



City Council

Approval of an Ordinance Amending Transportation Impact Fees

Agenda Date: 12/19/2017
Agenda Item Number: 4.G
File Number: 17-0075

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

Title

Approval of an 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 amending Transportation Impact Fees to include increases in cost for labor, construction materials, real property, and removal of projects which are fully funded.

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 has 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.

On an annual basis, staff adjusts project costs to remain current with the cost of labor, construction materials, and real property. Staff makes updates to the Transportation Impact Fee Rate Study approximately every three to five years. The last update was in 2016.

Updates affecting the Transportation Impact Fee Rate Schedule include:

1. Deleting the Transportation Projects Update and Prioritization project and the Log Cabin Road Extension right-of-way cost since these are fully funded or complete;
2. Inflating project estimates for cost of labor, construction materials, and real property.

Staff recommends revising the Transportation Impact Fee Ordinance to reflect the above changes.

Attached are the proposed amendments to the Transportation Impact Fee Ordinance.

Neighborhood/Community Interests (if known):

Public Hearings were held on October 17 and November 21, 2017. The City Council did not receive any comments concerning the decrease in Transportation Impact Fees.

Options:

1. Approve on second reading the ordinance amending Transportation Impact Fees. Project costs will remain current with the cost of labor, construction materials, and real property.
2. Do not approve the Ordinance.

Financial Impact:

The Transportation Impact Fee will decrease from \$2,999 to \$2,957 per new PM peak hour trip. This represents a -1.39% decrease.

Attachments:

Ordinance

Cost Distribution