



**BUSINESS OF THE CITY COUNCIL  
CITY OF SNOQUALMIE**

**AB24-040  
April 22, 2024  
Committee Report**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	<b>AB24-040:</b> Traffic Impact Fee Program Development	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>PROPOSED ACTION:</b>	Move to approve the development of traffic impact fee program and authorizing Staff to develop a draft amendment to the Snoqualmie Municipal Code, SMC.	

<b>REVIEW:</b>	Department Director	Emily Arteche	4/17/2024
	Finance	n/a	Click or tap to enter a date.
	Legal	David Linehan	3/14/2024
	City Administrator	Mike Chambless	4/18/2024

<b>DEPARTMENT:</b>	Community Development		
<b>STAFF:</b>	Emily Arteche		
<b>COMMITTEE:</b>	Community Development	<b>COMMITTEE DATE:</b> March 18, 2024	
<b>EXHIBITS:</b>	1. Traffic Impact Fee Program Comparison Sheet		

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUESTED</b>	\$ n/a

**SUMMARY**

**INTRODUCTION**

A Traffic Impact Fee Program to capture a fair and proportionate share of the costs of new transportation facilities needed to serve new growth and development within the City of Snoqualmie.

**LEGISLATIVE HISTORY**

None.

**BACKGROUND**

In 1994 Washington State’s Growth Management Act, or GMA, authorized counties, cities, and towns planning under the GMA to impose impact fees pursuant to RCW 82.02.050 to help pay for the following types of public facilities including public streets and roads. Since that time many cities have developed transportation impact analysis (TIA) and street impact mitigation programs in Western Washington.

**ANALYSIS**

Impact fees are defined fees required of all developers to pay for “system improvements” to the transportation network. A rate study determines how fees are established. Impact fees may only be spent by jurisdictions to pay for the defined list of projects included in the Capital Facilities Plan Element of the Comprehensive Plan including the 6 Year Transportation Improvement Plan, TIP. Facilities not included in the Plan may not be financed with impact fee dollars and must be excluded from the rate study.

Transportation Impact Fees can fund virtually any type of new capacity project. However, fees can't be used for pure maintenance, including new roads, lanes, shoulders, traffic signals, bike lanes, bike trails, sidewalks, crosswalks, and pedestrian refuge islands, etc. Impact fees must be spent within 10 years of collection, or the fees must be refunded to the developer with accrued interest. Jurisdictions are allowed to exempt or offer reduced rates for certain types of new development that serve broad public purposes such as low-income housing and early learning facilities.

A Traffic Impact Fee Program relies upon transportation impact analysis (TIA) guidelines to define the jurisdiction expectations of how a program should be executed including when TIA is required and what is to be included in a traffic impact analysis. The larger the project, the more complex the scope tends to be, thus ensuring that small projects are not burdened with expensive costs to prepare a study.

The attached Exhibit 1, Traffic Impact Fee Comparison shows a Transportation Impact Fee Comparison of 74 different cities and 5 counties in Western Washington that have developed a rate, per PM Peak Vehicle or Person Trip. The City of North Bend has the highest at \$15,210 and the City of Oak Harbor has the lowest at \$907.

#### **BUDGET IMPACTS**

N/A.

Further analysis will be provided in a subsequent agenda bill regarding findings of the rate study and revenue associated with the cost per PM Peak Hour Vehicle Trip.

#### **NEXT STEPS**

Development of a draft amendment to the Snoqualmie Municipal Code, SMC, and identify a consultant to conduct a rate study. A rate study will be brought to the Council for discussion and approval in the future.

#### **PROPOSED ACTION**

Move to approve the development of a transportation impact fee program for the City of Snoqualmie, including the identification of a consultant to conduct a rate study and for Staff to prepare draft amendments to the Municipal Code to establish the program.