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City Council

Approval of Ordinance Amending Transportation Impact Fees

Agenda Date: 12/15/2015
Agenda Item Number: 4.P
File Number: 15-1189

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 on second reading the ordinance amending Transportation Impact Fees.

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):

None - Consent Item.

Background and Analysis:

Background and analysis have not changed from first to second reading.

The City charges developers a Transportation Impact Fee to offset the impact of new development on the transportation system. Transportation Impact Fees fund future transportation capital improvement projects. The cost is calculated based on the type of land use and the projected number of afternoon, peak-hour vehicle trips generated by the development.

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 2015-2016 project costs. These costs are consistent with the 2016-2021 *Capital Facilities Plan*.

Staff recommends increasing the Transportation Impact Fee cost per trip from \$2,688 to \$2,913 (8.38%). This reflects an increase in engineering labor and construction costs and an increase to purchase Rights-of-Way (ROW). 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):

Public Hearings were held on October 13 and November 17, 2015. No comments were received concerning the increase in Transportation Impact Fees.

Options:

1. Approve the Ordinance amending Transportation Impact Fees on second reading. Project costs will 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 8.38 percent.

Attachments:

1. Ordinance
2. Summary
3. Cost Distribution