

**Transportation Impact Fee
Advisory Committee**

Meeting Minutes

December 13, 2022 from 2:30 p.m. to 4:00 p.m.

Opening

The meeting of the Transportation Impact Fee Committee was called to order at 2:34 p.m. on December 13, 2022.

Present

Bill White, Committee Member
Craig Soehren, Committee Member
Greg Francis, Committee Member
Michelle Pappas, Committee Member
Mary Winkes, Committee Member
Mike Ulrich, Committee Member
Kai Huschke, Committee Member
Darin Watkins, Committee Member
Councilmember Lori Kinnear, Committee Member
Councilmember Jonathan Bingle, Committee Member
Inga Note, Integrated Capital Management
Marcia Davis, Integrated Capital Management
Tim Thompson, Planning Department
James Richman, Legal Department
Eldon Brown, Development Services Center
Jennifer Thomas, Committee Member

Absent

Elizabeth Tellesen, Committee Member

Agenda Items

1. Introductions and Roll Call
2. Project List
 - a. Minor updates to the project list, no questions.
3. Cost Index Adjustment

- a. Discussion was had on annual cost index adjustments. Agreement made to tie adjustments to index. Questions regarding which index to utilize will need further research. Discussion on rate caps and guardrails, the committee agreed to have annual rate increases capped at 5% with no bottom cap.

4. Rate Calculation

- a. Introduction of rate calculations made.
- b. Discussion was had on the developer share versus city share percentages between project types.
- c. Comments were made regarding developer share seeming low, pricing out development with rate increases, and concerns about equity of city percentages and use of local neighborhood funds.
- d. Discussion was had regarding taxes and fees used by the city to fund projects.
- e. Discussion was had on Level of Service (LOS) standards used in capacity calculations.
- f. No alternative developer rates were suggested by the committee.

5. Existing Districts & Rates

- a. Discussion was had on map options and decisions about boundaries.
- b. Discussion was had on LOS standards for Latah Valley railroad bridges. The bridge on 14th currently meets LOS standards and is not being considered for improvement. Fire and emergency access were discussed and will be reviewed.
- c. Discussion on cost sharing between boundary options and subsidizing projects in other areas of the City.
- d. Discussion was had about the concerns around Latah Valley district boundaries and fees, trying to keep collected fees close to the development area.
- e. Concerns around impact fees possible in Latah Valley and whether development in the area would continue at the same rate.
- f. The committee agreed to bring all three maps forward to continue the discussion.
- g. Request made to see examples of impact fees being charged to developers for different types of projects.

Action Items & Next Agenda

1. Update City of Spokane webpage Appendix D Project List.
2. Mike Ulrich requests more information on how the existing rate is calculated.
3. Update ordinance to remove bottom cap on rate increases.
4. Research other indexes used to calculate annual rate increases. SRTC will check which index they use for their calculations.
5. Review how much street levy funds are used for impact fee projects.
6. Review fire and emergency access through Latah Valley railroad bridges on 14th and 16th.
7. Provide examples of the final impact fees that developers would pay for different types of projects (single family versus 8 unit apartment).
8. Decisions to bring all three maps forward for consideration by the Plan Commission.