

Des Moines City Council PS&T Committee Minutes – 07/02/09

Meeting called to order: 6:01 PM on July 2, 2009, in North Conference Room @ 21630 11th Avenue So., Des Moines WA 98198

Council Members

Dave Kaplan - Chairman

Dan Sherman - Mayor Pro Tem

Ed Pina

Guest

Don Samdahl, Fehr & Peers (Mirai)

City Staff

Tony Piasecki - City Manager

Lorri Ericson - Asst. City Mgr.

Grant Fredricks - Director PB&PW

Dan Brewer, Asst. Dir. Transp. & Engineering

Linda Wright – Administrative Asst.

Purpose/Agenda:

1. Approve PS&T Minutes June 11, 2009
2. Discuss revisions to the Traffic Impact Fees (TIF) that will be needed to support the capacity projects identified in the newly adopted Comprehensive Transportation Plan (CTP).

Approval of Minutes:

1. Minutes of June 11, 2009, were unanimously approved.
2. Review Traffic Impact Fee Program (handout provided to all):
 - Dan Brewer explained that the CTP is the key transportation planning document for public works, and almost all other transportation planning efforts are derived from the CTP. It serves as the foundation for the goals, policies, and strategies identified in the Transportation Element of the City's Comprehensive Plan, and are based on the planned growth in housing and jobs in the Comprehensive Plan. The CTP is used to develop the Transportation Improvement Plan (TIP), and the Capital Improvement Plans (CIP), and the capacity adding projects identified in the CTP serves as the basis for the establishment of Traffic Impact Fee's (TIF's). Dan also explained that several new and some revised regulations are needed to implement the planning efforts identified in the CTP – including Level of Service (LOS) and Concurrency Standards, street classifications, and modification to the TIF Ordinance.
 - Dan then introduced Mr. Samdahl as one who has worked on more Traffic Impact Fee proposals for local agencies within the Puget Sound Region as well as the State of Washington and that they have never had a decision based on his analysis successfully appealed.
 - **Direction needed from Council Committee:**
 - What is an appropriate impact fee rate?
 - What is an appropriate impact fee update effective date?
 - Should staff conduct a public meeting to discuss proposed impact fee changes
 - Should staff return to Council on July 23rd with a full briefing?
 - Discussion about what TIF must or can fund and items that they cannot pay for, i.e.
 - Question was asked if could include non-motorized street improvements - bike lanes, sidewalks, and trails: yes if included in project but no if stand alone projects. Also with Sound Transit Link Light Rail coming in the near future, could TIF's be used for walkways of surrounding neighborhood/businesses to move people without using the

roads? Could a walkway from Highline Community College to SR99 be an eligible TIF funded project? Mr. Samdahl responded that it might be possible, but could be tested. If we could show legitimate reduction in vehicle trips, the concept might have merit.....depends on rationale.

- Won't cover existing deficiencies in LOS (Level of Service) standards, overlay costs, thru traffic costs, costs that can't be assigned to growth within Des Moines.
- Discussion on allocation of fees between City wide and Pacific Ridge, the formula that's used, and how Pacific Highway was accounted for. Discussion regarding single family rates, multi-family rates, Pacific Ridge.

➤ **Mayor ProTem Sherman inquired as to how long EIS SEPA Planned Action lasted?**

- Current fee versus proposed fee. Why increase necessary. How other cities/agencies compare to ours. Separate chart was passed out showing how our current and draft proposed rate compared plus discussion about other cities that were in the process of adding TIF, such as Kent and Federal Way. All talked about different way agencies compute, what info they use to calculate. Mentioned that Sumner and Auburn had a truck traffic formula. Different agencies had unique issues, i.e. Kent grade separation bridge projects (rail), size of projects, differing political philosophies

➤ **Chairman Kaplan would like to see the Auburn formula for truck traffic differential.**

- Discussion on setting up a new type of TIF based on Land Use, putting it in the DMMC so that developers readily have the info they need. Mayor ProTem Sherman questioned the need for that. Dan Brewer explained that it just lays the formula out for the developer in an easier format for them as staff still would calculate the bottom line the same way as they use this particular calculation anyway, it just isn't spelled out in the code for easy reference, i.e. Land Use: Single Family unit, Office space, Shopping Center or Industrial Park would be displayed in a square footage rate but ITE has peak trips calculated for these various items. The work has already been done, it just needs to be spelled out clearer in the DMMC.
- Committee indicated would like to see staff hold an Open House. Will have a briefing July 23.

Adjourned 6:56 PM

Respectfully submitted – Linda Wright, Administrative Assistant