

CITY OF LYNDEN

EXECUTIVE SUMMARY – Community Development Committee



CDC Meeting Date:	April 21, 2021	
Name of Agenda Item:	Revisions to the West Lynden Transportation (and Park) Impact Fee Discount	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:	<input type="checkbox"/> Staff revisions <input type="checkbox"/> Return to CDC <input type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Planning Commission <input type="checkbox"/> Other Committees <input type="checkbox"/> Other: _____
	Legal Review: <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Recommended <input type="checkbox"/> Not Required	
Attachments:		
Reso 709 Declaring an Economic Benefit Area, Letter from Mayor Louws, Zoning Map circa 2005, Discount examples		
Summary Statement:		
<p>In 2005 the City Council passed Resolution 709 which declared the zoning designations of I-1 (Industrial), I-2 (Industrial), and CS-3 (Commercial Services) as economic assistance areas. This indicated that the Council would consider economic incentives such as the reduction in park and transportation impact fees for new development in those areas.</p> <p>Subsequently the “discount” of 50% was used in this area consistent with the attached letter from Mayor Louws. Louws indicated that the uncollected fees should be made up by outside funding sources such as the County’s EDI Funds.</p> <p>Unfortunately, EDI funding and other outside funding sources for transportation projects have been more difficult to acquire in recent years and the cost of roadway construction continues to increase leaving a significant shortfall for the City’s “impact fee streets”.</p> <p>This item is being brought forward to the CDC for initial discussion as to the appropriateness of a revision.</p> <p>Recent examples of permits that have been granted the discount are attached.</p>		
Recommended Action:		
Discussion regarding the revision or termination of the TIF and Park Impact Fee discount for the West Lynden Area.		