ORDINANCE NO. 15-0438

AN ORDINANCE OF THE CITY OF EDGECOOD, WASHINGTON, AMENDING ORDINANCE NO. 13-0391, AS SUBSEQUENTLY AMENDED BY ORDINANCE NO. 14-0423, AND CHAPTER 4.30 EMC TRAFFIC IMPACT FEES; REDUCING THE EFFECTIVE DURATION OF THE CITY’S PREVIOUSLY ADOPTED TEMPORARY TRAFFIC IMPACT FEE RATES; ESTABLISHING A NEW EFFECTIVE DATE FOR THE CITY’S UPDATED, PERMANENT TRAFFIC IMPACT FEE RATES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 82.02 RCW, the City of Edgewood has adopted a traffic impact fee program and has codified regulations governing the calculation, assessment, collection, refund and administration of such fees at Chapter 4.30 EMC; and

WHEREAS, the City Council in 2012 commissioned a new Traffic Impact Fee Study underlying Chapter 4.30 EMC in order to eliminate the original study’s inclusion of previously incurred system improvement costs within the calculation methodology for the City’s traffic impact fee program and update the study to provide for a revised list of transportation system improvements consistent with the capital facilities element of the City’s Comprehensive Plan; and

WHEREAS, on January 22, 2013, the City Council adopted Ordinance No. 13-0391, which established a temporarily reduced impact fee rate schedule, within the context of the City’s updated Traffic Impact Fee Study, and also established a permanent impact fee rate schedule based upon the updated Traffic Impact Fee Study; and

WHEREAS, on August 12, 2014, the City Council adopted Ordinance No. 14-0423, which extended the effective period of the temporarily reduced impact fee rate schedule and postponed the effective date of the permanent impact fee rate schedule originally established under Ordinance No. 13-0391; and

WHEREAS, as expressed in Ordinance No. 14-0423, the City Council’s original intent was for the temporarily reduced impact fee rate schedule to sunset on July 31, 2015, and for the updated, permanent impact fee rate schedule to take effect on that date; and

WHEREAS, based upon a recent reassessment of the City’s finances as well significant improvements in the prevailing economic and development climate, the City Council concludes that the permanent impact fee rate schedule originally adopted under Ordinance No. 13-0391 should take effect on April 30, 2015, and that the temporary impact fee rate schedule originally established under Ordinance No. 13-0391 and extended by Ordinance No. 14-0423 should sunset on that date;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGECOOD, WASHINGTON, DO ORDAIN AScedes:

Section 1. Findings; Intent. The above recitals, together with the content of Agenda Bill No. 15-0438, are hereby adopted as legislative findings in support of this ordinance. It is the express intent of the City Council for the temporary Fee Schedule originally established under Section 5 of Ordinance No. 13-0391 and subsequently extended by Section 3 of Ordinance No. 14-0423 to remain effective until the close of business on April 30, 2015, and for the updated, permanent Fee Schedule established under Section 2 of Ordinance No. 13-0391 to take effect immediately thereafter. The provisions of this ordinance shall be reasonably construed in furtherance of such intent.

Section 2. Amendment of Ordinance No. 13-0391 (Section 2), Ordinance No. 14-0423 (Section 2), and Chapter 4.30 EMC Fee Schedule. Section 2 of Ordinance No. 13-0391, as subsequently amended by Section 2 of Ordinance No. 14-0423, is hereby amended to provide in its entirety as follows:

The Fee Schedule attached to Ordinance No. 07-0282 and incorporated by reference into Chapter 4.30 EMC pursuant to EMC 4.30.160 is hereby amended to provide in its entirety as set forth in Exhibit A to this ordinance, attached hereto and incorporated herein by this reference as if set forth in full. The provisions of this section shall take effect at the close of business on April 30, 2015, simultaneously with the expiration of the temporary Fee Schedule set forth in Section 5.

Section 3. Amendment of Ordinance No. 13-0391 (Section 5), Ordinance No. 14-0423 (Section 3), and Chapter 4.30 EMC Fee Schedule. Section 5 of Ordinance No. 13-0391, as subsequently amended by Section 3 of Ordinance No. 14-0423, is hereby amended to provide in its entirety as follows:

The Fee Schedule attached to Ordinance No. 07-0282 and incorporated by reference into Chapter 4.30 EMC pursuant to EMC 4.30.160 is hereby amended to provide in its entirety as set forth in Exhibit B to this ordinance, attached hereto and incorporated herein by this reference as if set forth in full. The provisions of this section shall sunset automatically at the close of business on April 30, 2015, simultaneously with the effective date of the permanent Fee Schedule set forth in Section 2.

Section 4. 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 5. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.
Presented to Council for first reading and adoption on April 28, 2015.

ADOPTED BY THE CITY COUNCIL ON April 28, 2015

Daryl Eidinger, Mayor

ATTEST/AUTHENTICATED:

Jane Montgomery, Acting City Clerk

Date of Publication: April 30, 2015
Effective Date: May 4, 2015

APPROVED AS TO FORM:

Zach Lell, City Attorney
CITY OF EDGEWOOD
2224 104th Avenue East, Edgewood, WA 98372-1513
(253) 952-3299    Fax: (253) 952-3537

LEGAL NOTICE

NOTICE OF ORDINANCE ADOPTED BY EDGEWOOD CITY COUNCIL

The following is a summary of an Ordinance adopted by the City of Edgewood City Council on the 28th day of April 2015, and shall take effect and be in full force on the 4th day of May 2015.

ORDINANCE NO. 15-0438

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, AMENDING ORDINANCE NO. 13-0391, AS SUBSEQUENTLY AMENDED BY ORDINANCE NO. 14-0423, AND CHAPTER 4.30 EMC TRAFFIC IMPACT FEES; REDUCING THE EFFECTIVE DURATION OF THE CITY’S PREVIOUSLY ADOPTED TEMPORARY TRAFFIC IMPACT FEE RATES; ESTABLISHING A NEW EFFECTIVE DATE FOR THE CITY’S UPDATED, PERMANENT TRAFFIC IMPACT FEE RATES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

The full text of the Ordinance is available at Edgewood City Hall, 2224 104th Avenue East, Edgewood, WA 98372-1513 (253) 952-3299.

Jane Montgomery, Acting City Clerk

Published in the Tacoma News Tribune on: Thursday April 30, 2015
Apartments are rental dwelling units located within the same building with at least three other dwelling units, for example, an apartment building.

A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care centers

Office parks are usually suburban subdivisions or planned unit developments containing general office buildings and support facilities, such as restaurants, conference centers, and on-site parking.

Residential condominiums/townhouses are defined as ownership units that have at least one other owned unit within the same building. There are often central office buildings and service centers.

A building materials and lumber store is a free-standing building that sells hardware, building materials and lumber. The sales floor usually includes a variety of display areas for tools, building materials, and related items.

Manufacturing facilities are areas where the primary activity is the conversion of raw materials or parts into finished products. Some examples include the production of food, automotive parts, and pharmaceuticals.

A medical-dental office building is a facility that provides diagnostic and outpatient care on a routine basis but is unable to accommodate hospital-like services. It includes private offices for doctors, dentists, and other health care professionals.

A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary; it may also contain study and meeting rooms.

Industrial parks contain a number of industrial or related facilities. They are characterized by a mix of manufacturing, service, and office functions.

A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care centers

Business parks consist of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. They may or may not be interconnected by pedestrian walkways.

Light industrial facilities are free-standing facilities devoted to a single use. The facilities have an emphasis on activities other than those of a retail, office, or service nature.

A regional park is a large, extensive area of land that serves as a natural or parklike setting for recreation. It contains a variety of facilities, including boating or swimming facilities, ball fields, camp sites and picnic facilities, and nature trails.

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<table>
<thead>
<tr>
<th>Industry</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience Market</td>
<td>A type of grocery store that is open late at night or 24 hours per day to allow customers to shop at any time.</td>
</tr>
<tr>
<td>Pharmacy/Drugstore without Drive-Through Window</td>
<td>In this category, drug stores contain drive-through windows, allowing customers to purchase medications and other products without leaving their vehicles.</td>
</tr>
<tr>
<td>Walk-In Bank</td>
<td>A type of bank that is free-standing with its own parking lot, does not have drive-through lanes.</td>
</tr>
<tr>
<td>Gasoline/Service Station with Convenience Stores</td>
<td>A type of service station that also provides convenience store facilities, offering fuel and a variety of retail products.</td>
</tr>
<tr>
<td>Drinking Place</td>
<td>Establishments that specialize in serving food and beverages, often with live music, television screens, or pool tables.</td>
</tr>
<tr>
<td>High Turnover (Sit-Down) Restaurant</td>
<td>A type of restaurant that typically does not take reservations and offers table service, with a waiter/waitress serving meals.</td>
</tr>
<tr>
<td>Red Roof Without Drive-Thru Windows</td>
<td>A type of establishment that does not offer drive-through service, typically offering sit-down dining with table service.</td>
</tr>
<tr>
<td>Red Roof With Drive-Thru Windows</td>
<td>A type of restaurant that offers drive-through service, allowing customers to order and pick up their meals without leaving their vehicles.</td>
</tr>
</tbody>
</table>

**Trip Generation:**

- **Peak Hour Trips:**
  - Agriculture Service Stations: 3.83
  - Gasoline/Service Station with Convenience Stores: 10.34
  - Convenience Market: 10.53
- **Peak-By-Reduce Factor:**
  - Agriculture Service Stations: 0.46
  - Gasoline/Service Station with Convenience Stores: 0.56
  - Convenience Market: 0.57
- **Adjusted Peak Hour Trips:**
  - Agriculture Service Stations: 1.81
  - Gasoline/Service Station with Convenience Stores: 6.22
  - Convenience Market: 5.28
- **Impact Fee:**
  - Agriculture Service Stations: $5,419
  - Gasoline/Service Station with Convenience Stores: $26,348
  - Convenience Market: $25,718

**Notes:**

- The convenience markets in this classification are open 24 hours per day. These markets sell convenience foods, newspapers, and other retail products.
- The drug stores in this category contain drive-through windows, allowing for easy access to medications.
- The drug stores in this category contain drive-through windows, allowing for easy access to medications.
- The convenience market in this category includes convenience stores that sell a variety of products, including food, beverages, and other retail items.
- The pharmacies/drugstores are retail facilities that primarily sell prescription and non-prescription drugs, along with cosmetics, toiletries, and limited food products.
- The supermarkets are large retail stores that sell a comprehensive range of products, including fresh produce, meats, and dairy items, as well as general merchandise.

**Unit:**

- KSF = 1,000 square feet gross floor area

**Source:** Institute of Transportation Engineers, 1998 Edition, 19th Edition

**Land Use Units:**

- KSF = 1,000 square feet gross floor area
- DU = dwelling unit
- Room = number of rooms for rent
- Parking = number of cars for rent
- Student = number of full-time equivalent students enrolled
Apartments are rental dwelling units located within the same building with at least three other dwelling units, for example.

Manufacturing

Manufacturing facilities are those where the properties of raw materials or parts of finished products from one or more stages of production, that cannot be sold, are used, and transformed into products. Raw materials used may vary substantially from one facility to another. In addition to the actual production of products, manufacturing facilities generally also house office, warehouse, research and development, and associated functions.

Warehousing

Warehousing facilities are those where the properties of raw materials or parts of finished products from one or more stages of production, that cannot be sold, are used, and transformed into products. Raw materials used may vary substantially from one facility to another. In addition to the actual production of products, manufacturing facilities generally also house office, warehouse, research and development, and associated functions.

Senior Housing

Senior housing consists of detached independent living developments, including retirement communities, age-

Residents in these communities have the option of continuing to work or to retire. Many operate with an on-site

Senior Housing Detached

Senior housing consists of detached independent living developments, including retirement communities, age-

Senior Housing Attached

Senior housing consists of detached independent living developments, including retirement communities, age-

High School

High schools serve students who have completed middle or junior high school. Both public and private high schools are

Golf Course

Golf courses include 9-, 18-, 27- and 36-hole municipal courses. Some sites may also have driving ranges and clubhouses with

Residential condominium/townhouses are defined as ownership units that have at least one other owned unit within the

A lodge or fraternal organization typically includes a clubhouse with dining and drinking facilities; recreational and

A government office building is an individual building containing either the entire function or simply one agency of a city, 

A real estate office building is an individual building containing either the entire function or simply one agency of a city, 

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to

Research and development centers are facilities or groups of facilities devoted almost exclusively to research and

Urban Community Center

Urban community centers provide a variety of services and are usually located in major transportation centers in the area, such

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<table>
<thead>
<tr>
<th>ITC Code</th>
<th>Customer Type</th>
<th>Land Use Description</th>
<th>Peak Hour Trips</th>
<th>Peak-By-Trip Reduction Factor</th>
<th>Adjusted Peak Hour Trips</th>
<th>Impact Fee</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>816</td>
<td>Convenience/Point of Sale</td>
<td>convenience/point of sales are generally free-standing buildings. These buildings have a 24-hour service; they sell convenience foods, newspapers and other beverages; they are usually located near public transportation stops and other retail stores. convenience/point of sales are generally free-standing buildings.</td>
<td>4.81</td>
<td>0.74</td>
<td>3.37</td>
<td>$6.105</td>
<td>SF</td>
</tr>
<tr>
<td>817</td>
<td>Service/Station Convenience</td>
<td>service/station convenience is a type of convenience store that sells food, beverages, and other products. Some service stations also provide fueling services. Service stations are generally located near major thoroughfares, highways, and other high-traffic areas.</td>
<td>3.83</td>
<td>0.70</td>
<td>2.70</td>
<td>$6.275</td>
<td>SF</td>
</tr>
<tr>
<td>820</td>
<td>Shopping Center</td>
<td>shopping center is a large retail facility that sells a wide variety of products and services. Some shopping centers are anchored by large department stores, while others feature specialty stores. shopping center is a large retail facility that sells a wide variety of products and services.</td>
<td>5.39</td>
<td>0.70</td>
<td>4.07</td>
<td>$7.180</td>
<td>SF</td>
</tr>
<tr>
<td>833</td>
<td>New Car Sales</td>
<td>new-car sales are dealerships that sell new vehicles to customers. These dealerships are typically located near major thoroughfares and highways. new-car sales are dealerships that sell new vehicles to customers.</td>
<td>2.59</td>
<td>0.70</td>
<td>1.81</td>
<td>$2.970</td>
<td>SF</td>
</tr>
<tr>
<td>848</td>
<td>Free Stand</td>
<td>a free stand is a small retail establishment that sells a variety of products, such as newspapers, snacks, and other convenience items. some free stands also provide fueling services.</td>
<td>6.03</td>
<td>0.70</td>
<td>4.22</td>
<td>$6.535</td>
<td>SF</td>
</tr>
<tr>
<td>853</td>
<td>Supermarket</td>
<td>supermarket is a large retail store that sells a wide variety of products, ranging from groceries to non-grocery items. supermarkets are often located near major thoroughfares and highways.</td>
<td>10.53</td>
<td>0.60</td>
<td>6.32</td>
<td>$7.720</td>
<td>SF</td>
</tr>
<tr>
<td>861</td>
<td>Convenience Market</td>
<td>convenience market is a type of convenience store that sells food, beverages, and other products. these markets are generally located near major thoroughfares and highways.</td>
<td>54.41</td>
<td>0.60</td>
<td>32.65</td>
<td>$50.528</td>
<td>SF</td>
</tr>
<tr>
<td>871</td>
<td>Department Store</td>
<td>department store is a large retail facility that sells a wide variety of products, ranging from clothing to electronics. these stores are typically located near major thoroughfares and highways.</td>
<td>1.76</td>
<td>0.70</td>
<td>1.23</td>
<td>$2.315</td>
<td>SF</td>
</tr>
<tr>
<td>883</td>
<td>Pharmacy/Drugstore with Drive Through</td>
<td>pharmacy/drugstore with drive through sells prescription and non-prescription medications, as well as other products. these stores are generally located near major thoroughfares and highways.</td>
<td>8.62</td>
<td>0.70</td>
<td>6.03</td>
<td>$6.535</td>
<td>SF</td>
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