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City Council

Approval of Ordinance Amending Transportation Impact Fees

Agenda Date: 12/17/2013

Agenda Item Number: 4.J

File Number: 13-0912

Type: ordinance **Version:** 2 **Status:** Passed

Title

Approval of Ordinance Amending Transportation Impact Fees

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the ordinance amending Transportation Impact Fees on second reading.

Report

Issue:

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

Staff Contact:

Randy Wesselman, Transportation Engineering and Planning Manager, Public Works Transportation, 360.753.8477

Presenter(s):

Consent Item.

Background and Analysis:

The background and analysis information has not changed from the first reading. A Transportation Impact Fee is charged by the City to developers to offset the impact of new development on the transportation system. The cost is calculated based on the type of land use and projected number of vehicle trips generated by the development within a day. The dollars collected fund future transportation capital improvement projects.

Each year, staff updates the City's Transportation Impact Fee calculations to reflect inflationary increases or decreases in project costs. The recommended adjustments are based on 2013-2014 project costs. These costs are consistent with the 2014-2019 *Capital Facilities Plan*.

Staff recommends increasing the Transportation Impact Fee cost per trip from \$2,608 to \$2,654

(1.78%). This reflects an increase in engineering labor and construction costs and a decrease in most Right-of-Way (ROW) acquisition costs. Additional detail on the cost of labor, construction materials, and real property can be found in the attachment.

The proposed amendments to the Transportation Impact Fee Ordinance can be found in Schedule D of the Ordinance.

Neighborhood/Community Interests (if known):

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

Options:

1. Approve the Ordinance amending Transportation Impact Fees on second reading. This will provide an accurate way to remain current with the cost of labor, construction materials, and real property.
2. Approve the Ordinance with changes to some of the proposed impact fee rates.
3. Do not move forward with an update of the Transportation Impact Fee Ordinance at this time. Project costs will not remain current with the cost of labor, construction materials, and real property.

Financial Impact:

The proposed fees will result in Transportation Impact Fees increasing by approximately 1.78 percent.