



proud past, promising future

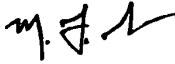
CLARK COUNTY
WASHINGTON



COMMUNITY DEVELOPMENT

STAFF REPORT

TO: Clark County Planning Commission

FROM: Marty Snell, Director 

DATE: May 16, 2013

SUBJECT: Public Hearing; Waiver of Traffic Impact Fees

BACKGROUND

The recession in Clark County has resulted in a significant loss of private sector jobs. The Washington Department of Employment Security has reported unemployment in the county as high as 15% (August 2010), and the unemployment rate has been above 10% since December of 2008. Against this backdrop the Board of County Commissioners is considering a Job Creation Resolution.

PROPOSED ACTION

The Job Creation Resolution would do two things. The first is to waive all application and service fees for non-residential projects. The second is to waive the collection of traffic impact fees (TIF). The proposal is for these waivers to remain in place until the unemployment rate in Clark County is at or below the statewide average. The county currently has a fee holiday in place for projects that create 10 or more jobs in certain zones in the county.

The TIF waiver will change the funding source(s) for projects identified in the CFP, and is a comprehensive plan amendment. It can be considered out-of-cycle because the change in funding can be accomplished through a budget action. However, because it is technically a comprehensive plan amendment, a hearing before the Clark County Planning Commission is required.

BUDGET AND POLICY IMPLICATIONS

Pursuant to RCW 36.70A 070(3), the sources of funding over the next 6-year term for needed capital facilities must be clearly identified in the capital facilities plan (CFP) of the Clark County Comprehensive Growth Management Plan. Funding for capital facilities projects is identified in the Clark County Capital Facilities Financial Plan, which states that traffic impact fees are a source of funding (see table below). Traffic impact fees are assessed against a particular development according to the number of daily vehicular trips expected to be generated by the development.

For trips caused by development projects eligible for waiver pursuant to the Job Creation Resolution, the proposed amendment to the Capital Facilities Financial Plan will indicate that the funds expected to be collected as traffic impact fees will instead be paid from the Clark County Road Fund

For information purposes, the transportation improvement programs for 2007-2012 and 2013-2018 are presented in the table below.

	2007-2012 ¹	2013-2018 ²
Expenditures		
Total Capital Improvement Projects	\$176,232,000	\$174,081,000
Resources		
Traffic Impact Fees	\$9,830,000	\$5,989,000
Grants and Loans	40,805,000	63,852,000
County Road Fund	123,201,000	98,400,000
Other	2,396,000	5,840,000
Total Resources	\$176,232,000	\$174,081,000

¹Figures are from the Capital Facilities Financial Plan 2007-2012.

²Figures are from the adopted 2013-2018 Transportation Improvement Program. Reductions in TIF resources could result in reduced grant resources, because grant applications are scored, in part, on having a percentage of private funding.

PUBLIC OUTREACH

On May 7, 2013, the Board of County Commissioners held a public hearing on the Job Creation Resolution. The hearing was continued to May 28, 2013, at which time the Board will adopt the waiver of application and service fees. The waiver of traffic impact fees requires a Planning Commission public hearing, so a Board hearing to adopt the traffic impact fee waiver will be held sometime in June. The Development and Engineering Advisory Board has reviewed and commented on the fee waiver. Although a majority of DEAB supports the resolution, there are several concerns and questions DEAB wishes to share with the commissioners.

JOB CREATION RESOLUTION NO. 2013-05-_____

A resolution fostering jobs in Clark County by streamlining the permit process and waiving application, service/development review fees and traffic impact fees under the county's transportation impact fee program found in CCC Title 6 and CCC 40.610.040.

For the purposes of this resolution, a "job creation permit" shall include site plan and other nonresidential development applications regulated by Title 40.

WHEREAS, RCW 82.02.020 authorizes counties to charge an applicant reasonable fees to cover the cost of processing applications, inspections, and plan and SEPA review;

WHEREAS, RCW 82.02.50 authorizes counties to charge traffic impact fees to cover a proportionate share of the cost of providing road improvements listed in the Capital Facilities Plan, and

WHEREAS, in accordance with RCW 82.02.050-82.02.070 and Clark County policy, the Board has adopted a traffic impact fee program, as set forth in Title 40.610 of the CCC; and

WHEREAS, the recession experienced in Clark County prior to 2009 has caused a significant loss of private sector jobs, an unemployment rate exceeding fifteen percent as reported by the Washington State Department of Economic Security (August 2010), and unemployment consistently exceeding ten percent every month from December 2008 to May 2013 with consequent damaging and debilitating ripple effects throughout every sector of the economy; and

WHEREAS, because of the economic recession, the construction of industrial, mixed use, business park, commercial retail, and office developments has slowed down, resulting in adverse effects on the creation of private sector jobs within the County and negative effects on sales, real estate excise tax, and other forms of County revenue that would otherwise flow from development activity; and

WHEREAS, due to a chronic lack of good jobs in Clark County, more than 60,000 Clark County residents commute daily for work out of state, and this results in an economic loss to the economy of Clark County exceeding \$130 million per year and a Clark County tax revenue loss of over \$12 million per year; and

WHEREAS, the cost, time, and difficulty of obtaining permits act as significant deterrents to the creation/expansion of places of employment for business and jobs, and

WHEREAS, the Board desires to spur private sector jobs-producing economic development by waiving certain fees for a temporary period as a key strategic initiative to help reduce business costs and thereby stimulate development in Industrial, Mixed Use, Business Park, Commercial, and zones within County; and

WHEREAS, the Board has previously adopted resolutions waiving Development/Inspection and Traffic Impact fees under Resolutions numbered 2012-05-02 and 2012-05-03, 2013-02-18; and

WHEREAS, the Board seeks to make these options available to particular developments by amending Resolutions named above, and

WHEREAS, following its own duly advertised public hearing, the Board finds adoption of this resolution will further the public welfare; now, therefore,

BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON

SECTION 1. Findings.

The Board hereby adopts the findings and conclusions contained in the recital clauses above as findings supporting this resolution. The Board recognizes our local jobs crisis and the necessity to take decisive action to make job creation permits, a top priority to ensure the economic viability of Clark County. These corrective actions include investments from the General Fund to provide for needed staff, to cover the costs, and to speed the permit process for job creation permits

SECTION 2. Amendatory. To the extent Resolutions numbered 2012-05-02, 2012-05-03, and 2013-02-18 are inconsistent with this Resolution, each of them is amended.

SECTION 3. Applicability.

Clark County shall not collect application and service fees normally collected under CCC 6.110A 010 Section 1, 2A, 2B, 2D through 2AI, 2“O”, 2W (excluding cost of EIS), 2X, 2Y, 2Z, 2AA, and 2BB, 6 110A 020, 6.110A.030-.040, CCC 6.120 Sections 1-10, and CCC 6 140 1, 2., and nonresidential portions of 4 at the time of application for developments meeting the requirements of this resolution Similarly, Clark County will not collect traffic impact fees required by CCC 40.610.040 for developments that meet the requirements qualifying them for the county’s development Traffic Impact fees (TIF) waiver program. The criteria are restated below for reference:

A. Non-residential developments involving tenant improvements to existing buildings, the construction of new/additional buildings or subject to Site Plan approval (Eligible Developments) shall receive a one hundred percent (100%) waiver of application and service fees set out above and TIFs (Eligible fees).

B. This Resolution does not authorize waiver of Eligible Fees to a Development by any type of governmental agency, district or unit, except the waiver is available to non-residential developments in the University Zoning District.

C. Where questions of applicability arise, the Community Development Director shall determine development eligibility.

D. Eligibility under this resolution is limited to those, who by written agreement, commit to the obligations under this resolution Purchasers of real property with development approvals, subject to

waivers under this resolution, must sign an agreement with Clark County and accept both the obligations and benefits under this resolution or pay the fees subject to waiver

SECTION 4. Commencement of Construction.

Applicants receiving waivers of Eligible Fees pursuant to this Resolution must obtain approval of the first required building inspection on projects subject to this Resolution as follows:

- A. For tenant improvements in existing commercial, office, and industrial buildings, no later than six (6) months from the date of permit issuance; and
- B. For new construction, no later than nine (9) months from completion and acceptance of site improvements.

The applicant shall diligently pursue construction thereafter. "Diligently pursue" shall mean that the Applicant shall obtain an inspection approval at least every two months (or four months for buildings valued at greater than three million dollars)

SECTION 5 Fully-funded Transportation Improvement Program.

Eligible Applicants may also have the TIF fees, otherwise due, waived if they develop in compliance with this resolution Developments, for which TIF fees are waived, are not entitled to TIF credits Public Works staff shall calculate each TIF waived, monitor, and track each project as they qualify for a waiver to ensure compliance with the provisions of this resolution.

Once the development is granted final occupancy (or final approval for developments not requiring occupancy) the TIF waiver becomes permanent for each development Public Works staff shall semi-annually prepare a supplemental appropriation to repay the TIF districts from the road fund for the amount of the TIF fee waived

SECTION 6. Abandoned Developments.

An Applicant receiving a waiver of Fees pursuant to this Resolution who fails to satisfy all of the requirements of this resolution and Applicants who fail to diligently commence or diligently pursue construction shall forfeit their approvals, and their applications will be deemed abandoned and expired, Provided, if an Applicant completes all the requirements for one class of permits such as site plan or subdivision approval, such approvals and waivers shall be final. In the event of a dispute regarding the applicability of this section, the Community Development Director shall make the final decision pursuant to the standards in this Resolution

SECTION 7. Program Monitoring and Automatic Review of Resolution

To monitor the effectiveness of the job creation program, staff will report to the Board every six months, the number of job creation permits, the economic health, the unemployment status of Clark County, and the cost and revenue attributed to the projects that have received fee reductions or waivers

SECTION 8. Termination.

The Board will review eligibility for waiver of Fees including TIF's, permitting, and development/inspection fees within sixty days after the unemployment rate for covered employment in Clark County is lower than the Washington State average If this program is discontinued or modified

by a vote of the BOCC, changes shall affect only new projects that have not already filed a fully complete application for a development or building permit, as applicable.

SECTION 9. Effective Date.

This resolution shall take effect immediately upon adoption

ADOPTED this __ day of May 2013

BOARD OF COMMISSIONERS
FOR CLARK COUNTY

Attest

Clerk to the Board

By _____
Steve Stuart, Chair

Approved as to form only.
ANTHONY F. GOLIK
Prosecuting Attorney

By: _____
Tom Mielke, Commissioner

Christopher Horne, WSBA #12557
Civil Deputy

By: _____
David Madore, Commissioner



DOUG LASHER
CLARK COUNTY TREASURER

P.O. Box 5000, Vancouver, Washington 98666-5000
Telephone 360-397-2252, Fax: 360-397-6042
Email: doug.lasher@clark.wa.gov Web: www.clark.wa.gov/Treas

May 13, 2013

Board of County Commissioners

Bill Barron, County Administrator

RECEIVED

MAY 13 2013

Board of Commissioners

The Treasurer's Office is very concerned with recent proposed actions the Board is considering in an effort to create jobs in the County. We understand the intent of such action has merit but the process for a Resolution(s) to eliminate development and building permits on industrial and commercial construction and tenant improvements does not appear to consider the potential impacts of revenue loss to the General Fund.

We will discuss Traffic Impact Fees later but they do not currently, per the introduced Resolution(s) impact use of General Fund revenues.

The County has made a concerted effort to maintain a strong General Fund (GF), Fund Balance in order for the County to maintain its excellent credit ratings by Moody's Rating Service. The current Moody's ratings for the County are Aa1 for Unlimited Tax General Obligation (UTGO) bonds or voted debt and Aa2 for Limited Tax General Obligation (LTGO) bonds or non-voted debt. The County has only issued non-voted debt.

The County has an operating Line of Credit (LOC) for the General Fund which is utilized by county funds which the General Fund could help support with loaning such funds money for short term liquidity needs. Such as, the Department of Community Services (DCS) uses the LOC to cover expenses which occur prior to their reimbursement from Federal or State funding resources for services delivered by DCS on a cost reimbursement basis.

The interest rate on the LOC is based upon our ratings by Moody's. The County has an extremely good interest rate on this LOC due to our ratings which is 0.5894% as of May 13th. The County's agreement with the bank (Bank of America) is that if our credit rating drops to A or below, the interest rate the County is charged will go up accordingly. Should the interest rate be increased due to this lowering of our credit rating the cost of providing services by DCS will increase.

We have reviewed a Moody's Report issued for the City of Tukwila, Washington on LTGO bonds they issued in 2012 in which they received a rating downgrade; we quote:

"The downgrade of the rating from Aa3 to A1 reflects a continuing trend of operating deficits and structural imbalance as a result of cash-funded capital projects, dependence upon economically-sensitive revenues which are in a slow recovery, and the utilization of one-time revenues. The A1 rating also reflects the moderately-sized and somewhat concentrated tax base that has experienced some relatively modest declines in recent years, satisfactory reserves below national median, and manageable debt levels."

We will describe below why we believe the County may face the same action by Moody's in the near future if a clearer vision of what the County is doing is not developed, communicated, and explained as to how and when the General Fund's fund balance will be restored to median levels.

Moody's published guidelines in 2011 using data that reflects their ratings of 864 counties across the 50 states. The data supporting these medians are primarily obtained from fiscal 2011 financial reports as well as socioeconomic and tax base statistics. Median values for key statistics utilized by Moody's are contained in Exhibit A.

Moody's further provided a chart for median U.S. Counties rated Aa2 – the County's LTGO rating which is contained in Exhibit B.

Exhibit C reflects what Clark County would look like if we were at the median.

Exhibit D reflects what the 2013/2014 budget and subsequent actions or potential actions will have using both General Fund's fund balance without the Permanent Reserve and with the Permanent Reserve.

Exhibit D is derived from the use of \$6.2 million of fund balance to balance the 2013/2014 budget, as the budget was approved with \$6.2 million more being spent than revenue generation, an additional \$3.8 million being allocated for expenses in the first 2013 budget supplemental, the elimination of parking fees and boat launching fees at parks in the biennial amount of \$640,000 and the General Fund being required to pay for services that would have been paid from such fees, and the potential use of General Fund, fund balance for the elimination of development and building permit fees (\$3.6 million on a biennium basis) on industrial and commercial, as well as tenant improvements, contemplated by the recent Resolution(s).

As for the Traffic Impact Fee (TIF) elimination also proposed in the Resolution(s) being considered, the Treasurer's Office has not seen the written plan for which projects that have already been identified in the Six Year Transportation Capital


Plan will be eliminated to pay for the infrastructure needed where the TIF is being eliminated or to which operations and maintenance activities in the Road Fund will not occur.

The Treasurer's Office believes these actions place the County's excellent bond rating in jeopardy. We are unaware of a financial analysis, as to the financial benefit the actions to eliminate these revenues will have on the General Fund. We have seen a Budget Office presentation that appears to **at best** provide a mixed bag of outcomes as to any revenue increase except under a very optimistic outcome associated with these actions with no basis of fact or examples of successful outcomes.

In addition, we have seen no plan to rebuild General Fund reserves to median levels acceptable to Moody's to maintain our bond rating given the use of reserves and the denigration of General Fund revenues. As noted above, any reduction in the County's bond rating will not only affect the County's long-term financing options but could negatively affect our borrowing on a short-term liquidity basis.

As part of my fiduciary responsibility as County Treasurer, I strongly urge you to not take actions that would place the County's excellent bond rating in jeopardy.

Sincerely,


Doug Lasher
Clark County Treasurer


John Payne, CPA
Deputy Treasurer

cc: Greg Kimsey, County Auditor
Tony Golik, County Prosecuting Attorney
Garry Lucas, County Sheriff
Peter Van Nortwick, County Assessor
Scott Weber, County Clerk

Exhibit A**Municipal Financial Ratio Analysis - US Counties (All)**

US Local Government Medians

Selected Indicators	Aaa	Aa	A	Baa
Total General Fund Revenues (000)	\$305,503	\$55,718	\$8,316	\$5,040
General Fund Balance as % of Revenues	31.40%	33.20%	25.85%	12.12%
Unassigned General Fund Balance as % of Revenues	16.53%	15.36%	7.13%	N/A
Direct Net Debt as % of Full Value	0.59%	0.40%	0.48%	N/A
Overall Debt Burden (Overall Net Debt as % Full Value)	2.32%	2.20%	2.53%	0.60%
Total Full Value (000)	\$59,023,156	\$6,711,646	\$1,668,861	\$86,436
Population 2010 Census	503,763	96,079	32,213	17,634
Full Value Per Capita	\$110,064	\$74,572	\$51,910	N/A
Ten Largest Taxpayers as % of AV	4.20%	5.93%	11.18%	8.86%
Per Capita Income (2010 ACS)	\$31,748	\$24,400	\$20,435	\$17,473

Exhibit B

Selected Indicators	US Local Government Medians
Median Moody's GO/Issuer Rating	Aa2
Total General Fund Revenues (000)	\$51,370
General Fund Balance as % of Revenues	30.90%
Unassigned General Fund Balance as % of Revenues	20.56%
Direct Net Debt as % of Full Value	0.56%
Overall Debt Burden (Overall Net Debt as % Full Value)	2.31%
Total Full Value (000)	\$8,252,612
Population 2010 Census	78,241
Full Value Per Capita	\$80,453
Ten Largest Taxpayers as % of AV	6.02%
Per Capita Income (2010 ACS)	\$24,072

Exhibit C

Municipal Financial Ratio Analysis - Clark County

Selected Indicators	
Median Moody's GO/Issuer Rating	¹ Aa2
Total General Fund Revenues (000)	\$144,600
General Fund Balance as % of Revenues	22.41%
Unassigned General Fund Balance as % of Revenues	17.77%
Direct Net Debt as % of Full Value	0.39%
Overall Debt Burden (Overall Net Debt as % Full Value)	2.80%
Total Full Value (000)	\$36,017,622
Population 2011 estimated	428,000
Full Value Per Capita	\$84,153
Ten Largest Taxpayers as % of AV	3.21%
² Per Capita Income (2009 ACS)	\$35,027

¹ Non-voted debt

² Most current data we have

Exhibit D

Clark County	General Fund Balance	Reserve %	General Fund Balance + Permanent Reserve	Reserve %
2012 Yearend Balance	\$ 25,700,000	17.77%	\$ 32,400,000	22.41%
less \$10M	\$ 15,700,000	10.86%	\$ 22,400,000	15.49%
less \$4.2M	\$ 11,500,000	7.95%	\$ 18,200,000	12.59%

Assumptions:

1. General Fund revenues for 2012 -
\$144,600,000

2. Estimated YE data

3. Reserve % = General Fund Balance (General Fund Balance + Permanent Reserve) / Revenue

CC'd - Board



May 7, 2013

Board of County Commissioners
Clark County, Washington
Via Email

Dear Commissioners:

I understand that this evening you will be considering eliminating certain development fees in unincorporated Clark County, including traffic impact fees.

I completely understand the desire to make it less expensive and quicker for businesses to thrive in our region of the State. In fact, this year Washougal has already eliminated every fee for commercial / mixed use construction *except* traffic impact fees and utility system development charges.

This letter is to urge you to NOT eliminate your traffic impact fees.

In Washougal we left traffic impact fees in place because they are so critical to the responsible development of our community. For a community to eliminate fees such as these puts additional financial burden on our residents to pick up even more than their fair share of these programs. That in itself unfairly taxes our residents and causes them to be subsidizing private development.

As you are aware, traffic impact fees are one of our most significant sources of funding to build critical road and infrastructure projects that are the result of growth. For a city like Washougal, they are one of the few sources of funds that we can use for traffic infrastructure grants which are the only way we can afford some of our most significant projects.

For Clark County to eliminate traffic impact fees would put every smaller city in Clark County at a disadvantage in attracting commercial and manufacturing construction projects.

A resident of Washougal and one of our largest developers in Washougal recently spoke to our council and residents. One of the comments that he made was essentially "If you need to rely on government subsidies to make your project work financially, then it probably isn't a solid business plan to begin with and your business will likely fail." Wise words from someone who has invested millions of dollars in our community.

CITY HALL
1701 C Street
Washougal, WA
98671.
(360) 835-8501
Fax (360) 835-8808

POLICE DEPARTMENT
1320 A Street
Washougal, WA
98671
(360) 835-8701
Fax (360) 835-7559

FIRE & RESCUE
1400 A Street
Washougal, WA
98671
(360) 835-2211
Fax (360) 699-4859

005333

Just a month ago I had the pleasure to lead a tour of Washougal with Commissioner Madore. He was very generous with his time and we spoke about many topics such as our parks, infrastructure needs, humane society operations and our successful Camas-Washougal Economic Development Association. We had ample time to talk about what projects we have underway and some planned for the future. We discussed how we are approaching each of them to make them work for our small community. At the end of the three hours, Commissioner Madore was complimentary and noted how nice it was to see a community who is addressing its own needs and doing it the right way.

I have often said that Clark County's competitive edge in luring new business to SW Washington is our proximity to Oregon and all of the repressive layers of government and government fees and taxes that they have. We have beautiful communities, an ample work force, predictable governance and no income taxes. We really do not need anything more if we, as government, are doing our jobs by being timely and predictable. New businesses, jobs and expansions will occur without giving away funding for our future, strategically planned projects.

I urge you to not put our communities and the County against each other by doing away with traffic impact fees.

Respectfully,



Sean Guard
Mayor

RECEIVED

MAY 07 2013

To: Clark County Board of Commissioners

From: Cathy Steiger, 16101 NE 183rd St; Brush Prairie, WA 98606

Board of Commissioners

May 7, 2013

Submitted as Public Comment at May 7, 2013

When the Growth Management Act was being implemented in Clark County, the Building industry said it would be the County's undoing. If Growth Boundaries were put in place, builders would go broke. They continued to build and build until the recession, and building speculation took its toll. How many entrepreneurs learned new skills, learned to build more efficiently?

Now the County that only knows how to build houses for jobs is digging itself further into the past. The disgusting appointment of an Unqualified to Environmental Services only means those who love Clark County's qualities of the unbuilt environment will be forced to keep Benton-processed development stuck in the courtroom. Why must so much energy be spent fighting the long term good of everyone?

Are we really stuck with just trying to grow the businesses that are here and let innovation pass us by? What new business can or wants to break into this good ol' boy network? The County's fight over the Columbia River Crossing makes us laughing stock. The Benton debacle adds smarminess to the selfish, backward looking citizenry supporting the Republican commissioners. Dirty cronyism!

Benton is an anathema to environmental stewardship in beliefs and affect. Managerial skills and an ability to work well with others is lacking, experience and knowledge of are absent. A yes-man to the BIA is not what Clark County needs to develop out of its bedroom status for Portland. Pity today's kids who have to keep leaving Clark County for work. We must watch our taxes rise with no industry.

Benton must go! He can't get to votes in the Senate currently. The kind of job can he perform in Olympia part-time and as full-time department head in Clark County is self evident.

Cathy Steiger

005335

**Testimony on the Proposal to Eliminate Certain Fees Related to Development
Before the Clark County Commissioners**

May 7, 2013

I am Gretchen Starke and I live at 308 NE 124th Avenue and I am speaking for myself. I want to speak about the cost of doing business. There are two kinds of costs: internal costs that the business itself pays, such as raw materials, employees, supplies, and so on; and external costs that the public pays, either in higher taxes or lost public services or lower quality of life. These external costs can include the cost of preventing water pollution, which if not borne by the business is borne by the public in the form of loss of clean water, the costs incurred by increased traffic, which if not mitigated by the business is borne by the public in the form of more time required to move about the community, and in the loss of nature, which if not mitigated by the business is borne by the public in the loss of experiences in natural settings important to every adult and child.

It is in the self interest of the business to increase its external costs and decrease its internal costs. It should be in the interest of governments, including Clark County's government, in working for the interests of the people, to do just the opposite. That is why we have impact fees -- to help mitigate, at least partially, for the impact of that business on the rest of us.

Development has its costs, not all of it good. Much of the costs that people incur are detrimental, including increased chance of their land flooding, loss of tree canopy in their neighborhood, increased pollution, and so on. That is why the county requires that business obtain permits for various activities and the county needs to review the impact of these activities on the rest of us. Someone has to pay the salaries of the people who are supposed to look out for the rest of us. It is much better to require the business, rather than the taxpayer, pay the cost, at least in part, if not fully, of the review of applications. It is much better to require the business, rather than the taxpayer, to pay for any harm the business will cause.

For those who want to remove impact and other fees, please explain to me, as a taxpayer and citizen, why I should have to pay in any way whatsoever, for something I might not have wanted in the first place -- destruction of the places I care about.

Thank you.

Gretchen Starke

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MAY 07 2013

Board of Commissioners



Columbia River Economic Development Council
805 Broadway, Suite 412 | Vancouver, WA 98660

credc.org

May 23, 2013

Clark County Commission Chair, Steve Stuart
Clark County Commissioner David Madore
Clark County Commissioner Tom Mielke
Public Services Building
1300 Franklin Street
Vancouver, WA 98660

RECEIVED

MAY 28 2013

Board of Commissioners

Dear Commissioners:

Thank you for the opportunity to comment on the Traffic Impact Fee (TIF) and Development Fee Waiver Resolution currently being considered. The Columbia River Economic Development Council (CREDC) fully supports the County's motivation to drive job growth initiatives in Clark County. However, based on 30 years of experience working with businesses in the region, the CREDC believes that further analysis needs to be undertaken with regard to the fee waiver proposal to determine the full costs and benefits to the community over the long term.

Clark County staff is estimating that waiving development fees may result in a \$1.8-\$2 million deficit to the County general fund; however, a detailed fiscal analysis identifying how these funds will be restored has not been completed. In a preliminary report presented by the County Budget Office to the Commissioners last week, the County would need to create over 14,000 jobs—5,000 over the current projected job growth rate—by the end of 2016 in order to balance the deficit incurred to the general fund. We see a possible unintended outcome on this course where the general tax payer is disproportionately funding development review, roadway improvements, and parks. Development review ultimately isn't "free" even if fees are waived; a fee waiver simply changes who pays. Our perspective isn't in universal opposition to tax payer funded development review, but rather we advise the County to consider what kinds of projects the public stands to gain on a return on investment, weigh that return against the loss to the general fund, and balance the benefit to the tax payer.

The current resolution does not include replenishment to the County road fund for the TIFs waived. CREDC recently completed a "Lands for Jobs" analysis and, as part of this analysis, provision of infrastructure was noted as one of the key factors in ensuring sufficient land is viable and shovel-ready for job creation. Therefore, the long term effect on the road fund should be fully assessed to ensure that the County is able to fund infrastructure investments. We see a possible unintended outcome on this course where a lack of TIF funds would result in reduced transportation resources, and therefore unnecessarily high or disproportional off-site road construction mitigation burdened on future major businesses desiring to locate in Clark County

As you know, The Growth Management Act requires Clark County have a capital facilities plan that supports the growth provided for in the County's Comprehensive Land use plan. Elimination of TIF fee

funding as a revenue source for the transportation capital facilities plan may quickly put the County's comprehensive plan out of balance with the capital facilities plan and ability of the County to fund transportation improvements. This creates a potential project level appealable issue for those attempting to stop or slow growth. It is also more likely than not that we will reach a development moratorium as new projects attempt to come on line. This is because the County won't have sufficient funds to pay the public share of transportation capital costs as required under the capital facilities provisions of GMA and RCW Chapter 82, containing state law concurrency requirements. Our lack of TIF funds could actually impede the job creation we desire to encourage.

CREDC is concerned that, despite the expectation that this incentive program will lead to unprecedented job growth in the County, the resolution does not include job creation or wage requirements for projects utilizing the fee waivers. Will waiving all development and impact fees result in general fund subsidies for projects that do not create family-wage jobs in the community?

Additionally, the removal of development fees may pave the way for speculative development. This could lead to an unanticipated outcome where County staff rapidly becomes overwhelmed reviewing speculative development proposals for projects that may or may not be built. From CREDC's experience in working with clients interested in relocating or expanding in the area, the principle concern is typically permitting timelines. If County planners are burdened with speculative projects, this could stymie the review process for actual projects. Not only would this practice incur unforeseen costs, but it could hinder the development permit process—the primary concern for businesses.

CREDC suggests that the County consider fully implementing a highly expedited development review process for all commercial and industrial projects. Approving permits within a 30- or 60-day window would give a business the confidence to move a project forward. As the County knows from its own development projects, delays due to permitting and regulatory processes can add significant costs to a project. Implementing and bolstering a predictable and reliable streamlined permitting process would result in businesses being able to efficiently move projects forward with certainty, ultimately saving money and advancing Clark County up the list of site selectors who influence relocation and expansion decisions for major employers.

CREDC would also support a review of other possible ways to achieve sustainable job growth, including fee deferrals, reducing impact fees, or developing new policies such as prospective permit review followed by a "latecomer agreement" for the fee payment. CREDC also agrees that some of the County development fees may be too high and should be reevaluated. Under the current fee holiday program, there is sufficient time for the County to review these calculations and develop a more appropriate fee schedule. Since businesses are often overwhelmed with the up-front costs of expanding or relocating a business, a fee deferral program could also be a beneficial incentive for many businesses.

If the County desires to invest in accelerating development, we suggest setting aside a fixed amount as a revolving job creation initiative for Clark County. Employment land development projects that meet a pre-determined minimum job creation would have fees deferred until the project becomes a reality, and the purchaser would agree to a "latecomer repayment" of deferred fees to replenish the job creation initiative fund. This is an idea only in its formative stage that needs additional research and exploration.

Letter to Clark County Commissioners
May 23, 2013
Page 3 of 3

We would welcome the opportunity to work with Clark County to establish such a proactive job creating initiative, should the County desire to collaborate with the CREDC on such an endeavor.

As indicated, the CREDC fully supports the County's desire to accelerate job growth; however, there are questions that need to be addressed in order to determine if this is a sound policy.

Please do not hesitate to contact us if you would like further information or discussion.

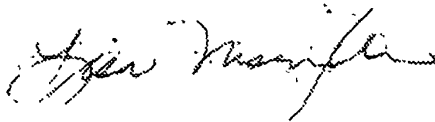
Yours truly,



William A. Dudley
Chairman



Eric Fuller
Policy Committee Chairman



Lisa Nisenfeld
President

cc: Bill Barron

CC'd - Board



good past, promising future

DEVELOPMENT and ENGINEERING ADVISORY BOARD

**Recommendation to the Clark County Board of Commissioners
for
May 7, 2013, Public Hearing**

TRAFFIC IMPACT FEE and DEVELOPMENT FEE WAIVER RESOLUTION

The Development and Engineering Advisory Board (DEAB) discussed a draft version of the "Job Creation" resolution during its May 2, 2013, regular meeting.

MOTION: DEAB formally moved to recommend to the Board of County Commissioners DEAB's support of the "Job Creation" resolution that would waive certain development fees and traffic impact fees for most non-residential development projects. The motion passed with five (5) "yes" votes and two (2) "no" votes. Two DEAB members were absent from the meeting.

DEAB represents a cross-section of local stakeholders involved in economic development, land use, and construction activities in Clark County. Although a majority of DEAB supports the resolution, there are several concerns and questions DEAB wishes to share with the commissioners

1. DEAB is concerned about potential funding gaps that could occur with the waiver of application fees and traffic impact fees (TIFs). DEAB was not provided detailed fiscal analysis to understand the impacts to both the General Fund and Road Fund (other than the biennium estimated expenditures from both funds).
 - a. Will the anticipated job creation result in increased property taxes and sales tax receipts to offset the General Fund expenditures?
 - b. How will the loss of non-residential TIF revenue impact residential TIFs? DEAB does not support a cost shift that would charge residential lots a higher TIF to recover needed revenue to construct public transportation projects.
 - c. What are the long-term impacts to both funds?
 - d. In general, DEAB does not support any increased financial shifts to future development projects resulting from fee waivers.
2. Environmental issues must be properly reviewed. If a project is submitted to Clark County that could have potential significant environmental effects, how will the cost for the county review/processing of SEPA documentation such as an Environmental Impact Statement be determined or applied?
3. What are the impacts to existing and future TIF credits?
4. Some DEAB members believe the resolution should require the creation of a minimum number of new jobs, similar to one of the county's earlier job creation resolutions.

5. Some DEAB members also believe the resolution should include minimum family-wage job requirements.
6. DEAB believes the resolution needs clearer language in Section 8 "Termination" related to the end of the waiver program. It appears that any non-residential project that is vested under the resolution will receive a waiver of all future fees, regardless if the waiver program is terminated during the vesting period. This situation would not result in any near-term job creation.
7. How does the waiver of TIFs impact the Transportation Capital Facilities Plan and compliance with the Growth Management Act?
8. How will the county measure the success of this fee waiver program?
9. DEAB continues to stress the importance of short timelines when processing development and building review applications. As development activity increases, it is important that the county's resources continue to deliver timely reviews and inspections.

DEAB appreciates the opportunity to provide this written testimony and will attend the public hearing to answer any questions about these comments.

*Prepared on behalf of DEAB by:
Sue Stepan, P.E.
Development Engineering Program Manager
Clark County Public Works
May 7, 2013*

LaRocque, Linnea

From: Cnty Board of Commissioners General Delivery
Sent: Tuesday, May 07, 2013 1:36 PM
To: Mielke, Tom; Madore, David; Stuart, Steve
Cc: Sills, Kelly; Swanson, Axel; Barron, Bill, 'Stephanie Rice'
Subject: fy: - Write your Commissioner - MacKenzie - Fee waivers and DES director

From: sam.mackenzie@comcast.net [mailto:sam.mackenzie@comcast.net]
Sent: Tuesday, May 07, 2013 1:13 PM
To: Cnty Board of Commissioners General Delivery
Subject: Write your Commissioner

BOCC: boardcom@clark.wa.gov
First Name: Sam
Last Name: MacKenzie
Phone: UNANSWERED
Email: sam.mackenzie@comcast.net
Address: UNANSWERED
City: Vancouver
State: WA
Subject: fee waivers & DES director

Message: I am writing to let you know that, as a lifelong resident of Clark County, I am appalled at the lack of care or respect the commissioners have shown for their constituents.

I am opposed to the proposal to waive all development fees and put the burden of these expenses on the taxpayers via the general fund. It is absurd to give handouts to businesses when they know that by going into business that they will have certain expenses, including various fees. This is an especially absurd proposal at a time when there are constant governmental budget shortfalls and much handwringing about debt. Will enough new business tax revenue come in to offset the loss of fee revenue? Will it come in immediately or will we have to wait years? Can you guarantee this tax revenue?

The only compromise that seems somewhat acceptable is to extend fee waivers to local businesses (defined as either businesses headquartered in Clark County or, if you'd like to be more generous, in Washington State). By encouraging local business growth, we will keep more of our commerce dollars here in our county/state - there is ample documentation about how a greater percentage of money spent at a local business stays within the community (to be spent again and again) as opposed to when it's spent at a large corporation where a chunk of the revenue will be sent back to the home office in some other state.

I would also consider it fair to extend fee waivers to small businesses that are not locally based but have a total employee count of, say, 100 or less. This would encourage scenarios such as a successful Portland restaurant opening a secondary location in Vancouver or a tech start up relocating to Clark County. In both of these proposals for fee waivers, we would be supporting businesses that are more personally invested in Clark County and more likely to keep revenue local.

As it stands, the current fee waiver will simply line the pockets of already successful businesses. Let's be frank - as just one example, WalMart is aggressively building and expanding in Clark County, with two new locations in Vancouver alone in the works. WalMart has such an astronomical profit margin that I wouldn't be surprised if the corporate office uses \$100 bills as tissues. This business has already made it clear that they want to and will open these new locations in Vancouver. Why give them free handouts directly out of the taxpayers' pockets by waiving fees that WalMart can easily afford? Why does such a profitable corporation need our welfare? Do you honestly think they are going to pack up and leave if we keep our existing fees in place? They have shown no sign of doing so.

I am also opposed to the hurried and shady hiring of Don Benton to the position of DES director. He is clearly unqualified for the job. I have no problem with a change to the job description that *adds* the qualifications Madore has proposed - i.e. budget writing and public speaking - but these qualities in an environmental department director cannot replace scientific

knowledge, through education or past experience, necessary for the job. If, for example, a department employee approaches Benton with the request for funding/workers to execute an action related to invasive species, Benton needs to understand *why* this action would be potentially necessary. If Benton - or any director - does not understand, there will either be the waste of time of the employee explaining the situation, or Benton will simply deem it unimportant due to lack of understanding. Action or inaction within environmental systems can have far-reaching and long-term effects because everything is interconnected. I understand that any department director will have to prioritize and not approve every expense or environmental program, but our residents deserve someone who will make those decisions based on knowledge and understanding rather than because they think all environmental laws and regulations are a bunch of liberal hippie crap.

Furthermore, we deserve someone who can devote their full attention to the job, not someone who will be running back and forth between Clark County and Olympia. I cannot fathom how you can think anyone would do a good job as director of any department when they are also supposed to be acting as a state senator, no matter how much you agree or disagree with their politics.

Finally, I am disappointed (but not surprised) that Benton is being paid \$109k+ for a job with a starting salary of \$96k+ when there is so much Republican talk of budget shortfalls and debt. \$96k is a more-than-livable wage, especially on top of \$42k senator's income. How will we pay all of that money when parks fees and development fees and who-knows-what's-next fees are all being cut? The general fund is not a magic source of money. It is taxes out of residents' pockets. We expect you to use our money wisely

Rest assured, barring a sudden change in direction by the commissioners that shows a willingness to compromise, listen, and act in the best interest of our residents (and I mean *residents*, not businesses), I will be one of the many working to recall both Madore and Mielke.

LaRocque, Linnea

From: Cnty Board of Commissioners General Delivery
Sent: Tuesday, May 07, 2013 1:38 PM
To: Mielke, Tom; Madore, David; Stuart, Steve
Cc: Sils, Kelly; Swanson, Axel; Barron, Bill, 'Stephanie Rice'
Subject: fy: - Write your Commissioner - Bird - Benton and fee waivers

From: friedbird@juno.com [<mailto:friedbird@juno.com>]
Sent: Tuesday, May 07, 2013 1:35 PM
To: Cnty Board of Commissioners General Delivery
Subject: Write your Commissioner

BOCC: boardcom@clark.wa.gov
First Name: Margaret (Peggy)
Last Name: Bird
Phone: 694-5083
Email: friedbird@juno.com
Address: 1107 SE 116th Court
City: Vancouver
State: WA
Subject: Don Benton hire/development fees

Message: To the commissioners--

Hiring someone with no background in the field for which he will be responsible is not only unwise but a waste of my tax dollars. If the CEO of a private business hired someone unskilled in the area that person was to oversee, the CEO would deservedly hear plenty from the people to whom that CEO reports. So it is in the public sector. Senator Benton may be many things but qualified to enforce state environmental laws is not one of them. A proper hiring process is not only necessary but part of running a transparent county government. A rewind is needed to make this right.

Second, the concept of cost-shifting from the entity responsible for incurring the costs of private property improvements to the public is absurd. A review of development fees and costs to make sure they pay only for the true costs of the improvements is fine. Abolishing them because of a misguided belief that somehow this will make things all unicorns and rainbows in the economy is the height of wishful thinking.

LaRocque, Linnea

From: John Karpinski [karpjd@comcast.net]
Sent: Tuesday, May 07, 2013 2:38 PM
To: Cnty Board of Commissioners General Delivery, John Karpinski (home)
Subject: Letter of John Karpinski re: proposed fee waiver ordinance
Attachments: Fee waiver history and results slide ppt

John S. Karpinski
2808 E 8th Street
Vancouver, WA 98661
360.909.9163 cell
360.694.0283 home.
karpjd@comcast.net

Dear Board of County Commissioners:

Thanks for accommodating my disability in the speaking order. I *deeply* appreciate it. I am sorry to have to ask.

Speaking for myself and other concerned citizens, thank you for the opportunity to comment on the proposed resolution to waive or reduce development and service application fees and traffic impact fees currently contained in Resolution 2013-02-18. This expansion of Resolution 2013-02-18 is extreme and unwarranted.

The proposal is flawed for legal, economic, logistic and public policy reasons. I respectfully request the County defer the implementation of this ordinance until all of its many defects can be resolved, *if possible*. If no changes are made to fix all of the flaws listed below, this "corporate welfare" proposal is so fatally flawed that it justifies denial.

I Cost of program:

A Waiver of review and inspection fees.

- \$1.8 million per year for waiver of review and inspection fees. See attached 5/1/13 staff report on waivers, page 2 [Staff Report & Resolution \(PDF\)](#)
- \$3 to \$3.6 million total cost for biennium: (*could have 600k offset*) Fiscal impact attachment to Staff Report [Staff Report & Resolution \(PDF\)](#)

B Transportation impact fees waiver

- up to \$3 million Total Cost : (Staff Report at 2 does not provide a firmer estimate) [Staff Report & Resolution \(PDF\)](#)
- up to \$1.5 million per year Staff report, page 2 [Staff Report & Resolution \(PDF\)](#)
- May require fee rebates for TIF fees already paid...no analysis of this cost.

C Total cost of waivers

- New Budget adopted 2013 through 2014 **6.2 million loss** (County 2013-2014 budget, May 2013 General fund report.)
 - Income 288.7 Million
 - Expenses 294.9 Million
 - Deficit 6.9 Million
- In addition, the County's recent parking waivers add to the deficit. Supporting documents coming soon.
- County projected/Trend for 2018 shows **zero day reserve... without the proposed waivers.** Supporting documents coming soon.

VII Procedurally/legally defective.

At minimum, these are the procedural defects in the adoption process:

- Amendment requires a Comprehensive Plan change under GMA
- Amendment requires a CPP (Comp Plan Policy) change under GMA
- Amendment therefore requires full review under appropriate GMA & environmental review laws and regulations.
- GMA Amendment allowed only 1/year under Annual Review
- I reserve the right to supplement list of errors.

Thank you for the opportunity to speak and provide comments. Please fix or kill this "corporate welfare/unfunded mandate" proposal which will do (essentially) nothing for job creation, but will dramatically add to the County's deficit. (And sorry for any typos or formatting errors, if any. I no longer have staff.)

Sincerely yours,

John S Karpinski

John S. Karpinski
2808 E 8th Street
Vancouver, WA 98661
360.909.9163 cell
360 694.0283 home.
karpjd@comcast.net

Fee Holiday

History and Results:

- Resolution adopted October 12, 2010
- Followed Board's desire to spur private sector jobs-producing economic development
- Through October, 2011 - \$360,000 in fees have been waived
 - \$245,000 in building & fire revenue (mostly TI's)
 - \$110,000 in engineering & development services revenue (new development/site plan review)
- Survey conducted of 57 applicants with 47 responding
 - Two-thirds of survey respondents state that the fee waiver made no difference in the location or timing of their project
 - 46 new jobs created with the possibility of adding between 34 to 90 more
 - 18 applicants did not know of fee waiver until informed by the Permit Center
- Construction tax, property tax and on-going sales tax revenue estimates for years 2011-2015 yield approximately \$150,000 in new money

LaRocque, Linnea

From: Temple Lentz [temple.lentz@gmail.com]
Sent: Tuesday, May 07, 2013 4:38 PM
To: Cnty Board of Commissioners General Delivery
Subject: Objection to Proposed Amendments to Resolution 2013-02-18

Dear commissioners:

I'm writing to express my concern, and that of many of my neighbors, colleagues and friends in this community, about your proposed amendments to Resolution 2013-02-17. We are asking that you postpone adoption of this resolution until you have resolved the many errors and inconsistencies within it.

The proposal is flawed for a variety of reasons, not the least of which is economic. If one reads the text of this proposal, which you have curiously called a "job creation resolution," one finds that it actually appears to be the opposite. The resolution that you are modifying *already* contained within it a jobs creation requirement. This amendment completely removes that requirement -- you are not just diminishing the importance of job creation in this resolution, but completely eliminating it.

Further, your proposal has completely failed to provide documentation, analysis or evidence to justify the budget impact of these changes. You are removing fees that pay for critical work for the development process, and shifting that entire burden of \$6.6 million for the biennium to the county's already strapped general fund. To be more explicit about it, by waiving developers' fees and costs without a plan to recoup those losses, you are shifting those costs to the general taxpayer. The county budget through 2014 is already in deficit by nearly \$7 million. Your proposed amendments would nearly double that operating deficit. To cover those costs, we will see a reduction in other critical county programs and services, and a decline in all areas as the county tries to cut costs in order to cover the deficit they created by making these needless and irresponsible amendments.

To justify this move, you've simply said (and I paraphrase with apologies to Kevin Costner), "If we waive it, they will come." But you have provided no evidence to substantiate that claim. The only evidence we *do* have is from surveys done after the last few rounds of fee holidays. Two-thirds of the developers interviewed said the fees made no difference to the timing or location of their projects. Commercial developers aren't even asking for these changes. I'm sure they appreciated a few extra dollars, but there is no indication that their savings on fees did anything more than pad their profits. And that profit for the developers has come at the taxpayer's expense because the projected tax revenue from these projects has not yet replaced the cost of removing those fees. Another deficit.

As county commissioners, your job is to be effective and efficient stewards of the public trust and treasury. In fact, fiscal responsibility and responsible management is what Commissioners Madore and Mielke campaigned on last year. Despite those promises, all we have seen in the past four and half months is uncontrolled, unjustifiable, spending.

It's a matter of simple budgeting. If you plan to spend \$6.6 million dollars, where is the revenue to match it? You've offered platitudes and truisms, but you haven't offered any evidence or research to support this drastic move. In addition to the economic impacts, there are also environmental, legal, logistical, and public-policy problems with this resolution, which I will leave to others to cover better than I.

The short of it is that to pass this resolution today would be irresponsible. Fiscally, politically, and ethically. I know that although we have all disagreed from time to time or with regularity, none of you wants to be irresponsible. Please do not jeopardize the general fund and the public trust and treasury with this irresponsible move. I ask you to please defer adoption of this resolution until its many flaws can be addressed and corrected.

Temple Lentz
3612 Q Street
Vancouver WA 98663
360.798 0043
temple.lentz@gmail.com

LaRocque, Linnea

From: Cnty Board of Commissioners General Delivery
Sent: Wednesday, May 08, 2013 10:55 AM
To: Mielke, Tom; Madore, David; Stuart, Steve
Cc: Sills, Kelly; Swanson, Axel; Barron, Bill; 'Stephanie Rice'
Subject: fy: - PUBLIC COMMENT - Nelson.- TIF and Benton

Categories: General Services

From: Deborah Nelson (<mailto:stayed@comcast.net>)
Sent: Tuesday, May 07, 2013 9:54 PM
To: Cnty Board of Commissioners General Delivery
Subject: PUBLIC COMMENT

To the County Commissioners,

This is my public comments regarding 1) TIF and Development Fees and 2) hiring Don Benton as Environmental Services Manager.

An important part of "building community" is that people with different viewpoints are given the respect and time to come together and collaborate on various community issues. I have been part of Citizen Advisory Committees and Boards with plenty of give and take. What David Madore and Tom Mielke have proposed on eliminating fees and hiring a person without even interviewing contenders is a total slap in the face of community members. This is a democracy and I ask that you respect the time it takes to develop processes to run our community.

Deborah Nelson
4905 NE 47 Ave
Vancouver WA 98661

LaRocque, Linnea

From: Cnty Board of Commissioners General Delivery
Sent: Wednesday, May 08, 2013 11:07 AM
To: Mielke, Tom; Madore, David; Stuart, Steve
Cc: Sills, Kelly; Swanson, Axel; Barron, Bill; 'Stephanie Rice'
Subject: fyl - Write your Commissioner - Horstman -- Benton & Fee Holiday

Categories: General Services

From: Alhorstman@yahoo.com [<mailto:Alhorstman@yahoo.com>]
Sent: Wednesday, May 08, 2013 9:15 AM
To: Cnty Board of Commissioners General Delivery
Subject: Write your Commissioner

BOCC: boardcom@clark.wa.gov

First Name: Amy
Last Name: Horstman
Phone: 3607213204
Email: Alhorstman@yahoo.com
Address: UNANSWERED
City: UNANSWERED
State: UNANSWERED

Subject: Opposed to Don Benton Hire; Opposed to Fee Holiday

Message: Commissioners: I am very disappointed in the hiring of Don Benton. The manner in which this was done was unethical. As public officials you must act with transparency, staff positions must have proper advertisement & vetting, and you are responsible for hiring the most qualified candidate. Clearly Mr. Benton is unqualified for the position. Your actions are an insult to the community you represent. Mr. Madore & Mielke: you need to rescind this offer & go through a proper process in coordination with the County Administrator. Also, your manipulation of the meeting agenda last night was appalling. Yet so many people stayed on I left at 11 pm. Don't think that the many who left the meeting without testimony have forgotten. Clark County has a very large political "center" who care about place and family. You may be surprised to find out you are accountable to us.

Last, please be advised that the fee holiday is a mistake. The key to permitting and regulation is certainty; and you just opened up a world of uncertainty. If this passes, the flood of speculative permit requests will swamp county staff and create bottlenecks never before seen. The loss of revenue will negatively impact the county operations and will ultimately be borne by all of us as taxpayers. Do not approve the fee holiday.

Amy Horstman
Vancouver, WA

LaRocque, Linnea

From: Clark, Jennifer (BOCC)
Sent: Wednesday, May 08, 2013 2 31 PM
To: LaRocque, Linnea
Subject: Phone calls ~ Benton

1. Ms. Walker called in favor of Madore and Mielke creating jobs and in support of hiring Benton.
2. Ms. Roush called in to support Madore and Mielke.

Tilton, Rebecca

From: Cnty Board of Commissioners General Delivery
Sent: Thursday, May 09, 2013 8:51 AM
To: Swanson, Axel, Tilton, Rebecca
Subject: Miller - fee waiver

From: dmiller@vansignc.com [mailto:dmiller@vansignc.com]
Sent: Wednesday, May 08, 2013 3:09 PM
To: Cnty Board of Commissioners General Delivery
Subject: Write your Commissioner

BOCC: boardcom@clark.wa.gov
First Name: Richard
Last Name: Miller
Phone: 360 693-4773
Email: dmiller@vansignc.com
Address: 2600 NE Andresen #50
City: Vancouver
State: WA

Subject: Potential permit fee moratorium

Message: Gentlemen: I have just read a e-article in the Vancouver Business Journal that reports that the commissioners are shortly considering a proposal to place a moratorium on fees associated with building permits etc. I am the owner of Vancouver Sign Company, and would like to encourage including sign permit fees in this moratorium. This action will undoubtedly spur activity in my business. Thank you for your consideration and willingness to help small businesses in Clark County succeed Dick Miller, President

Tilton, Rebecca

From: LaRocque, Linnea
Sent: Thursday, May 09, 2013 8:52 AM
To: Tilton, Rebecca
Subject: FW: fyi - Write your Commissioner - Horstman - Benton & Fee Holiday

-----Original Message-----

From: Cnty Board of Commissioners General Delivery
Sent: Wednesday, May 08, 2013 11:07 AM
To: Mielke, Tom; Madore, David; Stuart, Steve
Cc: Sills, Kelly; Swanson, Axel; Barron, Bill; 'Stephanie Rice'
Subject: fyi - Write your Commissioner - Horstman - Benton & Fee Holiday

From: Ajhorstman@yahoo.com [mailto:Ajhorstman@yahoo.com]
Sent: Wednesday, May 08, 2013 9:15 AM
To: Cnty Board of Commissioners General Delivery
Subject: Write your Commissioner

BOCC: boardcom@clark.wa.gov
First Name: Amy
Last Name: Horstman
Phone: 3607213204
Email: Ajhorstman@yahoo.com
Address: UNANSWERED
City: UNANSWERED
State: UNANSWERED

Subject: Opposed to Don Benton Hire; Opposed to Fee Holliday

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Amy Horstman
Vancouver, WA

005354

Tilton, Rebecca

From: LaRocque, Linnea
Sent: Thursday, May 09, 2013 8:52 AM
To: Tilton, Rebecca
Subject: FW: fyi - PUBLIC COMMENT - Nelson - TIF and Benton

-----Original Message-----

From: Cnty Board of Commissioners General Delivery
Sent: Wednesday, May 08, 2013 10:55 AM
To: Mielke, Tom; Madore, David; Stuart, Steve
Cc: Sills, Kelly; Swanson, Axel; Barron, Bill; 'Stephanie Rice'
Subject: fyi - PUBLIC COMMENT - Nelson - TIF and Benton

From: Deborah Nelson [mailto:stayed@comcast.net]
Sent: Tuesday, May 07, 2013 9:54 PM
To: Cnty Board of Commissioners General Delivery
Subject: PUBLIC COMMENT

To the County Commissioners,

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Deborah Nelson
4905 NE 47 Ave
Vancouver WA 98661

GEORGE VARTANIAN
120 West 24th St
Vancouver, WA 98660
360-546-3243
gvart@comcast.net

Written Testimony for Planning Commission of 6/6/2013 re: Fee

In reference to comparing unemployment level in the county with the state rate - how is the unemployment for the state of Washington defined? Doesn't it include rural areas as well as urban? Is it reasonable to include rural unemployment as a comparison to Clark County's?

What is the history of Clark County's unemployment rate when compared to the overall state and that of urban only?

In excess of 60,000 people live in Clark County but work in Oregon. Do we know how much of the unemployment rate in the county is due to the economic conditions in Oregon?

What is the rationale in reintroducing development fees if and when the county's unemployment rate is less than the state's? Doesn't this run counter to the assertion that the fees are what is holding back employment?

Doing away with fees means the public will make up the difference. This will result in increases in taxes or reductions in services if the shortfall is to be funded from General Funds. What is the plan to mitigate these effects in the short term before the anticipated increase in employment takes place?

If the intent is to bring permanent jobs to the county are we going to discourage residential development and hold onto industrial lands? Will we still allow rezones from employment lands to Residential? If the only increase in jobs is the building trades, we will not have accomplished the permanent employment objective.

Employers like to come to areas with good quality of life. Will we be increasing emphasis on parks, education, and infrastructure?

Why do away with the employment level requirement? One of the big problems with all the public/private partnerships has been that the development has nothing to lose if the promised employment doesn't occur.

How will we know if any reduction in unemployment is due to the waiver of fees as opposed to general market conditions?

Do we want to add anything about minimum number of jobs to be generated, and a way to recoup fees if they are not attained?

Do we want to add something about timing so that applications and/or permits aren't out there for long periods?

Thank you for your attention,

George Vartanian