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Transportation Division #2

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Andresen Investors, L.L.C.
820 S.E. 73rd Avenue
Vancouver, WA 98664

VIA HAND DELIVERY

October 16, 1998

Michael V. Butts, Planning Director
Board of Clark County Commissioners
C/O Steve Schulte
Clark County Community Development
1408 Franklin Street
Vancouver, Washington 98668-5000

Re: Application for Reimbursement Area

Dear Mr. Butts and Board of Clark County Commissioners:

We are submitting an application for an assessment reimbursement area. We are owners of property located at the southwest corner of N.E. 63rd Street and N.E. Andresen Road. This property is approximately 7.8 acres in size and has recently been approved for a commercial development.

The development will consist of four retail buildings totaling approximately 85,215 square feet. Clark County required us, through site plan review approval (SPR 97-040), to install a new traffic signal at the intersection of N.E. 66th Avenue and N.E. 63rd Street. This condition was imposed on the applicant because the proposed development, along with projected future development, trips signal warrants. The southern terminus of N.E. 66th Avenue ends in our site and the adjacent property of 9.53 acres (now proposed for a business park). N.E. 66th Avenue to the north currently serves local residential traffic only. We have chosen to construct the traffic signal to its ultimate alignment in order to proceed with our development, thereby resolving the perceived problem and improving traffic in the immediate area.

The traffic signal improvement will consist of underground electrical work, site work (curb returns, paving, striping, etc.) and above ground work (traffic signal poles and signals, cross walks, etc.). The estimated cost for this work is \$203,650.

We now request that new development in the area contribute toward the cost of this temporary signal via a "latecomer's agreement", which will be in effect from the time the approval is granted by the Board until the last property in the reimbursement area is developed.

The following issues must be addressed before a reimbursement area can be formed:

A detailed description of the owner's development proposal.

As stated, the development will consist of four retail buildings totaling approximately 85,215 square feet. A grocery store will occupy one building and the remaining three (3) buildings will be occupied by retail tenants. The development is part of a larger mixed use node and pedestrian connections to the remainder of the mixed use node and a multi-nodal design have been accounted for in the project. There will be three access points to the site – two from N.E. 63rd Street and one from N.E. Andresen Road.

A detailed description of the county road improvements which will be or have been installed.

As a condition to site plan approval we must "install a fully-operational traffic signal at the intersection of N.E. 63rd Street and the western site access point designated as 'primary common access' on the approved site plan." We will install a traffic signal and all associated improvements which will alleviate the perceived problem and improve traffic in the immediate area.

An estimate of the cost of the improvement(s).

A cost estimate is attached hereto as Exhibit A. The vast majority of the costs have either already been incurred or have been determined contractually.

A map showing the preliminary area boundaries for the specific properties the owner believes to be benefited properties in that they would require similar road improvements or road impact mitigation as a result of development.

A map showing the preliminary area boundaries is attached hereto as Exhibit B.

A list containing the tax account number and the names and addresses of each owner of record, contract seller and contract purchaser and mortgagee, if any, of each ownership of property as shown on the tax rolls of the county treasurer within the proposed reimbursement area.

A list containing the all of the requisite information for the specific properties is attached hereto as Exhibit C.

A statement of the estimated amount of benefit to the property owners which will accrue to each ownership, the estimated amount which should be assessed against each ownership based upon such benefits, and the basis of calculating such pro rata share of the assessment reimbursement.

The property owners seeking new development in the area will be greatly benefited by the installation of the traffic signal. According to Clark County GIS and MetroScan, approximately 36.04 acres of buildable vacant land is located within the reimbursement area. Clark County has determined that this intersection will fail and is therefore unsafe. The County interprets CCC 12.05.350 as granting the County authority to deny developments which will effect or impact intersections which are already failing, until the subject intersection is improved to a LOS "D" or better. Without this traffic signal, a new development in the subject boundary area could be denied the opportunity to develop until a signal was constructed at this intersection. Additionally, the installation of this signal will improve safety and traffic flow from adjacent arterials to the benefiting properties. Therefore, new development in the area should assist in the cost of such a signal by contributing their proportionate share to the cost of the signal. Group Mackenzie has prepared a benefit analysis based on standard criteria which is attached hereto as Exhibit D. It should be noted zone change applications on four (4) of the properties in the benefit have been submitted. This will significantly impact the calculated benefit to those parcels. Group Mackenzie has included an alternative scenario assuming that a zone change were granted.

A statement of the period, not to exceed fifteen years, for which pro rata share reimbursement will be required.

The period for this assessment reimbursement area shall run until all benefited parcels have paid their pro rated share, but in no instance shall the period exceed fifteen years.

If you need any further information, or have any additional questions please do not hesitate to call.

Sincerely,


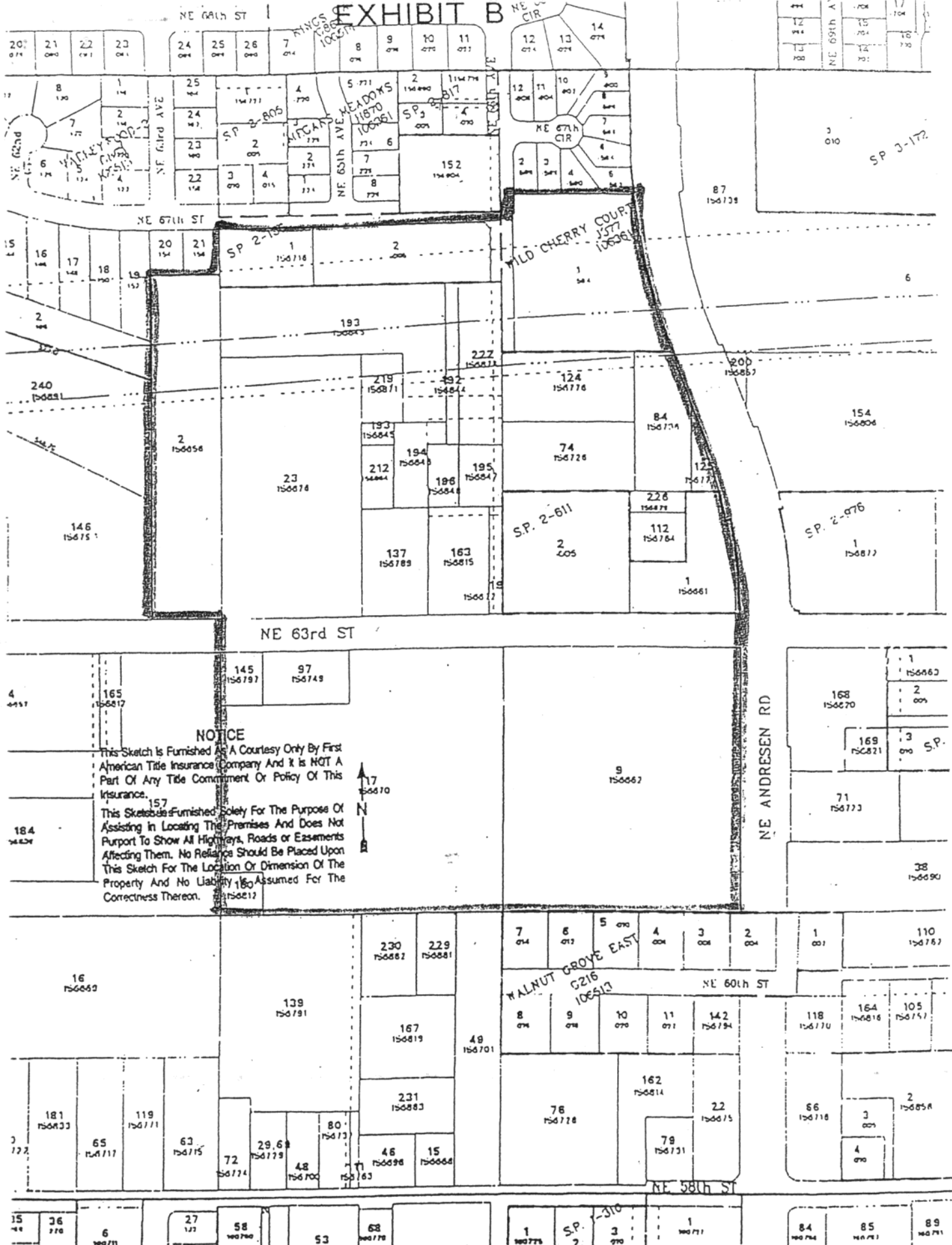

George H. Killian
Andresen Investors, L.L.C.

EXHIBIT A
 Traffic Signal Improvement Costs
 for
 NE 63rd Avenue and NE 66th Avenue

Item Number	Item Description	Firm Name	Item Cost
1	Traffic Signal Design	Group MacKenzie, Inc.	\$21,000.00
2	Traffic Signal Installation	Mill Plain Electric, Inc.	\$141,150.00
3	Striping & Site Work Design	Olson Engineering, Inc.	\$2,500.00
4	Striping & Site Work Installation	Brundidge Construction, Inc.	\$20,000.00
5	Site Utilites - electrical conduit	St. Johns Electric	\$2,500.00
6	Surveying & Staking	Olson Engineering, Inc.	\$10,000.00
8	Testing & Inspection	Carlson Testing, Inc. & Group MacKenzie	\$5,000.00
9	County Administration	Clark County	\$1,500.00
TOTAL COST			\$203,650.00



EXHIBIT B



NOTICE

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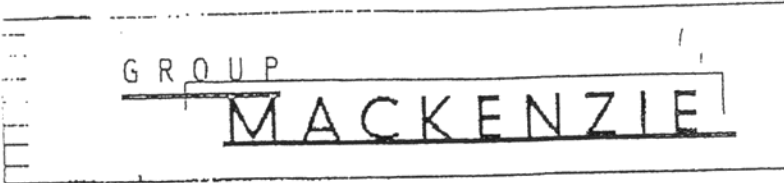
LAND ID 1 U

OWNER	ADDRESS	PARCEL #	SIZE/ACRES	TOTAL SIZE/ACRES	ZONING
Joseph & Carolyn Grimm	6315 N.E. 63RD STREET	156670	8.46		Mixed Use
		156749	0.57		Mixed Use
		156797	0.28		Mixed Use
		156812	0.22	9.53	Mixed Use
Leonard & Irene Krebs	6607 N.E. 66TH AVENUE	106361-584	2.62	2.62	R1-5
Nick Springer	3105 NE 105TH CIRCLE, 98686	156656-000	3.07	3.07	R1-5
Denhis & Nadine Vanderhoef	2305 N.E. 87TH AVENUE	156661-000	1.10	1.10	Light Industrial
Anne Ross	6700 N.E. 63RD STREET	156661-005	1.92	1.92	Light Industrial
Orville & Evelyn Hammond	6600 N.E. 63RD STREET	156672-000	0.17		R1-5
		156815-000	0.85	1.02	R1-5
Ronald Dallum	4504 N.E. 117TH STREET, 98686	156676-000	4.70	4.70	R1-5
Steven & Paula Empling	6401 N.E. 67TH STREET	156716-000	0.70	0.70	R1-5
John & Peggy Prager	6608 N.E. 66TH AVENUE	156716-005	1.33	1.33	R1-5
Edward Shefchek	6411 N.E. 66TH AVENUE	156726-000	1.14		R1-5
		156776-000	1.12	2.26	R1-5
James and Georgia Bovee	15363 S.E. 126TH AVENUE	156764-000	0.34	0.34	R1-5
Louis & Dolores Terry	6413 N.E. 66TH AVENUE	156736-000	0.93		R1-5
		156777-000	0.15		R1-5
		156878-000	0.16	1.24	R1-5
George Nail	P.O. BOX 503, STEVENSON, 98648	156789-000	0.91	0.91	R1-5
Gary & Dorothy Bahner	4501 N.E. 51ST STREET, #12	156874-000	0.87		R1-5
		156844-000	0.27	1.14	R1-5
Michael McNichols	6504 N.E. 66TH AVENUE	156845-000	2.65		R1-5
		156871-000	0.37	3.02	R1-5
Richard & Jenny Dunn	6406 N.E. 66TH AVENUE	156846-000	0.27	0.27	R1-5
Betty Conkle	6402 N.E. 66TH AVENUE	156847-000	0.35	0.35	R1-5
Bobby James	6404 N.E. 66TH AVENUE	156848-000	0.25	0.25	R1-5
James Lewis	6408 N.E. 66TH AVENUE	156864-000	0.27	0.27	R1-5

Total Acres

36.04

EXHIBIT D



September 16, 1998
Revised October 14, 1998

Andresen Investors LLC
Attention: Lance Killian
820 SE 73rd Avenue
Vancouver, WA 98664

Re: Andresen Retail Signal Reimbursement
Group Mackenzie Project #197099.05

Dear Lance:

Group Mackenzie has prepared a preliminary assessment of future traffic volumes at the traffic signal for the Andresen Retail Center on NE 63rd Street. The traffic signal will be constructed as a condition of the center's development, and will serve the adjacent mixed use parcel, as well as the properties on the north side of NE 63rd Street. It is anticipated that local streets will be constructed between the signal and NE 67th Street at NE 66th Avenue, with future area development. The purpose of this letter is to estimate the number of weekly new trips added to the signal and the appropriate cost per trip for purposes of reimbursement.

Only new trips which will access NE 63rd Street from the signal will be assessed a proportionate share of the signal costs. Traffic traveling on NE 63rd Street will not be assessed.

Six of the parcels located at the northwest corner of Andresen and NE 63rd Street are currently seeking a zone change from Light Industrial and Residential to Community Commercial. An assessment of the potential trip generation and signal reimbursement has been made for both existing and proposed zoning.

DEVELOPMENT ASSUMPTIONS

The tax map and listing of each parcel's ownership, zoning and size which you provided to us was used to determine the development potential. A copy of the map and parcel list is attached. We have assumed that one access would be available to NE 63rd Street to the west which would be available to these parcels.

The Andresen Retail Center was assumed to develop as general retail space (shopping center). The original study included a sit-down restaurant fast food restaurant with drive-through, as well as general retail space (shopping center) and the grocery store. The restaurants are no longer planned.

The single family residential areas are all zoned R 1-5 which allows up to 8.7 lots per acre (5000 SF). The number of lots which could be constructed on each parcel was determined based upon an assumption of 7.5 units per acre (allows 15% for right-of-way) then rounded down to the nearest whole number. If a house currently exists on the parcel, it was subtracted from the total to arrive at the number of new lots. Parcels under the same ownership were considered together for trip generation.

The four parcels immediately west of Andresen Retail Center are zoned mixed use. An application has been made for a 118,700 SF business park.

Commercial development is assumed to be similar to a shopping center with a lot coverage of 27%. Parcels zoned for Light Industrial use were assessed trip rates per acre.

Clark County Code requires a development which generates a minimum of ten peak hour trips to prepare a traffic study; however, staff reserves the right to waive this requirement. For subdivisions, the requirement would kick in at 10 new lots. The industrial or commercial developments would generate more than 10 peak hour trips on all parcels. The parcels which would not require a traffic study are not considered in the reimbursement area calculations, but are shown on the attached spreadsheets.

TRIP GENERATION

Clark County uses the number of weekly trips generated by a site in reimbursement formulas. Average daily trip rates presented in the Institute of Transportation Engineers Trip Generation, Sixth Edition were used to estimate the weekly trips for each land use. Weekly trip rates were arrived at by adding five times the average weekday rate to the average Sunday and Saturday rates. The trip rate per unit is listed in the table below.

Weekly Trip Rates						
Use	ITE Code	Units	Weekday	Saturday	Sunday	Weekly
Andresen Retail	820	1000 SF	72.24	97.16	65.21	523.57
Residential	210	lot	9.57	10.09	8.78	66.72
Business Park	770	1000 SF	12.76	2.56	1.29	67.65
Light Industrial	110	acre	51.80	8.73	4.42	272.15
Commercial	820	1000 SF	85.51	115.82	95.15	638.52

* Based upon individual uses (see attached sheet)

For the Andresen Retail Center, weekly trips were estimated by applying the ITE equation for a shopping center. Trip estimates for the parcels proposing a zone change to commercial use were assumed to develop with a lot coverage of 27 percent. The ITE equation for a shopping center was applied to the entire area of proposed zone change.

Lance Killian
Project #197099.05
September 16, 1998 *Revised October 14, 1998*
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TRIP DISTRIBUTION

The percentage of a parcel's trips traveling through the new signal was estimated at 90% for the parcels north of NE 63rd Street along the NE 66th Avenue alignment. The traffic signal will provide the quickest route to an arterial street, but local subdivision streets also provide access north to NE 78th Street and west to NE 58th Avenue. No access is available directly to Andresen. It has been assumed that parcels to the west would have direct access to NE 63rd Street, as well as at the new signal; therefore, the percentage of trips through the signal would be 50%.

The percentage of Andresen Retail Center trips at the signal was obtained from the traffic study. An average of the AM and PM peak hours was used, which is 35% of site traffic.

With one additional access assumed for the adjacent Business Park, 65% of the trips are assumed to use the signal.

TRIP COSTS

The two attached spreadsheets present each parcel's development potential, number of trips, percent impact at the signal and corresponding cost. The first spreadsheet presents parcels with their current zoning. A scenario with the anticipated zone change to allow for commercial development on six parcels is presented in the second spreadsheet.

The cost per weekly trip at the new traffic signal, based upon total construction and engineering costs of \$203,650, is estimated to be \$8.62 with the existing zoning and \$3.82 with a change to commercial zoning.

Please call me if you have any questions or need additional information.

Sincerely,



Brent Ahrend, PE
Project Manager

BTA/sk.s

Enclosures

Existing Zoning

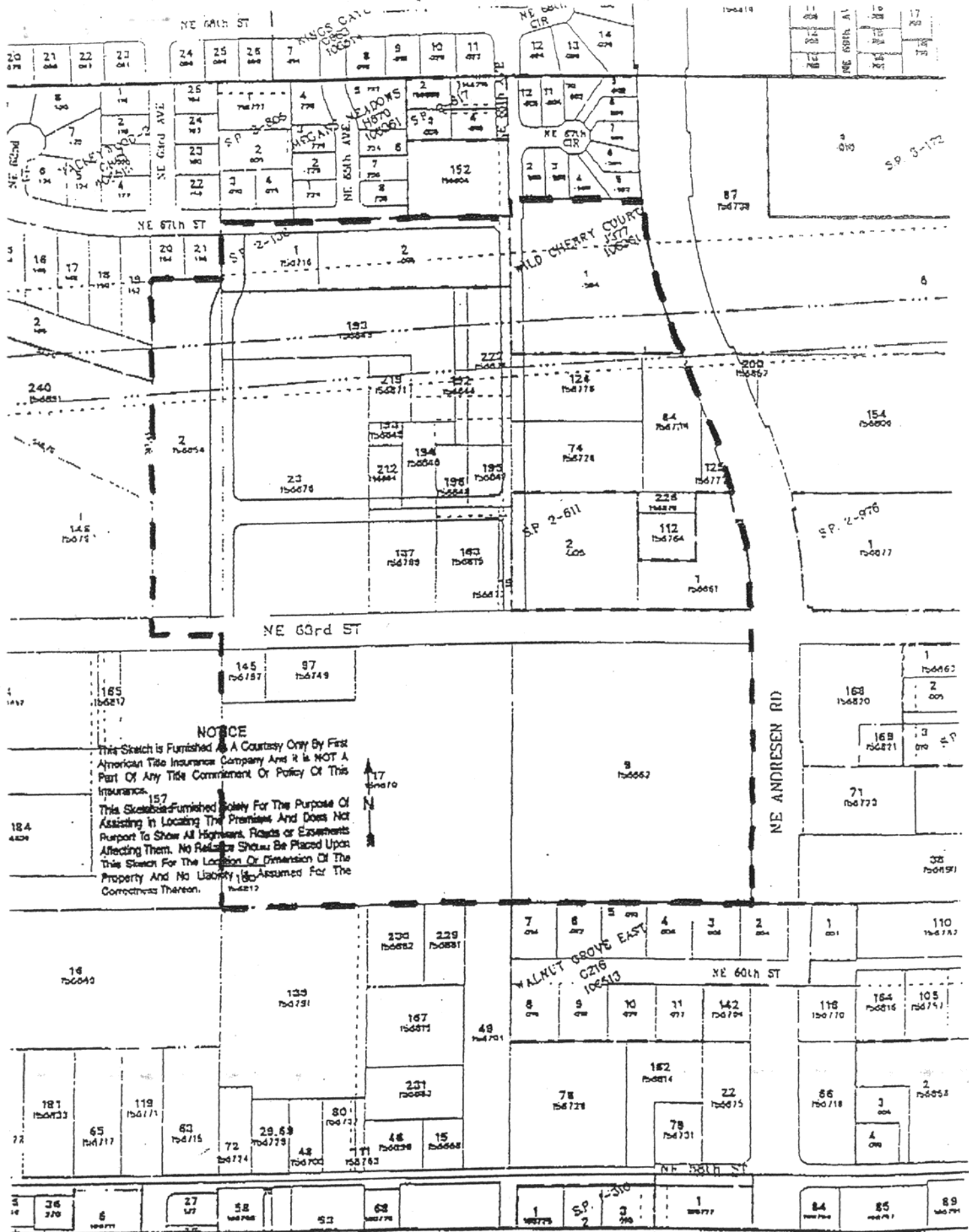
Owner	Parcel#	Acres			Zoning	Development Potential		Units	Trip rate per unit	Weekly Trips	Site Trips at Signal		Impact	
		Parcel	BPA%	Net		Total	Existing				New	%	#	%
Andresen Investors Joseph & Carolyn Grimm	156862	8.46	0%	8.46	9.53	85	0	85 ksf	523.57	44503	35%	15576	65.93%	\$ 134,287
	156870	0.57	0%	0.57					67.65	8030	65%	5220	22.10%	\$ 44,997
	156749	0.26	0%	0.26										
	156797	0.22	0%	0.22										
Leonard & Irene Krebs Nick Spingier	106361-584	2.62	75%	0.68	0.68	4	1	3 lots	0	0	90%	0	0.00%	\$ 0
	156656-000	3.07	35%	2.00	2.00	14	1	13 lots	66.72	987	50%	434	1.84%	\$ 3,741
Dennis & Nadine Vanderhoef Anne Ross	156681-000	1.10	0%	1.10	1.10	1	0	1.1 acres	272.15	299	90%	269	1.14%	\$ 2,319
	156691-005	1.92	0%	1.92	1.92	1	0	1.92 acres	272.15	523	90%	471	1.98%	\$ 4,060
Orville & Evelyn Hammond	156672-000	0.17	0%	0.17	1.02	7	1	6 lots	0	0	90%	0	0.00%	\$ 0
	156815-000	0.85	0%	0.85					66.72	1668	50%	934	3.95%	\$ 8,051
Ronald Dallum	156676-000	4.70	16%	4.00	4.00	29	1	28 lots	0	0	50%	0	0.00%	\$ 0
Steen & Paula Empfing John & Peggy Praeger	156716-000	0.70	35%	0.46	0.46	3	1	2 lots	0	0	80%	0	0.00%	\$ 0
	156716-005	1.93	50%	0.67	0.67	4	1	3 lots	66.72	801	80%	721	3.05%	\$ 6,215
Edward Shetcheh	156726-000	1.14	0%	1.14	1.92	14	2	12 lots	0	0	90%	0	0.00%	\$ 0
	156776-000	1.12	30%	0.70	0.34	2	0	2 lots	0	0	80%	0	0.00%	\$ 0
James & Georgia Bovee Louis & Delois Terry	156784-000	0.93	10%	0.84	1.15	8	1	7 lots	0	0	90%	0	0.00%	\$ 0
	156777-000	0.15	0%	0.15					0	0	90%	0	0.00%	\$ 0
George Nail Gary & Dorothy Bahner	156878-000	0.16	0%	0.16					0	0	90%	0	0.00%	\$ 0
	156788-000	0.91	0%	0.91	0.91	6	1	5 lots	0	0	90%	0	0.00%	\$ 0
Michael McNichols	156844-000	0.27	60%	0.11	0.46	3	1	2 lots	0	0	90%	0	0.00%	\$ 0
	156874-000	0.87	60%	0.35	0.47	3	2	1 lots	0	0	90%	0	0.00%	\$ 0
Richard & Jenny Dunn Betty Conkle	156845-000	2.65	80%	0.27	0.27	2	1	1 lots	0	0	90%	0	0.00%	\$ 0
	156871-000	0.37	45%	0.20	0.27	2	1	1 lots	0	0	90%	0	0.00%	\$ 0
Bobby James James Lewis	156848-000	0.27	0%	0.27	0.27	2	1	1 lots	0	0	90%	0	0.00%	\$ 0
	156847-000	0.35	0%	0.35	0.35	2	1	1 lots	0	0	90%	0	0.00%	\$ 0
	156948-000	0.25	0%	0.25	0.25	1	1	0 lots	0	0	90%	0	0.00%	\$ 0
	156864-000	0.27	0%	0.27	0.27	2	1	1 lots	0	0	90%	0	0.00%	\$ 0
		38.04		27.72	27.72				56891			23625	100%	\$ 203,650

Andresen Retail Signal

Commercial

Owner	Parcel #	Acres		Zoning	Development Potential		Units	Trip rate per unit	Weekly Trips	Site Trips at Signal		Impact	
		Parcel	Net		Total	Existing				New	%	#	%
Andresen Investors	156862				85	0	85 ksf	523.57	44503	35%	15578	20.20%	\$ 59,459
Joseph & Carolyn Grimm	156670	8.46	8.46	8.53	118.7	0	118.7 ksf	67.65	8030	85%	5220	9.78%	\$ 19,925
	156749	0.57	0.57										
	158797	0.28	0.28										
	156812	0.22	0.22										
Leonard & Irene Krebs	106361-594	2.62	0.68	0.88	4	1	3 lots	0	0	90%	0	0.00%	\$ 0
Hick Spinger	156656-000	3.07	2.00	2.00	14	1	13 lots	68.72	887	50%	434	0.81%	\$ 1,557
Dennis & Nadine Vanderhoef	158861-000	1.10	1.10	1.10	12.94	0	12.94 ksf	638.52	8282	90%	7436	13.84%	\$ 28,386
Anne Ross	156661-005	1.92	1.92	1.92	22.58	0	22.58 ksf	638.52	14418	90%	12978	24.32%	\$ 49,533
Orville & Evelyn Hammond	156672-000	0.17	0.17	1.02	7	1	6 lots	0	0	90%	0	0.00%	\$ 0
	156615-000	0.85	0.85										
Ronald Dallum	156678-000	4.70	4.00	4.00	29	1	28 lots	68.72	1868	50%	934	1.75%	\$ 3,565
Steven & Paula Empling	156718-000	0.70	0.48	0.48	3	1	2 lots	0	0	50%	0	0.00%	\$ 0
John & Peggy Praeger	156718-005	1.33	0.87	0.87	4	1	3 lots	0	0	80%	0	0.00%	\$ 0
Edward Shelchek	156726-000	1.14	1.14	1.92	14	2	12 lots	68.72	801	90%	721	1.35%	\$ 2,752
	156778-000	1.12	0.78										
James & Georgia Boyce	156764-000	0.34	0.34	0.34	4.00	0	4.00 ksf	638.52	2554	90%	2299	4.31%	\$ 8,776
Louis & Delois Terry	156736-000	0.83	0.84	1.15	13.48	0	13.48 ksf	638.52	8614	90%	7753	14.53%	\$ 29,588
	156777-000	0.15	0.15										
	156878-000	0.16	0.16										
George Neil	156789-000	0.81	0.81	0.91	6	1	5 lots	0	0	90%	0	0.00%	\$ 0
Gay & Dorothy Bahner	156844-000	0.27	0.11	0.46	3	1	2 lots	0	0	90%	0	0.00%	\$ 0
	156874-000	0.87	0.35	0.47	3	2	1 lots	0	0	90%	0	0.00%	\$ 0
Michael McMichols	156845-000	2.65	0.27	0.27									
	156871-000	0.37	0.20										
Richard & Jenny Dunn	156846-000	0.27	0.27	0.27	2	1	1 lots	0	0	90%	0	0.00%	\$ 0
Billy Conkle	156847-000	0.35	0.35	0.35	2	1	1 lots	0	0	90%	0	0.00%	\$ 0
Bobby James	156848-000	0.25	0.25	0.25	1	1	0 lots	0	0	90%	0	0.00%	\$ 0
James Lewis	156864-000	0.27	0.27	0.27	2	1	1 lots	0	0	90%	0	0.00%	\$ 0
	38.04			27.72	27.72				89917		53349	100%	\$ 203,650

Andresen Retail Signal



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for

NE 63rd Avenue and NE 66th Avenue

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Steven & Paula Empting	6401 N.E. 67TH STREET	156716-000	0.70	0.70	R1-5
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Michael McNichols	6504 N.E. 66TH AVENUE	156844-000	0.27	1.14	R1-5
		156845-000	2.65		R1-5
Richard & Jenny Dunn	6406 N.E. 66TH AVENUE	156871-000	0.37	3.02	R1-5
Betty Conkle	6402 N.E. 66TH AVENUE	156846-000	0.27	0.27	R1-5
Bobby James	6404 N.E. 66TH AVENUE	156847-000	0.35	0.35	R1-5
James Lewis	6408 N.E. 66TH AVENUE	156848-000	0.25	0.25	R1-5
		156864-000	0.27	0.27	R1-5

Total Acres 36.04

Total Acres 36.04

CLARK COUNTY
STAFF REPORT

REC-77 Steve Schutte
DEC 10 1998 Public Works
Clark County Public Works Admin
Transportation Division #2 Records

DEPARTMENT/DIVISION: Public Works/Transportation

DATE: November 18, 1998

REQUEST: Board of Commissioners Approve the Attached Determination of Sufficiency for the Proposed Assessment Reimbursement Area for the Traffic Signal Improvements at the Intersection of NE 63rd Street and NE 66th Avenue.

BACKGROUND: The proposed Andresen Center development (SPR 97-040) was approved with a condition that / install a traffic signal at the intersection of NE 63rd Street and NE 66th Avenue. The traffic signal was / hired because signal warrants were met when considering the additional traffic to be realized from the / posed development. The developer, Andresen Investors, is presently in the process of installing the traffic / al and related features.

Andresen Investors has requested that Clark County establish an assessment reimbursement area that would / ver some of their costs for the design and installation of the traffic signal (see Attachment 1). The total cost of / traffic signal including engineering, equipment installation, site work and testing, and inspection is \$203,650. / der Clark County Code Chapter 12.36, Road Improvement Reimbursement, the County has the authority to / ablish a latecomer reimbursement area that would assess future beneficiaries of the new traffic signal a / portionate cost-share of the signal costs. Clark County Code 12.36 establishes the process to be used to form / d administer the assessment reimbursement area. **Note:** latecomer fees would not be assessed until individual / perties within the reimbursement area are developed.

The first step in the formation of the reimbursement area, following receipt of the Application For Reimbursement / a (see Attachment 1), requires the Board of County Commissioners (BOCC) to consider the sufficiency of the / assessment area. Clark County Code 12.36 establishes the following five criteria to be used by the BOCC to / ermine the sufficiency of the application:

1. The level of development, existing or anticipated within fifteen (15) years, based upon comprehensive plan land use designations in the assessment reimbursement area;
2. The benefit to undeveloped or underdeveloped properties compared to the pro rata share of projected costs to be assessed to that property, and the impacts of assessments upon such properties;
3. The existing and projected level of service and/or safety hazard on the county road involved;
4. The condition of the roads to be improved; and
5. Whether or not further development can occur without roadway improvements.

With respect to Criterion 1, it is likely that most of the land in the proposed assessment reimbursement area will be / veloped within the next 15 years. Presently, all of the land is undeveloped. The area is located inside of the / an growth boundary and is within one mile of the Vancouver Mall area.

With respect to Criterion 2, each of the individual tax parcels in the reimbursement area, proposed to be assessed / atecomer fee, would have been denied development permits or would have been conditioned to install the / fic signal had the Andresen Center development not installed the subject signal. Payment of a proportionate

98-270

The latecomer fee, as would be required with the formation of the reimbursement area, would be considerably costly to future developers than the full cost of installing the signal or the denial of a development application.

In respect to Criterion 3, signal warrants were met requiring that Andresen Center install the subject traffic signal prior to buildout of their proposed development. The warrants related to the high traffic volumes on both 63rd Street and NE 66th Avenue that are indicative of a public safety hazard without installation of the traffic signal. Because Andresen Center is the first development in the proposed reimbursement area to be built, future developments and their additional traffic would only further exacerbate the safety problem without the subject signal.

In respect to Criterion 4, no roadways will be improved as part of the installation of the traffic signal at the intersection of NE 63rd Street and NE 66th Avenue.

In respect to Criterion 5, no future developments in the reimbursement area, that are proposed to be assessed latecomer fee, could be approved without the installation of the subject traffic signal.

Based on staff's review of the Application for Reimbursement Area that was submitted to the County by Andresen Center and the above five criteria, staff believes there is sufficient reason for the BOCC to consider the establishment of an assessment reimbursement area for the new traffic signal at the intersection of NE 63rd Street and NE 66th Avenue. If the BOCC agrees and approves the attached Determination of Sufficiency, the next step will be for the BOCC to formally consider the request at a public hearing.

COMMUNITY OUTREACH: If the Determination of Sufficiency Resolution is approved, affected property owners will be notified prior to a public hearing.

ACTION REQUESTED: It is requested that the Board of County Commissioners approve the attached Determination of Sufficiency for the proposed Assessment Reimbursement Area for traffic signal improvements at the intersection of NE 63rd Street and NE 66th Avenue.

BUDGET IMPLICATIONS: None. The funding for this work has been included as part of the approved 1998 budget.

DISTRIBUTION: Please notify the Department of Public Works of the Board's Action.



Peter Capell, P.E.
County Engineer



Ron S. Bergman
Director of Public Works
/RSB/SS/pab

Attachment: Determination of Sufficiency

Approved 12-8-98

Clark County, Washington
Board Of County Commissioners

SR 401-98

DETERMINATION OF SUFFICIENCY
BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON

RESOLUTION: 1998-12-13

A RESOLUTION, relating to the Sufficiency of a Reimbursement Area Proposal for traffic signal improvements at the intersection of NE 63rd Street and NE 66th Avenue.

WHEREAS, Andresen Center (SPR 97-040) was required, as a condition of development approval, to install a traffic signal at the intersection of NE 63rd Street and NE 66th Avenue; and

WHEREAS, the subject traffic signal was required, based upon volume warrants being met which were indicative of a public safety hazard; and

WHEREAS, Clark County Code Chapter 12.36 provides for the establishment of an assessment reimbursement area that allows developers to recover a portion of the improvement costs incurred as a condition of development approval, providing the improvement benefits other property developers; and

WHEREAS, other property developers in the vicinity would not be allowed to develop their properties without the installation of the subject traffic signal.

NOW, THEREFORE, BE IT RESOLVED, that the Clark County Board of County Commissioners has determined there is sufficient reason to consider the establishment of a reimbursement area to assess future developments a proportionate share of the costs of the installation of a traffic signal at the intersection of NE 63rd Street and NE 66th Avenue.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Clark County Board of County Commissioners direct the Public Works Director and the Prosecuting Attorney to draft an Ordinance and set a Public Hearing for consideration of the draft Ordinance.

DATED this 8th day of December, 1998

ATTEST:

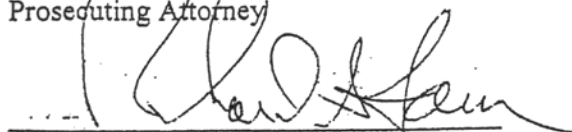

Clerk to the Board

BOARD OF COUNTY COMMISSIONERS
FOR CLARK COUNTY, WASHINGTON


BETTY SUE MORRIS, CHAIR

APPROVED AS TO FORM ONLY:

ARTHUR D. CURTIS
Prosecuting Attorney


RICHARD S. LOWRY
Deputy Chief Civil Prosecuting Attorney

JUDIE STANTON, COMMISSIONER

MEL GORDON, COMMISSIONER

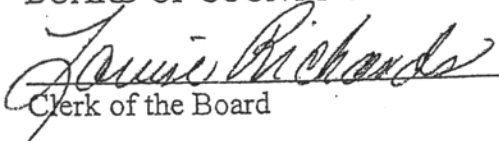
Road Improvement Reimbursement Area 99-01

The Clark County Board of Commissioners will hold a public hearing on Tuesday, the 2nd day of February, 1999 at 10:00 a.m. in the Commissioners' Hearing Room, 2nd Floor, Franklin Building, 1013 Franklin Street, Vancouver, Washington to consider the establishment of Road Improvement Reimbursement Area 99-01. This proposed Reimbursement Area would be established in accordance with Clark County Code Chapter 12.36 (Road Improvement Reimbursement). A resolution relating to the Sufficiency of the Reimbursement Area proposal was adopted by the Board of County Commissioners on December 8, 1998.

More information concerning this matter may be obtained by contacting Clark County Department of Public Works, 1300 Esther Street, Vancouver, Washington, telephone (360) 397-6118 extension 4444.

Any person wishing to give testimony in this matter should appear at the time, date and place above stated.

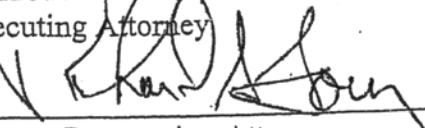
BOARD OF COUNTY COMMISSIONERS


Clerk of the Board

Approved as to Form Only

ARTHUR D. CURTIS

Prosecuting Attorney

By 
Deputy Prosecuting Attorney

PUBLISH: January 20, 1999

Charge C70265

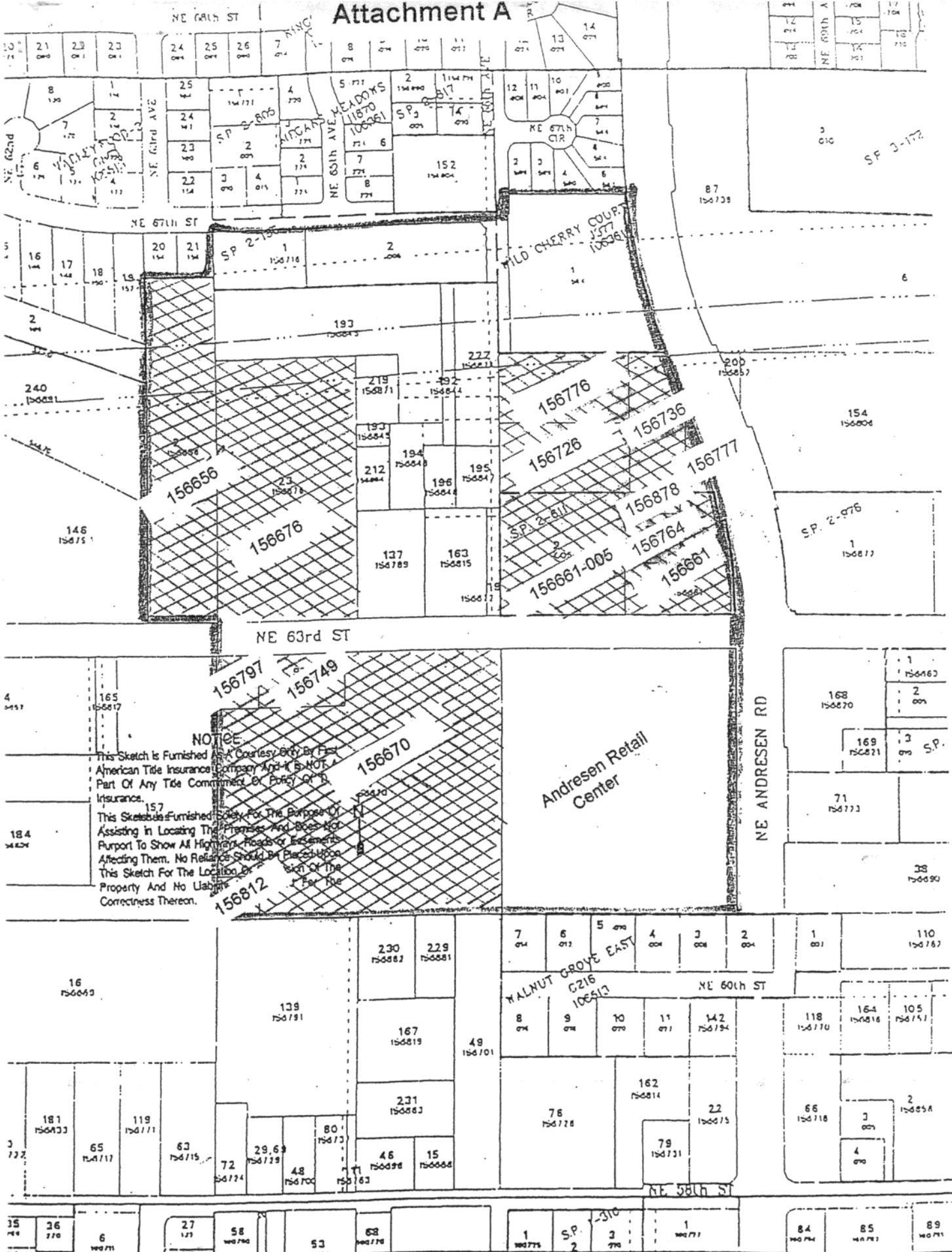
Persons requiring auxiliary aids or special arrangements in order to participate in this hearing should call 397-2232, Commissioners Office, or TTY/TDD 397-6032, Human Resources Dept., as least two days prior to the scheduled meeting.

Road Improvement Reimbursement Area 99-01

The establishment of the Reimbursement Area has been requested by Andresen Investors who were responsible for installing a traffic signal at the intersection of NE 63rd Street and NE 66th Avenue. The traffic signal was required as a condition of development approval for the Andresen Retail Center. Under the Reimbursement Area proposal, developers of vacant land within the boundaries of the Reimbursement Area that would benefit from the traffic signal would be assessed a proportionate share of the costs of the signal. Attachment A shows the boundaries of the proposed Reimbursement Area. Only those properties shown as crosshatched in Attachment A may be assessed a proportionate cost share because they could be expected to generate 10 or more peak hour vehicle trips after development.

The proportionate cost share would be calculated separately for each crosshatched property within the Reimbursement Area and would be based on the projected number of vehicle trips that the developed property would generate. The calculated cost share for the proposed reimbursement area is \$8.62 per weekly vehicle trip which could be as high as \$520 per developed residential lot. The cost share would not be payable to the County until the property is developed and would be binding on property developers for the next fifteen (15) years. Attachment B shows the derivation of the cost share per weekly vehicle trip and Attachment C contains a description of the total costs of the traffic signal and related features.

Attachment A



NOTICE
 This Sketch is Furnished *As Is* Courtesy Only By First American Title Insurance Company and is NOT Part of Any Title Commitment or Policy of Insurance.
 This Sketch is Furnished *Solely* For the Purpose of Assisting in Locating The Premises and Does Not Purport to Show All Highways, Roads or Encumbrances Affecting Them. No Reliance Should be Placed Upon This Sketch For the Location or *Extent* of the Property and No Liability is Assumed For the Correctness Thereon.

Andresen Retail Center

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Attachment B

Clark County Calculations

Owner	Parcel Number	Acres	BPA %	Net Acres	Total Acres	Max. / Acres	Zoning	Development Potential		Units	Trip Rate per Week	Weekly Trips	Site Trips at Signal %	#	Impacts %	
								Total	New							
Andresen Investors	156662	-	-	-	-	-	Commercial	85.00	-	85 ksf	523.57	44,503	35%	15,576	65.93%	
Grimm, Joseph & Carolyn	156670	8.46	-	8.46	9.53	-	Mixed Use	118.70	-	118.70 ksf	67.65	8,030	65%	5,220	22.09%	
Grimm, Joseph & Carolyn	156749	0.57	-	0.57	-	-	(Bus. Park)	-	-	-	-	-	-	-	-	
Grimm, Joseph & Carolyn	156797	0.28	-	0.28	-	-	-	-	-	-	-	-	-	-	-	
Grimm, Joseph & Carolyn	156812	0.22	-	0.22	-	-	-	-	-	-	-	-	-	-	-	
Krebs, Leonard & Irene	106361-584	2.62	0.75	0.66	0.66	7.30	R1-6	4	1	3 lots	-	-	-	434	1.84%	
Springer, Nick	156656-000	3.07	0.35	2.00	2.00	7.30	R1-6	14	1	13 lots	66.72	867	50%	269	1.14%	
Vanderhoef, Dennis & Nadine	156661-000	1.10	-	1.10	1.10	-	Light Industrial	1.10	-	1.10 acres	272.15	299	90%	470	1.99%	
Ross, Anne	156661-005	1.92	-	1.92	1.92	-	Light Industrial	1.92	-	1.92 acres	272.15	523	90%	-	-	
Hammond, Orville & Evelyn	156672-000	0.17	-	0.17	1.02	7.30	R1-6	7	1	6 lots	-	-	-	-	-	
Hammond, Orville & Evelyn	156815-000	0.85	-	0.85	-	7.30	R1-6	29	1	28 lots	66.72	1,868	50%	934	3.95%	
Dallum, Ronald	156676-000	4.70	0.15	4.00	4.00	7.30	R1-6	3	1	2 lots	-	-	-	-	-	
Empling, Steven & Paula	156716-000	0.70	0.35	0.46	0.46	7.30	R1-6	4	1	3 lots	-	-	-	-	-	
Prager, John & Peggy	156716-005	1.33	0.50	0.67	0.67	7.30	R1-6	14	2	12 lots	66.72	801	90%	721	3.05%	
Shefchek, Edward	156726-000	1.14	-	1.14	1.92	7.30	R1-6	-	-	-	-	-	-	-	-	
Shefchek, Edward	156776-000	1.12	0.30	0.78	-	7.30	R1-6	2	-	2 lots	-	-	-	-	-	
Bovee, James & Georgia	156764-000	0.34	-	0.34	0.34	7.30	R1-6	8	1	7 lots	-	-	-	-	-	
Terry, Louis & Deloris	156736-000	0.93	0.10	0.84	1.15	7.30	R1-6	-	-	-	-	-	-	-	-	
Terry, Louis & Deloris	156777-000	0.15	-	0.15	-	7.30	R1-6	-	-	-	-	-	-	-	-	
Terry, Louis & Deloris	156878-000	0.16	-	0.16	-	7.30	R1-6	-	-	-	-	-	-	-	-	
Nail, George	156789-000	0.91	-	0.91	0.91	7.30	R1-6	6	1	5 lots	-	-	-	-	-	
Bahner, Gary & Dorothy	156844-000	0.27	0.60	0.11	0.46	7.30	R1-6	3	1	2 lots	-	-	-	-	-	
Bahner, Gary & Dorothy	156874-000	0.87	0.60	0.35	-	7.30	R1-6	3	-	-	-	-	-	-	-	
McNichols, Michael	156845-000	2.65	0.90	0.27	0.47	7.30	R1-6	3	2	1 lots	-	-	-	-	-	
McNichols, Michael	156871-000	0.37	0.45	0.20	-	7.30	R1-6	1	1	-	-	-	-	-	-	
Dunn, Richard & Jenny	156846-000	0.27	-	0.27	0.27	7.30	R1-6	2	1	1 lots	-	-	-	-	-	
Conkle, Betty	156847-000	0.35	-	0.35	0.35	7.30	R1-6	1	1	-	-	-	-	-	-	
James, Bobby	156848-000	0.25	-	0.25	0.25	7.30	R1-6	1	1	-	-	-	-	-	-	
Lewis, James	156864-000	0.27	-	0.27	0.27	7.30	R1-6	1	1	-	-	-	-	-	-	
		36.04			27.72			308.72		291.72		56,892		23,624	100.00%	
															Trip Rate	
																\$8.62

Note: Parcels numbered 156764 (Bovee), 156736 (Terry), 156777 (Terry), and 156878 (Terry) are presently being considered for a commercial land use and may be assessed a proportionate share of the traffic signal costs under a commercial use. Under the existing residential zoning, a proportionate cost share would not be assessed for these properties.

Attachment C

Traffic Signal Improvement Costs for NE 63rd Avenue and NE 66th Avenue

Item Number	Item Description	Firm Name	Item Cost
	Traffic Signal Design	Group MacKenzie, Inc.	\$21,000.00
	Traffic Signal Installation	Mill Plain Electric, Inc.	\$141,150.00
	Striping & Site Work Design	Olson Engineering, Inc.	\$2,500.00
	Striping & Site Work Installation	Brundidge Construction, Inc.	\$20,000.00
	Site Utilites - electrical conduit	St. Johns Electric	\$2,500.00
	Surveying & Staking	Olson Engineering, Inc.	\$10,000.00
	Testing & Inspection	Carlson Testing, Inc. & Group MacKenzie	\$5,000.00
	County Administration	Clark County	\$1,500.00
TOTAL COST			\$203,650.00



Edward & Irene Krebs
17 NE 66th Ave
Vancouver WA 98661

Nick Springer
3105 NE 105th Cir
Vancouver WA 98686

Dennis Vanderhoef
Nadine Vanderhoef
2305 NE 87th Ave
Vancouver WA 98664

Anne Ross
5700 NE 63rd St
Vancouver WA 98661

ANDRESEN INVESTORS LLC
802 SE 73rd Ave
Vancouver WA 98664

Joseph & Carolyn Grimm
6315 NE 63rd St
Vancouver WA 98661

William & Evelyn Hammond
10 NE 63rd St
Vancouver WA 98661

Ronald Dallum
4504 NE 117th St
Vancouver WA 98686

Steven & Paula Empting
6401 NE 67th St
Vancouver WA 98661

John & Peggy Prager
608 NE 66th Ave
Vancouver WA 98661

Edward Shefchek
6411 NE 66th Ave
Vancouver WA 98661

Louis & Delores Terry
6413 NE 66th Ave
Vancouver WA 98661

Joseph & Carolyn Grimm
15 NE 63rd St
Vancouver WA 98661

Delores Bovee
Louis Terry
6413 NE 66th Ave
Vancouver WA 98661

Edward Shefchek
6411 NE 66th Ave
Vancouver WA 98661

Louis & Delores Terry
13 NE 66th Ave
Vancouver WA 98661

George Nail
PO Box 503
Stevenson WA 98648

Joseph Grimm
6315 NE 63rd St
Vancouver WA 98661

Joseph & Carolyn Grimm
15 NE 63rd St
Vancouver WA 98661

Orville & Evelyn Hammond
6600 NE 63rd St
Vancouver WA 98661

Gary & Dorothy Bahner
4501 NE 51st St #12
Vancouver WA 98661

Michael McNichols
6504 NE 66th Ave
Vancouver WA 98661

Betty Conkle
6402 NE 66th Ave
Vancouver WA 98661

Bobby James
6404 NE 66th Ave
Vancouver WA 98661

James Lewis
6408 NE 66th Ave
Vancouver WA 98661

Patrick & Dawn O'Brien
7416 NE 53rd Ave
Vancouver WA 98661

Michael & Mary McNichol
6504 NE 66th Ave
Vancouver WA 98661

Gary & Dorothy Bahner
102 NE 151st St
Seattle WA 98155

RECEIVED

JAN 15 1999

Clark County Public Works
Transportation Division #2

NOTICE OF HEARING

Road Improvement Reimbursement Area 99-01

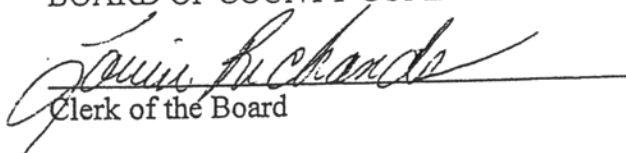
The Clark County Board of Commissioners will hold a public hearing on Tuesday, the 2nd day of February, 1999 at 10:00 a.m. in the Commissioners' Hearing Room, 2nd Floor, Franklin Building, 1013 Franklin Street, Vancouver, Washington to consider the establishment of **Road Improvement Reimbursement Area 99-01**. This proposed Reimbursement Area would be established in accordance with Clark County Code Chapter 12.36 (Road Improvement Reimbursement). A resolution relating to the Sufficiency of the Reimbursement Area proposal was adopted by the Board of County Commissioners on December 8, 1998.

The proposed Reimbursement Area would extend from NE Andresen Road to the west about 1,000 feet. From NE 63rd Street the Reimbursement area would extend about 1,000 feet to the north and 1,000 to the south.

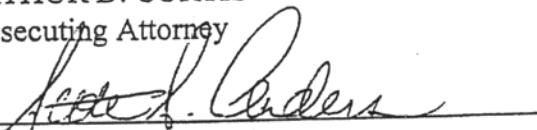
More information concerning this matter may be obtained by contacting Clark County Department of Public Works, 1300 Esther Street, Vancouver, Washington, telephone (360) 397-6118 extension 4444.

Any person wishing to give testimony in this matter should appear at the time, date and place above stated.

BOARD OF COUNTY COMMISSIONERS


Clerk of the Board

Approved as to Form Only
ARTHUR D. CURTIS
Prosecuting Attorney

By 
Deputy Prosecuting Attorney

PUBLISH: January 20, 1999
Charge C70265

Persons requiring auxiliary aids or special arrangements in order to participate in this hearing should call 397-2232, Commissioners Office, or TTY/TDD 397-6032, Human Resources Dept., as least two days prior to the scheduled meeting.

ASSESSMENT REIMBURSEMENT AREA 99-01
BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON

A RESOLUTION creating an Assessment Reimbursement Area for the purpose of reimbursing the Andresen Center Development for a portion of their costs incurred in the installation of traffic signal improvements at the intersection of NE 63rd Street and NE 66th Avenue.

WHEREAS, the Andresen Center Development (SPR 97-040) was required, as a condition of development approval, to install a traffic signal at the intersection of NE 63rd Street and NE 66th Avenue; and

WHEREAS, the subject traffic signal was required based upon volume warrants being met which is indicative of a public safety hazard; and

WHEREAS, Clark County Code Chapter 12.36 provides for the establishment of an assessment reimbursement area that allows developers to recover a portion of those improvement costs incurred as a condition of development approval if the improvement benefits other property developers; and

WHEREAS, certain other property developers in the vicinity would not have been allowed to develop their properties without the installation of the subject traffic signal.

NOW, THEREFORE, BE IT RESOLVED, that the Clark County Board of Commissioners establish Assessment Reimbursement Area 99-01 to assess future developments, that will benefit from the installation of the subject traffic signal, a proportionate share of the costs of the installation of the traffic signal at the intersection of NE 63rd Street and NE 66th Avenue based on the following considerations:

Section 1 - Description of the Improvements

Installation of a traffic signal and related features at the intersection of NE 63rd Street and NE 66th Avenue.

Section 2 - Boundaries of the Reimbursement Area

The boundaries of the Assessment Reimbursement Area are shown in Exhibit A of this Resolution. Only those properties within the boundaries that are shown with a cross-hatching on the Exhibit may be assessed a proportionate cost share of the traffic signal costs. These properties are projected to result in ten (10) or more new peak hour vehicle trips when developed. As a result, these cross-hatched properties have benefited from the installation of the subject traffic signal because they would have been required to install the traffic signal had the Andresen Center Development not previously installed it.

The properties within the boundaries that are not shown with a cross-hatching on the Exhibit will not be assessed a proportionate cost share of the traffic signal costs. These properties are projected to result in less than ten (10) new peak hour vehicle trips when developed. These properties have not directly benefited from the installation of the subject traffic signal because they would not have been required to install the subject traffic signal.

Section 3 - Cost Basis for Reimbursement Area

The costs incurred in the installation of the subject traffic signal and in the administration of the Assessment Reimbursement Area are itemized in Exhibit B of this Resolution.

Section 4 - Determination of Proportionate Share Costs

The determination of the proportionate share costs for the Assessment Reimbursement Area are shown in Exhibit C to this Resolution. Actual proportionate share assessments made at the time that individual properties are developed will be based on the actual number of weekly vehicle trips that the development is estimated to generate. Trip generation estimates will be based on the then-current Institute of Transportation Engineers (ITE) Trip Generation Manual. The calculated proportionate share cost for the Reimbursement Area is \$8.62 per estimated weekly vehicle trip as shown in Exhibit C.

A Comprehensive Plan and zoning change request (AR 99-003) has been submitted to the County that, if approved, would change the zoning of four different parcels within the Assessment Reimbursement Area. Under the requested change, the zoning for parcels with serial numbers of 156661-000, 156661-005, 156764-000, and 156878-000 would be changed to a Commercial land use. If the Comprehensive Plan and zoning change request is approved, all four parcels would be subject to a proportionate share assessment and the calculated proportionate share cost would be changed to \$4.80 per estimated weekly vehicle trip as shown in Exhibit D.

Section 5 - Payment of Proportionate Share Costs

Property owners that are developing their properties and are to be assessed a proportionate cost share will not be issued final permit approvals until their latecomer cost share payment has been received by the County. This latecomer cost share will be calculated as indicated in Section 4 above. Assessments will be made for up to fifteen years following the adoption of this Resolution. This proportionate cost share payment is in addition to other standard developer fees. For the purposes of this Resolution, the definition of development shall be as provided for in CCC 12.05.010.

Section 6 - Reimbursement To Andresen Center Development

Clark County will reimburse the Andresen Center Development for all monies collected pursuant to this Resolution. The County will not be liable for failure to collect latecomer fees due to the Andresen Center Development. The total amount, to be reimbursed to Andresen Center Development, will not exceed \$203,650.

DATED this _____ day of _____, 1999,

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON**

Clerk to the Board

APPROVED AS TO FORM ONLY:

JUDIE STANTON, CHAIR

ARTHUR D. CURTIS
Prosecuting Attorney

CRAIG A. PRIDEMORE, COMMISSIONER

RICHARD S. LOWRY
Deputy Chief Civil Prosecuting Attorney

BETTY SUE MORRIS, COMMISSIONER

Exhibit B

Traffic Signal Improvement Costs
for
NE 63rd Avenue and NE 66th Avenue

Item Description	Firm Name	Item Cost
Traffic Signal Design	Group MacKenzie, Inc.	\$21,000.00
Traffic Signal Installation	Mill Plain Electric, Inc.	\$141,150.00
Striping & Site Work Design	Olson Engineering, Inc.	\$2,500.00
Striping & Site Work Installation	Brundidge Construction, Inc.	\$20,000.00
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Testing & Inspection	Carlson Testing, Inc. & Group MacKenzie	\$5,000.00
County Administration	Clark County	\$1,500.00
TOTAL COST		\$203,650.00



Clark County Calculations

Owner	Parcel Number	Ac.	BPA%	Net Acres	Total Acres	Max. Acre	Zoning	Development/Potential		Units	Trip Rate per Week	Weekly Trips	Site Trips at Signal #	Impacts %
								Total	New					
Andresen Investors	156662	-	-	-	-	-	Commercial	85.00	-	85 ksf	523.57	44,503	15,576	65.93%
Grimm, Joseph & Carolyn	156670	8.46	-	8.46	9.53	-	Mixed Use	118.70	-	118.70 ksf	67.65	8,030	5,220	22.09%
Grimm, Joseph & Carolyn	156749	0.57	-	0.57	-	-	(Bus. Park)	-	-	-	-	-	-	-
Grimm, Joseph & Carolyn	156797	0.28	-	0.28	-	-	-	-	-	-	-	-	-	-
Grimm, Joseph & Carolyn	156812	0.22	-	0.22	-	-	-	-	-	-	-	-	-	-
Krebs, Leonard & Irene	106361-584	2.62	0.75	0.66	0.66	7.30	R1-6	4	1	3 lots	-	-	-	-
Springer, Nick	156656-000	3.07	0.35	2.00	2.00	7.30	R1-6	14	1	13 lots	66.72	867	434	1.84%
Vanderhoef, Dennis & Nadine	156661-000	1.10	-	1.10	1.10	-	Light Industrial	1.10	-	1.10 acres	272.15	299	269	1.14%
Ross, Anne	156661-005	1.92	-	1.92	1.92	-	Light Industrial	1.92	-	1.92 acres	272.15	523	470	1.99%
Hammond, Orville & Evelyn	156672-000	0.17	-	0.17	1.02	7.30	R1-6	7	1	6 lots	-	-	-	-
Hammond, Orville & Evelyn	156815-000	0.85	-	0.85	-	7.30	R1-6	-	-	-	-	-	-	-
Dallum, Ronald	156676-000	4.70	0.15	4.00	4.00	7.30	R1-6	29	1	28 lots	66.72	1,868	934	3.95%
Empling, Steven & Paula	156716-000	0.70	0.35	0.46	0.46	7.30	R1-6	3	1	2 lots	-	-	-	-
Prager, John & Peggy	156716-005	1.33	0.50	0.67	0.67	7.30	R1-6	4	1	3 lots	-	-	-	-
Shetchek, Edward	156726-000	1.14	-	1.14	1.92	7.30	R1-6	14	2	12 lots	66.72	801	721	3.05%
Shetchek, Edward	156776-000	1.12	0.30	0.78	-	7.30	R1-6	-	-	-	-	-	-	-
Bovee, James & Georgia	156764-000	0.34	-	0.34	0.34	7.30	R1-6	2	-	2 lots	-	-	-	-
Terry, Louis & Deloris	156736-000	0.93	0.10	0.84	1.15	7.30	R1-6	8	1	7 lots	-	-	-	-
Terry, Louis & Deloris	156777-000	0.15	-	0.15	-	7.30	R1-6	-	-	-	-	-	-	-
Terry, Louis & Deloris	156878-000	0.16	-	0.16	-	7.30	R1-6	-	-	-	-	-	-	-
Nail, George	156789-000	0.91	-	0.91	0.91	7.30	R1-6	6	1	5 lots	-	-	-	-
Bahner, Gary & Dorothy	156844-000	0.27	0.60	0.11	0.46	7.30	R1-6	3	1	2 lots	-	-	-	-
Bahner, Gary & Dorothy	156874-000	0.87	0.60	0.35	-	7.30	R1-6	-	-	-	-	-	-	-
McNichols, Michael	156845-000	2.65	0.90	0.27	0.47	7.30	R1-6	3	2	1 lots	-	-	-	-
McNichols, Michael	156871-000	0.37	0.45	0.20	-	7.30	R1-6	-	-	-	-	-	-	-
Dunn, Richard & Jenny	156846-000	0.27	-	0.27	0.27	7.30	R1-6	1	1	1 lots	-	-	-	-
Conkle, Betty	156847-000	0.35	-	0.35	0.35	7.30	R1-6	2	1	1 lots	-	-	-	-
James, Bobby	156848-000	0.25	-	0.25	0.25	7.30	R1-6	1	1	1 lots	-	-	-	-
Lewis, James	156864-000	0.27	-	0.27	0.27	7.30	R1-6	1	1	1 lots	-	-	-	-
											56,892	23,624	100.00%	

Actual Cost of Signal: \$203,650
 Trip Rate > \$8.62

Reflects maximum R1-6 density of 7.3 dwelling units per acre (range is 5.1 to 7.3 du/ac)

With Zoning Change to Commercial Land Use (4 parcels only)

Clark County Calculations (assumes Comprehensive Plan & Zoning District changes*)

Owner	Parcel Number	Acres		May/Total	Zoning	Development Potential		Units	Trip Rate per Week	Weekly Trips	Site Trips at Signal %	Site Trips at Signal #	Impacts %	Impacts \$
		BPA	Net			Total	Existing							
Andresen Investors LLC	156662	7.68	7.68	7.68	Commercial	85.00	-	85	523.57	44,503	35%	15,576	36.74%	\$74,828
Grimm, Joseph & Carolyn	156670	8.46	8.46	9.54	Mixed Use (Bus. Park)	118.70	-	118.70	67.65	8,030	65%	5,220	12.31%	\$25,074
Grimm, Joseph & Carolyn	156749	0.58	0.58	-	-	-	-	-	-	-	-	-	-	-
Grimm, Joseph & Carolyn	156797	0.28	0.28	-	-	-	-	-	-	-	-	-	-	-
Grimm, Joseph & Carolyn	156812	0.22	0.22	-	-	-	-	-	-	-	-	-	-	-
Krebs, Leonard & Irene	106361-584	2.62	0.75	0.66	7.30	R1-6	4	1	3	lots	-	-	-	-
Springer, Nick	156656-000	3.07	0.35	2.00	7.30	R1-6	14	1	13	lots	66.72	867	50%	434
Vanderhoef, Dennis & Nadine	156661-000	1.10	1.10	1.10	Commercial	12.94	-	12.94	523.57	6,774	90%	6,096	14.38%	\$29,286
Ross, Anne	156661-005	1.92	1.92	1.92	Commercial	22.58	-	22.58	523.57	11,823	90%	10,641	25.10%	\$51,118
Hammond, Orville & Evelyn	156672-000	0.17	0.17	1.02	7.30	R1-6	7	1	6	lots	-	-	-	-
Hammond, Orville & Evelyn	156815-000	0.85	0.85	0.85	7.30	R1-6	29	1	28	lots	66.72	1,868	50%	934
Dallum, Ronald	156676-000	4.70	0.15	4.00	7.30	R1-6	3	1	2	lots	-	-	-	-
Emping, Steven & Paula	156716-000	0.70	0.35	0.46	7.30	R1-6	4	1	3	lots	-	-	-	-
Prager, John & Peggy	156716-005	1.33	0.50	0.67	7.30	R1-6	4	1	3	lots	-	-	-	-
Shefchek, Edward	156726-000	1.14	1.14	1.92	7.30	R1-6	14	2	12	lots	66.72	801	90%	721
Shefchek, Edward	156776-000	1.12	0.30	0.78	7.30	R1-6	4.00	-	4.00	ksf	523.57	2,094	90%	1,884
Bovee, James & Georgia	156764-000	0.34	0.34	0.34	Commercial	4.00	-	4.00	523.57	2,094	90%	1,884	4.44%	\$9,052
Terry, Louis & Deloris	156736-000	0.93	0.10	0.84	0.99	7.30	7	1	6	lots	-	-	-	-
Terry, Louis & Deloris	156777-000	0.15	0.15	0.15	7.30	R1-6	1.88	-	1.88	ksf	523.57	985	90%	887
Terry, Louis & Deloris	156878-000	0.16	0.16	0.16	Commercial	1.88	-	1.88	523.57	985	90%	887	2.09%	\$4,260
Nail, George	156789-000	0.91	0.91	0.91	7.30	R1-6	6	1	5	lots	-	-	-	-
Bahner, Gary & Dorothy	156844-000	0.27	0.60	0.11	0.46	7.30	3	1	2	lots	-	-	-	-
Bahner, Gary & Dorothy	156874-000	0.87	0.60	0.35	7.30	R1-6	3	1	2	lots	-	-	-	-
McNichols, Michael	156845-000	2.65	0.90	0.27	0.47	7.30	3	2	1	lots	-	-	-	-
McNichols, Michael	156871-000	0.37	0.45	0.20	7.30	R1-6	1	1	1	lots	-	-	-	-
Dunn, Richard & Jenny	156846-000	0.27	0.27	0.27	7.30	R1-6	1	1	1	lots	-	-	-	-
Conkle, Betty	156847-000	0.35	0.35	0.35	7.30	R1-6	2	1	1	lots	-	-	-	-
James, Bobby	156848-000	0.25	0.25	0.25	7.30	R1-6	1	1	1	lots	-	-	-	-
Lewis, James & Alaina	156864-000	0.27	0.27	0.27	7.30	R1-6	1	1	1	lots	-	-	-	-
												42,392	100.00%	
												Actual Cost of Signal: \$203,650		
												Trip Rate >		\$4.80

* Based on an assumption that all required Annual Reviews, Rezones, and Concurrency analyses are approved. Nothing

in this table may be construed to approve, support, or condone such applications.

** Reflects maximum R1-6 density of 7.3 dwelling units per acre (range is 5.1 to 7.3 du/ac)

CLARK COUNTY
STAFF REPORT

Steve Schwilke
PW RECORDS
PW ADMIN.

DEPARTMENT/DIVISION: Public Works/Transportation

DATE: January 25, 1999

QUEST: Board of Commissioners Approve the Attached Resolution Establishing Assessment Reimbursement Area 99-01 for Traffic Signal Improvements at the Intersection of NE 63rd Street and NE 66th Avenue.

BACKGROUND: In 1998, the Andresen Center Development (SPR 97-040) was approved with a condition that they install a traffic signal at the intersection of NE 63rd Street and NE 66th Avenue. Andresen Investors, the developer for the Center, has requested that Clark County establish an assessment reimbursement area that would recover some of the costs they incurred in the design and installation of the traffic signal.

Under Clark County Code Chapter 12.36, Road Improvement Reimbursement, the County has the authority to establish a latecomer reimbursement area that would assess future beneficiaries of the new traffic signal a proportionate cost-share of the signal costs. CCC 12.36 establishes the process to be used to form and administer the assessment reimbursement area. Note that latecomer fees would not be assessed until individual properties within the reimbursement area are developed.

The Resolution to establish Assessment Reimbursement Area 99-01 is attached to this Staff Report. It describes the basis and procedures to be used in administering the latecomer's reimbursement area. The proportionate cost share, to be assessed to each property, would be \$0.62 per estimated weekly vehicle trip. Note that only those properties shown with cross-hatching on the reimbursement area map would be assessed a latecomer's charge.

Public Hearing will be held at 10:00 AM, on Tuesday, February 2, 1999, in the Commissioner's Hearing Room, 2nd Floor, Franklin Building, 1013 Franklin Street, Vancouver, Washington to consider the request to establish the assessment reimbursement area.

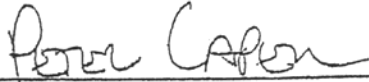
COMMUNITY OUTREACH: A Notice of Public Hearing, including a description of the reimbursement area and the reimbursement area procedures, was mailed to all property owners within the proposed assessment reimbursement area. No other community outreach has been conducted.

ACTION REQUESTED: It is requested that the Board of County Commissioners, following the Public Hearing, approve the attached Resolution to establish Assessment Reimbursement Area 99-01. It is further requested that the Board of County Commissioners authorize the Director of Public Works, following the establishment of the reimbursement area, to execute a contract with Andresen Investors, under which the reimbursements would be made.

BUDGET IMPLICATIONS: None. The funding for the administration of the Assessment Reimbursement Area has been included as part of the approved 1999 budget.

099-11

DISTRIBUTION: Please notify the Department of Public Works of the Board's Action.




Peter Capell, P.E.
County Engineer

Approved

2-2-99.

CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS



Ron S. Bergman
Director of Public Works

PC/RSB/SS/pab

Attachment: Resolution

2W 99-11

BOARD OF COMMISSIONERS
HEARING PACKET

Hearing Item:

Board of Commissioners Approve the
Attached Resolution Establishing
Assessment Reimbursement Area
99-01 for Traffic Signal Improvements
at the Intersection of NE 63rd Street
and NE 66th Avenue

Date:

February 2, 1999

Time:

10:00 a.m.

CONTENTS:

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| 9 | 1 | Notice of Hearing | (advertised) |
| 9 | 2 | Notice of Hearing | (mailed) |
| 9 | 3 | Mailing List | (included) |
| 9 | 4 | Staff Report | (included) |
| 9 | 5 | Resolution | (original included) |
| 9 | 6 | Determination of Sufficiency | (adopted December 8, 1998) |

LATECOMER AGREEMENT
Assessment Reimbursement Area 99-01

This Agreement, entered this _____ day of _____, 1999, by and between CLARK COUNTY, WASHINGTON, a municipal corporation, and ANDRESEN INVESTORS, L.L.C., a private corporation, is for the purpose of establishing latecomer payment arrangements for Assessment Reimbursement Area 99-01.

WHEREAS, Andresen Investors was required, as a condition of development approval for the Andresen Center Development (SPR 97-040), to install a traffic signal at the intersection of NE 63rd Street and NE 66th Avenue; and

WHEREAS, the subject traffic signal was required based upon volume warrants being met which is indicative of a public safety hazard; and

WHEREAS, Clark County Code Chapter 12.36 provides for the establishment of an assessment reimbursement area that allows developers to recover a portion of those improvement costs incurred as a condition of development approval if the improvement benefits other property developers; and

WHEREAS, the Clark County Board of Commissioners established Assessment Reimbursement Area 99-01 on February 2, 1999 that is intended to reimburse Andresen Investors for a portion of the costs they incurred in designing and installing the subject traffic signal, **NOW, THEREFORE**,

CLARK COUNTY AND ANDRESEN INVESTORS DO HEREBY AGREE AS FOLLOWS:

Section 1 - Description of the Improvements

The improvement considered in Assessment Reimbursement Area 99-01 is the traffic signal and related features at the intersection of NE 63rd Street and NE 66th Avenue.

Section 2 - Boundaries of the Reimbursement Area

The boundaries of Assessment Reimbursement Area 99-01 are shown in Exhibit A of this Agreement. Only those properties within the boundaries that are shown with a cross-hatching on the Exhibit may be assessed a proportionate cost share of the traffic signal costs. These properties are projected to result in ten (10) or more new peak hour vehicle trips when developed. As a result, these cross-hatched properties have benefited from the installation of the subject traffic signal because they would have been required to install the traffic signal had Andresen Investors not previously installed it.

The properties within the boundaries that are not shown with a cross-hatching on the Exhibit will not be assessed a proportionate cost share of the traffic signal costs. These properties are projected to result in less than ten (10) new peak hour vehicle trips when developed. These properties have not directly benefited from the installation of the subject traffic signal because they would not have been required to install the subject traffic signal.

Section 3 - Cost Basis for Reimbursement Area

The costs incurred in the installation of the subject traffic signal and in the administration of Assessment Reimbursement Area 99-01 are itemized in Exhibit B of this Agreement.

Section 4 - Determination of Proportionate Share Costs

The determination of the unit proportionate share cost for Assessment Reimbursement Area 99-01 is shown in Exhibit C to this Agreement. Actual proportionate share assessments will be made at the time that individual properties are developed and will be based on (1) the unit proportionate share cost and (2) the actual number of weekly vehicle trips that the development is estimated to generate. Trip generation estimates will be based on the then-current Institute of Transportation Engineers (ITE) Trip Generation Manual. The calculated unit proportionate share cost for the Reimbursement Area is \$8.62 per estimated weekly vehicle trip as shown in Exhibit C.

A Comprehensive Plan and zoning change request (AR 99-003) has been submitted to the County that, if approved, would change the zoning of four different parcels within the Assessment Reimbursement Area. Under the requested change, the zoning for parcels with serial numbers of 156661-000, 156661-005, 156764-000, and 156878-000 would be changed to a Commercial land use. If the Comprehensive Plan and zoning change request is approved, all four parcels would be subject to a proportionate share assessment and the calculated unit proportionate share cost would be changed to \$4.80 per estimated weekly vehicle trip as shown in Exhibit D.

Section 5 - Payment of Proportionate Share Costs

Property owners that are developing their properties and are to be assessed a proportionate cost share will not be issued final permit approvals until their latecomer cost share payment has been received by the County. This latecomer payment will be calculated as indicated in Section 4 above. Assessments will be made for up to fifteen years following the adoption of this Resolution establishing Assessment Reimbursement Area 99-01. This latecomer cost share payment is in addition to other standard developer

fees. For the purposes of this Agreement, the definition of development shall be as provided for in CCC 12.05.010.

Section 6 - Reimbursement To Andresen Investors

Clark County will reimburse Andresen Investors for all monies, with the exception of the \$1,500 in County Administrative charges shown in Exhibit B of this Agreement, collected pursuant to this Agreement. The County will not be liable for failure to collect latecomer fees due to Andresen Investors. The total amount, to be reimbursed to Andresen Investors, will not exceed \$203,650.

ANDRESEN INVESTORS, L.L.C.:

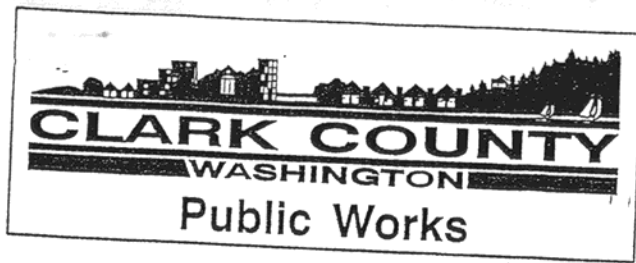
George H. Killian

CLARK COUNTY:

Ron Bergman, Director
Department of Public Works

Approved As to Form:

RICHARD S. LOWRY
Deputy Chief Civil Prosecuting Attorney



Transportation Concurrency Program

Superior Service that is Responsive and Cost Justified

February 10, 1999

Subject: Notice of Assessment

Dear Property Owner:

On February 2, 1999, the Clark County Board of Commissioners established Assessment Reimbursement Area 99-01. The reimbursement area is for the purpose of recovering some of the costs of the traffic signal and associated features that were recently installed at the intersection of NE 63rd Street and NE 66th Avenue. The Assessment Reimbursement Area was established in accordance with Clark County Code Chapter 12.36.

Within the Reimbursement Area, developers of certain undeveloped properties that will benefit from the traffic signal will be assessed a proportionate share of the costs of the signal. The amount of the assessment will be calculated separately for each property and will be based on (1) the projected number of vehicle trips that the property would generate following development and (2) a unit reimbursement rate of \$8.62 per weekly vehicle trip.

A more detailed description of the Reimbursement Area is contained in the attached Latecomer Agreement between Clark County and Andresen Investors (the party responsible for the installation of the subject traffic signal). If you have any questions, please contact me at 397-6118 extension 4017.

Sincerely:

Steven C. Schulte
Concurrency Manager

