



INFORMATIONAL MEMORANDUM

TO: Finance Committee

**FROM: Jay Wittwer, Fire Chief
Rick Still, Parks and Recreation Director
Vicky Carlsen, Finance Director**

CC: Mayor Ekberg

DATE: November 3, 2020

SUBJECT: Update Fire and Park Impact Fees

ISSUE

Adjust fire impact fees per Tukwila Municipal Code (TMC) 16.26.080 Annual Fire Impact Fees Updates and park impact fees per TMC 16.28.080 Annual Park Impact Fees Updates.

BACKGROUND

Fire and park impact fees were enacted by the City in 2008 and were updated in 2018. To ensure growth continues to pay for growth, the fee methodology, the level of service and the supporting statistics and data have been reviewed and fees updated accordingly.

Berk, in coordination with the staff Impact Fee Team, undertook an extensive study of the City's historical, existing, and projected growth in population, housing, and employment; examined capital plans and facilities, the PROS Plan and Fire Master Plan, the level of service standards and other pertinent information. The data was analyzed, summarized, and computed to produce an impact fee for each property type listed below:

Residential

1. Single Family
2. Multi Family

Non-Residential/Commercial

1. Retail
2. Office
3. Industrial

As specified in the TMC, both park and fire impact fees are to be updated annually using the Construction Cost Index for Seattle (June-June) published by the Engineering News Record to calculate the annual inflation adjustments. The adjustment would be effective January 1 of each year.

DISCUSSION

Fire and park impact fees were not updated as they should have been in 2019 for 2020 so the proposed increase includes the 2020 increase as well as the 2021 increase. The increase would be effective January 1, 2021. Per Engineering News Record, the percentage increase is as follows:

June 2018 to June 2019	4.4%	Inflation increase for 2020
June 2019 to June 2020	0.7%	Inflation increase for 2021

RECOMMENDATION

Council is being asked to approve the ordinances and consider this at the November 23, 2020 Committee of the whole and subsequent December 7, 2020 Regular Meeting.

ATTACHMENTS

Draft Ordinances

Exhibit A - City Cost Index - Seattle

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NO. 2571 TO UPDATE THE FIRE IMPACT FEE SCHEDULE, AS CODIFIED IN TUKWILA MUNICIPAL CODE CHAPTER 16.26 AS FIGURE 16-1, "FEE SCHEDULE;" REPEALING ORDINANCE NO. 2598; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted Ordinance No. 2571 related to fire impact fees on May 7, 2018; and

WHEREAS, Tukwila Municipal Code Sections 16.26.060, 16.26.070 and 16.26.080 provide direction on annual updates to fire impact fees;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Repealer. Ordinance No. 2598 is hereby repealed in its entirety.

Section 2. Fire Impact Fee Schedule Amended. Exhibit B to Ordinance No. 2571 is hereby amended to update the Fire Impact Fee Schedule codified as Figure 16-1, "Fee Schedule," as attached hereto.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 5. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force January 1, 2021.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2020.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Office of the City Attorney

Attachment: Updated Figure 16-1, "Fee Schedule," for Fire Impact Fees
(Exhibit B to Ordinance No. 2571)

Figure 16-1 “Fee Schedule”

Exhibit B

CITY OF TUKWILA FIRE IMPACT FEE SCHEDULE

	FIRE Impact Fee
RESIDENTIAL – per dwelling unit	\$1,790 <u>\$1,882</u>
(a) Single family	\$1,683 <u>\$1,769</u>
(d) with fire sprinkler system installed	\$2,062 <u>\$2,168</u>
(b) Multi-family	
 COMMERCIAL/NON-RESIDENTIAL	
- per 1,000 square feet of development	
(c) Retail	\$2,005 <u>\$2,108</u>
(c) Office	\$784 <u>\$824</u>
(c) Industrial/manufacturing	\$467 <u>\$176</u>

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- (a) Attached accessory dwelling units are exempt from impact fees.
 - (b) A structure with more than two dwelling units.
 - (c) See the more detailed land use descriptions in the Land Use Categories document.
 - (d) 6% discount for single family units with fire sprinkler system installed representing the portion of all incidents that were fire only—as opposed to emergency medical incidents. Per Section 16.26.120.B.9. of the Tukwila Municipal Code, "A fee payer installing a residential fire sprinkler system in a single-family home shall not be required to pay the fire operations portion of the impact fee."

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NO. 2572 TO UPDATE THE PARKS IMPACT FEE SCHEDULE, AS CODIFIED IN TUKWILA MUNICIPAL CODE CHAPTER 16.28 AS FIGURE 16-1, "FEE SCHEDULE,"; REPEALING ORDINANCE NO. 2599; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted Ordinance No. 2572 related to parks impact fees on May 7, 2018; and

WHEREAS, Tukwila Municipal Code Sections 16.28.060, 16.28.070 and 16.28.080 provide direction on annual updates to parks impact fees;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Repealer. Ordinance No. 2599 is hereby repealed in its entirety.

Section 2. Parks Impact Fee Schedule Amended. Exhibit B to Ordinance No. 2572 is hereby amended to update the Parks Impact Fee Schedule codified as Figure 16-1, "Fee Schedule," as attached hereto.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 5. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force January 1, 2021.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2020.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Office of the City Attorney

Attachment: Updated Figure 16-1, "Fee Schedule," for Parks Impact Fees
(Exhibit B to Ordinance No. 2572)

Figure 16-1 “Fee Schedule”

Exhibit B

CITY OF TUKWILA PARKS IMPACT FEE SCHEDULE

	PARKS Impact Fee
RESIDENTIAL – per dwelling unit	
(a) Single family	\$2,859 <u>\$3,006</u>
(b) Multi-family	\$2,490 <u>\$2,618</u>
 COMMERCIAL/NON-RESIDENTIAL - per 1,000 square feet of development	
(c) Retail	\$1,308 <u>\$1,375</u>
(c) Office	\$1,179 <u>\$1,239</u>
(d) K-12 Educational facilities	\$236 <u>\$248</u>
(c) Industrial/manufacturing	\$653 <u>\$687</u>

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- (a) Attached accessory dwelling units are exempt from impact fees.
 - (b) A structure with more than two dwelling units.
 - (c) See the more detailed land use descriptions in the Land Use Categories document.
 - (d) 80% discount for K-12 educational facilities.

Exhibit A

City Cost Index - Seattle - As of September 2020



The building and construction cost indexes for ENR's individual cities use the same components and weighting as those for the 20-city national indexes. The city indexes use local prices for portland cement and 2 X 4 lumber and the national average price for structural steel. The city's BCI uses local union wages, plus fringes, for carpenters, bricklayers and iron workers. The city's CCI uses the same union wages for laborers.

To find more recent cost index data, go to this webpage (link below) and click on the link for the year you need, and then navigate to the week you need. Keep in mind that the city cost index figures are always published in the second weekly issue of the month.

http://www.enr.com/economics/current_costs

Go back to [view all City Indexes](#).

ENR COST INDEXES IN SEATTLE (1978-2020)

YEAR	MONTH	BCI	%CHG	CCI	%CHG
2020	Sept	6571.23	+3.3	12771.70	+5.6
2020	Aug	6529.50	+2.6	12430.98	+2.8
2020	July	6534.00	+3.0	12140.48	+1.2
2020	June	6415.06	+0.7	12141.83	+0.9
2020	May	6418.90	+0.8	12145.67	+1.0
2020	April	6414.78	+0.9	12141.53	+1.0
2020	March	6264.91	-1.1	11991.29	0.0

YEAR	MONTH	BCI	%CHG	CCI	%CHG
2020	Feb	6390.40	+0.3	12117.14	+0.8
2020	Jan	6395.71	+0.7	12122.45	+0.9
2019	Dec	6384.96	+2.2	12111.70	+5.0
2019	Nov	6366.86	+3.2	12093.59	+4.9
2019	Oct	6368.36	+3.3	12095.09	+8.1
2019	Sept	6363.42	+3.3	12090.15	+4.9
2019	Aug	6365.92	+3.5	12092.65	+5.0
2019	July	6342.31	+3.9	11999.04	+4.5
2019	June	6372.29	+4.4	12029.02	+4.8
2019	May	6369.97	+4.5	12026.70	+4.8
2019	April	6358.72	+4.2	12015.45	+4.7
2019	Mar	6331.97	+4.3	11988.70	+4.7
2019	Feb	6369.72	+4.9	12026.45	+5.1
2019	Jan	6351.66	+4.7	12008.39	+4.9
2018	Dec	6248.72	+3.0	11537.66	+0.8
2018	Nov	6168.03	+2.3	11532.16	+0.8
2018	Oct	6164.80	+2.4	11186.78	+4.4
2018	Sept	6160.57	+2.2	11524.68	+7.4
2018	Aug	6151.14	+2.1	11515.25	+7.4
2018	July	6104.74	+1.4	11480.25	+7.1
2018	June	6103.26	+2.6	11478.76	+7.1
2018	May	6096.76	+2.7	11472.26	+7.2
2018	Apr	6099.84	+2.8	11475.35	+7.4
2018	Mar	6071.20	+3.3	11446.71	+8.4
2018	Feb	6071.20	+3.4	11446.71	+7.6
2018	Jan	6068.61	+3.5	11444.11	+7.7