

ORDINANCE NO. 535

**AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING
THE TRAFFIC IMPACT FEE SCHEDULE, PROJECT LIST AND SUPPORTING
DOCUMENTS**

WHEREAS, the City of University Place adopted a Comprehensive Plan establishing the intent of the citizens to ensure that new developments pay a proportionate share of the cost of new facilities needed to serve such growth; and

WHEREAS, the Comprehensive Plan contains a complete description of the existing level of service for transportation facilities and the impacts of future growth on that level of service; and

WHEREAS, the City Council adopted Ordinance No. 494 to establish the City's traffic impact fee program; and

WHEREAS, the City Council adopted Ordinance Nos. 499, 503, and 520 all of which revised the traffic impact fee program; and

WHEREAS, Ordinance 520 specifically states that the Traffic Impact Fee Schedule adopted in Ordinance 520 shall be reviewed by the City Council annually in conjunction with the update of the Traffic Impact Fee System Improvement List; and

WHEREAS, the City Council wishes to amend the Traffic Impact Fee Project List and the Traffic Impact Fee Schedule to reflect the current review and analysis; and

WHEREAS, the amendment to the Traffic Impact Fee Project List and the Traffic Impact Fee Schedule resulted in a revised traffic impact fee.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE,
WASHINGTON, DOES ORDAIN AS FOLLOWS:**

Section 1. Authority. This ordinance is enacted pursuant to the Washington State Growth Management Act codified at chapter 36.70A RCW and at RCW 82.02.050 to 82.02.100.

Section 2. Traffic Impact Fee Project List. The Traffic Impact Fee Project List shall be supplemented with the calculations attached hereto as Exhibit A. These calculations are hereby incorporated into this ordinance by reference as if set forth in full.

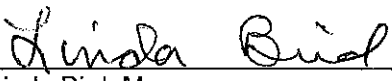
Section 3. Traffic Impact Fee Study. The Traffic Impact Fee Study is amended as attached hereto as Exhibit B and incorporated into this ordinance by this reference as if set forth in full.

Section 4. Traffic Impact Fee Schedule. The Traffic Impact Fee Schedule that sets forth the amount of the traffic impact fee on a per Peak-Hour Trip basis is revised as attached hereto as Exhibit C and incorporated into this ordinance by this reference as if set in full.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

PASSED BY THE CITY COUNCIL ON NOVEMBER 10, 2008.


Linda Bird, Mayor

ATTEST:


Emelita Genetia, City Clerk

APPROVED AS TO FORM:


Jahean Parker, City Attorney

Published: 11/13/08
Effective Date: 11/18/08

EXHIBIT A

Traffic Impact Fee Project List
TIF: \$3,989

Project Name	Project Costs	Percentage Allocation		\$ Allocation	
	Total	Expansion	Existing Need	Expansion	Existing Need
67th Avenue (Regents Blvd. to 19th Street) Phase 1	1,075,000	100.00%	0.00%	1,075,000	-
Alameda Connection South (Southern terminus to 67th Ave. W.)	707,000	80.00%	20.00%	565,600	141,400
37th Street Connection (Sunset Drive to 7900 Block)	935,000	80.00%	20.00%	748,000	187,000
57th Avenue Connection (Cirque Drive to 5800 Block)	990,000	60.00%	40.00%	594,000	396,000
40th Street and Bridgeport Intersection	785,000	100.00%	0.00%	785,000	-
27th Street and Bridgeport Intersection	785,000	100.00%	0.00%	785,000	-
40th Street and 67th Avenue Intersection	534,000	100.00%	0.00%	534,000	-
Drexler Drive North (37th Street to 35th Street)	2,713,723	100.00%	0.00%	2,713,723	-
Larson Lane North / 35th St. (3600 blk to 35th St. / Larson Lane to Bridgeport)	1,870,000	100.00%	0.00%	1,870,000	-
Larson Lane South (37th to 38th)	545,000	100.00%	0.00%	545,000	-
Town Center Drive - Market Street (Bridgeport Way to 37th Street)	3,612,804	100.00%	0.00%	3,612,804	-
42nd Street (Drexler Drive to Bridgeport Way)	1,265,000	100.00%	0.00%	1,265,000	-
67th Avenue and Cirque Drive Intersection	534,000	100.00%	0.00%	534,000	-
TOTAL	\$ 16,351,527			\$ 15,627,127	\$724,400

A more detailed description is included in the City's adopted 6 year Transportation Improvement Plan

City of University Place

Transportation Impact Fee Study

Revised Fee Calculation 10/20/08

I. Net Cost Basis

A. Recoverable Existing System Costs		\$	3,269,418
B. Transportation Improvement Project Costs			
Roadway and Traffic Projects	\$	3,108,446	
Town Center Projects		5,534,062	
less: Beginning Cash Balance		(14,136)	
Net Project Costs			8,628,372
B. Credit for Outside Funding Sources			
Grants [a]	\$	1,898,242	
Other			
less: Total Outside Funding Sources			(1,898,242)
C. Credit for Other Future Funding Sources			
General Fund	\$	49,000	
Arterial Street Fuel Tax Fund		875,595	
2nd 1/4% Real Estate Excise Tax (REET)		1,391,139	
New Gas Tax Proceeds		750,000	
Interest Earnings		67,500	
Total	\$	3,133,234	
Estimated Cumulative Growth		12.61%	
less: Proportionate Share of Other Sources			395,075

Net Cost Basis \$ 9,604,473

II. Charge Basis

Projected increase in Number of Peak-hour Trips 2,048

III. Traffic Impact Fee

Impact Fee per Peak-hour Trip \$ 3,989

[a] Based on the historical experience, 22% of the total project cost is assumed to be grant funded.

EXHIBIT C

Traffic Impact Fee Schedule

Adopted November 10, 2008

The traffic impact fee shall be assessed against all new development requiring a Permit on a per Peak-Hour Trip basis and calculated using this schedule, which identifies the adopted fee amount per Peak Hour Trip generated. The Traffic Impact Fee Schedule represents the City's determination of the appropriate share of System Improvement costs to be paid by new growth and development.

Impact Fee per peak hour trip:

\$3,989