

# Memorandum



Date: May 26, 2015

To: Mayor and City Council

From: Don Bessler, Public Works Director, 350-8205

David Nakagawara, Community Development Director, 350-8023

REVISED

Subject: Development Impact Fees – June 4, 2015 IRS

On May 14, 2015, staff presented a review of the Development Impact Fee process and projects that comprise the draft Infrastructure Improvement Plan (IIP). At that meeting there were no changes recommended to the proposed projects. Continuing with the Development Impact Fee process, staff will be back at the June 4 IRS to present the project costs and preliminary fees associated with those projects. **A summary of the fees can be found in the “Draft Development Fees, Infrastructure Improvements Plan (IIP), and Land Use Assumptions (LUA)” on page 9. In addition, Attachment B has been prepared which assumes a different funding source will be used for Streetcar and therefore excluded from Impact Fees.**

The statute governing this process requires a **two-step adoption process** whereby the Infrastructure Improvement Plan (IIP) and Land Use Assumptions document is approved first, followed by a second round of public input on the fees prior to Council adoption of the fees. We have included the **preliminary fees** at this stage of the process so that all stakeholders can evaluate the projects within the context of the fees that are likely to be assessed. In addition, this allows for informed decision making in understanding any gap that exists between impact fee revenue and project cost.

The required Public Hearing is scheduled for June 11 to receive public comments on the IIP and Land Use Assumptions. Following the Public Hearing, Council will be asked to adopt the IIP and Land Use Assumptions at a later Council meeting. **When adopted, the Infrastructure Improvement Plan comprises the list of projects upon which a development fee will be charged. Projects in the IIP have a 10-year window to be started.**

After adoption of the IIP and Land Use Assumptions, the preliminary fees will be recalculated if needed, followed by another mandatory public review period and public hearing prior to Council adoption of the fees.

Please contact Don Bessler (x8250) or David Nakagawara (x8023) with any questions.

Attachments:

Draft Development Fees, Infrastructure Improvements Plan (IIP), and Land Use Assumptions (LUA)

**Attachment B**