

CITY OF FIFE, WASHINGTON

ORDINANCE NO. 1770

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, WASHINGTON, ADDING A NEW SECTION 20.25.027 TO THE FIFE MUNICIPAL CODE AUTHORIZING A CREDIT TOWARD TRAFFIC IMPACT FEES IN THE CASE OF REDEVELOPMENT

WHEREAS, commercial development within the City has a significant impact on the City's transportation network; and

WHEREAS, certain types of commercial development will support the creation of jobs, encourage tourism, and also be consistent with the City's vision and goals; and

WHEREAS, encouraging the demolition of business structures that have exceeded their useful life, and encouraging redevelopment with uses that support tourism, civic uses or businesses that create living wage jobs will strengthen the City's business community, promote tourism and help stimulate economic growth; and

WHEREAS, the Council finds as an exercise of its police power, that allowing transportation impact fee credits to be banked for future redevelopment on a site supports the public health, safety and welfare when done under the conditions described in this ordinance; now therefore;

THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY WASHINGTON
DO ORDAIN AS FOLLOWS:

Section 1. There is hereby added a new section 20.25.027 to the Fife Municipal Code which shall read as follows:

20.25.027 Traffic Impact Fee Credit.

A. For purposes of calculating an adjustment to the traffic impact fee, as authorized by Fife Municipal Code section 20.25.020 (E), the Public Works Director shall consider the demolition of an existing structure in which a lawful business is operating on the property to be developed as an unusual circumstance justifying a potential impact fee credit.

B. A traffic impact fee credit may be given administratively by the City Manager if it is for redevelopment that will not immediately occur as part of the initial development activity, but will occur within two years from the time the credit is given, so long as all of the criteria set forth in subsection D are met and the City Manager documents his reasons for the credit in written findings that also specify the use toward which the credits can be used, the number of credits to be given, and the duration of those credits.

C. A traffic impact fee credit may be given by the City Council if redevelopment will not occur for more than two years from the time credit is given if, and

only if, all of the following criteria in subsection D are met and the City Council incorporates its reasons for giving the credit in a development agreement that shall also specify the use toward which the credits can be used, the number of credits to be given , and the duration of those credits.

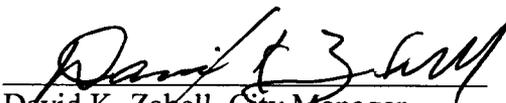
D. No credit shall be given under the provisions of section B or Section C above, unless all of the following criteria are met:

1. There is an existing use and structure on the tax parcel to be developed that the decision maker finds is not conducive to promoting economic development within the City;
2. The peak hour trips for which credit would be given shall not be greater than the number of peak hour trips that were generated by the existing use on the tax parcel;
3. The credit can only be used on the same tax parcel, or a larger parcel that includes the same property upon which the use and structure identified in subsection (D)(1) above is located; and
4. The credit is to be used for a use that the decision maker identifies is encouraged to locate in the City in order to promote economic development and/or tourism.

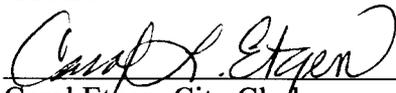
Section 2. This Ordinance shall be in full force and effect five (5) days after publication as required by law. A summary of this Ordinance may be published in lieu of the entire Ordinance, as authorized by State law.

Introduced on the 14th day of February, 2012.

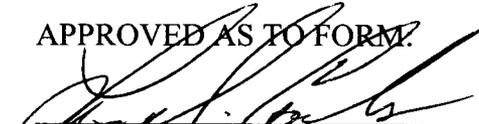
Passed by the City Council on the 20th day of February, 2012.


David K. Zabell, City Manager

ATTEST:


Carol Etgen, City Clerk

APPROVED AS TO FORM:

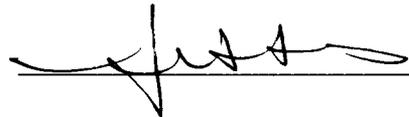

Loren D. Combs, City Attorney

Published: 3/2/2012
Effective Date: 3/7/2012

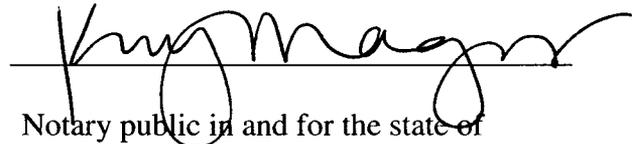
AFFIDAVIT OF PUBLICATION
STATE OF WASHINGTON
COUNTY OF PIERCE

I, Jesi Wells, being first duly sworn, on oath, says that she is the legal clerk of The News Tribune, a daily newspaper, published in Tacoma, Pierce County, Washington, and of general circulation in said state, and having a daily circulation of over 96000 copies. That said newspaper is now and at all times hereinafter mentioned as a legal newspaper as defined by the laws of the state, duly approved by the Superior Court of Pierce County, Washington. That the advertisement, of which the attached is a printed copy as it was published in the regular issue of said newspaper, was published 1 time(s), commencing on the 2nd day of March 2012 and ending on the 2nd day of March 2012.

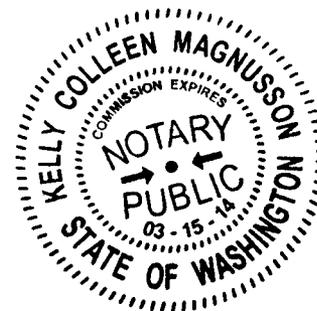
Ad number 1297786
ACCT# 220218AIM CITY OF FIFE



Subscribed to and sworn before me on this
2nd day of March 2012.



Notary public in and for the state of
Washington, residing in Pierce County.
1950 So. State St. Tacoma, WA 98405



Ad Order Confirmation

Ad Order Number 0001297786
PO Number ORD 1770
Customer Account 220218AIM
Customer CITY OF FIFE
ACCOUNTS PAYABLE,5411 23RD ST E,
FIFE WA 98424-2061 USA

Phone Number 253-922-2489
Phone Number 2
Customer Fax

Payment Method
Total Amount \$93.23
Payment Amt \$0.00
Amount Due \$93.23

Ad Number 0001297786-01
Sales Rep. legals
Blind Box
Tear Sheets 3
Proofs 0
Ad Size 1.0 X 13 Li
Invoice Text: ORD 1770
Affidavits 1
Placement Legal
Position Legals-001

Product	Start Date	Stop Date	# Inserts
The News Tribune	3/2/2012	3/2/2012	1

NOTICE OF ORDINANCES PASSED BY
THE CITY OF FIFE
ORDINANCE NO. 1770
AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF FIFE, PIERCE COUNTY, WASHINGTON
ADDING A NEW SECTION 25.027 TO THE FIFE
MUNICIPAL CODE AUTHORIZING A CREDIT
TOWARD TRAFFIC IMPACT FEES IN THE CASE OF
REDEVELOPMENT.
A complete copy of the ordinance is on the City of
Fife website www.cityofife.org
Carol Etgen
City Clerk