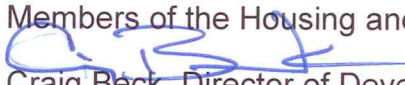




Date: November 10, 2009
To: Members of the Housing and Neighborhoods Committee
From:  Craig Beck, Director of Development Services
Subject: IMPACT FEE EXEMPTIONS

DISCUSSION

At the City Council meeting of August 11, 2009, Third District Councilmember Gary DeLong requested that the City Council consider including duplex projects as possible impact fee exemptions. A motion to send the item to the Housing and Neighborhoods Committee for review was approved.

BACKGROUND

The Municipal Code imposes impact fees on specified new development projects. The code provides exemptions for replacement of 'like for like' single-family dwellings. The exempted fees are for Transportation Improvement, Police Facilities, Fire Facilities and Park and Recreation Facility Fees.

The Park and Recreation fee also provides an exemption for replacement of duplexes. The other three impact fees do not have a similar exemption for duplexes.

CURRENT IMPACT FEE TABLE
Single Family and Duplex Projects

| IMPACT FEE | NEW SINGLE FAMILY DWELLING | REPLACEMENT OF SINGLE FAMILY DWELLING | NEW DUPLEX | REPLACEMENT OF DUPLEX |
|--------------------------------|----------------------------|---------------------------------------|------------------|-----------------------|
| Transportation improvement | 1,125.00 | 0.00 | 2,250.00 | 2,250.00 |
| Park and Recreation Facilities | 4,496.88 | 0.00 | 6,946.14 | 0.00 |
| Police Facilities | 703.00 | 0.00 | 1,074.00 | 1,074.00 |
| Fire Facilities | 496.00 | 0.00 | 756.00 | 756.00 |
| CURRENT TOTAL FEE | 6,820.88 | 0.00 | 11,026.14 | 4080.00 |