

ORDINANCE NO. 2025-02

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE SECTION 12.03.040 RELATED TO CALCULATION OF IMPACT FEES.

WHEREAS, Chapter 82.02 RCW authorizes cities to impose impact fees to ensure that adequate facilities are available to serve new growth and development, and to provide for orderly growth achieving conformance with established standards; and

WHEREAS, on December 5, 2023, Richland City Council passed Ordinance No. 2023-09, amending Chapter 12.03 of the Richland Municipal Code (RMC) related to Transportation Impact Fees; and

WHEREAS, per RMC 12.03.040, impact fees are adjusted on an annual basis based on the National Highway Construction Cost Index; and

WHEREAS, additional direction is needed to govern administration of this annual impact fee adjustment.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Richland Municipal Code Section 12.03.040, entitled Calculation of impact fees, as first enacted by Ordinance No. 39-04, and last amended by Ordinance No. 2023-09, is hereby amended to read as follows:

12.03.040 Calculation of impact fees.

A. The method of calculating the transportation impact fees in this program incorporates, among other things, the following:

1. The cost of public streets and roads necessitated by new development;
2. An adjustment to the costs of the public streets and roadways for past or future SEPA mitigation payments made by previous development to pay for particular system improvements that were prorated to the particular system improvement;
3. The availability of other means of funding public street and roadway improvements; and
4. The methods by which public street and roadway improvements were financed.

B. The fee per trip shall be as follows:

	Effective January 1, 2024
Zone 1	\$2,647.13
Zone 2	\$2,453.84
Zone 3	\$4,951.56
Zone 4	\$1,815.63

Beginning January 1, 2025, and every year thereafter, the traffic impact fees for all zones from the preceding year shall be adjusted based on the annual percentage change between existing fees and the most recently published fourth quarter National Highway Construction Cost Index (NHCCI) as published by the Federal Highway Administration and ~~published~~ included in the City of Richland's fee schedule.

The fee is established based on the calculated trips generated. For example, a single-family residence produces one unit. The fees for most common uses will be as depicted in Exhibit A – Traffic Impact Fee Schedule. Fees for uses not accurately represented in Exhibit A will be calculated based on their pm peak hour trip generation rates as determined by the city engineer applying the latest edition of the ITE Trip Generation Manual. Pass-by and internally captured trips will be deducted from the total trip generation in determining new development trips. As an example, a commercial building generating 150 trips with 50 being pass-by and/or internally captured trips resulting in 100 new peak hour trips will have an impact fee of 100 x the applicable zone fee.

Section 2. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.


Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

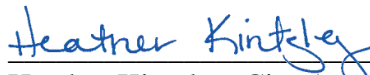
PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 21st day of January, 2025.


Theresa Richardson, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

First Reading: January 7, 2025
Second Reading: January 21, 2025
Date Published: January 26, 2025