

# Traffic Impact Fee Update and Capital Facility Plan Update Hearing CPZ2022-00007

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Council Hearing

Ken Lader, P.E, County Engineer

Gary Albrecht, Planner III, AICP, Public Works

November 15, 2022



## REQUESTED ACTION

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- Amend the adopted traffic impact fee rate.
- Amend transportation costs in the adopted Clark County 2020 Capital Facilities Plan (CFP).



# Background

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- Growth Management Act requires the transportation element of the Comprehensive Plan to contain multiyear financing plan (RCW36.70A).
- Traffic Impact Fee last update in 2020
- Clark County Code 40.630.010 Impact Fee Revision – adjust rates annually
- Traffic Impact Fee Technical Program document provides methodology



# Background

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- **Fee Inflation Methodology**

- Rates are per trip fees updated using the January Engineering News Record (ENR) Construction Cost Index (CCI) for Seattle.

Annual fee adjustment formula:  $((\text{Jan CCI})/(\text{base year CCI})) \times \text{district fee}$

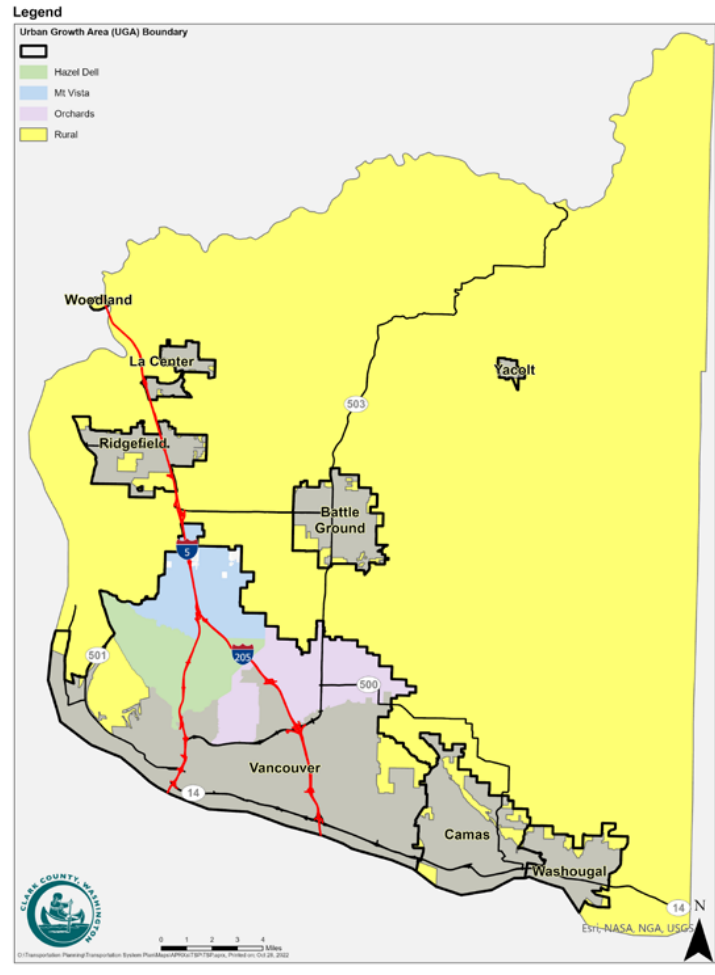
- Jan CCI = \$13,722.83
- Base year CCI = \$12,122.45
- District Fee = \$487

$$(\$13,722.83/\$12,122.45) \times \$487 = \mathbf{\$551}$$



# TIF Districts

## Clark County TIF Districts



# Traffic Impact Fee Rates, 2020 and 2022

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<b>TRAFFIC IMPACT FEE DISTRICT</b>	<b>2020 TIF Rate</b>	<b>2022 TIF Rate</b>
Hazel Dell (Fund #3166)	\$487	<b>\$551</b>
Mt. Vista (Fund #3167)	\$930	<b>\$1,053</b>
Orchards (Fund #3168)	\$421	<b>\$477</b>
Rural (Fund #3169)	\$352	<b>\$398</b>

Note: Ord. 2020-02-02 adopts the 2020 TIF Rates.

- ENR construction cost: 200 hours of common labor rates, price of steel and lumber
- CCI for Seattle value in 2022 is \$13,722.83; 13.2% increase from 2020
- January 2020 CCI value is \$12,122.45
- Proposed TIF rates applied to the 2020 CFP projects



2020 Transportation Capital Facilities Plan  
 Adopted February 18, 2020 (Ord. 2020-02-02)

## Transportation Project Cost Summary

Road	From	To	Total Project Costs in 2020	Total Project Costs in 2022
TSO Projects (5)	Various		\$ 4,986,000	\$ 5,644,242
Highway 99	NE 99th St	Intersection	\$ 4,869,000	\$ 5,511,796
NE 99th St	NE 94th Ave	NE 117th Ave	\$ 15,869,000	\$ 17,963,994
NE 10th Ave	NE 149th St	NE 154th St	\$ 11,535,000	\$ 13,057,828
NE 179th St	NE Delfel Rd	NE 15th Ave	\$ 12,367,000	\$ 13,999,667
NE 119th St	NE 87th Ave	NE 112th Ave	\$ 12,395,000	\$ 14,031,363
NE 15th Ave	NE 179th St	NE 10th Ave	\$ 15,000,000	\$ 16,980,270
NE 72nd Ave	NE 122nd St	NE 133rd St	\$ 10,800,000	\$ 12,225,794
NE 152nd Ave	Padden Pkwy	NE 99th St	\$ 8,100,000	\$ 9,169,346
NE 119th St	NE 132nd Ave	Intersection	\$ 8,000,000	\$ 9,056,144
Ward Road	NE 162nd Ave	NE 172nd Ave	\$ 6,000,000	\$ 6,792,108
Ward Road	NE 172nd Ave	NE Davis Rd	\$ 7,000,000	\$ 7,924,126
NE 72nd Ave	NE 133rd St	NE 219th St	\$ 9,000,000	\$ 10,188,162
Urban Arterial Intersections	Minnehaha Street & NE 17th Avenue		\$ 15,000,000	\$ 16,980,270
	NE 87th Avenue & NE 63rd Street			
	NE 117th Street & NE Stutz Road			
	NW 36th Avenue & Bliss Road			
	NE 239th Street & NE 92nd Avenue			



2020 Transportation Capital Facilities Plan  
 Adopted February 18, 2020 (Ord. 2020-02-02)

<b>Transportation Project Cost Summary</b>				
NE 172nd Ave	NE Ward Rd	NE 119th St	\$ 6,000,000	\$ 6,792,108
NE 172nd Ave	NE 18th St	NE 39th St	\$ 4,000,000	\$ 4,528,072
Salmon Creek Avenue	WSU Entrance	West of 50th Ave	\$ 18,062,000	\$ 20,446,509
NW Lakeshore Ave	NW 78th St	NW 109th St	\$ 15,000,000	\$ 16,980,270
NE 179th St.	NE 15th Ave	NE 50th Ave	\$ 48,690,000	\$ 55,117,956
NW 179th St.	NW 11th Ave	Delfel Rd.	\$ 27,480,000	\$ 31,107,855
NE 10th Ave.	NE 164th St.	Ampitheater Entrance	\$ 7,130,000	\$ 8,071,288
NW 11th Ave.	NW 139th St.	NW 149th St.	\$ 13,640,000	\$ 15,440,726
Delfel Rd.	NE 179th St.	NE 189th St.	\$ 15,000,000	\$ 16,980,270
NE 137th/132nd Ave	NE 99th St.	NE 119th St	\$ 20,000,000	\$ 22,640,360
NE 99th St	NE 72nd Ave	NE 94th Ave	\$ 20,000,000	\$ 22,640,360
NE 10th Ave.	NE 139th St.	NE 141st St.	\$ 5,000,000	\$ 5,660,090
NE 179th St. and 29th Ave Intersection			\$ 9,000,000	\$ 10,188,162
NE 179th St. and 50th Ave Intersection			\$ 6,000,000	\$ 6,792,108
<b>Subtotal Cost of New Projects</b>			<b>\$ 355,923,000</b>	<b>\$ 402,911,243</b>





# CPZ2022-0007: Criterion 1

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- **County shall review CFP and updates at a minimum every four years.**
- **Proposed action consistent with:**
  - Previous update in 2019 adopted in 2020
  - WAC 365-196-850 authorizes GMA counties to impose impact fees on development activities as part of public facilities financing.
  - Clark County Code 40.630.010 Impact Fee Revision – rates shall be annually adjusted for inflation.

**Conclusion: Criterion 1 has been met.**



## CPZ2022-0007: Criterion 2

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- **County must determine during CFP update and policies that updates are consistent with GMA, WAC, and comprehensive plan policies**
- **Proposed action consistent with:**
  - GOAL #3 addresses transportation. RCW 36.70A.020 (3).
  - Goal #12 addresses public facilities and services. RCW 36.70A.020(12).
  - RCW 36.70A.070(6) and **WAC** 365-196-415 (Capital Facilities Element section) provides requirements and recommendations for meeting the GMA goal.



## CPZ2022-0007: Criterion 2 continued

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- **Proposed action consist with:**

- RCW 82.02.050 (4)(a) provides requirements that impact fees shall be imposed for system improvements that are related to new development.
- RCW 82.020.050 (5)(a) addresses that impact fees must be used by capital facilities plan element of a comprehensive plan adopted under RCW 36.70A.070.
- RCW 82.02.090(7) provides requirements that Transportation Impact Fees must be used for “public streets and roads.”

**Conclusion: Criterion 2 has been met.**



# CPZ2022-0007: Recommendation

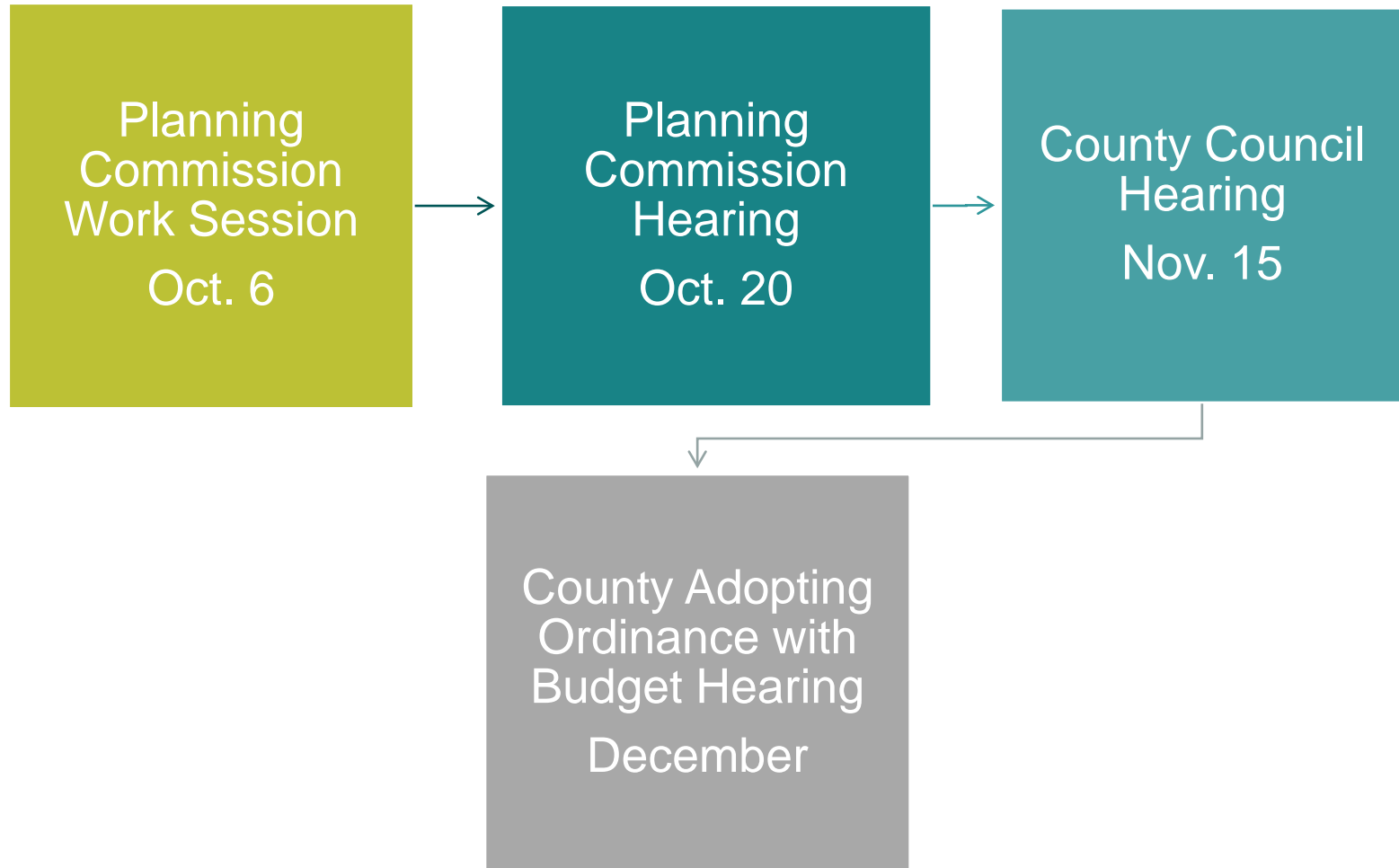
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<b>COMPLIANCE WITH APPLICABLE CRITERIA</b>		
Criterion for Policy/Text Amendments	Criteria Met?	
	Staff Report	Planning Commission Findings
Consistency with GMA and WAC	Yes	Yes
20-Year Comprehensive Plan	Yes	Yes
Recommendation:	Approval	Approval



# CPZ2022-0007: Public Process

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# Questions and Comments

Clark County Public Service Center  
1300 Franklin Street • PO Box 5000  
Vancouver, WA 98666-5000

[Pubwks.cservice@clark.wa.gov](mailto:Pubwks.cservice@clark.wa.gov)  
564-397-2446

