

CLARK COUNTY TRAFFIC IMPACT FEE PROGRAM UPDATE

Board of County Councilors - Worksession

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July 29, 2015



Traffic Impact Fee (TIF) Background

- Charge on development to pay for transportation projects that accommodate growth
 - Authorized under Washington law (RCW 82.02)
 - Title 40.6 of Clark County's Unified Development Code establishes the framework
 - Growth forecasts based on the existing adopted Comprehensive Plan
- The TIF Program Update and the existing Fee Waiver Program are mutually exclusive.



Why update the TIF program?

- Since 1999, Clark County and the City of Vancouver have jointly administered a TIF program which includes district boundaries that cross jurisdictions.
- In December 2014, the Vancouver City Council voted to terminate the interlocal agreement and administer its own program.
- Therefore, the County has to update its own program to capture unique growth patterns



What process was used in this update?

- Consultant hired to provide unbiased research and evaluation
- Technical Advisory Committee
- Stakeholder Advisory Committee
- Development Engineering Advisory Board
- Planning Commission
- Board of County Councilors

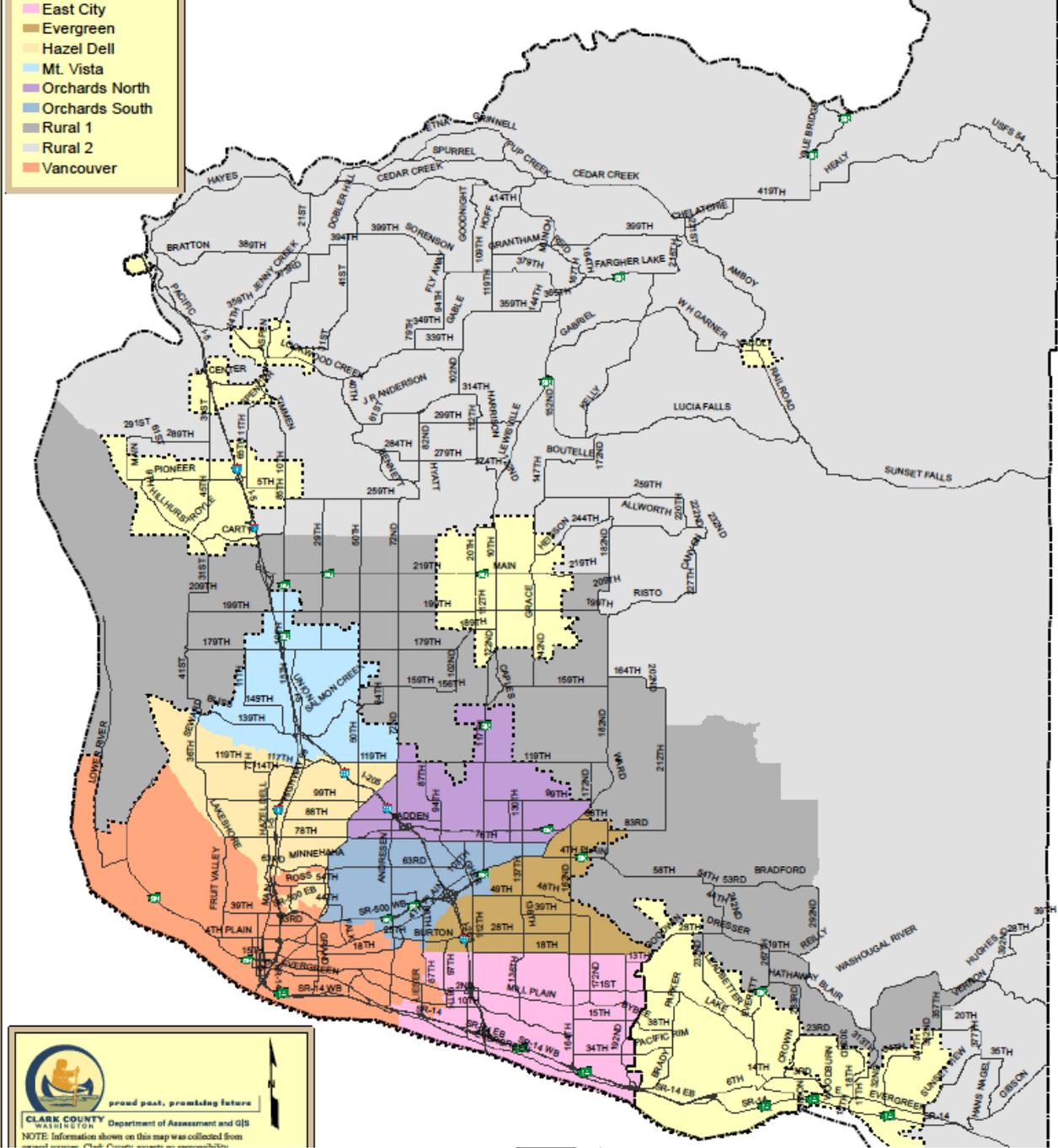


TIF Update Recommendations

1. TIF Districts
2. TIF Capital Project List
3. Private Share
4. TIF Rates
5. TIF Credits
6. Title 40 Proposed Amendments



- East City
- Evergreen
- Hazel Dell
- Mt. Vista
- Orchards North
- Orchards South
- Rural 1
- Rural 2
- Vancouver



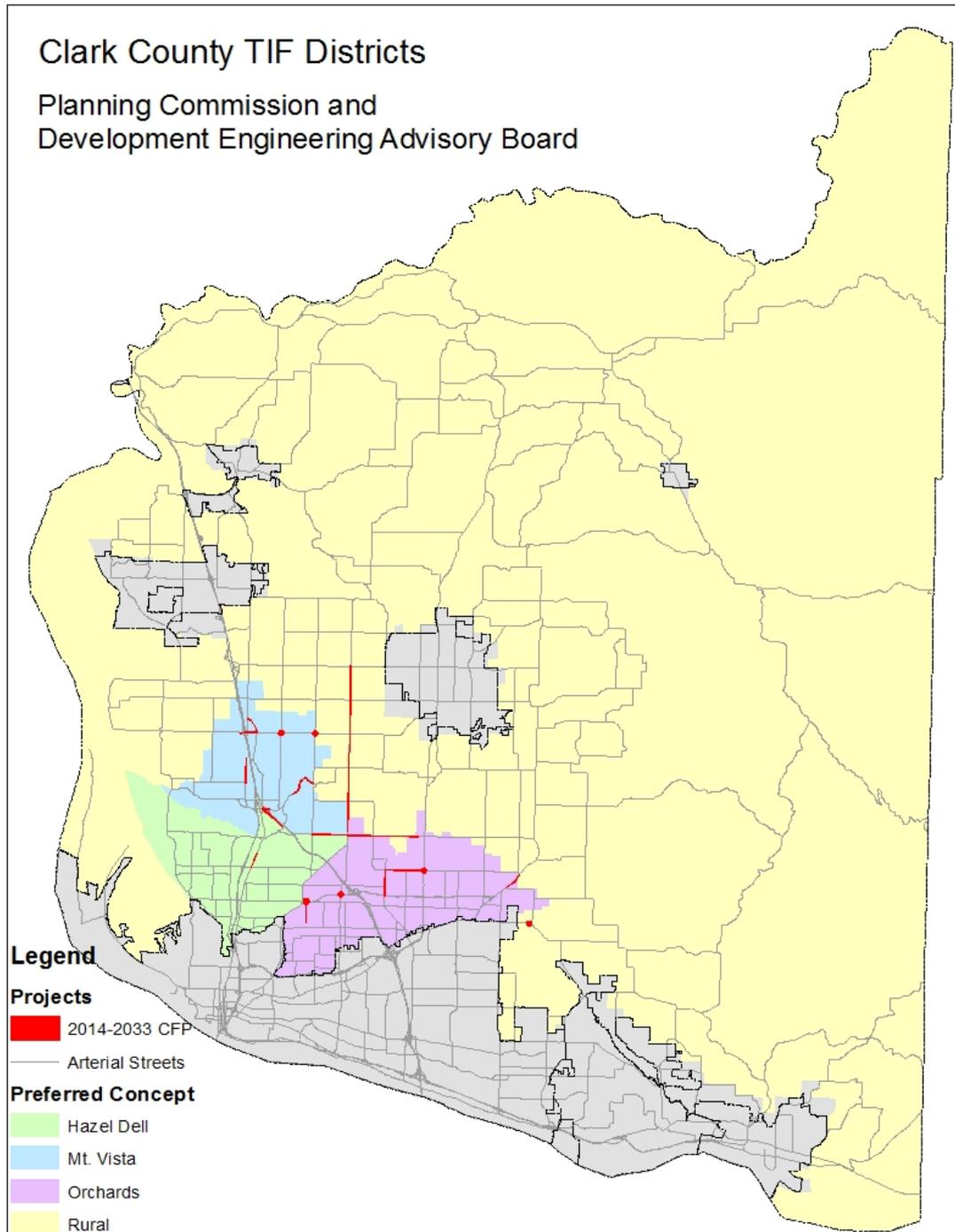

proud past, promising future

CLARK COUNTY Department of Assessment and GIS
WASHINGTON

NOTE: Information shown on this map was collected from
various sources. Clark County warrants no responsibility.

Planning Commission and DEAB Recommended Concept

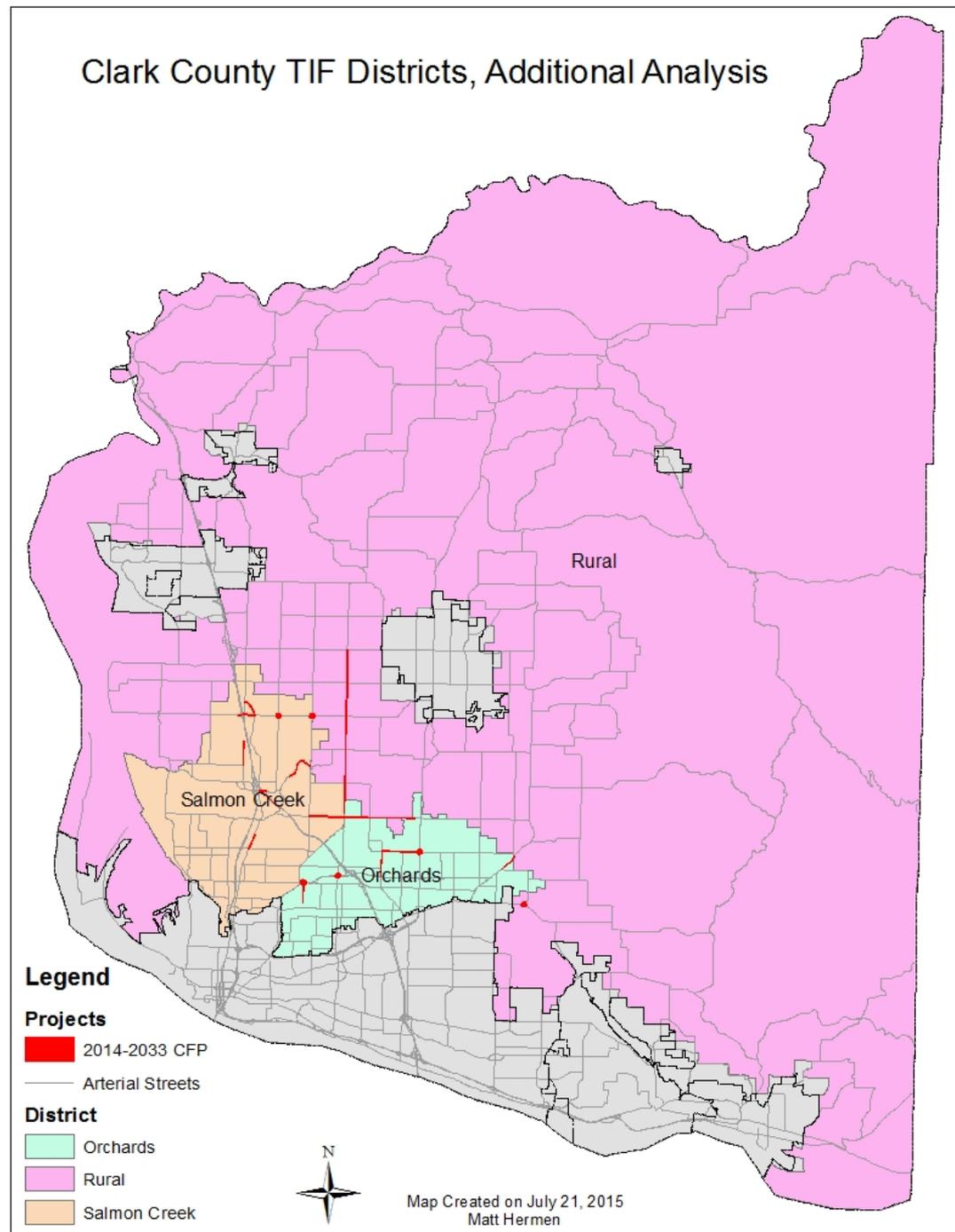
- Three Urban districts
- One Rural district
- Hwy 99 Overlay area in Hazel Dell



Additional Concept Analyzed

- Two Urban districts
- One Rural district

Clark County TIF Districts, Additional Analysis



TIF Capital Project List

- Includes all projects from the adopted Capital Facilities Plan, except:
 - Road Preservation
 - Bridge Repair/Rehab
 - Transportation Safety Improvements



Private Share/Public Share

- TIFs can only be used to fund facilities that are directly associated with new development.
- The private share captures proportion of the projects that will serve the new development.
- Private Share: \$95 Million
- Public Share: \$280 Million



How are TIF rates calculated?

Example			
Project	Total Cost	Private Share	Total Private Share Cost
Lewis Road	\$285,000	95%	\$270,750
Clark Street	\$61,000	18%	\$11,000
TOTAL	\$346,000		\$281,750
Forecasted new trips from district "A"			9,445
TIF Rate			\$30



Potential TIF Rates

- Based on district shares of trip growth on each TIF-eligible project

Existing System		PC and DEAB Recommendation		Additional Concept	
District	Existing System	District	Proposed Rate	District	Potential Rate
Hazel Dell	\$375	Hazel Dell	\$283	Salmon Creek	\$324
Mt. Vista	\$613	Mt. Vista	\$437		
North Orchards	\$553	Orchards	\$348	Orchards	\$331
South Orchards	\$389				
Rural 1	\$315	Rural	\$271	Rural	\$261
Rural 2	\$52				

Excess Credit System Recommendation

- Continue to offer credits for construction of TIF-eligible improvements in excess of TIF responsibility
- Transfer outstanding credits to new district system



Title 40 Proposed Amendments

- CCC 40.610.040 – Imposition of Impact Fee
 - Remove impact fee vesting of 3 years
- CCC 40.620.010 – Traffic Impact Fee Formula
 - Match the formula in the development code with the TIF technical document



Project Work Products

- Recommended changes to Clark County Development Code
- Recommended changes to Traffic Impact Fee Technical Program Document



Recommendations

- Planning Commission:
 - Approve amendments to Title 40 and the TIF Technical Document as presented
 - Vote: 3-2
- DEAB
 - Approval amendments to Title 40 and the TIF Technical Document with one exception; “to maintain the option for applicants to lock rates for 3 years or elect to pay the current rate at the time of building permit” in CCC 40.610.040(B)
 - Vote: 7-1



QUESTIONS?

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