From:	publiccomment
To:	Sue Marshall; Glen Yung; Michelle Belkot; Wil Fuentes; Matt Little
Cc:	Oliver Orjiako; Jose Alvarez; Amy Wooten; Cnty 2025 Comp Plan
Subject:	FW: Council Hearing Public Comment
Date:	Thursday, September 10, 2026 1:25:38 PM
Attachments:	image001.png

__FYI__

Please see the supplemental public comments below from Max Bondar re: Woodland School District CFP (CPZ2025-00008).

Thanks!
Rebecca

Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

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From: Clark County <webmaster@clark.wa.gov>
Sent: Thursday, September 10, 2026 10:34 AM
To: publiccomment <publiccomment@clark.wa.gov>
Subject: Council Hearing Public Comment

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Submitted on Thu, 09/10/2026 - 10:34 AM

Name
Max Bondar

Phone Number
5035165078

Email Address
maxbondar.usa@gmail.com

Subject
Supplemental Comment, CPZ2025-00008, Woodland School District Capital Facilities Plan (2025-2031)

Date of Hearing
Tue, 09/15/2026

Comment
To the Clark County Council,

I submitted written comments and a detailed exhibit on CPZ2025-00008 prior to this hearing. I'm submitting this short supplement to raise a development since that submission.

On September 8, 2026, the Woodland City Council approved the first reading of the companion ordinance (Ordinance No. 1579). At that hearing, the Woodland School District explained the $0.00 property tax credit in the Capital Facilities Plan's Appendix A by stating that the credit does not apply because the new elementary school has not yet been built.

I have reviewed the District's own 2019 to 2025 Capital Facilities Plan, which Clark County itself reviewed and adopted in 2019 (CPZ2019-00022). That plan applied the identical tax credit formula, Tax Credit Multiplier times Average Assessed Value times Tax Levy Rate, against a combined facility cost that was roughly 73 percent an already built, already occupied high school. The formula still produced a full, nonzero credit of $5,686.03. The District did not calculate a separate credit for the unbuilt portion of that plan; it calculated one blended credit for the whole cost basis. This confirms the formula has never had a construction status variable. It is driven entirely by three inputs, none of which reference whether a specific facility has been built.

This means the District's stated justification for the current $0.00 credit describes a rule that does not exist in this formula or in the District's own prior application of it. The $0.00 result remains the calculation error I raised in my original comment, not a defensible policy distinction.

I've attached an updated version of my written exhibit, which includes a side by side comparison of the 2019 and 2025 to 2031 calculations and the actual 2019 Appendix A worksheet as a supporting document.

I respectfully ask that the Council not adopt the Capital Facilities Plan by reference, and not authorize collection of the proposed impact fees, until this calculation is corrected.

Thank you for your consideration.

Max Bondar, P.E.
503.516.5078

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