

ORDINANCE NO. 758

AN ORDINANCE OF THE UNIVERSITY PLACE CITY COUNCIL AMENDING SECTION 4.65.140 OF THE UNIVERSITY PLACE MUNICIPAL CODE AND REVISING THE TRAFFIC IMPACT FEE SYSTEM IMPROVEMENT LIST, FEES AND SUPPORTING DOCUMENTS; ALL RELATING TO TRAFFIC IMPACT FEES

WHEREAS, the City Council has adopted a traffic impact fee program; and

WHEREAS, subsequent studies have prompted the need to make further revisions to the traffic impact fee program;

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

Section 1. Section 4.65.140 of the University Place Municipal Code entitled "Council review of impact fees," is amended to read as follows:

~~The City Council shall review annually and may adopt by appropriate legislation the traffic impact fee schedule adopted by the ordinance codified in this chapter shall be reviewed by the City Council annually in conjunction with the update of the Six Year Traffic Improvement Plan Impact Fee System Improvements List.~~

Section 2. Traffic Impact Fee Supporting Documents. The City has conducted studies documenting costs and demand for new facilities and services. These studies are attached hereto as Attachment A, and are hereby incorporated into this ordinance by reference as if set forth in full. The City of University Place Comprehensive Plan is also incorporated into this Chapter by reference.

Section 3. Traffic Impact Fee System Improvements List. The Traffic Impact Fee System Improvements List is attached hereto as Attachment B and incorporated into this ordinance by this reference as if set forth in full. The Traffic Impact Fee System Improvements List contains the list of capacity generating System Improvements that factored in the determination of the Traffic Impact Fee Schedule. To obtain a credit under chapter 4.65 of the University Place Municipal Code, the System Improvement that was provided or funded must appear on this list

Section 4. Traffic Impact Fee Schedule. A Traffic Impact Fee Schedule that sets forth the amount of the traffic impact fee on a per Peak-Hour Trip basis is attached hereto as Attachment C and incorporated into this ordinance by this reference as if set forth 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 JUNE 21, 2022.

Steve Worthington, Mayor

ATTEST:

Emelita J. Genetia, City Clerk

APPROVED AS TO FORM:

Matthew S. Kaser, City Attorney

Publication Date: 06/23/22

Effective Date: 06/28/22

City of University Place

Transportation Impact Fee Study

Revised Fee Calculation 06/03/2022

I. Net Cost Basis

A. Recoverable Existing System Costs		\$ 7,292,897
B. Transportation Improvement Project Costs		
Roadway and Traffic Projects	\$ 3,334,556	
less: Beginning TIF Balance	<u>(266,995)</u>	
Net Project Costs		3,067,561
B. Credit for Outside Funding Sources		
Grants [a]	\$ 1,533,781	
less: Total Outside Funding Sources		(1,533,781)
C. Credit for Other Future Funding Sources		
Beginning Fund Balance	\$ 4,678,589	
General Fund	\$ 725,910	
Arterial Street Fuel Tax Fund	\$ 288,012	
Real Estate Excise Tax (REET)	\$ 4,662,806	
Unfunded	\$ 1,680,000	
Interest Earnings	\$ -	
Total	\$ 12,035,317	
Estimated Cumulative Growth	9.47%	
less: Proportionate Share of Other Sources		<u>(1,139,902)</u>

Net Cost Basis **\$ 7,686,776**

II. Charge Basis

Projected increase in Number of Peak-hour Trips **2,408**

III. Traffic Impact Fee

Impact Fee per Peak-hour Trip **\$ 3,193**

[a] Based on the historical experience, 50% of the total project cost is assumed to be grant funded.

Attachment B

Recommended Traffic Impact Fee Project List TIF: \$3,193 - 2022 Update							
Project Name [a]	Project Costs	Percentage Allocation		\$ Allocation		Impact Fee Eligibility [b]	
	Total	Expansion	Existing Need	Expansion	Existing Need	% Share	\$ Share
Mildred/Regents Intersection	1,075,000	100.00%	0.00%	1,075,000	-	47.51%	510,779
Chambers Creek Rd Roundabout	1,500,000	80.00%	20.00%	1,200,000	300,000	47.51%	570,172
57th Avenue Connection	965,000	60.00%	40.00%	579,000	386,000	47.51%	275,108
40th Street and Bridgeport Intersection	750,000	100.00%	0.00%	750,000	-	47.51%	356,358
40th Street and 67th Ave Intersection	500,000	100.00%	0.00%	500,000	-	47.51%	237,572
Drexler Drive South (40th Street to 42nd Street)	1,500,000	100.00%	0.00%	1,500,000	-	47.51%	712,715
Cirque Dr and 67th Avenue Intersection	500,000	100.00%	0.00%	500,000	-	47.51%	237,572
42nd Street (Bridgeport Way to Larson)	914,000	100.00%	0.00%	914,000	-	47.51%	434,281
TOTAL	\$ 7,704,000			\$ 7,018,000	\$ 686,000	\$ 4	\$ 3,334,556

[a] A more detailed description is included in the City's 6-yr Transportation Improvement Plan

[b] Reflects the share of 10-year growth in total added capacity (20-year growth).

Attachment C

Traffic Impact Fee Schedule

Adopted June 21, 2022

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:

\$3,193