



# AB 6092

## Transportation Impact Fee Rate Update

June 7, 2022

# Overview

- Impact Fees 201
- Impact Fee Exemptions
- Impact Fee Revenue
- Updated Rate Study
- Q&A
- Approve rate study, adopt code amendment



# What Are Impact Fees?

- One-time charges assessed on new development
- Helps pay for new/expanded public facilities that serve new development
- Projects must be included in capital facilities plans and impact fees can only cover a proportionate share of the project cost
- Cannot be used to correct existing deficiencies
- Funds must be expended in 10 years



# Impact Fees 201

- Apply to both residential and commercial development
- Non-transferable
- Tied to new impacts
- Do not expire



# Impact Fee Exemptions

- Affordable housing
- Rebuilding after “act of God” (within 12 months of loss)
- Remodeling or replacing legally established building (within 12 months of demolition)
- Condominium conversions
- SEPA mitigation, plat conditions or development agreement that otherwise provide for transportation system improvements
- Retail and restaurant uses

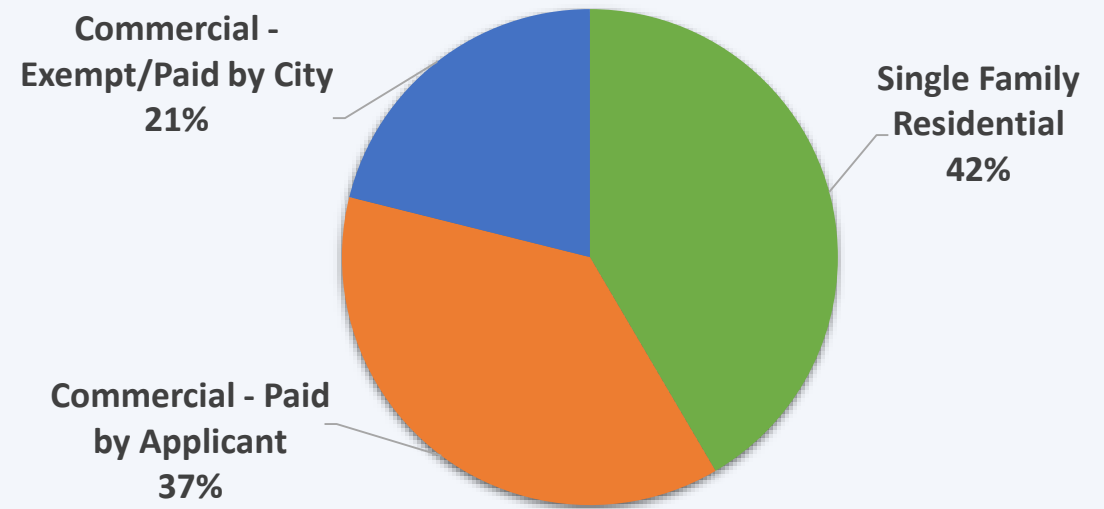


# Impact Fees Revenue

Since inception in 2016:

- Collected \$662,217 in transportation impact fees from applicants
- City has backfilled \$177,145 in exempted impact fees
- Total of \$839,362 generated

Transportation Impact Fee Revenue 2016-2021	
Single Family Residential	\$348,696
Multi-Family Residential	\$0
Commercial – paid by applicant	\$313,521
Commercial – exempt/paid by City	\$177,145
<b>TOTAL</b>	<b>\$839,362</b>



# Proposed New Rates

Land Use	Current	Proposed	Unit of Measure
<b>Residential</b>			
Single Family (1-2 dwellings)	\$4,914.53	\$4,153	dwelling
Multi-Family (3 or more dwellings)	\$2,801.61	\$1,856	dwelling
Senior Housing	\$1,326.75	\$1,237	dwelling
Care Facility	--	\$928	dwelling
<b>Commercial</b>			
Lodging	\$2,948.46	\$2,607	Guest room
Commercial Services	\$19.56	\$7.78	1,000 square feet of gross floor area
Auto Service Center	--	\$9.10	1,000 square feet of gross floor area
Bank	--	\$60.33	1,000 square feet of gross floor area
School	\$639.32	\$619	Student
Daycare	--	\$4.91	1,000 square feet of gross floor area
Institutional	\$3.63	\$3.00	1,000 square feet of gross floor area
Light Industry/Industrial Park	\$4.47	\$2.21	1,000 square feet of gross floor area
Warehouse/Storage	\$ 2.21	\$0.80	1,000 square feet of gross floor area
Gas Station	\$29.22	\$35,807	Pump
Administrative Office	\$7.32	\$6.36	1,000 square feet of gross floor area
Medical/ Dental Office	\$17.54	\$17.36	1,000 square feet of gross floor area
Recreation	--	\$0.20	1,000 square feet of gross floor area
General Retail*	\$12.04	\$23.94	1,000 square feet of gross floor area
Supermarket*	\$29.83	\$30.05	1,000 square feet of gross floor area
Restaurant*	\$20.61	\$19.30	1,000 square feet of gross floor area
Quick Restaurant/Coffee Shop*	--	\$69.25	1,000 square feet of gross floor area

# Code Amendment

- Ordinance No. 22C-06 amends 19.19.100 to create a dynamic reference to the most recent rate study and add impact fees to the annual development and construction fee schedule adoption
- Planning Commission recommends adopting the proposed code amendments included in Ordinance No. 22C-06
- New rates would go into effect after adoption of Development and Construction Fee Schedule – January 1, 2023





# Tonight's Action

- Approve Transportation Impact Fee Rate study
- Adopt ordinance No. 22C-06



# Questions

---

