

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	August 16, 2021	
Name of Agenda Item:	Ord 1631 Updating Transportation Impact Fees (TIF)	
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 1631 with Exhibits (Updated Transportation Impact Fee Project List and TIF Schedule), Reso 709 and Mayor Louws letter re west Lynden TIF discount.		
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 CDC 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, Ordinance 1632 proposed to:</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. 		
Recommended Action:		
Motion to approve Ordinance 1631 and authorize the Mayor's signature to amend the City's Transportation Impact Fees (TIF), establish a Pepin Creek Subarea TIF Overlay, and rescinding the west Lynden TIF and park impact fee discounts.		