

## ROAD IMPACT FEE ORDINANCE

### EXHIBIT 2

#### Summary of Issues Raised at May 7, 2012 APC Public Hearing

<b>Case No.</b>	1204-ZOA-02
<b>Petitioner</b>	City of Westfield
<b>Description</b>	The City of Westfield requests a public hearing and recommendation for the Road Impact Fee Ordinance.

1. What is the impact of the Road Impact Fee on the housing market and housing industry?

Response: Dave Compton, the representative from the Builders Association of Greater Indianapolis (BAGI), commented at the public hearing that they supported the use of impact fees and suggested a tiered approach to any increase in fees. Indiana state statute does not prohibit this suggested fee structure.

2. Is a road impact fee increase justified at this time given the struggling real estate market?

Response: The amount of an impact fee is not directly related to the level of permit activity within the community. The impact fee is not generally charged until the development receives a building permit.

3. To what extent do the US 31 Major Moves improvements create the need for infrastructure improvements contemplated in the Zone Improvement Plan?

Response: The US 31 Major Moves improvements do not create a need for additional infrastructure improvements. Additional analysis completed by the City's Thoroughfare planning consultant has examined this issue and their findings are that the upgrade US 31 to a freeway is expected to have an overall positive impact on Westfield's road network by drawing traffic away from many roads, especially parallel north/south roads. Rather than causing additional improvements to be made to Westfield's roads, the US 31 Major Moves upgrade reduces the improvements that would otherwise be necessary to maintain the existing service levels.