

Schroeder, Kathy



From: Wisner, Sonja
Sent: Thursday, May 05, 2016 8:18 AM
To: Schroeder, Kathy
Subject: FW: DEAB Response Memo to Park Impact Fee
Attachments: Memo for PAB DOC

For the record

From: Lebowsky, Laurie
Sent: Wednesday, May 04, 2016 4:13 PM
To: Wisner, Sonja
Cc: Bjerke, Bill; Orjiako, Oliver; Hsiao, Rosie
Subject: FW: DEAB Response Memo to Park Impact Fee

Hi Sonja,

Could you forward the attached letter from the DEAB regarding the proposed update to the Parks Impact Fees to the Planning Commission members

Laurie

From: Hsiao, Rosie
Sent: Wednesday, May 04, 2016 11:09 AM
To: Lebowsky, Laurie; Wisner, Sonja; LaRocque, Linnea
Subject: DEAB Response Memo to Park Impact Fee

Hello, ladies

Attached is the memo from DEAB regarding to Park Impact Fee. Please let me know if you need me to make copies for PC and BOCC work session.

Thank you

Rosie Hsiao
Clark County Public Works
Development Engineering
Phone: 397-6118 ext. 4559
rosie.hsiao@clark.wa.gov

<http://www.clark.wa.gov/publicworks/engineering/index.html>

To schedule an appointment to submit project applications or additional information, please call 397-6118 ext 5104. Appointments will be confirmed by 3:00 same business day. Any appointment requests after 3:00pm will be confirmed the following business day.



proud past, promising future

DEVELOPMENT and ENGINEERING ADVISORY BOARD

DEAB Response to the Clark County Parks Advisory Board For May 4, 2016 Work Session

The Development and Engineering Advisory Board (DEAB) applauds the Parks Advisory Board (PAB) for addressing the concerns of both the DEAB and the Building Industry of America (BIA) in their recent presentations to both boards regarding proposed Park Impact Fee (PIF) increases. Please find below the DEAB's formal response to the Park Impact Fee Technical Document, dated April 16, 2016, and Park Impact Fee Rate Recommendations, dated April 20, 2016.

DEAB has concerns over the significant increase in PIFs across Park Impact Fee Districts 5-10 (those districts located within Clark County jurisdiction) of approximately 162% for single-family residences and 177% for multi-family residences over the current PIF rates. Of particular concern are the assumptions used to calculate the PIFs, predominantly with regard to the Parks Division's proposed per acre cost of acquisition. While the PAB did revisit these costs following their presentation to the DEAB at our April 14, 2016 meeting, DEAB continues to feel that the per acre acquisition cost the PAB lists in their Land Value Changes Since 2002 chart as found on page 7 of the PIF Technical Document, dated April 16, 2016, particularly in Park Districts 6 and 9, do not reflect current per acre land prices of undeveloped land. This 135% increase in per acre land value does not appear commensurate with what developers are observing in the open marketplace from 2002 to 2016. Developers are experiencing current per acre land values (without improvements) between \$130,000 and \$170,000.

It appears that the PAB will be implementing the PIF increase in a 3-year phased process. DEAB feels that a more modest increase should be utilized over a longer period of time to further reduce the immediate impacts to housing affordability by allowing a slower integration of costs over a longer period of time.

DEAB encourages the Clark County Parks Division to look at other solutions/options for park acquisition and development, possibly in concert with a much slower phased approach and a more moderate PIF increase corresponding more closely with current land values.

Regarding the Park Impact Fee Technical Document, dated April 16, 2016, it is DEAB's request that the PAB remove any reference to land values and acquisition rates in Park Districts 1-4, as those values and rates are not germane to the PAB's purview of looking at Park Districts within Clark County jurisdiction.

Prepared by DEAB
May 3, 2016