

Blaine City Council

July 23, 2007

RE: Ord. 07-2669 Deferral of Building Permit Fees and
Ord. 07-2670 Deferral of Utility Connection Fees

It is my understanding that the payment of fees by a developer "reserves" capacity and/or availability of public facility infra structure for his project. As a result that funds from fees that would normally be paid up front are deferred until the end of the development of the project and consequently are not available for use by the City. Based on the proposed ordinances this could be up to two years.

Isn't it possible that a "back log" of deferrals could overload the infra structure thus preventing developers in other zones and/or those within the CBD-Market Area from going ahead with their projects? If this were to occur what are the City's legal obligations to provide public facility infra structure to these developers?

Do the proposed ordinances have a trigger mechanism that recognizes when either the cash flow is in jeparody and/or the availability of infra structure?

Do the proposed ordinances have a life span, for example two years, or is it going to be dependent on the "conditions on the ground"?

Are these proposed ordinances fair to developers working in other zones in the City or will they be required to provide evidence that the conditions in their area also constitute a disincentive for development and they should be granted the same deferrals as those presently being proposed for the CBD-Market Area?

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