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Title: Department of Transportation recommending the Planning Commission receive and file the information on the future land use allocation pertaining to the Major Update of the Traffic Impact Mitigation (TIM) Fee Program and the Capital Improvement Program (CIP).

FUNDING: TIM Fee Program

Sponsors:

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Attachments: 1. A - Draft Memorandum 2018 to 2040 West Slope Growth Projections PC 03-12-20, 2. B - Consultant's Powerpoint Presentation PC 03-12-20

Date	Ver.	Action By	Action	Result
3/12/2020	1	Planning Commission		

Department of Transportation recommending the Planning Commission receive and file the information on the future land use allocation pertaining to the Major Update of the Traffic Impact Mitigation (TIM) Fee Program and the Capital Improvement Program (CIP).

FUNDING: TIM Fee Program

DISCUSSION / BACKGROUND

The Department of Transportation has been directed to accelerate the Major Update to the TIM Fee Program and the CIP (see September 17, 2019, Item 32). This informational workshop is to provide the Planning Commission the draft growth allocation through the year 2040 for the unincorporated portion of the County on the West Slope. This is a receive and file informational item only.

The County's TIM Fee Program allocates the cost of roadway improvements based on the number of new vehicle trips generated in the PM peak hour for various land use types. For non-residential development, current land use categories include general commercial, hotel/motel/B&B, church, office/medical, and industrial/warehouse.

Most non-residential development generally falls into one of these above listed categories, although a "per trip" fee may be charged when the County determines that use of the categories is not appropriate. This may be due to an uncommon land use or any other factors that, at the County's sole discretion, render the category unrepresentative of the expected trip generation of the proposed land use.

PRIOR BOARD ACTION

On May 14, 2019 (Item 41) the Board directed staff to move forward with the major update to the TIM Fee Program. On September 17, 2019 (Item 32) the Board directed staff to expedite the 2020 Major

TIM Fee update and provide public outreach by holding workshops at the Board. On October 8, 2019 (Item 26), the Board received Technical Memorandum 1A: Vehicle Miles Traveled Based Equivalent Dwelling Units Rates, Technical Memorandum 1B: Fee Rates by Size of Single-Family Unit, Technical Memorandum 1C: Age-Restricted Fee Category, and the proposed schedule for the Major Update to the TIM Fee Program and Capital Improvement Program (CIP). On October 22, 2019 (Item 21), the Board approved Agreement 4324 with DKS Associates in the amount of \$300,000 to provide staff assistance in developing the Major Update to the TIM Fee Program and CIP. On November 19, 2019 (Item 35), the Board approved the use of a 0.70% annual growth rate for residential growth and 0.67% annual growth rate for non-residential growth for the next twenty year period for the TIM Fee Major Update. On December 17th (Item 53) the Board gave direction to staff to continue to pursue the eight (8) TIM Fee zones and to explore a 20 year Benefit Cost Analysis. On February 11, 2020 (Item 23) the Board gave direction to staff to set 10% as the level of grant funding to assume in the TIM Fee update; provide the Board an analysis of both the current percentage (62%) and the previous percent (65%) as the basis for shifting non-residential equivalent dwelling units to residential uses; review the employment data in conjunction with each future major update to the TIM Fee program, analyze both the current methodology to only shift retail/commercial and office uses; and return with historical numbers for different categories of use for TIM Fees.

CONTACT

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