



POLICY

TITLE: Crystal Valley Interchange Private Development Recoupment Policy

POLICY STATEMENT: Consistent with Town Council's philosophy that developers should bear the primary cost of public infrastructure needed to support growth, new development that benefits from the Town's newly constructed interchange (CVI) should contribute a proportional share of the Town's investment in the project. This recoupment should be based on a logical cost allocation and collected when new or revised agreements are executed for private development within the Town, including but not limited to Development Agreements and Subdivision Improvement Agreements.

PURPOSE: To approve a recoupment formula that will serve as the primary method for allocating a portion of the Town's \$35,000,000 contribution to the completion of CVI to private development.

The Town retained Jacobs Engineering to develop an independent method for use by Town staff when negotiating new or revised agreements associated with private development or redevelopment. The method is based on traffic modeling that estimates the number of new vehicle trips projected to use the CVI. It is embedded within a spreadsheet developed by Jacobs, and is incorporated by reference. It incorporates the total number of new development trips identified in an approved Traffic Impact Study.

The calculated amount generated by this spreadsheet will serve as the primary basis for determining the recoupment amount allocated to private development in proximity to the CVI where new forecasted trips are expected to utilize the interchange. This allocation will be incorporated into the applicable agreement associated with new or revised development approvals. The attached map identifies the primary areas where this formula is expected to apply, though its use is not limited to those areas.

Approved by Town Council via Resolution 2026-039

Attachments:

Attachment C: Formula

Attachment D: Maps of CVI Influence Areas