

CITY OF WEST RICHLAND
ORDINANCE NO. 24 -21

AN ORDINANCE OF THE CITY OF WEST RICHLAND, WASHINGTON,
RELATING TO TRANSPORTATION IMPACT FEES, AMENDING APPENDIX
"A" OF ORD 2-10 AND REPEALING ORD 34-20.

THE CITY COUNCIL FOR THE CITY OF WEST RICHLAND, WASHINGTON, does
hereby resolve as follows:

Section 1. Appendix "A" of Ordinance 2-10 is hereby amended as shown in the
attachment.

Section 2. Ordinance 34-20 is hereby repealed in its entirety.

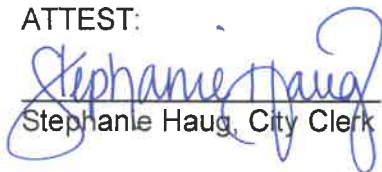
Section 3. This ordinance shall become effective five (5) days after its passage and
publication as required by law or January 1, 2022, whichever is later.

PASSED by the City Council of the City of West Richland, Washington, this 5th day of
October 2021.



Mayor/CEO Brent Gerry

ATTEST:



Stephanie Haug, City Clerk

APPROVED AS TO FORM:



Bronson Brown, City Attorney

Impact Fee
Effective (1/1/22)

Impact Fee (TIF) per PM Peak Hour (Adjacent Street Traffic)	\$1,555.00
TIF(A)(C)(D)	

Type of Land Use	ITE Trip Generation Code	Peak Hour PM Trips per Unit		Unit	Pass-by- Factor	Economic Development Factor		Impact Fee (TIF) per PM Peak Hour (Adjacent Street Traffic)
		A	B			C	D	
Port and Terminal								
Commercial Airport	21	5.12	Average Flights Per Day		1.00	1.00		\$8,371.20
General Aviation Airport	22	0.37	Based Aircraft		1.00	1.00		\$604.95
Truck Terminal	30	1.72	1000 SF/GFA		1.00	1.00		\$2,812.20
Park-and-Ride Lot with Bus Service	90	0.43	Parking Spaces		1.00	1.00		\$703.05
Industrial/Agricultural								
General Light Industrial	110	0.63	1000 SF/GFA		1.00	0.85		\$875.54
General Heavy Industrial	120	0.19	1000 SF/GFA		1.00	0.85		\$264.05
Industrial Park	130	0.40	1000 SF/GFA		1.00	0.85		\$555.90
Manufacturing	140	0.67	1000 SF/GFA		1.00	0.85		\$931.13
Warehousing	150	0.19	1000 SF/GFA		1.00	0.85		\$264.05
Mini-Warehousing	151	0.17	1000 SF/GFA		1.00	0.85		\$236.26
Utilities	170	2.27	1000 SF/GFA		1.00	0.85		\$3,154.73
Residential								
Single-Family, Accessory Dwelling Unit & Duplex	210	0.99	Dwelling Unit		1.00	1.00		\$1,618.65
Multi-Family	220	0.56	Dwelling Unit		1.00	1.00		\$915.60
Mid-Rise Residential w/ 1st Floor Commercial	231	0.36	Dwelling Unit		1.00	1.00		\$588.60
Mobile Home Park	240	0.46	Dwelling Unit		1.00	1.00		\$752.10
Senior Adult Housing - Detached	251	0.30	Dwelling Unit		1.00	1.00		\$490.50
Congregate Care Facility	253	0.16	Dwelling Unit		1.00	1.00		\$261.60
Assisted Living	254	0.48	1000 SF/GFA		1.00	1.00		\$784.80
Residential Planned Unit Development	270	0.69	Dwelling Unit		1.00	1.00		\$1,128.15
Lodging								
Hotel	310	0.60	Per Room		1.00	0.90		\$882.90
Motel	320	0.38	Per Room		1.00	0.90		\$559.17

Type of Land Use	ITE Trip Generation Code	Peak Hour PM Trips per Unit	Unit	Pass-by-Factor	Economic Development Factor	Impact Fee	
						Effective (1/1/22)	
						Impact Fee (TIF) per PM Peak Hour (Adjacent Street Traffic)	TIF(A)(C)(D)
Recreational							
	400 - 499	A	B	C	D		
Campground/RV Park	416	0.98	Acres	1.00	0.95	\$1,522.19	
Golf Course	430	0.28	Acres	1.00	0.95	\$434.91	
Golf Driving Range	432	1.25	Teel/Driving Positions	1.00	0.95	\$1,941.56	
Movie Theater	444	6.17	1000 SF/GFA	1.00	0.95	\$9,583.55	
Automobile Racetrack	453	0.28	Attendee	1.00	0.95	\$434.91	
Casino/Video Lottery Establishment	473	13.49	1000 SF/GFA	1.00	0.95	\$20,953.34	
Soccer Complex	488	16.43	Fields	1.00	0.95	\$25,519.90	
Health/Fitness Club	492	3.45	1000 SF/GFA	1.00	0.95	\$5,358.71	
Institutional							
	500 - 599						
Elementary School (2)	520	1.37	1000 SF/GFA	1.00	0.95	\$2,127.95	
Middle School/Junior High School	522	1.19	1000 SF/GFA	1.00	0.95	\$1,848.37	
High School	530	0.97	1000 SF/GFA	1.00	0.95	\$1,506.65	
Private School (K-8)	534	0.26	Students	1.00	0.95	\$403.85	
Private School (K-12)	536	0.17	Students	1.00	0.95	\$264.05	
School District Office	538	2.04	1000 SF/GFA	1.00	0.95	\$3,168.63	
Junior/Community College	540	1.86	1000 SF/GFA	1.00	0.95	\$2,889.05	
University/College	550	1.17	1000 SF/GFA	1.00	0.95	\$1,817.30	
Church	560	0.49	1000 SF/GFA	1.00	0.95	\$761.09	
Day Care	565	11.12	1000 SF/GFA	0.45	0.95	\$7,772.46	
Library	590	8.16	1000 SF/GFA	1.00	0.95	\$12,674.52	
Medical							
	600 - 699						
Hospital	610	0.97	1000 SF/GFA	1.00	0.80	\$1,268.76	
Nursing Home	620	0.59	1000 SF/GFA	1.00	0.80	\$771.72	
Clinic (1)	630	3.28	1000 SF/GFA	1.00	0.80	\$4,290.24	
Animal Hospital / Veterinary Clinic	640	3.53	1000 SF/GFA	1.00	0.80	\$4,617.24	
Office							
	700 - 799						
General Office Building	710	1.15	1000 SF/GFA	1.00	0.75	\$1,410.19	
Medical-Dental Office Building	720	3.46	1000 SF/GFA	1.00	0.75	\$4,242.83	
Government Office Building	730	1.71	1000 SF/GFA	1.00	0.75	\$2,096.89	

Type of Land Use	ITE Trip Generation Code	Peak Hour PM Trips per Unit	Unit	Pass-by-Factor			Economic Development Factor	Impact Fee Effective 1/1/22
				A	B	C		
Retail								
800 - 899								
Building Materials and Lumber Store	812	2.06	1000 SF/GFA	0.60	0.41	0.41	\$828.55	
Freestanding Discount Superstore	813	4.33	1000 SF/GFA	0.60	0.41	0.41	\$1,741.57	
Variety Store	814	6.84	1000 SF/GFA	0.60	0.41	0.41	\$2,751.12	
Freestanding Discount Store	815	4.83	1000 SF/GFA	0.60	0.41	0.41	\$1,942.67	
Hardware/Paint Store	816	2.68	1000 SF/GFA	0.60	0.41	0.41	\$1,077.92	
Nursery/Garden Center	817	6.94	1000 SF/GFA	0.60	0.41	0.41	\$2,791.34	
Shopping Center	820	3.81	1000 SF/GFA (leasable)	0.60	0.41	0.41	\$658.94	
High-Turnover (Sit-Down) Restaurant	932	9.77	1000 SF/GFA	0.60	0.41	0.41	\$3,929.59	
Fast Food Restaurant w/o Drive-Thru	933	28.34	1000 SF/GFA	0.60	0.41	0.41	\$11,398.63	
Fast Food Restaurant w/ Drive-Thru	934	32.67	1000 SF/GFA	0.60	0.41	0.41	\$13,140.20	
Fast Food Restaurant w/ Drive-Thru (no indoor seating)	935	42.65	1000 SF/GFA	0.60	0.41	0.41	\$17,154.26	
Quick Lubrication Vehicle Shop	941	8.70	1000 SF/GFA	0.60	0.41	0.41	\$3,499.23	
Automobile Sales (New)	840	2.43	1000 SF/GFA	0.60	0.41	0.41	\$977.37	
Automobile Sales (Used)	841	3.75	1000 SF/GFA	0.60	0.41	0.41	\$1,508.29	
Auto Parts Sales	843	4.91	1000 SF/GFA	0.60	0.41	0.41	\$1,974.85	
Drinking Place	925	11.36	1000 SF/GFA	0.60	0.41	0.41	\$4,569.11	
Food Cart Pod	926	3.08	Food Carts	0.60	0.41	0.41	\$1,238.81	
Casual Restaurant	930	14.13	1000 SF/GFA	0.60	0.41	0.41	\$5,683.23	
Automatic Car Wash	948	14.20	1000 SF/GFA	0.60	0.41	0.41	\$5,711.38	
Tire Store	848	3.98	1000 SF/GFA	0.60	0.41	0.41	\$1,600.80	
Supermarket	850	9.24	1000 SF/GFA	0.60	0.41	0.41	\$3,716.42	
Convenience Market w/ Gasoline Pumps	853	49.29	1000 SF/GFA	0.60	0.41	0.41	\$19,824.93	
Sporting Goods Store	861	2.02	1000 SF/GFA	0.60	0.41	0.41	\$812.46	
Home Improvement Store	862	2.33	1000 SF/GFA	0.60	0.41	0.41	\$937.15	
Electronic Store	863	4.26	1000 SF/GFA	0.60	0.41	0.41	\$1,713.41	
Pharmacy (w/o Drive-Thru)	880	8.51	1000 SF/GFA	0.60	0.41	0.41	\$3,422.81	
Pharmacy (w/ Drive-Thru)	881	10.29	1000 SF/GFA	0.60	0.41	0.41	\$4,138.74	
Furniture Store	890	0.52	1000 SF/GFA	0.60	0.41	0.41	\$209.15	
Medical Equipment Store	897	1.24	1000 SF/GFA	0.60	0.41	0.41	\$498.74	
Services								
900 - 999								
Bank w/ Drive-in	912	20.45	1000 SF/GFA	0.60	0.95	0.95	\$19,058.38	

Unless otherwise noted: all values for traffic generation are based on the Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 p.m.
 (1) Weekday PM Peak Hour of Generator (Not Peak Hour of Adjacent Street Traffic)
 (2) Weekday AM Peak Hour of Generator (Not Peak Hour of Adjacent Street Traffic)



U.S. BUREAU OF LABOR STATISTICS

Databases, Tables & Calculators by Subject

Change Output Options: From: 2011 To: 2021

 include graphs include annual averages[More Formatting Options](#)

Data extracted on: September 21, 2021 (1:53:35 PM)

CPI for All Urban Consumers (CPI-U)

Series Id: CUURS49DSA0, CUUSS49DSA0

Not Seasonally Adjusted

Series Title: All items in Seattle-Tacoma-Bellevue, WA, all urban consumers, not seasonally adjusted

Area: Seattle-Tacoma-Bellevue WA

Item: All items

Base Period: 1982-84=100

Download: [.xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2011		229.482		231.314		233.250		233.810		235.916		234.812	232.765	230.815	234.715
2012		235.744		237.931		239.540		240.213		241.355		237.993	238.663	237.344	239.981
2013		239.898		240.823		242.820		242.767		242.787		241.055	241.563	240.777	242.350
2014		242.770		246.616		247.642		247.185		247.854		245.050	246.018	245.125	246.912
2015		245.496		247.611		251.622		251.617		250.831		250.385	249.364	247.614	251.115
2016		250.942		253.815		256.098		256.907		256.941		256.821	254.886	253.122	256.651
2017		259.503		261.560		263.756		263.333		264.653		265.850	262.668	260.656	264.680
2018		268.031		270.309		272.395		271.625		272.805		273.293	271.089	269.527	272.652
2019		275.304		276.765		278.631		280.286		278.682		279.421	277.984	276.230	279.738
2020		282.115		280.484		281.055		284.905		284.505		283.409	282.693	281.281	284.105
2021		286.950		290.068		296.573		299.704						289.628	

12-Month Percent Change

Series Id: CUURS49DSA0, CUUSS49DSA0

Not Seasonally Adjusted

Series Title: All items in Seattle-Tacoma-Bellevue, WA, all urban consumers, not seasonally adjusted

Area: Seattle-Tacoma-Bellevue WA

Item: All items

Base Period: 1982-84=100

Download: [.xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2011		1.5		2.1		3.2		2.7		3.8		3.5	2.7	2.0	3.3
2012		2.7		2.9		2.7		2.7		2.3		1.4	2.5	2.8	2.2
2013		1.8		1.2		1.4		1.1		0.6		1.3	1.2	1.4	1.0
2014		1.2		2.4		2.0		1.8		2.1		1.7	1.8	1.8	1.9
2015		1.1		0.4		1.6		1.8		1.2		2.2	1.4	1.0	1.7
2016		2.2		2.5		1.8		2.1		2.4		2.6	2.2	2.2	2.2
2017		3.4		3.1		3.0		2.5		3.0		3.5	3.1	3.0	3.1
2018		3.3		3.3		3.3		3.1		3.1		2.8	3.2	3.4	3.0
2019		2.7		2.4		2.3		3.2		2.2		2.2	2.5	2.5	2.6
2020		2.5		1.3		0.9		1.6		2.1		1.4	1.7	1.8	1.6
2021		1.7		3.4		5.5		5.2						3.0	

U.S. BUREAU OF LABOR STATISTICS Postal Square Building 2 Massachusetts Avenue NE Washington, DC 20212-0001

Telephone:1-202-691-5200_ Federal Relay Service:1-800-877-8339_ www.bls.gov [Contact Us](#)

**CITY OF WEST RICHLAND
ORDINANCE NO. 34-20**

**AN ORDINANCE OF THE CITY OF WEST RICHLAND, WASHINGTON,
RELATING TO TRANSPORTATION IMPACT FEES, AMENDING APPENDIX
"A" OF ORD 2-10 AND REPEALING ORD 26-19.**


**THE CITY COUNCIL FOR THE CITY OF WEST RICHLAND, WASHINGTON, does
hereby resolve as follows:**

Section 1. Appendix "A" of Ordinance 2-10 is hereby amended as shown in the
attachment.

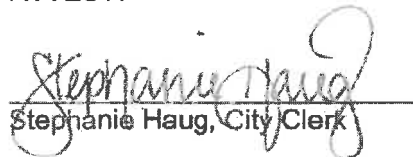
Section 2. Ordinance 26-19 is hereby repealed in its entirety.

Section 3. This ordinance shall become effective five (5) days after its passage and
publication as required by law or January 1, 2021, whichever is later.


**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND,
WASHINGTON, this 6th day of October, 2020.**


Brent Gerry, Mayor

ATTEST:


Stephanie Haug, City Clerk

APPROVED AS TO FORM:


Bronson Brown, City Attorney

Impact Fee
Effective 1/1/21

Impact Fee (TIF) per PM Peak Hour (Adjacent Street Traffic)	\$1,555.00
TIF(A)(C)(D)	

Type of Land Use	ITE Trip Generation Code	Peak Hour PM Trips per Unit	Unit	Pass-by- Factor				Economic Development Factor	Impact Fee (TIF) per PM Peak Hour (Adjacent Street Traffic)
				A	B	C	D		
000 - 099									
Port and Terminal									
Commercial Airport	21	5.12	Average Flights Per Day	1.00			1.00	\$7,961.60	
General Aviation Airport	22	0.37	Based Aircraft	1.00			1.00	\$575.35	
Truck Terminal	30	1.72	1000 SF/GFA	1.00			1.00	\$2,674.60	
Park-and-Ride Lot with Bus Service	90	0.43	Parking Spaces	1.00			1.00	\$668.65	
100 - 199									
Industrial/Agricultural									
General Light Industrial	110	0.63	1000 SF/GFA	1.00			0.85	\$832.70	
General Heavy Industrial	120	0.19	1000 SF/GFA	1.00			0.85	\$251.13	
Industrial Park	130	0.40	1000 SF/GFA	1.00			0.85	\$528.70	
Manufacturing	140	0.67	1000 SF/GFA	1.00			0.85	\$885.57	
Warehousing	150	0.19	1000 SF/GFA	1.00			0.85	\$251.13	
Mini-Warehousing	151	0.17	1000 SF/GFA	1.00			0.85	\$224.70	
Utilities	170	2.27	1000 SF/GFA	1.00			0.85	\$3,000.37	
200 - 299									
Residential									
Single-Family, Accessory Dwelling Unit & Duplex	210	0.99	Dwelling Unit	1.00			1.00	\$1,539.45	
Multi-Family	220	0.56	Dwelling Unit	1.00			1.00	\$870.80	
Mid-Rise Residential w/ 1st Floor Commercial	231	0.36	Dwelling Unit	1.00			1.00	\$559.80	
Mobile Home Park	240	0.46	Dwelling Unit	1.00			1.00	\$715.30	
Senior Adult Housing - Detached	251	0.30	Dwelling Unit	1.00			1.00	\$466.50	
Congregate Care Facility	253	0.16	Dwelling Unit	1.00			1.00	\$248.80	
Assisted Living	254	0.48	1000 SF/GFA	1.00			1.00	\$746.40	
Residential Planned Unit Development	270	0.69	Dwelling Unit	1.00			1.00	\$1,072.95	
300 - 399									
Lodging									
Hotel	310	0.60	Per Room	1.00			0.90	\$839.70	
Motel	320	0.38	Per Room	1.00			0.90	\$531.81	

Type of Land Use	ITE Trip Generation Code	Peak Hour PM Trips per Unit	Unit	Pass-by-Factor			Economic Development Factor	Impact Fee Effective (1/1/21)		
				A	B	C		D	Impact Fee (TIF) per PM Peak Hour (Adjacent Street Traffic)	TIF(A)(C)(D)
Recreational										
Campground/RV Park	416	0.98	Acres	1.00			0.95	\$1,447.71		
Golf Course	430	0.28	Acres	1.00			0.95	\$413.63		
Golf Driving Range	432	1.25	Tee/Driving Positions	1.00			0.95	\$1,846.56		
Movie Theater	444	6.17	1000 SF/GFA	1.00			0.95	\$9,114.63		
Automobile Racetrack	453	0.28	Attendee	1.00			0.95	\$413.63		
Casino/Video Lottery Establishment	473	13.49	1000 SF/GFA	1.00			0.95	\$19,928.10		
Soccer Complex	488	16.43	Fields	1.00			0.95	\$24,271.22		
Health/Fitness Club	492	3.45	1000 SF/GFA	1.00			0.95	\$5,096.51		
500 - 599										
Institutional										
Elementary School (2)	520	1.37	1000 SF/GFA	1.00			0.95	\$2,023.83		
Middle School/Junior High School	522	1.19	1000 SF/GFA	1.00			0.95	\$1,757.93		
High School	530	0.97	1000 SF/GFA	1.00			0.95	\$1,432.93		
Private School (K-8)	534	0.26	Students	1.00			0.95	\$384.09		
Private School (K-12)	536	0.17	Students	1.00			0.95	\$251.13		
School District Office	538	2.04	1000 SF/GFA	1.00			0.95	\$3,013.59		
Junior/Community College	540	1.86	1000 SF/GFA	1.00			0.95	\$2,747.69		
University/College	550	1.17	1000 SF/GFA	1.00			0.95	\$1,728.38		
Church	560	0.49	1000 SF/GFA	1.00			0.95	\$723.85		
Day Care	565	11.12	1000 SF/GFA	0.45			0.95	\$7,392.16		
Library	590	8.16	1000 SF/GFA	1.00			0.95	\$12,054.36		
600 - 699										
Medical										
Hospital	610	0.97	1000 SF/GFA	1.00			0.80	\$1,206.68		
Nursing Home	620	0.59	1000 SF/GFA	1.00			0.80	\$733.96		
Clinic (1)	630	3.28	1000 SF/GFA	1.00			0.80	\$4,080.32		
Animal Hospital / Veterinary Clinic	640	3.53	1000 SF/GFA	1.00			0.80	\$4,391.32		
700 - 799										
Office										
General Office Building	710	1.15	1000 SF/GFA	1.00			0.75	\$1,341.19		
Medical-Dental Office Building	720	3.46	1000 SF/GFA	1.00			0.75	\$4,035.23		
Government Office Building	730	1.71	1000 SF/GFA	1.00			0.75	\$1,994.29		

Impact Fee
Effective 1/1/21

ITE Trip Generation Code	Type of Land Use	Peak Hour PM Trips per Unit	Unit	Pass-by- Factor			Economic Development Factor	Impact Fee (TIF) per PM Peak Hour (Adjacent Street Traffic)
				A	B	C		
Retail								
800 - 899								
812	Building Materials and Lumber Store	2.06	1000 SF/GFA	0.60		0.41	\$788.01	
813	Freestanding Discount Superstore	4.33	1000 SF/GFA	0.60		0.41	\$1,656.35	
814	Variety Store	6.84	1000 SF/GFA	0.60		0.41	\$2,616.51	
815	Freestanding Discount Store	4.83	1000 SF/GFA	0.60		0.41	\$1,847.62	
816	Hardware/Paint Store	2.68	1000 SF/GFA	0.60		0.41	\$1,025.18	
817	Nursery/Garden Center	6.94	1000 SF/GFA	0.60		0.41	\$2,654.76	
820	Shopping Center	3.81	1000 SF/GFA (leasable)	0.60		0.41	\$626.70	
932	High-Turnover (Sit-Down) Restaurant	9.77	1000 SF/GFA	0.60		0.41	\$3,737.32	
933	Fast Food Restaurant w/o Drive-Thru	28.34	1000 SF/GFA	0.60		0.41	\$10,840.90	
934	Fast Food Restaurant w/ Drive-Thru	32.67	1000 SF/GFA	0.60		0.41	\$12,497.26	
935	Fast Food Restaurant w/ Drive-Thru (no indoor seating)	42.65	1000 SF/GFA	0.60		0.41	\$16,314.90	
941	Quick Lubrication Vehicle Shop	8.70	1000 SF/GFA	0.60		0.41	\$3,328.01	
840	Automobile Sales (New)	2.43	1000 SF/GFA	0.60		0.41	\$929.55	
841	Automobile Sales (Used)	3.75	1000 SF/GFA	0.60		0.41	\$1,434.49	
843	Auto Parts Sales	4.91	1000 SF/GFA	0.60		0.41	\$1,878.22	
925	Drinking Place	11.36	1000 SF/GFA	0.60		0.41	\$4,345.54	
926	Food Cart Pod	3.08	Food Carts	0.60		0.41	\$1,178.19	
930	Casual Restaurant	14.13	1000 SF/GFA	0.60		0.41	\$5,405.15	
948	Automatic Car Wash	14.20	1000 SF/GFA	0.60		0.41	\$5,431.93	
848	Tire Store	3.98	1000 SF/GFA	0.60		0.41	\$1,522.47	
850	Supermarket	9.24	1000 SF/GFA	0.60		0.41	\$3,534.58	
853	Convenience Market w/ Gasoline Pumps	49.29	1000 SF/GFA	0.60		0.41	\$18,854.90	
861	Sporting Goods Store	2.02	1000 SF/GFA	0.60		0.41	\$772.71	
862	Home Improvement Store	2.33	1000 SF/GFA	0.60		0.41	\$891.29	
863	Electronic Store	4.26	1000 SF/GFA	0.60		0.41	\$1,628.58	
880	Pharmacy (w/o Drive-Thru)	8.51	1000 SF/GFA	0.60		0.41	\$3,255.33	
881	Pharmacy (w/ Drive-Thru)	10.29	1000 SF/GFA	0.60		0.41	\$3,936.23	
890	Furniture Store	0.52	1000 SF/GFA	0.60		0.41	\$198.92	
897	Medical Equipment Store	1.24	1000 SF/GFA	0.60		0.41	\$474.34	
Services								
900 - 999								
912	Bank w/ Drive-in	20.45	1000 SF/GFA	0.60		0.95	\$18,125.86	

Unless otherwise noted: all values for traffic generation are based on the Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 p.m.
(1) Weekday PM Peak Hour of Generator (Not Peak Hour of Adjacent Street Traffic)
(2) Weekday AM Peak Hour of Generator (Not Peak Hour of Adjacent Street Traffic)