



# Transportation Impact Fees

## IFAC Meeting: Policy Discussion #2

**Kimley»Horn**

January 8, 2021

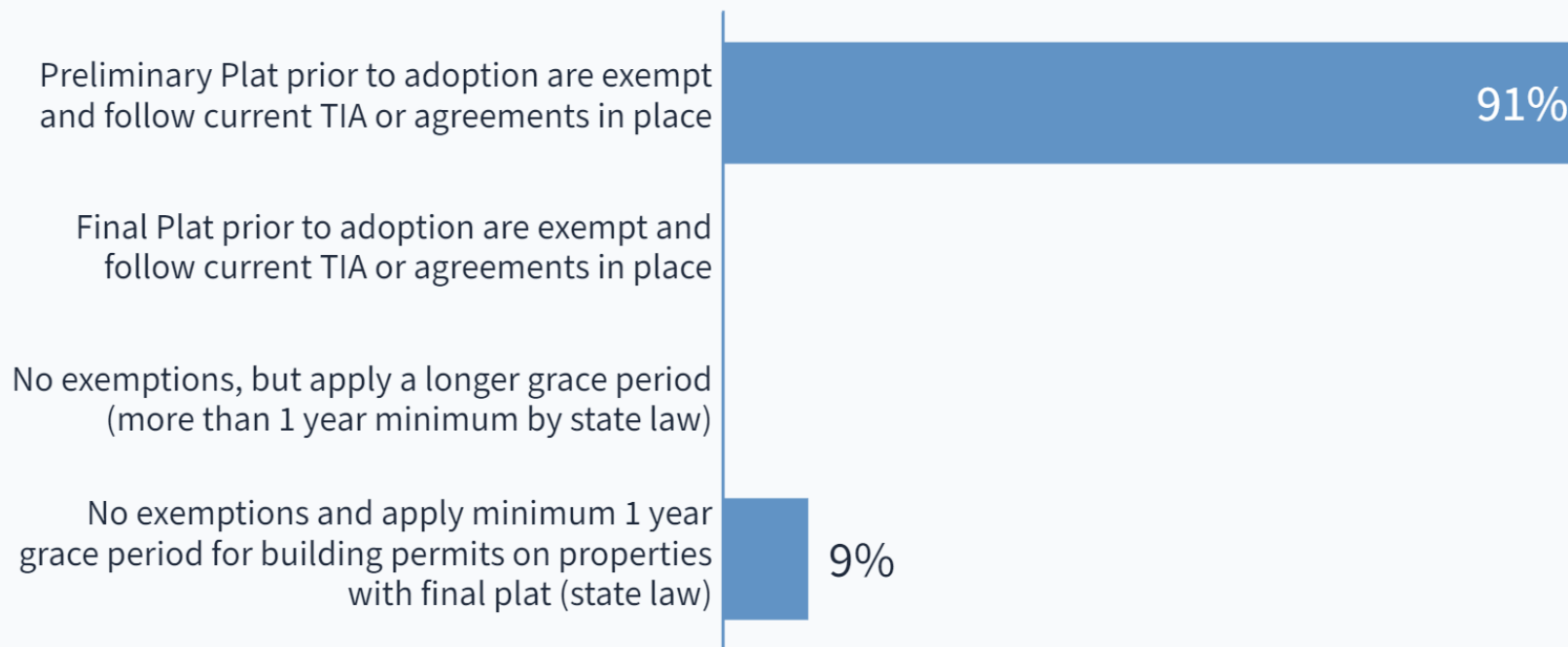


# DECEMBER MEETING SURVEY RESULTS – EFFECTIVE DATE



# Existing Developments Results

## If adopted, how should impact fees be applied to existing entitled properties (plat of some kind)?



# Effective Date Results

## When should the ordinance effective date be?

Same day the ordinance is adopted  
(grace period starts that day)

25%

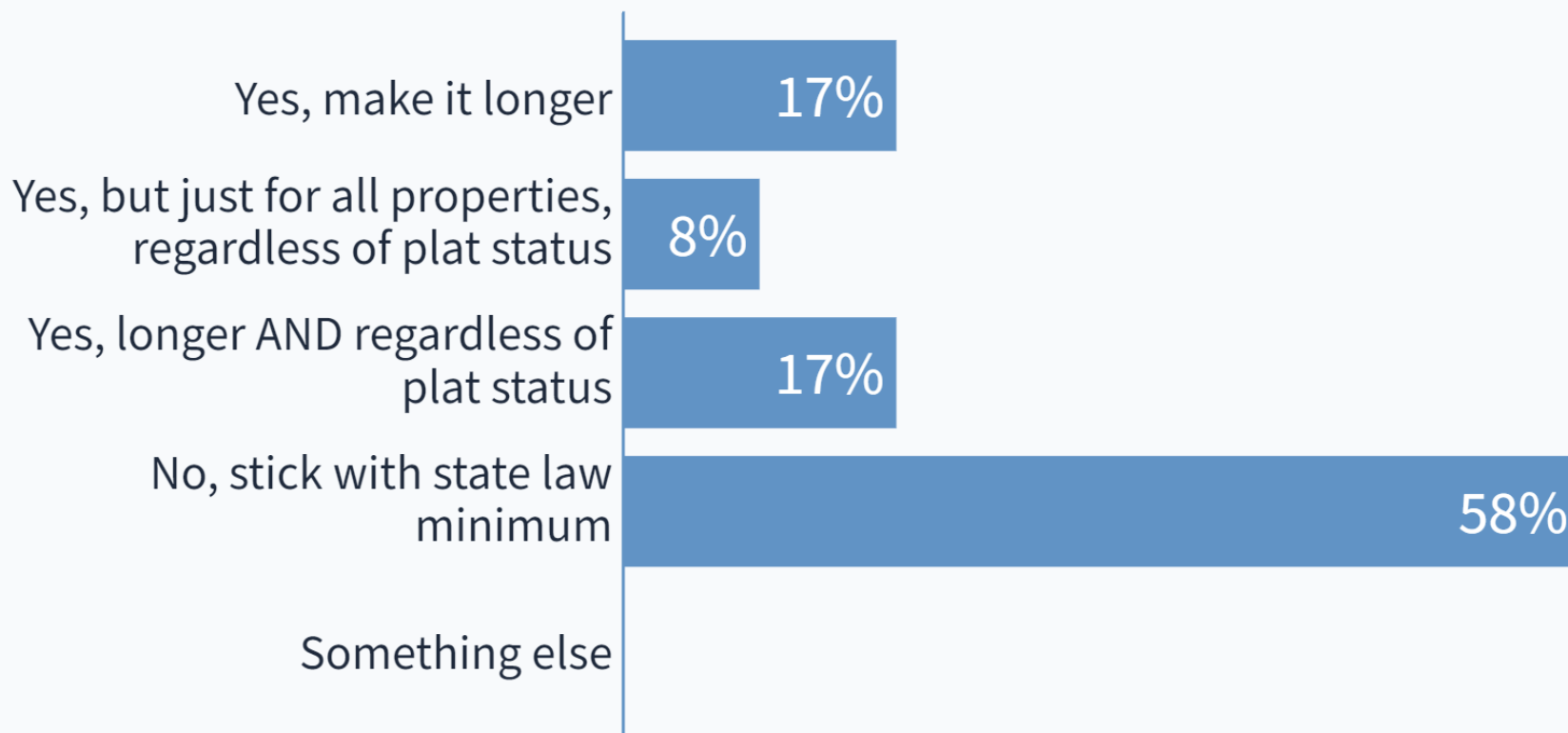
Delay effective date (grace period  
minimum 1 year starts at a later  
date)

75%

I'm not sure / I don't understand  
what this means

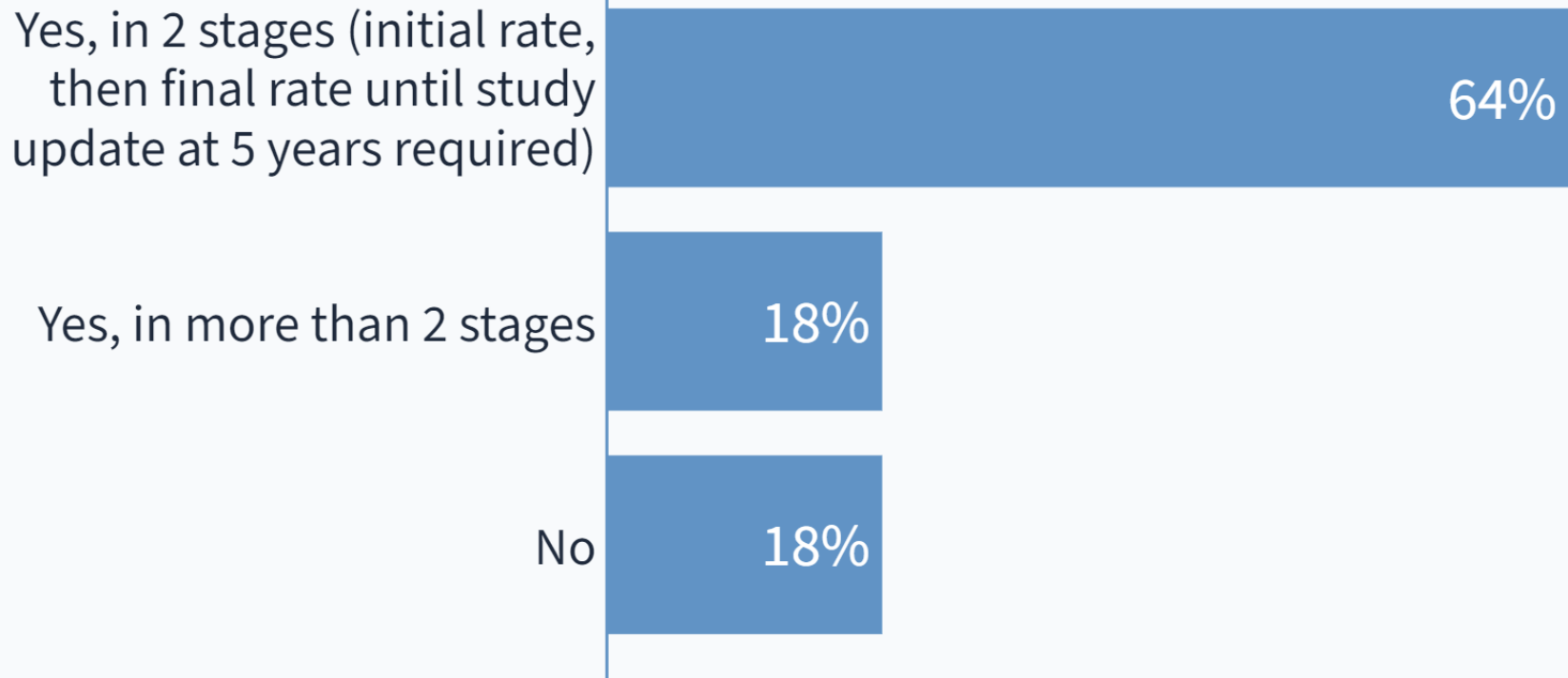
# Grace Period Question Results

## Should the state law grace period be Expanded?



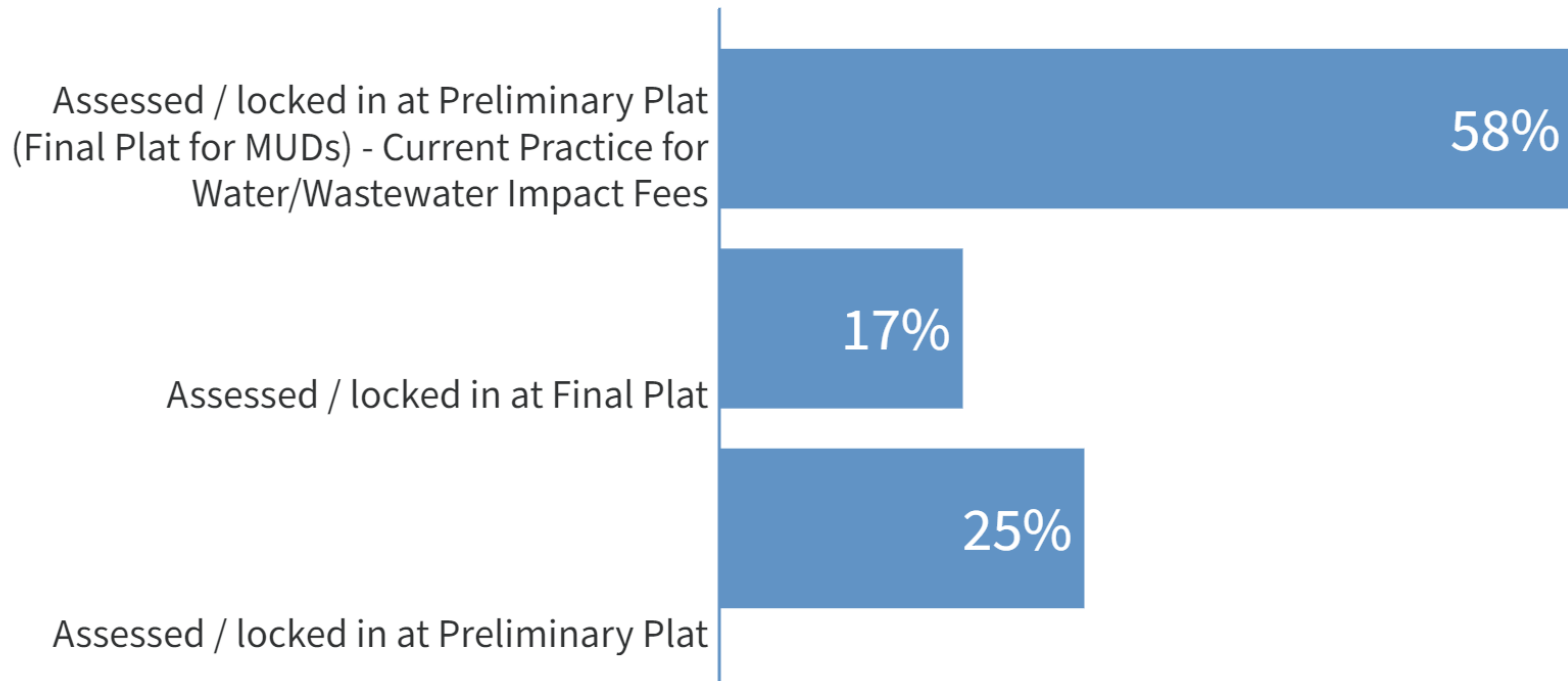
# Phase-In Question Results

## Should the collection rate be phased in?



# Assessment / Lock-In Results

**If adopted, when should impact fees be assessed (locked in max rate)?**



# Effective Date Summary (Majority)

1. Exempt properties with preliminary plat at effective date of ordinance from TIF
2. Delay effective date of Ordinance
  - **Discuss** – is intent to give time for other properties to prelim plat and take advantage of #1?
3. Grace period should match State Law min.
  - **Discuss** – this only applies to platted properties, which is taken care of by #1
4. Rates should be phased in (2 stages)
5. Assess / lock-in rates to match the Water/Wastewater Impact Fees process



# Possible Actions (Effective Date)

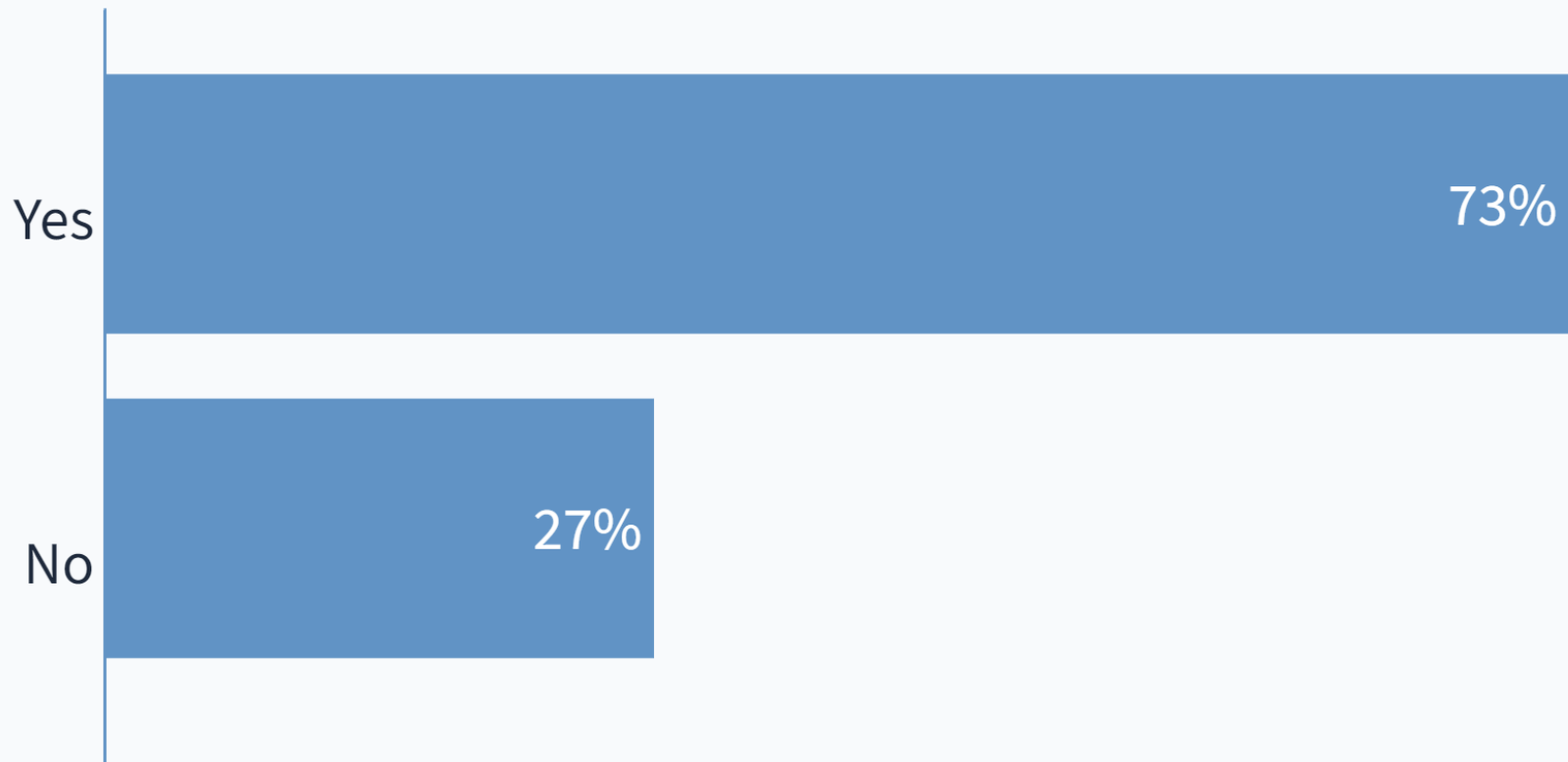
- Potential Motions on Implementation ([Edit live](#)):
  - Recommend setting effective date of ordinance **X months** after Ordinance 2<sup>nd</sup> reading, exempting **all properties with a preliminary plat** at effective date of Ordinance from Transportation Impact Fees.
  - Recommend assessing properties (locking in rates) at **final plat for MUDs in the City Limits** and **preliminary plat** for all other properties.
  - Recommend phasing in the collection rate in **X stages**, with the 1<sup>st</sup> stage lasting for **Y years**

# DECEMBER MEETING SURVEY RESULTS – COLLECTION RATE



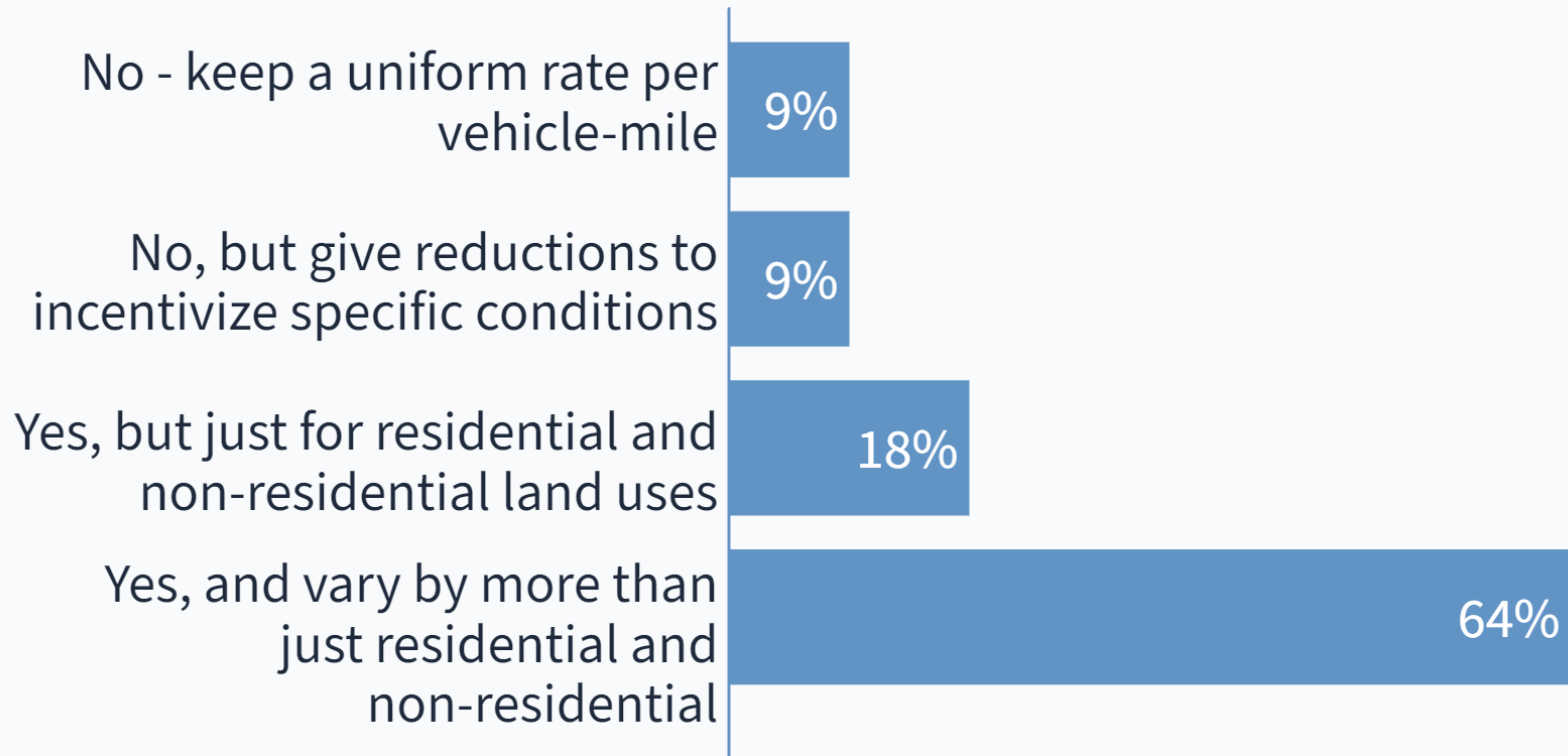
# Flat vs. Variable Rate Results

**Should rates vary by service area in the City?**



# Vary Rate by Land Use Results

## Should rates vary by land use?



# Residential Rate Results

- Percentage Responses – 20%, 31.5%, 35%, 50%, 50%, 50% *phased*, % (undefined)
- \$ Amount Responses - \$1,500, \$5,000, \$5,312

# Non-Residential Rate Results

- 35 % (2 Responses)
- 50 % (6 Responses)
- Variable % (1 Response)

# Collection Rate Summary

1. Go with a variable rate (majority)
2. Vary by land uses (beyond just residential and non-residential)
  - **Discuss** – what categories are in mind?
3. Residential Rate ranges from 20% - 50% or \$1,500 per Single Family House to \$5,312
  - **Discuss** – consensus on rates
4. Non-Residential 35% to 50% (majority 50%)
  - **Discuss** – consensus on rates

# See Calculator to Discuss Collection Rate Scenarios



# Possible Actions (Collection Rate)

- Potential Motions on Rates ([Edit live](#)):
  - Recommend adopting the maximums established in the study by Service Area
  - Recommend setting the collection rate for the following amounts, phased in with the first rate being for **the first year the TIF is effective** and second rate **being effective until the study is updated**:
    - Residential – 1<sup>st</sup> X% of maximum; 2<sup>nd</sup> Y% of maximum
    - Non-Residential – 1<sup>st</sup> X% of maximum; 2<sup>nd</sup> Y% of maximum
    - Other – 1<sup>st</sup> X% of maximum; 2<sup>nd</sup> X% of maximum

# What's Next?

- January 12<sup>th</sup> – Council action to set Public Hearing on Adopting Study
- (If recommendation today): Stakeholder Engagement on recommendation January / February
- February 9<sup>th</sup> – Council Workshop on Recommendation
- February 23<sup>rd</sup> – Public Hearing on Study (Maximum Fee) & Ordinance 1<sup>st</sup> Reading
- March 9<sup>th</sup> – Ordinance 2<sup>nd</sup> Reading