



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

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REPORT TO THE MAYOR AND CITY COUNCIL

From: Sam Durfee, Senior Planner

Date: November 25, 2019

Subject: Annual Review of the Public Capital Facilities Impact Fee Ordinance

Recommendation

Accept this report and the recommendation from the Planning Board *to not increase the impact fees* to the current variable unit rates for the impact fee tables as noted in Chapter 29.2, Public Capital Facilities Impact Fee Ordinance.

Background

The Public Capital Facilities Impact Fee Ordinance was adopted in June 2001 and contains a requirement that the impact fee tables be reviewed annually and revised as appropriate. The City Council last amended the ordinance in October 2017, to reduce the School Facility Impact Fee to \$0 and create an automatic waiver for the non-residential Transportation Facility Impact Fee. The automatic waiver was introduced to minimize development costs and encourage commercial development.

In accordance with the ordinance, the City Planner is required to present the increase in recreation and transportation indices for construction costs annually to Council. The last time Council approved an increase in the variable unit rates based on inflation was November 2014. Based on Staff's current review, the Recreation Facility Impact Fee Tables would be increased by 13.32%, to keep pace with the rate of inflation for recreation construction costs from July 2014 to July 2019, and the Transportation Facility Impact Fee Table would be increased by 12.84% to keep pace with the rate of inflation for highway construction costs from July 2015 to October 2019.

Discussion

The Planning Board held a public hearing on November 20, 2019 to review the inflationary adjustment rates (reflected in the attached ordinance amendment). The Board discussed the

merits of increasing the variable rates by some small percentage, such as 2% to account for some amount inflation, eliminating the transportation impact fee to reduce barriers to residential development, or making no changes. *The Board voted 5-2 to recommend no changes.*

To the extent that the City Council wishes to amend the Public Capital Facilities Impact Fee Ordinance, it should remove this item from the consent agenda and set the attached ordinance for a public hearing.