



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 24, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on the Land Use Assumption Map for Roadway Service Areas.

BACKGROUND/SUMMARY:

Land Use Assumptions for Roadway Impact Fees are determined separately from the water and sewer Land Use Assumptions. For Roadway Impact Fees, the land uses are: Single Family Residential, Multi-Family Residential, Basic, Service, and Retail. Basic activities are those that produce goods and services that would be exported out of the local economy, such as manufacturing, construction, transportation, wholesale trade, warehousing, and other industrial activities. Service activities are those that produce personal and professional services and would include government and professional offices, as well as educational uses. Retail activities that provide for the retail sale of goods, such as shops, grocery stores, and restaurants.

The existing amount of vehicle miles per land use is determined, and the amount of vehicle miles per land is estimated over 10 years. The difference is the increase in vehicle miles induced by the additional land uses. The growth in vehicle miles is accommodated for by the proposed roadway capital projects, which then informs each service area’s roadway impact fee.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Roadway Impact Fees Land Use Assumptions

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Community Impact Fee Advisory Committee approve the Land Use Assumptions for Roadway Impact Fees.

COMMUNITY IMPACT FEE ADVISORY COMMITTEE:	Recommend Approval	Disapproval	None
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