

**CITY OF WEST RICHLAND
RESOLUTION NO. 26-19**

**A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN AND EXECUTE A TRANSPORTATION
IMPACT FEE MITIGATION AGREEMENT WITH THE RICHLAND SCHOOL
DISTRICT FOR NEW ELEMENTARY SCHOOL ON SUNSHINE AVENUE**

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 02-10, establishing and implementing requirements and formulas for use in mitigating development impacts on the City's transportation system; and

WHEREAS, Ordinance 02-10, 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 serve the goals and objectives of the Transportation Element of the Capital Improvement Plan; and

WHEREAS, the Richland School District on February 8, 2018 requested to defer the payment of the Traffic Impact Fee for the new elementary school on Sunshine Avenue per West Richland Municipal Code 16.14.195; and

WHEREAS, the Richland School District on April 3, 2019 submitted an independent transportation impact fee calculation prepared by a Washington State licensed traffic engineer for the Public Works Director's review per West Richland Municipal Code 16.14.210; and

WHEREAS, the Public Works Director is authorized to adjust the transportation impact fee on a case-by-case basis based on the independent transportation impact fee calculation and or principles of fairness; 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 new elementary school on Sunshine Avenue.

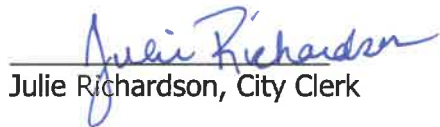
BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND,
WASHINGTON,** this 30th day of July, 2019.

A handwritten signature in blue ink, appearing to read "Brent Gerry", written over a horizontal line.

Brent Gerry, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Julie Richardson", written over a horizontal line.

Julie Richardson, City Clerk

APPROVED TO FORM:

A handwritten signature in blue ink, appearing to read "Bronson Brown", written over a horizontal line.

Bronson Brown, City Attorney


**TRANSPORTATION IMPACT FEE
MITIGATION AGREEMENT**
Richland School District – New elementary school on Sunshine Ave.
Parcel # 1-1297-101-3449-001

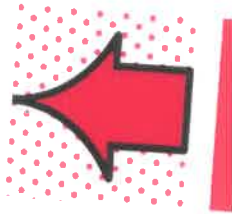
THIS AGREEMENT is entered into this _____ day of _____, 2019, by and between the **City of West Richland**, Hereinafter referred to as the "City", and **Richland School District**, referred to as the "District".

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

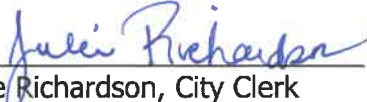
- 1) The District shall receive a credit against the Transportation Impact Fee for the new elementary school on Sunshine Avenue, as defined by Ordinance 02-10, or as amended by Council for the following items;
 - a) The design and construction of a pedestrian crossing on Belmont Blvd. per sheet C1.02 of the approved construction plans for the new elementary school on Sunshine Avenue. Said scope of work shall include the modification of the existing pathway and concrete curb and gutter.
- 2) The City and the District agree that the total credit value for the aforementioned items in section 1 is estimated to be \$15,095.83.
- 3) The City shall issue the District a \$15,095.83 credit against the Transportation Impact Fee for the new elementary school on Sunshine Avenue on the items of work in section 1 have been completed.
- 4) Per WRMC 16.14.210, the Public Works Director has reviewed, considered and agrees with the District's submitted independent transportation impact fee calculation dated April 3, 2019 requesting that the traffic impact fee be calculated based on the current 10th edition of the Institute of Transportation Engineers (ITE) Trip Generation (using PM Peak Hour Trips per 1,000 s.f. of building) that City Council adopted with Ordinance 23-18 on October 16, 2018 rather than the 7th edition (using PM Peak Hour Trips per student) which was effective when the District applied for a building permit for the new elementary school on Sunshine Avenue. As such the Public Works Director hereby adjusts the Transportation Impact Fee for the new 64,769 s.f. elementary school on Sunshine Avenue shall be \$1,926.22 per 1,000 s.f. (using 10th edition ITE) or \$124,759.34 minus credit in section 3.
- 5) The City hereby defers the payment of said Transportation Impact Fee for the new 64,769 s.f. elementary school on Sunshine Avenue until August 1, 2020 as the students from Tapteal Elementary will be temporarily using this new school until Tapteal Elementary is reconstructed.

City of West Richland


Brent Gerry, Mayor



ATTEST:


Julie Richardson, City Clerk

APPROVE TO FORM:


Bronson Brown, City Attorney

Richland School District

Dr. Rick Schulte, Superintendent