

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	November 18, 2019	
Name of Agenda Item:	Set the Public Hearing – Ord 1594 Impact Fee Deferral Program	
Section of Agenda:	Consent	
Department:	Planning Department	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Public Safety <input type="checkbox"/> Finance <input type="checkbox"/> Public Works <input type="checkbox"/> Parks <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:		
Staff Memo re Impact Fee Deferral, MRSC Article		
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.</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.</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recognizing the option to have fee credits (construction in lieu of impact fees) and to clean-up other language such as outdated capital improvement references to “Table 8” and indicating park and fire fees by reference instead of within the code.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> <p>Draft language is currently going through legal review and will be brought forward with the December 2 City Council agenda.</p>		
Recommended Action:		
Motion to set a public hearing date of December 2, 2019 to approve revisions to LMC Title 3 which implements an impact fee deferral program and updates references to fees and fee credits.		