



**CORRECTION TO ORDINANCE**

**Ordinance No:** 1005

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

- Corrections:**
1. Correct base per trip rate from \$7,454 to \$7,545 (as allowed in September 2023 TIF Rate Study) due to transposition of numbers.
  2. Correct rate for “United States Post Office”, “Bank without Drive-Thru”, and “Bank with Drive-Thru” from TIF Rate Table due to incorrect inclusion of rate with 15% reduction for high activity areas.
  3. Delete “General Office”, “Medical Office”, and “Office Park” from TIF Rate Table pursuant to SMC 3.80.070(I) Business Exemptions, authorized by Ordinance No. 998.
  4. Delete “Discount supermarket” from TIF Rate Table as it is an outdated ITE Code.

**Approval:**



3/6/24  
Date

**Julie Ainsworth-Taylor, Assistant City Attorney**  
*On behalf of Margaret King, City Attorney*

**Corrected By:**



3/6/24  
Date

**Jessica Simulcik Smith, City Clerk**

Attachment B, Exhibit A: TIF Rate Schedule

ITE Code	Land Use Category/Description	Impact Fee Per Unit @	
<b>A. Rate Table</b>			
90	Park-and-ride lot w/ bus svc	NONE	
130	Industrial Park	3,259.00	Per 1,000 sq feet
150	Warehousing	1,548.00	Per 1,000 sq feet
151	Mini-warehouse	1,385.00	Per 1,000 sq feet
210	Single family house Detached House	10,830.00	per dwelling unit
220	Low-Rise Multifamily (Apartment, condo, townhome, ADU)	5,415.00	per dwelling unit
221	Mid-Rise Multifamily (Apartment, condo, townhome)	4,813.00	per dwelling unit
222	High-Rise Multifamily (Apartment, condo, townhome)	3,938.00	per dwelling unit
240	Mobile home park	5,032.00	per dwelling unit
251	Senior housing - Single Family	3,282.00	per dwelling unit
252	Senior housing - Multifamily	2,735.00	per dwelling unit
254	Assisted Living	1,203.00	per bed
255	Continuing care retirement	2,079.00	per dwelling unit
320	Motel	4,157.00	per room
		721.00	per seat
445	Movie theater	111,906.00	per screen
492	Health/fitness club	24,402.00	per 1,000 sq feet
493	Athletic Club	24,402.00	per 1,000 sq feet
520	Elementary School	10,419.00	per 1,000 sq feet
522	Middle/JR High School	9,050.00	per 1,000 sq feet
530	High School (public or private)	7,377.00	per 1,000 sq feet
540	Junior/community college	837.00	per student
560	Church	4,658.00	Per 1,000 sq feet
590	Library	57,717.00	Per 1,000 sq feet
610	Hospital	7,377.00	Per 1,000 sq feet
740	General-office	41,929.00	Per 1,000 sq feet
715	Single Tenant Office Building	11,929.00	Per 1,000 sq feet
720	Medical-office	27,130.00	Per 1,000 sq feet
731	State motor vehicles dept	36,780.00	Per 1,000 sq feet
732	United States post office	\$79,290	67,396.00 Per 1,000 sq feet
750	Office Park	41,929.00	Per 1,000 sq feet
813	Free Standing Discount Superstore	31,118.00	Per 1,000 sq feet
815	Free Standing Discount Store	31,118.00	Per 1,000 sq feet
816	Hardware/Paint Store	10,110.00	Per 1,000 sq feet
820	General retail and personal services (includes shopping center)	23,715.00	Per 1,000 sq feet
841	Car sales	28,293.00	Per 1,000 sq feet
850	Supermarket	54,027.00	Per 1,000 sq feet
851	Convenience market-24 hr	226,943.00	Per 1,000 sq feet
854	Discount supermarket	54,027.00	Per 1,000 sq feet
857	Discount Club	31,118.00	Per 1,000 sq feet
862	Home Improvement Superstore	12,745.00	Per 1,000 sq feet
863	Electronics Superstore	31,118.00	Per 1,000 sq feet
864	Toy/Children's Superstore	31,118.00	Per 1,000 sq feet
880	Pharmacy/drugstore	40,931.00	Per 1,000 sq feet
881	Pharmacy/drugstore with Drive-Thru	49,492.00	Per 1,000 sq feet
890	Furniture Store	2,942.00	Per 1,000 sq feet
911	Bank without Drive-Thru	\$58,342	49,591.00 Per 1,000 sq feet
912	Bank	\$101,052	85,894.00 Per 1,000 sq feet
934	Fast food	156,599.00	Per 1,000 sq feet
937	Coffee/donut shop	73,542.00	Per 1,000 sq feet
941	Quick lube shop	17,381.00	Per service bay
942	Auto Care Center	20,531.00	Per 1,000 sq feet
944	Gas Service station	50,280.00	per pump
945	Gas Service Station with Mini-Mart	50,136.00	per pump
948	Automated car wash	Assessed Through Transportation Impact Analysis	
		Proposed Ord. 998 Identifies a set of exemptions and reductions applicable to certain land uses and in certain districts.	
		**TIF rates based on ITE Trip Generation Manual 11th edition and 2023 Rate Study: \$7,454.00 per pm peak hour trip. \$7,545.00	
<b>B. Administrative Fees - See Planning and Community Development</b>			

[Res. 496 § 1 (Exh. A), 2022; Ord. 947 § 1 (Exh. A), 2022; Ord. 921 § 1 (Exh. A), 2021; Ord. 920 § 1, 2021; Ord. 903 § 3 (Exh. A), 2020; Ord. 872 § 3 (Exh. A), 2019; Ord. 841 § 3 (Exh. A), 2018; Ord. 806 § 3 (Exh. A), 2017; Ord. 758 § 3 (Exh. A), 2016; Ord. 737 § 2 (Exh. A), 2016; Ord. 728 § 3 (Exh. A), 2015; Ord. 720 § 1, 2015; Ord. 704 § 1, 2015; Ord. 699 § 3 (Exh. A), 2014; Ord. 690 § 2 (Exh B), 2014]

**ORDINANCE NO. 1005****AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON ESTABLISHING A 2024 FEE SCHEDULE FOR THE CITY'S TRANSPORTATION IMPACT FEES AND REPEALING THE FEE SCHEDULE FOR TRANSPORTATION IMPACT FEES ADOPTED BY ORDINANCE NO. 995.**

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the State of Washington; and

WHEREAS, as provided in Chapter 82.02 RCW, the City has established regulations to collect impact fees to provide for system improvements for Transportation Facilities, as set forth in Chapter SMC 3.80; and

WHEREAS, in 2023, the City prepared a Rate Study to provide an update to the transportation impact fees, which was based on projects identified in the 2022 Transportation Element of the Comprehensive Plan and on a new multi-modal methodology, changing from fees based on vehicle trips to fees based on person trips; and

WHEREAS, on October 16, 2023, the City Council was presented with an update to the City's transportation impact fees based on the 2023 Rate Study, and based on City Council discussion at that time, it was determined that rates should be adjusted for the first part of 2024 based on inflation and that the City Council would consider updated transportation impact fees in early 2024; and

WHEREAS, on November 20, 2023, the City Council adopted Ordinance No. 995 establishing the 2024 Impact Fee Schedule, including Transportation Facilities, with the adjustments based on inflation as provided in SMC 3.80.130; and

WHEREAS, on January 22, 2024, the City Council discussed the proposed transportation impact fees, along with adjustments and amendments to those rates; and

WHEREAS, it was determined that the proposed transportation impact fees become effective on March 15, 2024, to allow for the updating of current tools and staff training, and that the transportation impact fees adopted by Ordinance No. 995 will be repealed; and

WHEREAS, RCW 82.02.060 requires actions related to the City's impact fee program to be adopted by ordinance;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1. Adoption of the Fee Schedule for Transportation Impact Fees.** The 2024 Fee Schedule for Transportation Impact Fees as forth in Exhibit A to this Ordinance is adopted.




**Section 2. Severability.** Should any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to any person or situation.

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

**Section 4. Publication.** A summary of this Ordinance consisting of the title shall be published in the official newspaper.

**Section 5. Repeal of Transportation Impact Fees and Effective Date.** The impact fees set forth in Exhibit A to this Ordinance shall take effect at 12:01 am on March 15, 2024. At that time, the transportation impact fees adopted by Ordinance No. 995 shall be repealed. All development applications that have vested to the impact fees adopted by Ordinance No. 995, shall only be required to pay those fees when due.

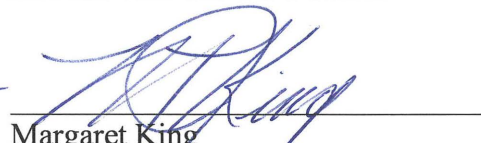
**PASSED BY THE CITY COUNCIL ON FEBRUARY 12, 2024.**

  
Mayor Christopher Roberts

ATTEST:

APPROVED AS TO FORM:

  
Jessica Simulcik Smith  
City Clerk

  
Margaret King  
City Attorney

Date of Publication: February 15 , 2024  
Effective Date: March 15, 2024  
Repeal: March 15, 2024 Ordinance No. 995, transportation impact fees only

Attachment B, Exhibit A: TIF Rate Schedule

ITE Code	Land Use Category/Description	Impact Fee Per Unit @	
<b>A. Rate Table</b>			
90	Park-and-ride lot w/ bus svc	NONE	
130	Industrial Park	3,259.00	Per 1,000 sq feet
150	Warehousing	1,548.00	Per 1,000 sq feet
151	Mini-warehouse	1,385.00	Per 1,000 sq feet
210	Single family house Detached House	10,830.00	per dwelling unit
220	Low-Rise Multifamily (Apartment, condo, townhome, ADU)	5,415.00	per dwelling unit
221	Mid-Rise Multifamily (Apartment, condo, townhome)	4,813.00	per dwelling unit
222	High-Rise Multifamily (Apartment, condo, townhome)	3,938.00	per dwelling unit
240	Mobile home park	5,032.00	per dwelling unit
251	Senior housing - Single Family	3,282.00	per dwelling unit
252	Senior housing - Multifamily	2,735.00	per dwelling unit
254	Assisted Living	1,203.00	per bed
255	Continuing care retirement	2,079.00	per dwelling unit
320	Motel	4,157.00	per room
		721.00	per seat
445	Movie theater	111,906.00	per screen
492	Health/fitness club	24,402.00	per 1,000 sq feet
493	Athletic Club	24,402.00	per 1,000 sq feet
520	Elementary School	10,419.00	per 1,000 sq feet
522	Middle/JR High School	9,050.00	per 1,000 sq feet
530	High School (public or private)	7,377.00	per 1,000 sq feet
540	Junior/community college	837.00	per student
560	Church	4,658.00	Per 1,000 sq feet
590	Library	57,717.00	Per 1,000 sq feet
610	Hospital	7,377.00	Per 1,000 sq feet
710	General office	11,929.00	Per 1,000 sq feet
715	Single Tenant Office Building	11,929.00	Per 1,000 sq feet
720	Medical office	27,130.00	Per 1,000 sq feet
731	State motor vehicles dept	36,780.00	Per 1,000 sq feet
732	United States post office	67,396.00	Per 1,000 sq feet
750	Office Park	11,929.00	Per 1,000 sq feet
813	Free Standing Discount Superstore	31,118.00	Per 1,000 sq feet
815	Free Standing Discount Store	31,118.00	Per 1,000 sq feet
816	Hardware/Paint Store	10,110.00	Per 1,000 sq feet
820	General retail and personal services (includes shopping center)	23,715.00	Per 1,000 sq feet
841	Car sales	28,293.00	Per 1,000 sq feet
850	Supermarket	54,027.00	Per 1,000 sq feet
851	Convenience market-24 hr	226,943.00	Per 1,000 sq feet
854	Discount supermarket	54,027.00	Per 1,000 sq feet
857	Discount Club	31,118.00	Per 1,000 sq feet
862	Home Improvement Superstore	12,745.00	Per 1,000 sq feet
863	Electronics Superstore	31,118.00	Per 1,000 sq feet
864	Toy/Children's Superstore	31,118.00	Per 1,000 sq feet
880	Pharmacy/drugstore	40,931.00	Per 1,000 sq feet
881	Pharmacy/drugstore with Drive-Thru	49,492.00	Per 1,000 sq feet
890	Furniture Store	2,942.00	Per 1,000 sq feet
911	Bank without Drive-Thru	49,591.00	Per 1,000 sq feet
912	Bank	85,894.00	Per 1,000 sq feet
934	Fast food	156,599.00	Per 1,000 sq feet
937	Coffee/donut shop	73,542.00	Per 1,000 sq feet
941	Quick lube shop	17,381.00	Per service bay
942	Auto Care Center	20,531.00	Per 1,000 sq feet
944	Gas Service station	50,280.00	per pump
945	Gas Service Station with Mini-Mart	50,136.00	per pump
948	Automated car wash	<b>Assessed Through Transportation Impact Analysis</b>	
		Proposed Ord. 998 Identifies a set of exemptions and reductions applicable to certain land uses and in certain districts.	
		**TIF rates based on ITE Trip Generation Manual 11th edition and 2023 Rate Study: \$7,454.00 per pm peak hour trip.	
<b>B. Administrative Fees - See Planning and Community Development</b>			

[Res. 496 § 1 (Exh. A), 2022; Ord. 947 § 1 (Exh. A), 2022; Ord. 921 § 1 (Exh. A), 2021; Ord. 920 § 1, 2021; Ord. 903 § 3 (Exh. A), 2020; Ord. 872 § 3 (Exh. A), 2019; Ord. 841 § 3 (Exh. A), 2018; Ord. 806 § 3 (Exh. A), 2017; Ord. 758 § 3 (Exh. A), 2016; Ord. 737 § 2 (Exh. A), 2016; Ord. 728 § 3 (Exh. A), 2015; Ord. 720 § 1, 2015; Ord. 704 § 1, 2015; Ord. 699 § 3 (Exh. A), 2014; Ord. 690 § 2 (Exh B), 2014]