

CLARK COUNTY
STAFF REPORT

DEPARTMENT/DIVISION: Public Works

DATE: July 29, 2014

REQUEST: Approve a resolution relating to assessments of real property to pay for the special benefits received for the improvements constructed by Drainage Improvement District No. 5.

CHECK ONE: Consent CAO Hearing

PUBLIC WORKS GOALS

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Drainage Improvement District No. 5 (DID 5) is a lawfully established drainage district pursuant to Chapter 85.06, RCW, since 1917, and it currently assesses properties based upon the amount of acreage. RCW 85.06.125 allows drainage districts in existence as of July 25, 1985, to utilize a different assessment scheme contained in RCW 85.38.140-RCW 85.38.170, to assess property and adopt budgets based on those assessments. This alternative statutory authority requires the Clark County Engineer to prepare a preliminary system of assessment.

The Board of DID 5 desires an operating budget of \$15,000 and requests that an alternate method be considered to account for impervious area and related impacts to the drainage district. The County Engineer has prepared a preliminary system of assessment and the Board of DID 5 has approved the proposal.

COMMUNITY OUTREACH: None. All communication has been directly with the President of Drainage Improvement District 5.

BUDGET AND POLICY IMPLICATIONS: County budgets are not affected. This special assessment for Drainage Improvement District 5 will result in approximately \$15,000 for their capital projects and maintenance work within the district.


FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No




PW14-067

ACTION REQUESTED: Public Works requests that the Board of County Commissioners approve a resolution relating to assessments of real property to pay for the special benefits received for the improvements constructed by Drainage Improvement District No. 5.

DISTRIBUTION: Heath Henderson, Public Works; Chris Horne, PA Civil Office


Heath H. Henderson, P.E
Public Works Director/County Engineer

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

DATE: July 29, 2014

SR#: _____

RESOLUTION NO. 2014-07-23

A resolution relating to assessments of real property to pay for the special benefits received for the improvements constructed by Drainage Improvement District No. 5 and altering the statutory scheme through which these assessments are calculated.

1 WHEREAS, Drainage Improvement District No. 5 is a lawfully established drainage district
2 pursuant to Chapter 85.06, RCW; and

3 WHEREAS, the Drainage District currently assesses properties based upon the amount of acreage
4 pursuant to Chapter 85.06, RCW; and

5 WHEREAS, RCW 85.06.125 offers a mutually exclusive alternative by which drainage districts
6 in existence as of July 25, 1985, may assess property and adopt budgets based on those assessments; and

7 WHEREAS, Drainage Improvement District No. 5 was created in approximately 1917; and

8 WHEREAS, the members of the Board of Drainage Improvement District No. 5 wish to avail
9 themselves of the alternative assessment's authority provided in RCW 85.38.140 through .170; and

10 WHEREAS, a resolution formally approving and adopting this alternative assessment scheme
11 was presented to, considered by and approved at a duly advertised public hearing in October, 2008; and

12 WHEREAS, statutory authority contained in RCW 85.38.150 through .170 requires the Clark
13 County Engineer to prepare a preliminary system of assessment; and

14 WHEREAS, the Clark County Board of Commissioners is required to provide notice for two
15 consecutive weeks; and

16 WHEREAS, notice is also required to be mailed to each owner shown on the Assessor's tax roll;
17 and

18 WHEREAS, at the public hearing, the Board shall hear testimony and adopt an ordinance
19 finalizing the system of assessments after making any changes that, in its discretion, are necessary; and

20 WHEREAS, the Board has provided notice in the newspaper of record for two consecutive
21 weeks, specifically on the 9th day and the 16th day of July, 2014; and

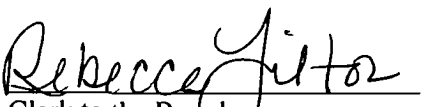
22 WHEREAS, the Board held a duly advertised public hearing in compliance with state law; now,
23 therefore,

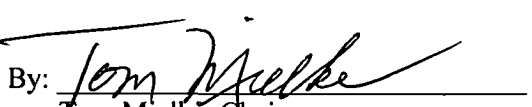
24 BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
25 CLARK COUNTY, STATE OF WASHINGTON, AS FOLLOWS:

26 **Section 1. Assessment Authority.** Pursuant to RCW 85.06.125, the Board approves
27 assessments by the Drainage Improvement District No. 5, pursuant to RCW 85.38.140 through .170.

28 **Section 2. Adoption of Assessments.** The individual parcels shown by tax parcel numbers
29 shall be assessed as shown in the attached *Exhibit A*, which is adopted and incorporated herein by
30 reference.

31 ADOPTED this 29th day of July, 2014.

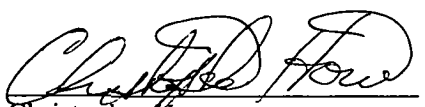
Attest:

Clerk to the Board

BOARD OF COMMISSIONERS
FOR CLARK COUNTY
By: 
Tom Mielke, Chair

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

By: _____
David Madore, Commissioner

By: _____
Edward L. Barnes, Commissioner


Christopher Horne
Chief Civil Deputy

Parcel #	MAIL NAME	IMP SF	Total ACRES	PT1	Property Description	DID \$ SUB DIST	Old Fee Method Proportionate DID 5 Fee/Acre	% Impervious (based on 4000 SF/SFR & actual impervious area for others)	Total Impervious (Acres)	DID fee
996025988	TALLEY WENDY A		0.14	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.60	65.59%	0.0918	\$ 15.36
996025861	TANGUM ROBERT W		0.14	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.60	65.59%	0.0918	\$ 15.36
200337016	TANJO NEDO &		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.98	39.92%	0.0918	\$ 15.36
200545018	TATMAN MARK &		0.28	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 1.19	32.80%	0.0918	\$ 15.36
996026021	TEDOROV RASUL &		0.13	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.54	72.82%	0.0918	\$ 15.36
200589010	TENDOLLEN DAVID		1.14	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 4.86	8.06%	0.0918	\$ 15.36
200337018	TERNUS ROBT &		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.98	39.92%	0.0918	\$ 15.36
200607008	THIME BARBARA J &		0.27	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 1.15	34.01%	0.0918	\$ 15.36
197870000	THOMAS DELORES		9.70	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	3	\$ 41.33	0.95%	0.0918	\$ 15.36
200337098	THOMAS GARY &		0.24	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 1.02	38.26%	0.0918	\$ 15.36
200337072	THOMPSON CINDY		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 0.98	39.92%	0.0918	\$ 15.36
200607068	THOMPSON JAMES		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 0.98	39.92%	0.0918	\$ 15.36
200374030	THOMPSON ROBIN		2.50	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 10.65	3.67%	0.0918	\$ 15.36
197844000	THORKILDSON		20.00	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	3	\$ 85.21	0.46%	0.0918	\$ 15.36
104020005	TIMBLIN DANIEL G &		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 0.98	39.92%	0.0918	\$ 15.36
200335000	TIMMONS JERRY &		2.00	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 8.52	4.59%	0.0918	\$ 15.36
104070026	TINGWALL STEPHEN		0.27	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 1.15	34.01%	0.0918	\$ 15.36
197893000	TINIAROFF DAVID &		5.05	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	3	\$ 21.52	1.82%	0.0918	\$ 15.36
200367000	TISCHENKO VASILY		5.00	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 21.30	1.84%	0.0918	\$ 15.36
104051002	TJADEN ALBERT M		0.25	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 1.07	36.73%	0.0918	\$ 15.36
200337124	TKACHENKO PAVEL		0.24	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 1.02	38.26%	0.0918	\$ 15.36
104125004	TOLLEFSEN JEFF &		2.09	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 8.90	4.39%	0.0918	\$ 15.36
996025902	TOLLEFSON DALE		0.14	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.60	65.59%	0.0918	\$ 15.36
200374038	TOOKE MALCOLM B		2.50	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 10.65	3.67%	0.0918	\$ 15.36
197197000	TOOLEY JAMES &		1.00	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	3	\$ 4.26	9.18%	0.0918	\$ 15.36
996025987	TOPCIC ESAD		0.12	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.51	76.52%	0.0918	\$ 15.36
996025992	TRACY KARIN I		0.14	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.61	64.21%	0.0918	\$ 15.36
200588005	TRACY RONALD &		1.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 5.24	7.47%	0.0918	\$ 15.36
996025979	TRONSON KENNETH		0.14	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.60	65.59%	0.0918	\$ 15.36
104070010	TUITE JOHN C &		0.24	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 1.02	38.26%	0.0918	\$ 15.36
207533000	URBAN RICHARD &		2.00	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 8.52	4.59%	0.0918	\$ 15.36
200610022	VAIL MICHAEL S &		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 0.98	39.92%	0.0918	\$ 15.36
197868000	VALENTE JOHN M		0.50	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	3	\$ 2.13	18.37%	0.0918	\$ 15.36
996026921	VALERIO MATTHEW		0.24	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 1.02	38.26%	0.0918	\$ 15.36
996025852	VANDERPLOEG		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.98	39.92%	0.0918	\$ 15.36
204481000	VANKOLL TERRY A &		9.78	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	4	\$ 41.67	0.94%	0.0918	\$ 15.36
200337070	WADE CHAD G &		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 0.98	39.92%	0.0918	\$ 15.36
196969000	WALIEZER YVONNE		1.90	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	3	\$ 8.09	4.83%	0.0918	\$ 15.36
197398006	WALKER SHANNON		1.00	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	4	\$ 4.26	9.18%	0.0918	\$ 15.36
119592348	WALMER AMY &		0.24	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 1.02	38.26%	0.0918	\$ 15.36
119592422	WANNAMAKER		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.98	39.92%	0.0918	\$ 15.36
104070014	WEDAN RICHARD W		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 0.98	39.92%	0.0918	\$ 15.36
197639000	WEIDENAA		40.00	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	4	\$ 170.42	0.23%	0.0918	\$ 15.36
119592378	WEST CLIFFORD E &		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.98	39.92%	0.0918	\$ 15.36
200607070	WESTON ROBERT A		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 0.98	39.92%	0.0918	\$ 15.36
197405000	WHELEER ROBERT &		10.00	16	MOBILE OR MANUFACTURED HOME ASSESSED WITH	4	\$ 42.60	0.92%	0.0918	\$ 15.36
197447000	WHITAKER JACOB W		1.25	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	4	\$ 5.33	7.35%	0.0918	\$ 15.36
996026018	WHITCOMB JOHN C		0.13	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.54	72.13%	0.0918	\$ 15.36
996026033	WHITNEY		0.15	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.65	60.37%	0.0918	\$ 15.36
996025864	WHITTINGHAM		0.16	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 0.68	57.39%	0.0918	\$ 15.36
200604000	WILKINSON TIM &		1.13	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 4.81	8.13%	0.0918	\$ 15.36
200374036	WILLIAMSON LOREN		2.50	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	2	\$ 10.65	3.67%	0.0918	\$ 15.36
200589005	WILLIAMSON PETER		1.14	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 4.86	8.06%	0.0918	\$ 15.36
200545004	WILLIS JERRY R &		0.24	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 1.02	38.26%	0.0918	\$ 15.36
197463000	WILLMSCHEN DAN		5.00	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	4	\$ 21.30	1.84%	0.0918	\$ 15.36
200573000	WILSON GLORIA		1.00	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 4.26	9.18%	0.0918	\$ 15.36
200337054	WINDOM FLINDT S		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 0.98	39.92%	0.0918	\$ 15.36
197408028	WOLFSWINKEL BEN		1.50	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	4	\$ 6.39	6.12%	0.0918	\$ 15.36
200337058	WOLLE ROBERT E &		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 0.98	39.92%	0.0918	\$ 15.36
104070040	WULF NATHAN &		0.28	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 1.19	32.80%	0.0918	\$ 15.36
104122000	YOUNG RONALD J &		1.01	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 4.30	9.09%	0.0918	\$ 15.36
104070018	YRJANSON JON E &		0.24	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 1.02	38.26%	0.0918	\$ 15.36
200337094	YUNG GERALD L &		0.23	11	SFR UNIT NOT SHARING STRUCTURE WITH OTHER	1	\$ 0.98	39.92%	0.0918	\$ 15.36
197422000	NYLUND RODNEY P	3500	0.52	21	TRADITIONAL DUPLEX	4	\$ 2.22	15.45%	0.0803	\$ 13.44
200581000	WILSON GLORIA	2736	1.00	170	AGRICULTURAL BUILDINGS	1	\$ 4.26	6.28%	0.0628	\$ 10.50
104092000	CLARK COUNTY	0	3.30	170	AGRICULTURAL BUILDINGS	1	\$ 14.06	0.00%	0.0000	\$ -

Totals	Acres	3520.75	Total Fee Check:	\$ 15,000	Total Imp. Acres	89.7	Total Fee/Acre Imp	\$ 167.23
Total Drainage Fee Needed:	\$	15,000						
Calculated Fee/Unit:	\$	4.26						

Methods

1 Old method of determining fee/acre of land by dividing total assessment by total acres. John indicates that he does not support this as it does not factor in impervious

2 Assumes 4000SF (or 0.0918 acres) of impervious surface for each SFR - from Ecology Stormwater Manual. Non-SFR impervious area is actual impervious area, either from GIS data or traced using aerials. The total assessment (\$15,000) is divided by the total impervious area in the District to determine a fee/acre impervious area.

Yellow highlighted parcels have fee based on actual estimated impervious areas