

City Plan Commission Recommendation, Findings and Conclusions relating to Transportation Impact Fees and a Proposal to Amend Ordinance C34305

_____, 2010

RECOMMENDATION: The Spokane City Plan Commission recommends amending Ordinance C34305 per attached Exhibit "A". In making this recommendation, the Plan Commission makes the following findings and conclusions:

FINDINGS:

1. By Ordinance C34305, the City Council, on November 17, 2008, adopted an ordinance establishing impact fees and adopting a new Chapter 17D.030 to Title 17 of the Spokane Municipal Code ("Impact Fee Ordinance").

2. The Impact Fee Ordinance provided that it shall not become effective until after October 1, 2009, or the date of the second regularly scheduled legislative session of the City Council following its receipt of the findings of a baseline study and adjusting the rate schedule to reflect those findings, if warranted, and the occurrence of the adoption by the Council of a new and additional permanent funding mechanism to supplement the City's ability to eliminate existing deficiencies within a reasonable time.

3. The Plan Commission has been provided with the findings of the baseline study and recommendations regarding adjustments to the rate schedules set forth in Ordinance C34305 ("Baseline Study").

4. In addition, the Plan Commission has been provided with proposed amendments to the Impact Fee Ordinance with the proposed amendments relating primarily to (i) adjustments to the rate schedules to reflect the results of the Baseline Study and (ii) elimination of exemptions from transportation impact fees ("Amended Transportation Impact Fee Ordinance").

5. Exemptions are eliminated from the Amended Transportation Impact Fee Ordinance due to the uncertain and potentially significant cost to the City's general fund associated with providing for the exemptions.

6. The Comprehensive Plan and the entire legislative record relative to its initial adoption and subsequent amendments thereto, including environmental review documents and transportation studies, are incorporated into this recommendation, findings, and conclusion (the "Recommendation") by reference.

7. The City's Administration and Engineering Services Department recommend approval of the Amended Impact Fee Ordinance, as amended.

8. The entire record relative to the City Council's adoption of the Impact Fee Ordinance and its supporting documentation is incorporated into this Recommendation by reference.

9. The Plan Commission hereby adopts the foregoing as its findings.

10. On _____, 2010, the Plan Commission, by a vote of _____, recommended approval of the Amended Transportation Impact Fee Ordinance.

CONCLUSIONS:

The Plan Commission, by a vote of _____, recommends approval of the Amended Transportation Impact Fee Ordinance.

This Recommendation was approved on _____, 2010.

Michael Ekins, President
City Plan Commission

Exhibit "A"

Amended Transportation Impact Fee Ordinance