

GPP

Eligible Impact Fee Facilities Explained

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The purpose of this summary is to aid persons in reviewing infrastructure improvements to determine if they qualify as an eligible improvement under the impact fee ordinance. It is not intended to replace the ordinance, but instead provide additional information.

Section 27.82.040 "Definitions" states the following

(c) Impact Fee Facility Improvement. Planning, engineering design, construction inspection, on-site construction, off-site construction, equipment purchases, and financing costs including the issuance of bonds or other obligations of indebtedness associated with new or expanded facilities, buildings, and equipment that expand the capacity of an Impact Fee Facility and that have an average useful life of at least fifteen (15) years, but not including maintenance, operations, or improvements that do not expand capacity. An Impact Fee Facility Improvement shall also include land acquisition for water storage reservoirs, water pumping stations, wastewater trunk lines, and neighborhood parks.

Eligible Impact Fee Facilities include the following:

- **Water System :**
 - water pump stations
 - water reservoirs and wells
 - land acquisition for water storage reservoirs
 - water treatment plant improvements

- **Water Distribution:**
 - 16 inch or larger water mains

- **Wastewater:**
 - wastewater treatment plant improvements
 - 10 inch or larger trunk wastewater mains, unless main was oversized due to slope or local service needs

- **Arterial Streets:**
 - through lanes in the arterial streets
 - right and left hand turn lanes at the intersection of two arterial streets
 - right and left hand turn lanes at the 1/4 and 1/2 mile intersection points
 - traffic signals at the intersection of two arterial streets
 - traffic signals at the 1/2 mile in between in the intersection of two arterial streets
 - street lights
 - storm sewers in arterial streets
 - retaining walls

- **Neighborhood Parks and Trails:**
 - playground equipment
 - landscaping, and sidewalks within the park
 - trail construction, including those along arterial streets (but only w/ park-trail funds)
 - trail underpasses
 - dedication of land for public neighborhood parks

INELIGIBLE IMPACT FEE FACILITIES

The following improvements do not qualify as impact fee facilities. Thus, if any of the following improvements were made, they would NOT warrant reimbursement. The following are NOT Eligible Impact Fee Facility improvements:

- **Water System:**
 - any relocation of pump stations or reservoirs due to development

- **Water Distribution:**
 - 12 inch or smaller water mains
 - dedication of utility easements
 - any relocation of mains due to development

- **Wastewater:**
 - 8 inch or smaller wastewater mains
 - dedication of utility easements
 - any relocation of mains due to development
 - oversized mains due to slope or local conditions

- **Arterial Streets:**
 - temporary improvements of any kind (such as asphalt or gravel surfacing)
 - rural paving
 - dedication of right-of-way or pedestrian easements
 - any improvements to collector or local streets
 - trails along an arterial street
 - sidewalks along an arterial street

Any site related improvements, such as

 - turn lanes into a development
 - traffic signals associated with the development

- **Neighborhood Parks and Trails:**
 - any gift or charitable contributions of parks or trail improvements
 - dedication of trail easements

For example, a commercial center funded right hand turn lanes into their project, at a 1/8 mile point but did not otherwise contribute to the arterial street or intersection improvements. Thus, it is not eligible for reimbursement. Likewise, if an apartments project funded an adjacent 12 inch water main and local and collector road improvements to serve their project -- none of these improvements are of the type to be funded with impact fees and thus are not eligible.