AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 13, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Roadway Impact Fees.

BACKGROUND/SUMMARY:

Using the Roadway Impact Fee project and cost list, as divided amongst the three service areas, the Advisory Committee can review each service area's roadway impact fee. Neighboring cities' impact fees are provided as a reference. As with water and sewer impact fees, the maximum assessable roadway impact fee is 50% of the total, unless a plan is developed to credit ad valorem taxes generated by new service units for payments of those improvements.

The Committee can recommend different roadway impact fees for residential and non-residential uses.

Service Area 1:
Revised total cost = $17,480,000
Proposed RIF = $622.71/service unit

Service Area 2:
Revised total cost = $18,615,000
Proposed RIF = $728.71/service unit

Service Area 3:
Revised total cost = $24,050,000
Proposed RIF = $465.88/service unit

At the September 29th CIF AC meeting, the Committee discussed phasing in Roadway Impact Fees, along with water and sewer impact fees. A five-year phasing plan has been included, with Year 1 being provided as a grace period for roadway impact fees. Additionally, non-residential development is assessed at a lower rate than residential development. In Year 2, the rate is 30% for residential and 20% for non-residential, and that rises by Year 5 to 50% (maximum rate) for residential and 35% for non-residential.

LEGAL REVIEW: No
FISCAL IMPACT: No
FORM 1295 FILED: Not Applicable
PRESENTATION: Yes
ATTACHMENTS: Yes

- Roadway Impact Fee presentation
- Impact Fee Phasing Schedule
- LUVMET
- Fee comparison chart
- RIF Project List
- Service areas with project lists
- RIF Subdivision Locations

STAFF RECOMMENDATION:

The city staff recommends that the Community Impact Fee Advisory Committee discuss and approve Roadway Impact Fees.

Community Impact Fee Advisory Committee: **Recommend Approval** **Disapproval** **None**