

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	August 2, 2021	
Name of Agenda Item:	Set the Public Hearing to Update Transportation Impact Fees	
Section of Agenda:	Consent	
Department:	Planning Department	
Council Committee Review:		Legal Review:
<input type="checkbox"/> Community Development	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance	<input type="checkbox"/> Public Works	<input type="checkbox"/> No - Not Reviewed
<input type="checkbox"/> Parks	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Review Not Required
Attachments:		
Transportation Impact Fee Project List, Reso 709		
Summary Statement:		
<p>On March 1, 2021 the City Council adopted a Resolution of Intent (Reso 1031) which outlines the path forward to lifting the moratorium on the Pepin Creek Sub-Area and implementing the infrastructure associated with the Pepin Lite Plan. The mechanism that showed the most merit is the use of Transportation Impact Fees (TIF) administered in the form of a SEPA mitigation fee or adopted as a TIF overlay.</p> <p>City staff has engaged with our consultant Transpo to revise the City's TIF project list to include the 13 infrastructure projects identified in Pepin Lite include creek and reflect the associated funding sources. Transpo has also adjusted their City-wide trip analysis to reflect the growth that will occur in Pepin Creek as laid out in the Pepin Creek Subarea. This is the addition of approximately 1550 housing units over the next 15 years.</p> <p>Revisions to the TIF will also remove what is known as the West Lynden discount. This has been a 50% discount in transportation and park impact fees for specific areas west of the Guide Meridian based on Council Resolution 709. It was established in 2005 with the understanding that outside funding sources would subsidize the remaining half of the impact fees. Outside support for roadway projects has since declined and the City has been unable to secure the expected funding. The Community Development Committee discussed the removal of the discount at an April meeting and asked that staff draft Council action which would remove the fee beginning in January 2022.</p> <p>To summarize, the upcoming ordinance will:</p> <ol style="list-style-type: none">1. Implement a TIF Overlay on the Pepin Creek Sub-area which will enable the City to collect a fee of \$17,328 per trip specifically to fund projects within the Pepin Subarea. This is proposed to be effective immediately upon approval.2. Increase the City-wide TIF from \$2,111 per trip to \$2,168 per trip. Effective Jan. 1, 2022.3. Remove the west Lynden 50% discount of transportation and park impact fees. Effective Jan. 1, 2022. <p>Tonight, the Council is asked to set the date of August 16, 2021 to hear and approve these TIF updates.</p>		
Recommended Action:		
Motion to set a public hearing date of August 16, 2021 for an ordinance amending the City's Transportation Impact Fees and creating a Pepin Creek Subarea Transportation Impact Fee Overlay.		