

09/19/2022

RESOLUTION NO. M-_____

A RESOLUTION relating to the adoption of a City of Vancouver Park Impact Fee (PIF) Technical Document amendment to provide for the consolidation of accounts for phased out PIF district service areas with accounts for current PIF district service areas.

WHEREAS, following the 2013 termination of the City of Vancouver's Interlocal Parks Agreement with Clark County and the wind down of the joint Vancouver-Clark Parks and Recreation Department, the City's PIF service area districts were consolidated and redefined from ten combined City/County service areas, with the City now controlling that portion of the three designated service areas lying within City limits, and previously collected PIF funds were proportionately allocated between the two local jurisdictions; and

WHEREAS, coincident with the realignment of the PIF service districts and the separation of the City and Clark County park service areas, the existing acquisition and development accounts for each former PIF district were merged into a single per district account pursuant to Resolution No. M-3910 adopted January 1, 2017 and three new accounts were created for the then newly formulated PIF districts (Districts A, B, and C) created by the PIF Technical Document adopted by that same resolution; and

WHEREAS, VMC 20.915.100(B)(1) provides that the PIF Technical Document "may be revised periodically by the City Council when financial analysis establishes that there is a need for a major program update;" and

WHEREAS, restrictions on the City's use and allocation of PIF funds is addressed by the "reasonableness" requirements of RCW 82.02.060(8) and the policies adopted here comply with such statutory provisions; and

WHEREAS, the PIF service areas established in 2017 demonstrate the nexus required by VMC 20.915.030(B) between the impact fees paid and the public facilities benefits provided.

NOW, THEREFORE,

BE IT RESOLVED, THAT:

Section 1. The City of Vancouver Park Impact Fee Technical Document amendment attached hereto as Exhibit A is hereby adopted to become effective on September 19, 2022.

Section 2. Effective immediately, the Chief Financial Officer for the City of Vancouver is directed to cause the former PIF district accounts to be consolidated with their respective current PIF district accounts to create a single account per district for each of the three current PIF service area districts (Districts A, B, and C), in accordance with the Chief Financial Officer's discretion regarding timing of each account consolidation based on existing budget appropriations and the current biennial budget cycle.

Adopted this 19th day of September 2022.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

EXHIBIT A
PIF TECHNICAL DOCUMENT AMENDMENT

Park Impact Fee Technical Document Amendment
City of Vancouver, Washington
Adopted by Resolution M-_____, Effective September 19, 2022

FUND MANAGEMENT

RCW 82.020.070 and Vancouver Municipal Code 20.915.100 both specify that a non-lapse impact fee fund will be established and separate accounts within the fund will be established for each type of facility and service area. These references are applied in the context of the collection of funds for transportation, school, and park facilities.

The park impact fee calculation formula includes an acquisition and development component. Prior to 2016, there were separate acquisition and development accounts for each of the park districts, although this was not required by either state law or city code. Acquisition and development accounts were merged in 2016 into a single account retrospectively for each of the original ten districts, and each of the realigned park districts (A, B, and C) have a single account prospectively.

This revised approach to fund management provides improved flexibility and responsiveness to meet community needs and adopted standards. In the long term, every effort should be made to implement the intent of the Park Impact Fee Program to provide equitable distribution of parks and natural areas throughout each park district, as identified in the Park Plan, providing a long-term balance between land acquisition and site development. This management policy is consistent with the historic calculation and tracking of concurrency by park district with the merging of the acquisition development accounts.

When the park service districts were realigned in 2016, a policy determination was made that the use of park impact fees ~~will-would~~ continue to be restricted to the district from which they were collected. For example, a fee collected in what was District 3, should only be spent within the District 3 service area until these original district funds are exhausted. In the future, fees collected in District B may be spent anywhere within the service area of District B. While the expenditure of park impact fees in the service area in which they were collected remains a statutory requirement and a policy of the City, the continued maintenance of accounts for the original ten districts that were subsumed into the three realigned park districts no longer provides for efficient use or administration of funds. Therefore, the Parks, Recreation & Cultural Services Department may direct any funds remaining in the original district accounts to be merged with the respective realigned district accounts, so long as such account consolidation is performed in compliance with all other account and fund expenditure standards, including tracking concurrency based on when such original district park impact fee funds were received by the City. Exceptions to the use of park impact fee funds within the park impact fee district where it was collected, as currently realigned into Districts A, B, and C, are based upon the conditions and factors outlined for *Park Overlay Service Areas* above and VMC 20.915.030.