



City Council

Approval of an Ordinance Amending Transportation Impact Fees

Agenda Date: 12/18/2018
Agenda Item Number: 4.L
File Number: 18-0153

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 the ordinance amending Transportation Impact Fees on second reading.

Report

Issue:

Whether to amend Transportation Impact Fees.

Staff Contact:

David Smith, Project Engineer, Public Works - Transportation, 360.753.8496

Presenter(s):

None - Consent Calendar 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. Removing the Boulevard Road and Morse-Merryman Intersection Improvements since the project is completed.
2. Removing the Log Cabin Road Extension design funding since this project is beyond the six-year planning timeframe.
3. Inflating project estimates for cost of labor, construction materials, and real property.
4. Addition of Missing Middle land use categories and associated fees.

Staff recommends revising the Transportation Impact Fee Ordinance to reflect the above changes. The proposed amendments to the Transportation Impact Fee Ordinance are attached.

Neighborhood/Community Interests (if known):

Public Hearings were held on October 23 and November 13, 2018. The City Council did not receive any comments concerning the decrease in Transportation Impact Fees.

Options:

1. Approve the ordinance amending Transportation Impact Fees on first reading and forward to second reading. Impact Fees will reflect the most recent updates to project costs.
2. Approve the ordinance with changes to some of the proposed Transportation Impact Fee rates. Staff will incorporate any changes recommended by Council in the ordinance for second reading.

Financial Impact:

The Transportation Impact Fee will decrease from \$2,957 to \$2,782 per new afternoon peak hour trip. This represents a 5.9 percent decrease.

Attachments:

Ordinance
Cost Distribution