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TITLE: Discuss Potential Amendments to Impact Fees as Part of the 2012-2013 Roadway and Utility Impact Fee Update

MEETING DATE: September 16, 2013

DEPARTMENT: Development Services - Planning

CONTACT: Jennifer Arnold, Planning Manager
Kevin Spath, AICP, Assistant Director of Planning
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RECOMMENDED CITY COUNCIL ACTION:
- Discuss and provide direction to Staff on potential amendments to impact fees as part of the 2012-2013 Roadway and Utility Impact Fee Update process.

ITEM SUMMARY:
- On July 29th, Staff and the consultant team presented summaries of the draft capital improvements plans and maximum assessable impact fees during a joint work session of the City Council and the Planning & Zoning Commission.

- Since that time, Staff has hosted an informational Impact Fee Workshop for the development community to present and discuss the draft capital improvements plans and maximum assessable fee calculations. At the workshop Staff and the consultant team fielded questions and gathered input.

- In order to generate policy discussion, Staff is now presenting recommendations on the framework for the actual impact fee amounts to charge, improvements to the administration of the Impact Fee Ordinances, and targeted incentives to promote the City's development and redevelopment goals. These recommendations have not yet been publicized.

- As Council considers the actual fee amounts to charge, it is important to recognize that the City's obligation to construct infrastructure is funded through a variety of sources, including bonds, developer contributions, and impact fee revenues, among others. Inherently, when any one piece of the funding "pie"

decreases, the difference must be made up from some other source.

SUPPORTING MATERIALS: