

**CITY OF WEST RICHLAND
RESOLUTION NO. 18-23**

**A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN AND EXECUTE A TRANSPORTATION
IMPACT FEE MITIGATION AGREEMENT WITH THE OWNER / DEVELOPER OF A
COMMERCIAL DEVELOPMENT LOCATED AT LOT 5 OF BELMONT BUSINESS
DISTRICT AT THE SOUTHEAST CORNER OF BELMONT BLVD AND KEENE ROAD.**

WHEREAS, the City Council has adopted Ordinance No. 12-92 codified as West Richland Municipal Code Chapter 16.14 to insure that impacts on the City's transportation system will be mitigated as development occurs so that the citizens of the City, both those present and those moving into the City, will continue to enjoy the high quality of life and living environment which currently exists, and

WHEREAS, the expansion and improvement of the City's transportation system are necessary to meet demands prompted by development; and

WHEREAS, the City Council has adopted Ordinance 2-10, establishing and implementing requirements and formulas for use in mitigating development impacts on the City's transportation system; and

WHEREAS, Ordinance 2-10, section 7. Credits, establishes credits against the Developer's Transportation Impact Fee for the value of dedicated land and constructed roadway improvements that are included in the City's Six-Year Transportation Improvement Plan and or transportation element of the Capital Improvement Plan; and


NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF WEST RICHLAND, WASHINGTON, does hereby resolve as follows:


Section 1. The City Council of West Richland, Washington authorizes the Mayor to sign and execute the Transportation Impact Fee Mitigation Agreement as shown in exhibit 'A' for the commercial development located at Lot 5 of Belmont Business District on the southeast corner of Belmont Blvd and Keene Road.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, this 18 day of April 2023.


Brent Gerry, Mayor

ATTEST:

Stephanie Haug, City Clerk

APPROVED TO FORM:

Jessica Foltz, City Attorney

**TRANSPORTATION IMPACT FEE
MITIGATION AGREEMENT
Parcel No. 1-1297-402-0000-013**

THIS AGREEMENT is entered into this 18th day of April, 2023, by and between the **City of West Richland**, Hereinafter referred to as the "City", and HAPO Community Credit Union, referred to as the "Owners / Developers" of the lot 5 of Belmont Business District located in the SW ¼ of Section 12, T 9 N, R 27 E, W.M.

Under the terms of this agreement, the parties do hereby agree as follows:

1) The Developer shall receive a credit against the developments Transportation Impact Fee, as defined by Ordinance 2-10, or as amended by Council for the following items;

Concurrent with the construction of the development, the following improvements are to be completed:

- a) Keene Road shall be widened beyond a standard city roadway along the entire lot frontage to measure 46 feet from face of curb to face of curb. Roadway to be constructed with 3" asphalt pavement and 10" crushed surface top/base course.
- b) Pathway shall be constructed along the eastern boundary of the lot connecting the access road on the south to the sidewalk along the north. Pathway to be constructed with 2" asphalt and 6" crushed surface top/base course. Relocation of BREA infrastructure required for alignment of pathway.

2) The City and the Developer agree that the total credit value for the aforementioned improvements is estimated to be approximately \$65,236.

3) The City shall issue the Developer a \$65,236 credit against the Transportation Impact Fee for the development

4) The remaining balance of Transportation Impact Fee for the Development shall be collected per Ordinance 2-10, or as amended by Council.

City of West Richland



Brent Gerry, Mayor

ATTEST:



Stephanie Haug, City Clerk

APPROVE TO FORM:

Jessica Foltz
Jessica Foltz, City Attorney

DEVELOPER / LAND OWNER

Scott Mitchell
SCOTT MITCHELL

STATE OF WASHINGTON)
:SS
County of BENTON)

On this 23rd day of March, 2023, before me personally appeared SCOTT MITCHELL, to me known to be the EVP & CFO of HAPO COMMUNITY CREDIT UNION., that executed the foregoing instrument, and said person acknowledged that he signed this instrument, on oath, to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument on behalf of the corporation.

GIVEN under my hand and official seal this 23rd day of March, 2023

NOTARY PUBLIC in and for the State of Washington residing at

Benton County
My Commission Expires: 10/20/2024

Traci Isakson

