



City Council

Ordinance Amending Transportation Impact Fees

Agenda Date: 12/18/2012
Agenda Item Number: 4.J
File Number: 12-0763

Type: ordinance **Version:** 1 **Status:** Passed

Agenda Item:

Ordinance Amending Transportation Impact Fees

Issue:

This ordinance amends Transportation Impact Fees to adjust for increases or decreases in the cost of labor, construction materials and real property.

Committee Recommendation:

Not referred to a committee.

City Manager's Recommendation:

Move to approve on first reading and forward to second reading amending Transportation Impact Fees.

Staff Contact:

Randy Wesselman, Transportation Engineering and Planning Manager, 360.753.8477

Presenter(s):

No presentation is planned as this is a Consent Calendar Item

Background and Analysis:

On an annual basis, staff updates the City's Transportation Impact Fee calculations to reflect inflationary increases or decreases in project costs for Transportation Impact Fee funded projects over the next six years. This update reflects changes in project costs from 2012 to 2013, and is consistent with updated transportation project costs shown in the 2013-2018 *Capital Facilities Plan*.

After applying cost inflators to project labor costs, land value and construction costs, the Transportation Impact Fee cost per trip increased from \$2,592 to \$2,608 or approximately 0.62%. The resulting increase reflects higher engineering and construction costs, a decrease in most Right-of-Way (ROW) acquisition costs and receipt of a second grant for the Boulevard Road and 22nd Roundabout project. Additional detail can be found in Attachment 1.

The proposed amendments to the Transportation Impact Fee Ordinance can be found in Attachment 2. The proposed new rates for the various land-use types are shown under Schedule D.

Neighborhood/Community Interests (if known):

Updating Transportation Impact Fees reflect inflationary increases or decreases in project costs ensures new developments pay their fair share of project costs.

Options:

1. Approve the ordinance amending Transportation Impact Fees on first reading and move to second reading.
2. Approve the ordinance with changes to some of the proposed impact fee rates.
3. Do not move forward with an update Transportation Impact Fee ordinance at this time.

Financial Impact:

The proposed fees will result in Transportation Impact Fees increasing by approximately 0.62%.