petitions or other documents or physical evidence, please hand it in to the staff. This information will be included in the record for the hearing item. We will consider it part of the testimony.

When you testify, you must testify at the front table in front of the microphone so that the court reporter can hear your testimony. State your name and address for the record and spell your name for the court reporter. Be relevant and concise and don't repeat yourself and others testifying. I will then close the public testimony portion of the hearing.

The Planning Commission will deliberate and ask staff to answer questions or make rebuttals. The Planning Commission will then take a vote on their decisions. Our recommendation will be forwarded to the Board of County Councilors who have the final decision-making authority. This said, are there any questions regarding the Planning Commissions opening statement?

Hearing none, we will now move to the public hearing items and staff's report on CPZ2018-009, this is the revision of Title 40 development code which include the trails into the calculation of park impact fees. Bill.

PUBLIC HEARING ITEMS:

CPZ2018-00019 - Revision to the Title 40 Development Code to include trails into the calculation of Park Impact Fees

Revise the Title 40 Development code to allow the Park Impact Fees to be applied to trails

Staff Contact: Laurie Lebowsky at (564) 397-4544 or laurie.lebowsky@clark.wa.gov

BJERKE: Good evening, Commissioners. Thank you for having us here tonight. My name is Bill Bjerke, Parks Manager. Joining me is Laurie Lebowsky with Community Planning as well as Steve Duh, our consultant with Conservation Technix. And so our purpose here tonight is to update the park impact fee to include the trails acquisition and development into our park

impact fee program. Who's running the slides?

LEBOWSKY: Sonja is running the slide.

BJERKE: Okay. Next slide, please. Okay. A little bit of background. At the direction of the Clark County Council in early 2018, staff initiated a review of the PIF program to include trails acquisition development projects going forward.

And to date, Clark County has maintained a programmatic application of impact fees for urban area parks and open space, and the State statute and Clark County Code are silent on this matter and on the as far as usage of PIF impact fees for trails.

So discussions for the issuance of impact fees to support trails date back to the late 1990s and it is our intent to actually go forward so, go forward and actually implement this plan this year.

So why are we doing this? Trails are consistently the highest rated recreational need. Trails promote good health and active lifestyles. Trails promote connectivity from parks to schools, businesses and residences and other trail networks.

Clark County has a list of priority trails projects in the capital facilities plan where PIF funding would leverage and match grants and other funding sources. Real estate developers can benefit from the use of PIF funding and credits for trail projects, and numerous municipalities across the state incorporate trails as a recreation facility in their planning and impact fees.

So what you see on the next slide is what we have for existing language within our Title 40 code, and what we're asking is to add new language to Title 40, as well as modify the PIF calculations.

So I'd like to read the language as it exists today and that is "The impact fee component for parks, open space and recreational facilities shall be calculated using the following formula," and in the formula we show PIF equals acquisition costs, development costs minus the acquisition factor.

What we would like to add is actually bolded in red and it states, and I'll read the entire thing with the added language, "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, trails and other recreational purposes, shall be calculated using the following formula."

So with the modified formula we're showing that PIF equals acquisition costs plus development costs plus trails costs minus the adjustment factor. So by adding the trails into existing PIFs, we are actually adding cost to the existing PIFs.

And so with that, if you take a look at the second column, so it's PIF plus trails, you'll see that it is a higher number than what we see in the first column. And so what that amounts to is the study that we conducted, \$68 per capita or per person is what the addition is. If we include trails, and then if you were to look at that through a household, a single-family or a multiple family household, it's somewhere about \$180, \$146 and \$189 respectively.

And so giving that, if you look at the third column, what we've decided not to do is actually implement those fees because we are currently in the middle of a fee implementation that we initiated back in 2016. So this year, 2018, represents the second year of a PIF increase, 2019 we will experience yet another increase, and so we think that adding a PIF fee for trails would probably further hamper, you know, the increases that we're already experiencing right now.

So what we're recommending at this time is to add the language into Title 40, adjust the calculation to show the trails inclusion and, but not increase the fees at this time.

So with this, we're asking for a recommendation that we can take to the Council and to implement the additions to Title 40. I think that is it. Are there any questions?

JOHNSON: Okay. Any questions for staff? Okay. Right now we'll open it up to the public. If you signed up, Sonja, apparently we don't have a sheet, it doesn't look like anybody's speaking. Those wishing to speak on -- oh, excuse me, I'm sorry, ma'am. Can you come up and speak in the microphone. I didn't -- I thought you were with that group.

PUBLIC TESTIMONY

ANDERSON: (Inaudible).

JOHNSON: Oh, absolutely.

ANDERSON: Only because I think the trail component is tremendously important.

JOHNSON: Sure.

ANDERSON: And given that, even though -- oh, I'm sorry. I'm Barbara -- (inaudible sound) I'm sorry.

JOHNSON: That's not your name.

ANDERSON: I'm Barbara Anderson, 105 N.E. 150th Street. And while I am a member of the Parks Advisory Board, I'd like to speak to you from a personal level because you've already heard from the advisory board through recommendations to you. I don't get around very much anymore, but trails I've enjoyed them my entire life. I want them there for my children. And a challenge to Clark County has been that while we can provide a park, we can't provide

that trail around it through PIF, which to me never made much sense.

So given that, one looks at the cost of PIF and maybe has some concerns; however, those prices are being deferred, so that really shouldn't be an issue at this time. And I strongly urge you to support this so that we can continue to build one of the most wonderful trail systems in the Northwest.

And I love the fact that we always include just a little bit at the front end of it where our old folks can still get out there and enjoy nature. So please support this recommendation.

JOHNSON: Thank you so much for your time. We appreciate it. Is there anybody else that would like to speak on the trails? Seeing none, hearing none --

MOON: Why is (inaudible).

JOHNSON: Come on up, this is the public's time. That's a --

MOON: Excuse me. My name is Greg Moon. I live at 7307 N.E. 69th Street, Vancouver. My question is, how does the cost come into play, how is that taken? Is that added into property taxes? What is the true increase? Is this going to be an increase of \$68 per year per family and increase over time with that or is it just \$68 until the next time you do your Title 40 or whatever it is and have another meeting? How does this work? Just my curiosity.

DUH: That's a great question and thanks for stepping up to ask the question. Basically the impact fee program that we're discussing tonight specific around parks is a fee that is charged for new residential construction.

So any time a new house is built within the Vancouver urban area, it is assessed a fee based on the number of units, and that fee is what we've been talking about that becomes ultimately a cost in the purchase of the property. So it's not an ongoing tax and it's not a property tax per se, but it's a development charge that is placed on the development of new property.

MOON: Does that include those of us who are older residents then, will we see this fee attached to anything then?

DUH: No. It's a one time charge and it's, again, a charge at the time of building construction.

MOON: And my ignorance again, is that enough to help assist with these programs?

DUH: It is a limited funding source for the overall system, but it is a funding source that's been viable for many years and has made a lot of improvements across the urban area of Vancouver.

MOON: Probably my last question is, do you put it out there to assist to have like scouts do Eagle projects to assist to defer some of those costs as some of my boys have gone down to like the, well, the fish hatcheries down by the 205 and we've done trail work and so forth where by bringing the public into this that we can assist with services to decrease or defer some of that cost, cut those costs, but also allowing these young men an opportunity to head projects to give them leadership skills?

BJERKE: We have a fairly robust volunteer program right now where we use a lot of scouts, both Boy Scouts, Girl Scouts, Eagle Scout projects in several of our parks, and so we're always adding new components into parks and, as well as, when we buy new properties, we go in there and we utilize scouts to actually help us do what we call a Level 1 clean up, and so, yeah, we do maximize the help of --

MOON: I should say one last question according to that, do you have a site where these young men, our scouts, can look at that and see, pull from that areas that may be, you know, closer to where they live or their schools where they can access that information of what is needed to find those for their projects?

BJERKE: Absolutely. So on our parks web page on the Clark County website there are opportunities to reach, that show all the volunteer projects, where they're located, which park they're in so you can kind of line up, and we have another site called Volgistics and that's another great site that you can look into to specifically find projects, what they are, how many projects we have, the size and scope of the projects, and so it's pretty well-established and it's actually, we've gotten a lot of scouts through the program and a lot of Eagle Scout badges.

MOON: Thank you, I appreciate that.

JOHNSON: I will, just for a note, working with Bill through Camp Hope, we've used scouts quite a bit there and their facility there is set up to do, you know, you do your help there and then they stay the night or do some things, but I've had great success with groups coming out and doing some really heavy lifting out there, they've done some really substantial work.

MOON: We've done two projects at Camp Hope.

JOHNSON: Yeah, it's a great place.

BJERKE: We actually have scouts rebuild bridges and do actually pretty, it depends on what their network is, you know, the support group that they've got with them, so it's great having our scouts out there in our parks doing some wonderful work.

MOON: So may I have you just one last time tell my boys so they will write this down, write this down.

BJERKE: Sure. If you go to clark.wa.gov and there's a volunteer page and forward slash volunteer and then that will lead you to all the projects that we've got available, and we try to keep the calendar right up-to-date so you can see month-by-month what projects are available inside of each park, so... Some of our projects are one time, other ones are actually ongoing maintenance, so...

In 2017 we logged over 18,000 hours of volunteer time, it's made a substantial difference in our parks and so it's keeping our cost low, and we truly, truly appreciate it and it allows you also to get your badges and really make a difference for the community.

MOON: Thank you, Commissioners.

JOHNSON: And I saw a look of confusion when he said wa, wa.gov, just Google Clark County not Nevada. So I'll try this again. Is there any more questions from the public that I didn't see, and I apologize for flying right through that? Seeing none, I'll turn this back to the Planning Commission, are there any questions for staff? If there are no questions for staff, I will entertain a motion.

Return to Planning Commission

BENDER: I'd like to make a **MOTION** that we approve CPZ2018-0019, revision to Title 40 developmental code to include trails into the calculation of park impact fees.

GRIMWADE: I'll **Second** it.

LEBOWSKY: Sorry. That's CPZ2018, it's 00019, sorry.

BENDER: Stand corrected.

GRIMWADE: I'll second.

JOHNSON: Hearing the motion and seconded, I will ask for a roll call.

ROLL CALL VOTE

WRIGHT: AYE

SWINDELL: AYE

JOHNSON: AYE

GRIMWADE: AYE

BENDER: AYE

JOHNSON: Motion passes 5/0.

BJERKE: Thank you, Commissioners.

JOHNSON: Thank you, Bill, for all your time and effort on this, it's a great job. Now we'll go to old business.

OLD BUSINESS

None.

NEW BUSINESS

None.

COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

None.

ADJOURNMENT

The record of tonight's hearing, as well as the supporting documents and presentations can be viewed on the Clark County Web Page at:

<https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Proceedings can be viewed on CTV on the following web page link:

<http://www.cvtv.org/>

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