

Clark County Parks Impact Fee Update



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Clark County Council Hearing
6th Floor Hearing Room, 1300 Franklin Street Vancouver, WA
12/18/18

Background

- Discussions for the usage of impact fees to support the development of trails date back to the late 1990s.
- Clark County Park Impact Fees currently pay only for urban area parks, open space, and not for trails.
- State statute and County code are silent on the usage of impact fees for trails.
- At the direction of the County Council in early 2018, staff initiated a review of the Park Impact Fee (PIF) program to include trail acquisition and development projects going forward.

Why should we do this?

- Trails consistently rank as the most desired recreational need.
- Trails promote connectivity from parks to schools, businesses, residences and other trail networks.
- Clark County has a list of priority trails projects in the capital facilities plan of the County Parks Recreation and Open Space (PROS) Plan where PIF funding would leverage and match grants and other funding sources.
- Numerous municipalities across the state incorporate trails as a recreation facility in their planning and impact fees.

Incorporating Trails into PIF

Existing Unified Development Code Title 40.620.020 text and formula for calculation of PIF:

- The impact fee component for parks, open space and recreational facilities, shall be calculated using the following formula
- $PIF = (\text{Acquisition Cost} + \text{Development Cost}) - \text{Cost Adjustment Factor}$

Proposed 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

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

Planning Commission Recommendation

- This docket item is a change only to the Title 40 Development Code and is not a comprehensive plan amendment.
- The Title 40 Development Code changes can be processed at any time.
- No fee increases are included with this proposal.
- Planning Commission unanimously recommended approval of the proposal.
- Approve CPZ 2018-00019 Park Impact Fees docket item and sign the adopting ordinance.

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>

Questions?

Thank you!

