



CLARK COUNTY WASHINGTON

PUBLIC WORKS

MEMORANDUM

To: Parks Advisory Board

CC: Galina Burley, Kevin Tyler, Pat Lee

From: Laura Hoggatt

Date: April 1, 2021

Subject: Concurrency concerns and research for Park Impact Fee Districts 6 and 7

Background:

The Public Works Finance Team provides monthly Park Impact Fee (PIF) balances and concurrency reports to Parks and Lands Division staff. Concurrency concerns for PIF Districts 6 and 7 are expected as soon as January 2023 and February 2022, respectively, if no action is taken. RCW summary information for Park Impact Fees is provided below.

[RCW 82.02.050](#) outlines the intent and limitations of impact fees. Counties may impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees. The Clark County PIF formula was adjusted for the “proportionate” share by deducting an amount with the assumption that REET II will be used to offset the cost.

[RCW 82.02.070](#) stipulates that impact fee receipts must be earmarked specifically and retained in special interest-bearing accounts and must be expended or encumbered for a permissible use within ten years of receipt unless there exists an extraordinary and compelling reason for fees to be held longer than ten years. Such extraordinary or compelling reasons shall be identified in written findings by the governing body of the county, city, or town. Impact fees for system improvements shall be expended only in conformance with the capital facilities plan element of the comprehensive plan.

Per [RCW 82.02.080](#), PIF funds are subject to concurrency at the ten-year mark. The County must provide notice to the owner(s) that funds are available for refund. Each owner has one (1) year from the time that the funds are mature OR they receive the notice, whichever is later, to request the

refund. Failure to do so will make all future requests null. Remaining funds are retained, along with all of their interest, for their original use.

PIF District 6 will go into concurrency status as of January 2023. Curtin Creek Community Park Development will expend funds and avert concurrency concerns so long as the project is able to move forward in 2021-2022. The following funds are exclusive to PIF district 6:

- Acquisition fund 3076 may be utilized to purchase right-of-way for the required road frontage improvements.
- Fund 3176 may be expended first for development.
- Fund 3276 will provide for additional costs as needed for all phases.

In addition to PIF district 6 funding, REET II is anticipated to be requested for this project in the amount of at least \$2,000,000 to provide a proportionate share.

PIF District 7 will go into concurrency status as of February 2022. Staff worked with the finance team to assure that Park Impact Fee funds were made available for acquisition and development in each district within the jurisdiction of Clark County. The adopted budget authority for each district took into consideration current park development projects and concurrency concerns.

Park Impact Fee District 7 Budget adoption for 2021:

- PWK-02-21AD provides \$588,500 in budget authority for acquisition expenses in PIF District 7 fund 3077.
- PWK-02-21AD also provides \$550,000 in budget authority for transfer to the Parks capital development fund 3055, although no specific development proposal exists for PIF District 7.

The following properties have been researched as potential acquisitions to meet the public need for people living within PIF District 7. Level 1 clean up including perimeter fencing has been included in acquisition costs in previous years.

The 2015 PROS plan identified a need for two additional neighborhood parks and one community park in the district. Curtin Springs Wildlife Habitat was acquired through a generous donation to help fill the gap. The City of Vancouver annexation included portions of PIF District 7 in 2016. During negotiations, Curtin Springs Wildlife Habitat remained within Clark County holdings while Kelly Meadows Neighborhood Park was transferred as a part of the annexation agreement.

Every property researched is located in areas identified within the 2015 adopted Parks, Recreation and Open Space (PROS) Plan needs assessment and the capital facilities plan. The draft needs assessment completed for the 2020 PROS plan update was also reviewed. Both assessments identified a need for neighborhood park acquisition in areas south of 78th Street and east of St.

John's Road. Based on the current levels of service, one neighborhood park acquisition would be appropriate for this district.

A map and property information are provided within the attachments for each of the following:

1. Parcel 157147000 consists of 2 acres. A home is located at the south portion of the property.
 - Full address: 4902 NE 51st St., Vancouver, WA 98661
 - Assessor appraised value: \$527,174
 - The property is adjacent to DC Fisher Neighborhood park.
 - Purchasing .25 or .50 acres would provide walking park access to the community.
2. Parcel 149150000 consists of .75 acres. A home was located near the middle of the property.
 - Full address: 3707 NE 60th St., Vancouver, WA 98661
 - Assessor appraised value: \$165,072
 - Note: The building has zero value as it has been removed.
 - Closest park: Saint Johns at 5600 NE 40th Ave. = .80 miles by roadway.
 - Landowner Greg Foster contacted Clark County on 12/17/2020 to learn more about the donation process. He is consulting with his tax advisor.
3. Parcel 149847000 consists of 2.09 Acres. The lot is currently empty with vegetation
 - Location: Between 39th St. and 41st St. on NE 42nd Avenue
 - The owner lives in Portland, Oregon
 - Assessor appraised value: \$569,145
 - Closest Park: Bosco Farm .27 miles
4. Parcel 156505000 consists of 6.05 Acres
 - Location: 6720 NE 56th Ave., Vancouver, WA 98661
 - Assessor appraised value: \$1,520,425
 - Would the owner consider dividing the property for a 2-3-acre park?
 - Closest Park: Walnut Grove 0.14 miles
5. Parcel 99731000 consists of 4.20-acres
 - Location: Adjacent to 6917 NE 47th Ave., Vancouver, WA 98661
 - Assessor appraised value: \$731,800
 - Closest Park: Walnut Grove 0.4 miles
6. Parcel 156669000 consists of 5-acres
 - Location: 6315 NE 63rd St., Vancouver, WA 98661 (south of business)
 - Assessor appraised value: \$68,443

- Closest Parks: Tower Crest 0.3 mile / Walnut Grove 0.4 miles
7. Parcel 149759000 consists of 1.56-acres
- Location: 3905 NE 49th St., Vancouver, WA 98661
 - Assessor appraised value: \$448,828
 - Closest developed Parks: Bosco Farm NH Park 0.45 miles; Douglas Carter Fisher NH Park 0.55 miles.
8. Parcel 160717000 consists of 8.19-acres
- Location: 6109 NE 53rd St., Vancouver, WA 98661 (west of Tower Crest NH Park)
 - Assessor appraised value: \$2,854,051
 - Closest Park: Tower Crest adjacent to the land
 - Potential to preserve 1 to 3 acres for future park expansion.