

ORDINANCE NO. 1985

AN ORDINANCE adopting a traffic impact fee, providing for certain credits and exemptions from impact fees, and revising the procedures for collecting impact fees.

WHEREAS, the Council of the City of Camas has heretofore enacted Ordinance No. 1870, which adopted a schedule of impact fees for public streets and roads, for public parks, open space and recreation facilities, for school facilities, and for fire protection facilities, and

WHEREAS, the traffic impact fee component formula was not set forth in Ordinance 1870 at the time of its enactment, and

WHEREAS, the Council has concluded its study of traffic impact fees and has created a formula for the imposition of a traffic impact fee, and

WHEREAS, the Council further desires to revise the procedures for collection of impact fees, and

WHEREAS, the Council also desires to provide for certain credits and exemptions from impact fees,

NOW, THEREFORE, be it ordained by the Council of the City of Camas follows:

Section I

There is hereby added to Section 3.88.030 of the Camas Municipal Code a new subsection to read as follows:

"Low income housing" means a single-family or multi-family rental housing development, the construction of which is either undertaken by a housing authority operated pursuant to RCW Chapter 35.82, or financially assisted pursuant to a federal, state, or local governmental low income housing program, provided however, that the term shall apply only to the number of units within such housing development as are required to be rented to low income tenants.

Section II

Section 3.88.040 of the Camas Municipal Code is amended to provide as follows:

3.88.040 - Impact Fee Imposition. There is imposed upon all new development activity within the city an impact fee which shall be calculated by adding the impact fee components, as hereinafter provided for, that are applicable to each such new development activity. The impact fee shall be calculated at the time

of building permit application, or for developments not necessitating a building permit, at the time of site plan approval. Impact fees shall be paid prior to issuance of a building permit or final site plan approval.

### Section III

Section 3.88.060 of the Camas Municipal Code is amended to provide as follows:

#### 3.88.060 - Traffic Impact Fee Formula.

The impact fee component for traffic shall be calculated using the following formula:

$$\text{TIF} = \text{F} \times \text{T}$$

1. "TIF" means the traffic impact component of the total development impact fee.
2. "F" is the traffic impact fee rate per p.m. peak hour trip. Such rate shall be calculated by means of the following formula:

$$\text{F} = \frac{\text{Cost of improvements} \times \text{adjustment} \times 10}{\text{Total additional trips}}$$

- a. Cost of improvements shall mean the estimated construction costs for roads and streets identified in the Capital Facilities Plan and included in the impact fee calculation.
  - b. Adjustment factor is the percentage of funds required from impact fees, which is 100% of the impact fee less state and federal grants and less an adjustment of fifteen (15%) percent for the portion of anticipated additional tax revenues resulting from the development.
  - c. Total additional trips shall mean the additional traffic generated by the development as estimated by the Regional Transportation Council transportation model.
3. "T" means the trips generated by a proposed development and calculated according to the Trip Generation Manual, Institute of Transportation Engineers, 5th Edition.

### Section IV

Section 3.88.130 of the Camas Municipal Code is amended to provide as follows:

3.88.130 - Exemptions. Public school districts shall be exempt from impact fees imposed under this chapter. This exemption does not apply to private, parochial or trade schools, colleges, or universities.

### Section V

Section 3.88.140 of the Camas Municipal Code is amended to provide as follows:

3.88.140 - Credits.

- A. Development Credit. The owner shall be entitled to a credit against the applicable impact fee component for the value of any dedication of land for, improvements to, or new construction of any system improvements to facilities that are identified in the Capital Facilities Plan and that are required by the City as a condition of approval for the development. That portion of the open space network and related improvements used as a credit for required open space for a project is not eligible for this credit. The amount of the credit shall be determined upon recording of a final plan for a subdivision, recording of a short plat, issuance of a building permit, or upon site plan approval, whichever shall first occur. The amount of the credit shall be indicated on any final plat recorded for a subdivision and any recorded short plat. In the event the amount of any credit exceeds the amount of the impact fee due, the City shall not be required to reimburse the difference to the developer.
  
- B. Low Income Housing Credit. A credit of seventy-five (75%) percent of the total impact fees assessed for parks, open space, fire, transportation and schools shall be given to housing which meets the requirements of low income housing as defined in Section 3.88.030.
  
- C. Industrial Expansion Credit. Collection of the impact fee for industrial development which is projected to generate annual property taxes in excess of \$100,000.00 shall be deferred for three (3) years. If the industrial development is obligated to pay property taxes in excess of \$100,000.00 in the third year of such deferral period, then the developer shall be entitled to a credit against impact fees equal to twenty-five (25%) percent of the total real property taxes paid by such developer during the three (3) year deferral period. In the event that the credit calculated hereunder exceeds the amount of the impact fee, the City shall have no obligation to reimburse the difference to the developer.

Section VI

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 18 day of April, 1994.

SIGNED: [Signature]  
 Mayor

ATTEST: [Signature]  
 Clerk

APPROVED as to form:  
[Signature]  
 City Attorney

# Affidavit of Publication

STATE OF WASHINGTON )  
 COUNTY OF CLARK )

I, Michael Gallagher, being first duly sworn, depose and say that I am the owner, editor, publisher of The Post-Record, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter to, published in the English language continuously as a weekly newspaper in Camas, Clark County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication

of said newspaper, that the ORDINANCE NO.  
1985.

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for One successive and consecutive weeks in the following issues;

Issue date May 3, 1994

Issue date \_\_\_\_\_

Issue date \_\_\_\_\_

Issue date \_\_\_\_\_

Issue date \_\_\_\_\_

Issue date \_\_\_\_\_

The fee charged for the above publication was:

\$ 106.60

Michael J. Gallagher  
 Publisher

Subscribed and sworn to before me this 23rd

day of May, 1994

Beverly Webster  
 Notary Public in and for the State of Washington, Residing at Camas, Washington

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**Section II**  
 Section 3.88.040 of the Camas Municipal Code is amended to provide as follows:  
**3.88.040—Impact Fee Imposition.** There is imposed upon all new development activity within the city an impact fee which shall be calculated by adding the impact fee components, as hereinafter provided for, that are applicable to each such new development activity. The impact fee shall be calculated at the time of building permit application, or for developments not necessitating a building permit, at the time of site plan approval. Impact fees shall be paid prior to issuance of a building permit or final site plan approval.

**Section III**  
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**3.88.060—Traffic Impact Fee Formula.** The impact fee component for traffic shall be calculated using the following formula:  

$$TIF = F \times T$$
  
 1. "TIF" means the traffic impact component of the total development impact fee.  
 2. "F" is the traffic impact fee rate per p.m. peak hour trip. Such rate shall be calculated by means of the following formula:  

$$F = \text{Cost of improvements} \times \text{adjustment} \times 10$$
  
 Total additional trips  
 a. Cost of improvements shall mean the estimated construction costs for roads and streets identified in the Capital Facilities Plan and included in the impact fee calculation.  
 b. Adjustment factor is the percentage of funds required from impact fees, which is 100% of the impact fee less state and federal grants and less an adjustment of fifteen (15%) 100% of the impact fee less state and federal grants and less an adjustment of fifteen (15%) percent for the portion of anticipated additional tax revenues resulting from the development.  
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**3.88.140—Credits.**

**A. Development Credit.** The owner shall be entitled to a credit against the applicable impact fee component for the value of any dedication of land for, improvements to, or new construction of any system improvements to facilities that are identified in the Capital Facilities Plan and that are required by the city as a condition of approval for the development. That portion of the open space network and related improvements used as a credit for required open space for a project is not eligible for this credit. The amount of the credit shall be determined upon recording of a final plan for a subdivision, recording of a short plat, issuance of a building permit, or upon site plan approval, whichever shall first occur. The amount of the credit shall be indicated on any final plat recorded for a subdivision and any recorded short plat. In the event the amount of any credit exceeds the amount of the impact fee due, the City shall not be required to reimburse the difference to the developer.

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**C. Industrial Expansion Credit.** Collection of the impact fee for industrial development which is projected to generate annual property taxes in excess of \$100,000.00 shall be deferred for three (3) years. If the industrial development is obligated to pay property taxes in excess of \$100,000.00 in the third year of such deferral period, then the developer shall be entitled to a credit against impact fees equal to twenty-five (25%) percent of the total real property taxes paid by such developer during the three (3) year deferral period. In the event that the credit calculated hereunder exceeds the amount of the impact fee, the City shall have no obligation to reimburse the difference to the developer.

**Section VI**  
 This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 18th day of April, 1994.

SIGNED: Dean Dossett, Mayor  
 ATTEST: /s/Dale E. Scarbrough  
 Clerk  
 APPROVED as to form:  
 /s/Roger D. Knapp  
 City Attorney  
 No. 3460—May 3, 1994

CITY OF CAMAS  
 JUN 13 1994  
 PAID