

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	December 2, 2019	
Name of Agenda Item:	Ord 1594 - Establishing an Impact Fee Deferral Program	
Section of Agenda:	Public Hearing	
Department:	Planning Department	
Council Committee Review:	<input checked="" type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input checked="" type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
		Legal Review: <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
Attachments:		
Ordinance 1594, Exhibit A, Exhibit B, Redline versions of code revisions (see also staff memo within Council packet of 11-18-19)		
Summary Statement:		
<p>In 2015 the State Legislature authorized changes to RCW 82.02 related to the collection of impact fees for single family home development. This was intended to assist in the economic recovery of the building industry.</p> <p>As a result, the City is required to create a program by which home builders may defer the payment of impact fees which would normally be due <u>at the time of building permit</u>. (This deferral option is not available to the impact fees which are normally due at the time of final plat.)</p> <p>The amended code language will propose that impact fees may be delayed until final occupancy but not longer than 18 months. The number of fee deferral requests may not exceed more than 20 units per year per applicant and will be administered at a fee equivalent to 10% of the value of the fees for which deferment is requested or no more than \$300 per residence, whichever is less.</p> <p>Staff is also using the opportunity to amend Title 3 by formally recognizing the option to have fee credits (construction in lieu of impact fees) and to clean-up other language such as outdated capital improvement references to "Table 8" and indicating park and fire fees by reference instead of within the code.</p>		
Recommended Action:		
Motion to approve Ordinance 1594 revising LMC Title 3 and implementing an impact fee deferral program while updating references to Park and Fire Impact Fees and Transportation Impact Fee credits and authorize the Mayor's signature on the Ordinance.		