



## Staff Report

November 18, 2024 Council Workshop Meeting

Revisions to CMC 3.88 Impact Fees

Presenter: Steve Wall, Public Works Director

Time Estimate: 10 minutes

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**BACKGROUND:** Chapter 3.88 of the Camas Municipal Code (CMC) pertains to the collection of Impact Fees on new development, including the issuance of credits to developers for construction of particular capital improvements. Chapter 3.88 has been modified over time consistent with applicable State law.

**SUMMARY:** As the City Council is aware, updates to the Fire and Parks/Open Space Impact Fees have been adopted via Ordinance in the last couple years and staff is anticipating bringing forth a proposal for adoption of new Traffic Impact Fees in the near future. With updates occurring to the Fees, staff has also been tracking minor updates and clean-up of CMC Chapter 3.88. Attached for Council's reference are a draft Ordinance with proposed revisions to Chapter 3.88, and an Underline/Strikeout version of Chapter 3.88 showing proposed additions and deletions.

Revisions to Chapter 3.88 are summarized immediately below for reference:

- Multiple Department Heads oversee implementation of Impact Fees. The generic definition of a "Director" has been added for clarity.
- Allowing the prepayment of impact fees has been considered an incentive to developers in the past. However, there are not currently provisions putting any limitations on how long the City will hold the prepayment on behalf of the developer. There is an administrative burden of holding funds on behalf of others.
- The specific formulas regarding calculations of impact fees can change over time. However, the basis for the calculations generally remains the same. Section 3.88.060 through 3.88.100 have been modified to reference the general basis for the calculations instead of a specific formula.
- The code sections regarding Exemptions to payment of impact fees and the ability to submit an independent fee calculation have been updated consistent with State law and best practices.
- The process for issuance of impact fee credits has been updated to meet current practice and include an expiration of 10 years for the use of any credits issued. This is consistent with the State law that requires the City to use or obligate impact fees within 10 years of receiving them.

- The Appeals and Refund sections have been updated to meet current and best practices.

**BENEFITS TO THE COMMUNITY:** The proposed changes to CMC Chapter 3.88 simplifies the language and ensures the collection of impact fees and issuance of impact fee credits are consistent with State statutes and best practices.

**BUDGET IMPACT:** There is no direct budget impact resulting from the proposed changes to CMC Chapter 3.88.

**RECOMMENDATION:** Staff recommends placing an Ordinance on the December 2, 2024 Regular Meeting Agenda for the City Council to consider amending Chapter 3.88 of the Camas Municipal Code.