



CITY OF CONCORD

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: City Planning Board

DATE: January 4, 2015

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

Recommendations

Adopt an amendment to Chapter 29.2, Public Capital Facilities Impact Fee Ordinance, replacing the current impact fee tables with an updated schedule of fees that reflects the increase in construction costs since the impact fees were last adjusted in November 2014.

Background

The Public Capital Facilities Impact Fee Ordinance was adopted in June 2001 and contains a requirement in Section 29.2-1-2(b)(10) that the impact fee tables “shall be reviewed periodically by the Planning Board and shall be revised by the City Council whenever appropriate.” It requires a report by the Board’s Clerk each year to the City Council “with respect to increases in the estimated costs to construct public capital facilities” including recommendations “for appropriate adjustments to the impact fee tables.” The sources of cost data and information for updating the fees are set forth in Section 29.2-1-2(b)(10) of the Public Capital Facilities Impact Fee Ordinance.

Discussion

The Planning Board, at the regular meeting on November 18, 2015, considered a report from the Planning Division relative to the annual review of the Fee Schedule for the Public Capital Facilities Impact Fee Ordinance.

The Planning Division’s report to the Board included proposed fee schedules for the School, Recreation and Transportation Facilities Impact Fees. These schedules were developed using the data sources and indices as specified in the Ordinance. A draft Ordinance amending the Public Capital Facilities Impact Fee Ordinance to incorporate the proposed fee schedules was also submitted to the Board for their review.

The Planning Division noted that the most recently adopted schedule of fees was based on the inflationary increase from 2012 to 2013. While that amended fee schedule was first presented to

the Board in December 2013, it was not passed by Council until November 2014. The proposed schedule (attached), therefore, represents the inflationary increase from 2013 to 2015.

The rate of inflation for the School and Recreation Impact Fees is 1.84%, and the rate for the Traffic Facility Impact Fee is 3.82%.

After discussing the proposed new fee schedules, a majority of the Planning Board recommended adoption of the adjusted schedule of fees based on the rate of inflation. A draft of the Ordinance implementing the proposed fee schedules is attached to this report.