

ORDINANCE O-4631

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE REVIEW OF SCHEDULE AND FEE INCREASES FOR TRANSPORTATION IMPACT FEES AND AMENDING KIRKLAND MUNICIPAL CODE SECTIONS 27.04.120 AND 27.04.150.

1 WHEREAS, KMC Section 27.04.120 and KMC Section 27.04.150
2 require that transportation impact fees be indexed to provide for an
3 automatic fee increase each January 1st using the Washington State
4 Department of Transportation Construction Cost Index ("CCI"); and
5

6 WHEREAS, the Washington State Department of Transportation
7 no longer publishes the Construction Cost Index, which requires the City
8 to use another index to calculate the upcoming automatic fee increase;
9 and
10

11 WHEREAS, the June to June Seattle-Tacoma-Bremerton Area
12 Consumer Price Index ("CPI-W") is the index currently used to calculate
13 the automatic park impact fee increase, which could also be used as the
14 index for the increase to the transportation impact fee scheduled to
15 occur this January 1, 2018; and
16

17 WHEREAS, there may be an index that better reflects cost
18 increases in the transportation industry than the CPI-W, but initial
19 research has not identified such an index and a new fee increase index
20 is needed prior to January 1, 2018; and
21

22 WHEREAS, the Council has concluded that delegating the
23 authority to the City Manager to find such an index now and as
24 appropriate in the future.
25

26 NOW, THEREFORE, The City Council of the City of Kirkland do
27 ordain as follows:
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29 Section 1. Kirkland Municipal Code Section 27.04.120 is
30 amended to read as follows:
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32 **27.04.120 Review of schedule and fee increases.**

33 (a) The schedule in Section 27.04.150 will be amended to reflect
34 changes to the twenty-year transportation project list as part of
35 adoption of amendments to the capital facilities plan in Chapter XIII of
36 Title 17 of this code (the comprehensive plan). Amendments to the
37 schedule for this purpose shall be adopted by the council.

38 (b) The fees on the schedule in Section 27.04.150 shall be indexed
39 to provide for an automatic fee increase each January 1st beginning in
40 the year 2017. ~~A six year moving average of the Washington State~~
41 ~~Department of Transportation Construction Cost Index will be used to~~
42 ~~determine the increase in fees for each year to reflect increased project~~
43 ~~costs. The June to June Seattle-Tacoma-Bremerton Area Consumer~~
44 ~~Price Index (CPI-W) will be used to determine the increase in fees for~~
45 ~~each year to reflect increased project costs, unless a more applicable~~
46 ~~industry standard construction cost index is established by the City~~
47 ~~Manager.~~ In the event that the fees on the schedule in Section

48 27.04.150 are increased during the preceding calendar year due to
 49 changes to the twenty-year transportation project list pursuant to
 50 subsection (a) of this section, the fees will not be indexed the following
 51 January. The finance and administration department shall compute the
 52 fee increase and the new schedule shall become effective immediately
 53 after the annual fee increase calculation.

54 (c) A new rate study, which establishes the schedule in Section
 55 27.04.150, shall be updated every three years, unless the city
 56 determines that circumstances do not warrant an update.

57
 58 Section 2. Kirkland Municipal Code Section 27.04.150 is
 59 amended to read as follows:

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 61 **27.04.150 Transportation impact fee schedule.**

62 The impact fee schedule below is based on the city's latest rate study.
 63 As authorized under Section 27.04.120(b), the schedule may
 64 automatically increase each January 1st based on the ~~Washington State~~
 65 ~~Department of Transportation Construction Cost~~ The June to June
 66 Seattle-Tacoma-Bremerton Area Consumer Price Index. See the public
 67 works department's fee schedule for the current impact fee.
 68

Land Uses	Unit of Measure	ITE Land Use Code	Fee Per Unit
			persons
Cost per Person Trip End > Trip Length			\$3,454.15
<i>Residential</i>			
Detached Housing	dwelling	210	\$5,009.00
Attached and Stacked Housing	dwelling	220, 221, 230, 233	\$2,855.00
Senior Housing	dwelling	See Note 1	\$1,427.00
Nursing Home	bed	620	\$742.00
Congregate Care/Assisted Living	dwelling	253, 254	\$573.00
<i>Commercial – Services</i>			
Drive-In Bank	sq. ft./GFA	912	\$28.53
Walk-In Bank	sq. ft./GFA	911	\$17.53
Day Care Center	sq. ft./GFA	565	\$22.29
Hotel	room	310	\$3,434.00
All Suites Motel	room	311	\$2,290.00
Service Station/Minimart	VFP	945	\$12,167.00
Movie Theater	screens	445	\$32,107.00
Health Club	sq. ft./GFA	492	\$9.88
Racquet Club	sq. ft./GFA	491	\$2.97
Marina	berth	420	\$638.00

Land Uses	Unit of Measure	ITE Land Use Code	Fee Per Unit
Commercial Institutional			
Elementary School/Jr. High School	student	520, 522	\$289.00
High School	student	530	\$282.00
University/College	student	550	\$553.00
Church	sq. ft./GFA	560	\$2.45
Hospital	sq. ft./GFA	610	\$4.48
Commercial Restaurant			
Quality Restaurant	sq. ft./GFA	931	\$17.17
High-Turnover Restaurant	sq. ft./GFA	932	\$22.98
Fast Food Restaurant w/o Drive-Through	sq. ft./GFA	933	\$31.49
Fast Food Restaurant w/ Drive-Through	sq. ft./GFA	934	\$39.31
Industrial			
Light Industry/High Technology	sq. ft./GFA	110	\$5.80
Industrial Park	sq. ft./GFA	130	\$5.08
Warehousing/Storage	sq. ft./GFA	150	\$1.91
Commercial – Retail			
Shopping Center	sq. ft./GLA	820	\$4.94
Auto Parts Sales	sq. ft./GFA	843	\$6.98
Auto Care Center	sq. ft./GLA	942	\$4.46
Car Sales – New/Used	sq. ft./GFA	841	\$11.61
Convenience Market	sq. ft./GFA	851	\$40.20
Discount Club	sq. ft./GFA	857	\$12.68
Freestanding Discount Store	sq. ft./GFA	815	\$9.19
Hardware/Paint Store	sq. ft./GFA	816	\$7.33
Home Improvement Superstore	sq. ft./GFA	862	\$3.42
Nursery/Garden Center	sq. ft./GFA	817	\$9.94
Pharmacy (with Drive-Through)	sq. ft./GFA	881	\$10.34
Quick Lubrication Vehicle Shop	service bay	941	\$4,249.00
Supermarket	sq. ft./GFA	850	\$15.34
Tire Store	service bay	848	\$5,217.00

Land Uses	Unit of Measure	ITE Land Use Code	Fee Per Unit
Miscellaneous Retail	sq. ft./GLA	820	\$4.94
Commercial – Office			
General Office Building	sq. ft./GFA	710	\$7.96
Medical Office/Clinic	sq. ft./GFA	720	\$14.97

69 Notes:
70 VFP = Vehicle Fueling Positions (maximum number of vehicles that can
71 be fueled simultaneously)
72 GLA = Gross Leasable Area
73 GFA = Gross Floor Area
74 For uses with unit of measure in square feet trip rate is given as trips
75 per one thousand square feet.
76 Note 1. Senior housing rate is one-half of attached and stacked housing
77 rate.

78
79 Section 3. If any provision of this ordinance or its application to
80 any person or circumstance is held invalid, the remainder of the
81 ordinance or the application of the provision to other persons or
82 circumstances is not affected.

83
84 Section 4. This ordinance shall be in force and effect five days
85 from and after its passage by the Kirkland City Council and publication
86 pursuant to Section 1.08.017, Kirkland Municipal Code in the summary
87 form attached to the original of this ordinance and by this reference
88 approved by the City Council.

89
90 Passed by majority vote of the Kirkland City Council in open
91 meeting this 12th day of December, 2017.

92
93 Signed in authentication thereof this 12th day of December,
94 2017.



Amy Walen, Mayor

Attest:

Publication Date: December 18, 2017


Kathi Anderson, City Clerk

Approved as to Form:


Kevin Raymond, City Attorney

PUBLICATION SUMMARY
OF ORDINANCE O-4631

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE REVIEW OF SCHEDULE AND FEE INCREASES FOR TRANSPORTATION IMPACT FEES AND AMENDING KIRKLAND MUNICIPAL CODE SECTIONS 27.04.120 AND 27.04.150.

SECTION 1. Amends Kirkland Municipal Code Section 27.04.120 related to the review of schedule and fee increases for transportation impact fees.

SECTION 2. Amends Kirkland Municipal Code Section 27.04.150 relating to the transportation impact fee schedule.

SECTION 3. Provides a severability clause for the ordinance.

SECTION 4. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 12th day of December, 2017.

I certify that the foregoing is a summary of Ordinance O-4631 approved by the Kirkland City Council for summary publication.


Kathi Anderson, City Clerk