



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
Phone: 425-398-8900 - Fax: 425-481-3236 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
City Council Regular Meeting Agenda
7:00 p.m., Monday, October 12, 2015
Kenmore City Hall, Council Chambers
18120 68th Ave. NE, Kenmore, WA 98028

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. FLAG SALUTE

IV. AGENDA APPROVAL

V. PROCLAMATION

- A. Proclaiming November 2015 Northshore Schools Foundation Month
[Proclamation](#)

VI. CITIZEN COMMENTS

- A. This is an opportunity to express your views on issues that are important to you and to the community. Please limit your comments to three (3) minutes.

VII. CONSENT AGENDA

- A. Adopt Minutes for the September 14 and September 21, 2015 City Council Meetings
[DRAFT 09 14 2015 Minutes](#)
[DRAFT 09 21 2015 Minutes](#)
- B. Approve Check Nos. 32931 - 33033 in the Amount of \$1,693,298.28 and Electronically Transferred Payroll Funds Totaling \$79,657.92 for the Period Ending September 25, 2015
[Checks for Approval](#)
- C. Receive and File August 2015 Financial Report for the City of Kenmore, Washington

[Financial Report](#)

VIII. PUBLIC HEARING

- A. Public Hearing to Receive Public Testimony on Ordinance No. 15-0406 Amending Kenmore Municipal Code Title 18 to Add a Transit-Oriented District Overlay - Debbie Bent, Community Development Director
[Agenda Bill & Attachments](#)

IX. BUSINESS AGENDA

- A. Adopt Ordinance No. 15-0406 Amending Kenmore Municipal Code Title 18 to Add a Transit-Oriented District Overlay - Debbie Bent, Community Development Director
[Agenda Bill & Attachments](#)
- B. Approve Amendment No. 1 to Contract No. 15-C1445 with Langton Spieth for Sound Transit 3 Advocacy - Rob Karlinsey, City Manager
[Agenda Bill & Attachments](#)
- C. St. Vincent de Paul Wall Mural Proposal - Rob Karlinsey, City Manager, and Brennan Jernigan, Graduate Intern
[Agenda Bill & Attachments](#)
[Powerpoint](#)
- D. Adopt Resolution No. 15-264, 2016 Fee Schedule - Bryan Hampson, Development Services Director
[Agenda Bill & Attachments](#)
- E. 2015 Development Services Mid-Year Review - Bryan Hampson, Development Services Director
[Agenda Bill & Attachment](#)
[Powerpoint](#)
- F. Authorize the City Manager to Execute Contract No. 15-C1462 for Town Green Construction and Contract No. 15-C1475 for Town Green Inspection Services - Rob Karlinsey, City Manager
[Agenda Bill & Attachment](#)

X. STAFF REPORT

XI. COUNCILMEMBER REPORTS & COMMENTS

XII. COUNCILMEMBER INITIATIVES

XIII. ADJOURNMENT

Upcoming Meetings:

Monday, October 19, 2015 7:00 p.m. City Council Regular Meeting

Tuesday, October 20, 2015 7:00 p.m. Planning Commission Regular Meeting

Monday, October 26, 2015 7:00 p.m. City Council Regular Meeting

City of Kenmore, Washington Proclamation

WHEREAS, the **Northshore Schools Foundation** exists to raise funds and build partnerships to support academic success and excellence for all Northshore students for career- and/or college-readiness at graduation, in alignment with Northshore School District priorities of: **Student Achievement and Success at Grades Pre-Kindergarten through 12 and Beyond, High Standards of Performance, Fiscal Stability to Support Student Learning, Effective Communications and Community Involvement**; and

WHEREAS, the **Northshore Schools Foundation** has established the following priorities to direct NSD funding through a granting program for district-wide curriculum enhancements, Innovative Classroom Grants, scholarships for teachers pursuing National Board Teacher Certification as well as Literacy & Arts, Science, Technology, Engineering and Math (STEM), Advanced & Disadvantaged Learners and Health & Enrichment; and

WHEREAS, the **Northshore Schools Foundation** represents the public arm of support for public education in the Northshore area, operating separately from the Northshore School District; and

WHEREAS, the **Northshore Schools Foundation** plays a key role in the Northshore School District's recognition as one of the top school districts in Washington State and across the nation; and

WHEREAS, the **Northshore Schools Foundation** has granted over \$1 million dollars to schools in the Northshore School District, funding programs and resources that benefit every student up to 18 times during their school career from Kindergarten through High School; and

WHEREAS, the **Northshore Schools Foundation** is funded solely through private contributions made annually through the "ALL IN FOR KIDS" Fall campaign, the "LIGHT A FIRE FOR LEARNING" Spring luncheon, the **Milk Money** campaign, workplace giving, corporate matching grants, legacy giving, Amazon shopping, plus other events from supporters who include students, parents, teachers, staff, residents, local businesses, regional industry, and community-wide supporters of our schools and students; and

WHEREAS, the **Northshore Schools Foundation** has mobilized a significant volunteer effort of over 200 people to support the mission of the Foundation in all of the Northshore School District schools; and

WHEREAS, the **Northshore Schools Foundation** has earned the **GOLD** participation level through the GuideStar Exchange,

NOW, THEREFORE, I, David Baker, Mayor of the City of Kenmore, Washington, on behalf of the City Council, am pleased to proclaim **November 2015** to be

"Northshore Schools Foundation Month"

in the City of Kenmore, and I urge all citizens to support the Foundation.

IN WITNESS WHEREOF, signed this 12th day of October, 2015.

Signed: _____
David Baker, Mayor

Attested: _____
Patty Safrin, City Clerk

**City of Kenmore, Washington
City Council Regular Meeting
Minutes
September 14, 2015**

CALL TO ORDER – The regular meeting of the Kenmore City Council was called to order by Deputy Mayor Van Ness at 7:00 p.m.

Councilmembers present: Deputy Mayor Allan Van Ness and Councilmembers Brent Smith, Laurie Sperry, Milton Curtis, Nigel Herbig and Stacey Denuski

Councilmembers excused: Mayor David Baker

Staff present: Rob Karlinsey, City Manager; Nancy Ousley, Assistant City Manager; Kris Overleese, Public Works Director/City Engineer; Bryan Hampson, Development Services Director; Zack Richardson, Capital Projects Manager; Rod Kaseguma, City Attorney; and Patty Safrin, City Clerk

FLAG SALUTE

Deputy Mayor Van Ness led the flag salute.

AGENDA APPROVAL

It was Council consensus to approve the agenda as submitted.

PROCLAMATION

Mayor's Day of Concern for the Hungry - September 19, 2015 (Sponsored by Emergency Feeding Program of Seattle & King County) - Deputy Mayor Van Ness read the proclamation into the record.

CITIZEN COMMENTS

Michelle Murphy, 15822 74th Avenue NE, Kenmore, was present to state her concern about noise from pickleball and to ask the Council to pass a noise ordinance prohibiting pickleball. She submitted a handout to Council.

Patrick O'Brien, 6330 NE 181st Street, Kenmore, was present to state his concerns regarding developments on NE 181st Street, particularly sidewalks.

Deputy Mayor Van Ness thanked the citizens for their comments.

CONSENT AGENDA

Councilmember Denuski moved to approve the consent agenda as submitted.
Councilmember Curtis seconded the motion to Adopt the Minutes for the July 20, July 27, and August 17, 2015 City Council Meetings; Approve Check Nos. 32653 - 32760 Totaling \$651,743.03 and Electronically Transferred Payroll Funds in the Amount of \$82,772.33 for

the Period Ending August 14, 2015; Approve Check Nos. 32761 - 32853 Totaling \$1,302,304.40 and Electronically Transferred Payroll Funds in the Amount of \$81,033.76 for the Period Ending August 28, 2015; Receive and File the June 2015 Financial Report for the City of Kenmore, Washington; Receive and File the July 2015 Financial Report for the City of Kenmore, Washington; Receive and File SR 522 West A Project Change Orders; Approve Contract No. 15-C1461, Interlocal Agreement for Aerial Imagery Acquisition; and Authorize the City Manager to Execute Contract No. 15-C1468, Puget Sound Energy (PSE) Design Agreement for NE 181st Street Utility Undergrounding, in an Amount Not to Exceed \$15,500. The motion passed unanimously.

BUSINESS AGENDA

Transportation Impact Fee Update Discussion & Direction - Kris Overleese, Public Works Director/City Engineer; Kendra Breiland, AICP, with Fehr & Peers; and Sarah Keenan, EIT, with Fehr & Peers were present to give a report. Kendra Breiland gave a PowerPoint presentation. She stated that the new proposed multimodal level of service policy sets the stage for a 20-year more robust, multimodal project list than is possible with the old level of service policy. She reviewed some of the types of projects that can and cannot be funded with transportation impact fees. She stated that the impact fee program can be crafted around any grouping of available projects that the City chooses. She also detailed how impact fees would be calculated and gave examples of possible rates.

The next step will be to return to the Council with proposed City code amendments related to level of service and the impact fee program. They were available to answer any questions. City Attorney Kaseguma was also available to answer any questions. They requested Council feedback on the proposed impact fee. City Manager Karlinsey stated that his recommendation is to stay the same on the impact fee rates.

It was Council consensus to make a decision about the rates at a later meeting based on a proposed final project list.

Road Standards Policy Discussion No. 2 - Kris Overleese, Public Works Director/City Engineer, and Zack Richardson, Capital Projects Manager, were present to give a report. Manager Richardson gave a PowerPoint presentation. He stated that they would like Council direction tonight on several proposed policies. In each case, he compared existing standards with staff's recommended standards and listed potential impacts of the policies. They detailed Policy No. 6, residential roadway widths and on-street parking and Policy No. 4, Amenity Zones, which are part of the consideration in making a decision on roadway widths; Policy No. 7, application of a half-street standard; and Policy No. 8, application of downtown frontage improvement standards. They were also available to answer any questions.

It was Council consensus to have parking on one side of the street only, with amenity zones on both sides.

It was Council consensus to proceed as proposed on Policy No. 7, with no change from the current road standards.

It was Council consensus reassess the limits of downtown frontage improvements to be presented in the draft road standards.

STAFF REPORT

City Manager Karlinsky stated that there was a tragic bicycle fatality in the City last week. He stated that the investigation is ongoing, and that City staff are trying to learn all they can from it and look at things to potentially avoid in the future. The neighborhood transportation plan conversations have been launched. "Imagine Kenmore" has also been launched and will meet at City Hall Tuesday, September 22nd at 6:30 p.m. He explained the reason for the power outage experienced on Sunday by a segment of the City and reviewed what he learned from PSE regarding why that area is frequently one of the last to be restored. He stated that our franchise agreement with PSE is up this year. He asked Council their reaction to the citizen request tonight for an ordinance prohibiting pickleball in the City.

It was Council consensus to try to solve the problem at a neighborhood level rather than prohibiting the sport.

Karlinsky noted that King County District Court offers free mediation.

CITY COUNCILMEMBER REPORTS & COMMENTS

Councilmember Sperry stated that she is looking at art for the West Sammamish Bridge. In one place she saw 178-LED lights whose color changes with speed, light and motion of the river.

Councilmember Denuski thanked everyone for Play Day. She stated that a lot of people showed up this year.

Deputy Mayor Van Ness stated that on October 9th there will be an advanced transportation conference which will be very worthwhile.

EXECUTIVE SESSION

Deputy Mayor Van Ness recessed the regular meeting to an executive session at 9:50 p.m. to discuss Potential Litigation, pursuant to RCW 42.30.110(1)(i). He stated that the executive session will last for approximately 15 minutes and that no action is anticipated when the meeting is reconvened.

Deputy Mayor Van Ness reconvened the regular meeting at 10:05 p.m.

ADJOURNMENT

Deputy Mayor Van Ness adjourned the regular meeting at 10:05 p.m.

David Baker, Mayor

ATTEST:

Patty Safrin, City Clerk

**City of Kenmore, Washington
City Council Regular Meeting
Minutes
September 21, 2015**

CALL TO ORDER – The regular meeting of the Kenmore City Council was called to order by Mayor David Baker at 7:02 p.m.

Councilmembers present: Mayor David Baker and Councilmembers Brent Smith, Laurie Sperry, Milton Curtis, Nigel Herbig and Stacey Denuski

Councilmembers excused: Deputy Mayor Allan Van Ness

Staff present: Rob Karlinsey, City Manager; Nancy Ousley, Assistant City Manager; Kris Overleese, Public Works Director/City Engineer; Kent Vaughan, Senior Civil Engineer; Lauri Anderson, Senior Planner; Brett Schock, Traffic Engineer; Rod Kaseguma, City Attorney; and Patty Safrin, City Clerk

FLAG SALUTE

Mayor Baker led the flag salute.

AGENDA APPROVAL

It was Council consensus to approve the agenda as submitted.

PROCLAMATION

National Domestic Violence Awareness Month - October 2015 - Mayor Baker made a few comments about National Domestic Violence Month and urged people to display purple porch lights indicating their support of the national campaign.

CITIZEN COMMENTS

Corina Pfeil, 18904 68th Avenue NE, Kenmore, was present to state her concerns regarding pedestrian safety in the City. She also expressed her interest in increasingly green practices in the City and support of green businesses.

Carl Michelman, 18023 62nd Avenue NE, Kenmore, was present to ask the Council to support the citizen request for a utility pole realignment in the SR 522 West A project at 62nd Avenue NE.

Ian MacDonald, 18018 62nd Avenue NE, Kenmore, was present to ask the Council to support his request for a utility pole realignment in the SR 522 West A project at 62nd Avenue NE. He submitted some information and photos to Council.

Anne Anderson, 16304 81st Place NE, Kenmore, was present to thank staff for their help and to express her concerns about protecting trees in Kenmore, enforcement of City tree regulations, and better communication with citizens regarding new development.

Mayor Baker thanked the citizens for their comments. City Manager Karlinsey noted that citizens can sign up on the City website to receive all land use notices via e-mail.

CONSENT AGENDA

Councilmember Curtis moved to approve the consent agenda as submitted. Mayor Baker seconded the motion to Approve Check Nos. 32854 - 32930 in the Amount of \$323,052.19 and Electronically Transferred Payroll Funds Totaling \$80,940.22 for the Period Ending September 11, 2015; Authorize the City Manager to Award Bid for Town Green Project; and Authorize the City Manager to Execute Contract No. 15-C1465 for 61st Avenue Void Repair. The motion passed unanimously.

BUSINESS AGENDA

Discussion & Approval of Ordinance No. 15-0405, Speed Limit Change at NE 175th Street between 61st and 73rd Avenues NE - Kris Overleese, Public Works Director/City Engineer, and Brett Schock, Traffic Engineer, were present to give a brief report. Traffic Engineer Schock stated that, in response to citizen and staff requests, a speed limit study was initiated by King County staff. He stated that he has reviewed the results of the study and agrees with the recommendation to lower the speed limit on this stretch of road to 30 mph.

Councilmember Herbig moved to Adopt Ordinance No. 15-0405, Speed Limit Change at NE 175th Street between 61st and 73rd Avenues NE. Councilmember Denuski seconded the motion. The motion passed 6-0.

Transit-Oriented Development (TOD) District Overlay Continued Review - Lauri Anderson, Senior Planner, and Arthur Sullivan, Executive Director of ARCH (A Regional Coalition for Housing), were present to give a report. Senior Planner Anderson reviewed the purpose and function of the proposed TOD District Overlay, and gave a general overview of the proposal. She stated that the TOD would help improve pedestrian connectivity by creating an extensive network of sidewalks and pedestrian walkways.

In response to Council questions, staff is recommending two changes to the TOD draft regulations, one regarding the affordable housing component for pioneer projects and one to eliminate the minimum distance between trees in a tree grove. Staff is also recommending a new amendment that would clarify that preservation of significant tree groves in critical areas or their buffers would not merit a density bonus or reduced parking. They were available to answer additional questions. Anderson stated that staff has scheduled the public hearing and adoption for October 12th in order to be able to demonstrate to Sound Transit that the City has a TOD program in place.

It was Council direction to bring forward to the public hearing for this ordinance an amendment for possible changes to the current proposal to increase the density maximum, along with more affordability.

It was Council direction to bring forward to the public hearing for this ordinance an amendment for possible changes to the current proposal to increase the density minimum.

STAFF REPORT

SR 522 West A 62nd Avenue Power Pole Realignment - Kris Overleese, Public Works Director/City Engineer, and Kent Vaughan, Senior Civil Engineer, were present to give a brief report. City Manager Karlinsey noted that normally this would be a staff level decision, but that it is a more costly move than he is comfortable going ahead with without Council direction. Director Overleese provided an introduction to the issue, how it came about, and how staff has dealt with the problem thus far. She stated that staff has received clearance from WSDOT to move the pole, and that funding would come from the project contingency. She stated that technically this move is feasible. Senior Civil Engineer Vaughan noted that some of the wires would still be aerial rather than undergrounded after the move. They were available to answer any questions.

Councilmember Denuski moved to authorize the City Manager to move the pole. Mayor Baker seconded the motion.

Councilmember Curtis moved to amend the motion to include asking the homeowners who will have the pole moved in front of them if this would present a problem for them. Councilmember Denuski seconded the motion. The motion failed 2-4, with Councilmembers Smith, Sperry, and Herbig and Mayor Baker voting no.

Councilmember Smith moved to require the homeowner to pay the \$10,000 difference between the cost of having put the pole in the homeowner's desired location in the first place and the cost of moving it now. Councilmember Curtis seconded the motion. The motion failed 2-4, with Mayor Baker and Councilmembers Denuski, Herbig and Sperry voting no.

The main motion, without amendments, passed 4-2, with Councilmembers Curtis and Smith voting no.

CITY COUNCILMEMBER REPORTS & COMMENTS

Councilmember Herbig stated he thinks it might be worth taking a look at the "your speed is" sign at the intersection mentioned by the first speaker during the citizen comment period.

Councilmember Denuski reported on her trip to Washington DC, with Mayor Baker, for the Let's Move event at the White House.

Mayor Baker stated that he met with our legislative delegation and spoke with Representative DelBene's staff, and they are in favor of supporting the City for \$260,000 for EIS that the Army Corps of Engineers says is our next step. The Chief of Staff for Senator Cantwell has stated he will fix the immigration system at Kenmore Air. Senator Murray is not supportive of our dredging project or EIS at this time due to other projects in Washington needing attention. He reported on a National League of Cities leadership training he attended. He noted the current painted fire hydrants and stated that the City, in cooperation with Kenmore Arts, is going to run a contest in the schools next spring, and have the winning students decorate the fire hydrants around the schools.

EXECUTIVE SESSION

Mayor Baker recessed the regular meeting to an executive session at 8:51 p.m. to discuss Potential Litigation, pursuant to RCW 42.30.110(1)(i). He stated that the executive session will last for approximately 20 minutes and that action may be taken when the meeting is reconvened.

Mayor Baker resumed the regular meeting at 9:16 p.m.

ADJOURNMENT

Mayor Baker adjourned the regular meeting at 9:16 p.m.

David Baker, Mayor

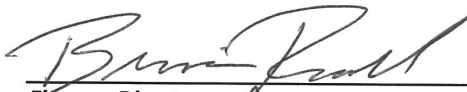
ATTEST:

Patty Safrin, City Clerk

Voucher Certification and Approval

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the following claims, paid by checks 32931-33033 which total \$1,693,298.28, and electronically transferred payroll funds totalling \$79,657.92, are just, due and unpaid obligations against the City of Kenmore/KingCounty/Washington, and that I am authorized to authenticate and certify to said claims.

 9/30/15
City Manager Date

 9/30/15
~~Finance Director~~ Accountant Date

Check #	Vendor Name	Description	Check Amount
32931	BANNER BANK	Membership Dues & Supplies	653.99
32932	US POSTAL SERVICE (HASLER)	Postage Meter Refill	2,210.49
32933	CITY OF KENMORE	PERS Retro Reimbursement	26.87
32934	NATIONWIDE FINANCIAL 401a	Social Security Replacement Plan	11,937.23
32935	NATIONWIDE RETIREMENT SOLUTIONS 457	Deferred Comp Payroll Deduction	285.00
32936	ICMA RETIREMENT TRUST 457 - 304745	Deferred Comp Payroll Deduction	2,835.43
32937	DRS 457	Deferred Comp Payroll Deduction	1,860.00
32938	AFLAC	Private Medical/ Disability Plans	438.51
32939	CITY OF KENMORE FS	Flexible Spending Medical Plans	334.21
32940	BANK OF AMERICA 941	Payroll Taxes	16,779.67
32941	VOID	Void	-
32942	DEPARTMENT OF RETIREMENT SYSTEMS	WA State Retirement	18,011.75
32943	DEPARTMENT OF LABOR AND INDUSTRIES	Worker's Compensation	2,765.60
32944	UNITED WAY OF KING COUNTY	Employee Charitable Contribution	513.24
32945	NATIONAL LIFE OF VERMONT	Life Insurance	123.17
32946	AMERICAN GENERAL LIFE GPO-400S	Life Insurance	443.72
32947	STATE OF FLORIDA DISBURSEMENT UNIT	Payroll Deduction	275.00
32948	HSA BANK	Employee Health Savings Account Contr.	150.00
32949	LINCOLN NATIONAL LIFE INSURANCE	Life/Long Term Disability/AD&D	915.21
32950	AWC EMPLOYEE BENEFITS	Employee Health Insurance	42,686.14
32951	BAKER, DAVID	Mileage Reimbursement	435.28
32952	CITY OF LAKE FOREST PARK	August Public Works Crew	73,194.65
32953	COASTWIDE LABORATORIES	City Hall & Parks Maintenance Supplies	393.76
32954	DAILY JOURNAL OF COMMERCE	9/14 Town Green Retail Bid Revision	314.60
32955	REPUBLIC SERVICES	August City Hall & Rhod. Park Solid Waste	894.67
32956	FRUHLING SAND & TOPSOIL	Asphalt Dumping	50.00
32957	VOID	Void	-
32958	INSLEE, BEST, DOEZIE & RYDER, P.S.	July Legal Services	21,890.22

VII. B. Approve Check Nos. 32931 - 33033 in the Amount of \$1...

32959	JET CITY PRINTING	NTPP Postcard Printing	1,087.05
32960	KENMORE CAMERA	Camera & Accessories	1,235.05
32961	KING COUNTY FINANCE W.L.R.D.	2nd Trimester WRIA 8 ILA	2,338.66
32962	KING COUNTY ANIMAL SVCS	Pet Licensing & Renewals	368.00
32963	VOID	Void	-
32964	KING COUNTY FINANCE	Aug Adult/Juvenile Det.Housing/Work Release	5,996.27
32965	KING COUNTY FINANCE	Aug Dump Fees/Mattress & Box Spring	22.00
32966	SOUND PUBLISHING, INC.	Bothell/Kenmore Reporter Ads	1,216.25
32967	KING COUNTY OFFICE OF FINANCE	Aug. Public Defense Indigency Screening	505.67
32968	KING COUNTY RADIO COMM SERVICES	8/1-10/31 Emergency Telecommunications	283.61
32969	KING COUNTY SHERIFF	August Police Services	259,084.08
32970	LIGHTHOUSE CONSULTING INC	Aug. SWM Web Hosting/Protection Svcs	1,688.49
32971	MR. T'S TROPHIES	Staff Logowear/Name Plate	392.70
32972	NORTHSHORE FIRE DEPT	Annual Fire Permit: #A18120-1-15	200.00
32973	NORTHSHORE UTILITY DIST	August Vehicle Fuel & Maintenance	12,139.38
32974	NORTHSHORE YMCA	2nd Qtr 15-C1397 Human Svcs Program	1,625.00
32975	HONEY BUCKET	9/12-10/9 Squires Landing Rental	400.99
32976	OFFICE MAX	Desk Modifications/Adjustable Workstation	2,269.95
32977	OLYMPIC ENVIRONMENTAL RESOURCES INC	Fall 2015 Recycling Event	11,254.58
32978	PEOPLES STORAGE	Oct. Storage Unit Rent #C304	190.00
32979	PUGET SOUND ENERGY	8/14-9/14 Lights/Signals/Electricity	12,134.34
32980	SEATTLE TIMES	Legal Ads	985.89
32981	STATE AUDITOR'S OFFICE	August Audit Services	10,978.24
32982	TOTAL LANDSCAPE CORP	Sept. City Hall & Parks Landscaping Services	7,028.36
32983	WA STATE DEPT OF TRANSPORTATION	August Traffic Signal Maintenance	669.18
32984	COLUMBIA RIDGE LANDFILL	Street Sweeper Dump Fees	415.50
32985	WASHINGTON TREE SERVICE INC	Rhododendron Park Weevil Control	1,533.00
32986	VAN NESS, ALLAN	August Mileage Reimbursement	31.63
32987	ALL TRAFFIC DATA SERVICES, INC.	522 Counts/ I-405 Toll Monitoring	500.00
32988	KONICA MINOLTA BUSINESS SOLUTIONS	August Incubator Copier Service	209.32
32989	BANNER BANK NO	Business Directory Database Fee	75.56
32990	OUSLEY, NANCY	Per Diem - Meeting In Spokane	45.75
32991	BANNER BANK JG	Lodging/Parking	484.27
32992	BANNER BANK KENMORE	Training, Bus. Meeting Expenses & Supplies	193.68
32993	A+ CONFERENCING	8/31 & 9/3 Conference Calls	42.38
32994	VOID	Void	-
32995	BANNER BANK JGORDON	Desk/Keys/Rhod Park Restroom Alarm Repair	1,879.83
32996	JACOBS ENGINEERING GROUP	7/23-8/21 Swamp Crk & W Samm Bridge Svcs	19,243.74
32997	ALCALDE & FAY	Sept. Government Affairs Consulting	5,021.06
32998	KENMORE ELEMENTARY PTA	2nd Qtr Human Services Funding	1,500.00
32999	COMCAST	9-14-10/13 City Hall Cable/Internet	139.08
33000	GORDON THOMAS HONEYWELL	Monthly Government Affairs Consulting	3,622.60
33001	TOWN CENTER HARDWARE	Sept. Public Works & Maint Supplies	167.79
33002	INTEGRA TELECOM	9/8-10/7 City Hall Phone Service	884.57
33003	PHSI PURE HEALTH SOLUTIONS INC.	City Hall Filtered Water Systems	100.63
33004	AM TEST, INC	TMDL Fecal Coliform Sampling	200.00
33005	SUSSMAN/PREJZA & CO, INC	Gateways - Wayfinding Banner Designs	1,010.00
33006	INDEPENDENT STATIONERS	Office Supplies	255.64
33007	BANNER BANK BH	Lodging/Fuel/Computer Supplies	310.72

33008	KING COUNTY FINANCE/ GIS	15-C1461 Regional Aerial Acquisition	2,007.19
33009	VERIZON WIRELESS	8/27-9/26 Cell Phones	971.41
33010	BANNER BANK BAKER	Bus. Meeting Expenses/Airfare/Supplies	1,120.29
33011	JOYCE ZIKER PARKINSON	Aug. Enviro/Legal Adv. K.V./Lk WA Sediments	937.50
33012	WAGE WORKS	Aug. Flexible Spending Acct Administrative Fee	50.00
33013	KARLINSEY, ROB	Per Diem for Meeting In Spokane	45.75
33014	KENMORE COMMERCIAL LLC	Oct. Incubator Bldg. Lease Payment	3,281.00
33015	INNOVAC	66th/151st Video Inspection	709.01
33016	UTILITIES UNDERGROUND LOCATION CTR	Aug. Utility Locate Services	175.44
33017	G & H PRINTING	Imagine Kenmore Posters	41.90
33018	MOBILE MINI, INC.	Log Boom & Rhod. Park Container Rentals	336.65
33019	NORTHWEST LANDSCAPE SERVICES	Sept. SR522 ROW Landscaping	1,199.81
33020	ROAD CONSTRUCTION NW, INC.	Pay Est. #1 Sidewalk Construction	87,043.22
33021	VERTICAL VISUAL SOLUTIONS INC.	City Hall Skate Park Signage	9,280.13
33022	STARDOM SERVICES, INC.	Incubator Janitorial Services for September	460.00
33023	HERMANSON COMPANY, LLP	City Hall HVAC Repairs	1,416.38
33024	MARSHBANK CONSTRUCTION	SR522 14-C1328 Pay Est. #5	856,317.12
33025	GRINDLINE SKATEPARKS INC.	Payment #3 Skate Court Construction	46,157.66
33026	STEWART TITLE COMPANY	W. Sammamish Bridge Subd Guarantee	438.00
33027	PREPARE NORTHWEST	Emergency Management Coordination Svcs.	500.00
33028	GENERAL ELECTRIC CO	GE Washer	1,183.70
33029	DENUSKI, STACEY	Travel Reimbursement	606.72
33030	VOID	Void	-
33031	KING COUNTY FINANCE	Aug. Road Svcs/Bridge/Ramps/Overlay/Signs	33,963.54
33032	CALPORTLAND COMPANY	Drainage & Shoulder Repair Materials	614.16
33033	COLUMBIA FORD	(3) 2015 Ford P5A C-MAX SE Fleet Vehicles	72,062.80
9/18/2015	PAYROLL	Direct Deposit	79,657.92
			<u><u>\$1,772,956.20</u></u>

Run date: 09/25/2015 @ 16:35
 Bus date: 09/25/2015
 1

City of Kenmore (Live)
 Check - Complete Detail

OCCKHST.L20 Page

				Checking					
Check-Run	Seq#	Date	Vendor / Name / Obligat'n	Description	Net amount	Obligation	Invoice number		
32951- 2334	1	9/25/2015	24 BAKER, DAVID						
	1		36593	Mileage Reimbursement	435.28	36593	8/27-9/20/15		
32951- 2334	1	9/25/2015	Logged	*** Total ***	435.28				
32952- 2334	2	9/25/2015	83 CITY OF LAKE FOREST PARK						
	2		36604	August Public Works Crew	73,194.65	36604	KN 08-15		
32952- 2334	2	9/25/2015	Logged	*** Total ***	73,194.65				
32953- 2334	3	9/25/2015	91 COASTWIDE LABORATORIES						
	3		36605	City Hall Maintenance Supplies	30.02	36605	NW2805637		
	3		36606	City Hall Maintenance Supplies	26.04	36606	NW2802138-2		
	3		36607	City Hall Maintenance Supplies	230.05	36607	GW2805637		
	3		36608	Parks Maintenance Supplies	18.65	36608	NW2802138-1		
	3		36609	City Hall Maintenance Supplies	89.00	36609	GW2805637-1		
32953- 2334	3	9/25/2015	Logged	*** Total ***	393.76				
32954- 2334	4	9/25/2015	109 DAILY JOURNAL OF COMMERCE						
	4		36615	9/14 Town Green Retail Bid Rev	314.60	36615	3304916		
32954- 2334	4	9/25/2015	Logged	*** Total ***	314.60				
32955- 2334	5	9/25/2015	121 REPUBLIC SERVICES						
	5		36707	Aug. City Hall Solid Waste	290.58	36707	0172-006517221		
	5		36708	Aug. Rhod. Park Solid Waste	604.09	36708	0172-006516526		
32955- 2334	5	9/25/2015	Logged	*** Total ***	894.67				
32956- 2334	6	9/25/2015	145 FRUHLING SAND & TOPSOIL						
	6		36616	Asphalt Dumping	50.00	36616	74218		
32956- 2334	6	9/25/2015	Logged	*** Total ***	50.00				
32957- 2334	7	9/25/2015	151 CALPORTLAND COMPANY						
	7		36597	71ST/190TH ROW Repair Material	135.90	36597	92571440		
	7		36600	Drainage Materials	143.84	36600	92535718		
	7		36601	Drainage Materials	162.47	36601	92575752		
	7		36602	Drainage Materials	171.95	36602	92575751		
	7		36603	ROW Materials	135.90	36603	92571440		
32957- 2334	7	9/25/2015	Voided	*** Total ***	750.06				
32958- 2334	8	9/25/2015	184 INSLEE, BEST, DOEZIE & RYDER,						
	8		36622	July Legal Services - Retainer	3,100.00	36622	210198		
	8		36623	July Legal Services - Executiv	391.00	36623	210199		
	8		36624	July Legal Services - Admin/Fi	304.00	36624	210200		
	8		36625	July Legal Services - Public W	451.50	36625	210201		
	8		36626	July Legal Services - Communit	499.00	36626	210202		
	8		36627	July Legal Services - Records	2,320.42	36627	210203		
	8		36628	July Legal Services - R. Danie	513.00	36628	210204		
	8		36629	July Legal Services - Dev. Ser	6,621.50	36629	210205		
	8		36630	July Legal Svcs - Kenmore Air	7,689.80	36630	210206		
32958- 2334	8	9/25/2015	Logged	*** Total ***	21,890.22				
32959- 2334	9	9/25/2015	197 JET CITY PRINTING						
	9		36635	NTPP Postcard Printing	89.24	36635	42639		
	9		36636	Color Postcards for NTPP	997.81	36636	42657		

VII. B. Approve Check Nos. 32931 - 33033 in the Amount of \$1...

Run date: 09/25/2015 @ 16:35
 Bus date: 09/25/2015
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City of Kenmore (Live)
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				Checking			
Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description		Net amount	Obligation	Invoice number
32959- 2334	9	9/25/2015	Logged	*** Total ***	1,087.05		
32960- 2334	10	9/25/2015	203 KENMORE CAMERA				
	10		36640 Camera & Accessories		1,235.05	36640	345620
32960- 2334	10	9/25/2015	Logged	*** Total ***	1,235.05		
32961- 2334	11	9/25/2015	212 KING COUNTY FINANCE W.L.R.D.				
	11		36649 2nd Trimest WRIA 8 ILA		2,338.66	36649	61390
32961- 2334	11	9/25/2015	Logged	*** Total ***	2,338.66		
32962- 2334	12	9/25/2015	213 KING COUNTY ANIMAL SVCS				
	12		36644 Pet Licensing & Renewals		368.00	36644	378412-378424
32962- 2334	12	9/25/2015	Logged	*** Total ***	368.00		
32963- 2334	13	9/25/2015	219 KING COUNTY FINANCE				
	13		36652 August Road Svcs/Bridge/Ramps		18,293.48	36652	65557-65559
	13		36653 Aug. Road Svcs/Ramps/Overlay		1,930.86	36653	65693-65694
	13		36654 Aug. Road Svcs/Salaries Signs/		17,779.26	36654	65553-65556
	13		36655 Aug. Road Svcs/Signs/Traffic/P		5,972.15	36655	65523-65528
32963- 2334	13	9/25/2015	Voided	*** Total ***	43,975.75		
32964- 2334	14	9/25/2015	219 KING COUNTY FINANCE				
	14		36646 Aug Adult/Juv Det.Housing/Wrk		5,996.27	36646	3001298
32964- 2334	14	9/25/2015	Logged	*** Total ***	5,996.27		
32965- 2334	15	9/25/2015	219 KING COUNTY FINANCE				
	15		36651 Aug Dump Fees/Mattress & Box S		22.00	36651	45561 8/31/15
32965- 2334	15	9/25/2015	Logged	*** Total ***	22.00		
32966- 2334	16	9/25/2015	224 SOUND PUBLISHING, INC.				
	16		36714 Bothell/Kenmore Reporter Ads		1,216.25	36714	744651
32966- 2334	16	9/25/2015	Logged	*** Total ***	1,216.25		
32967- 2334	17	9/25/2015	229 KING COUNTY OFFICE OF FINANCE				
	17		36645 Aug. Public Def Indigency Scre		505.67	36645	2060261
32967- 2334	17	9/25/2015	Logged	*** Total ***	505.67		
32968- 2334	18	9/25/2015	230 KING COUNTY RADIO COMM SERVICE				
	18		36648 8/1-10/31 Emergency Telecomm.		283.61	36648	10232
32968- 2334	18	9/25/2015	Logged	*** Total ***	283.61		
32969- 2334	19	9/25/2015	233 KING COUNTY SHERIFF				
	19		36647 August Police Services		259,084.08	36647	15-0759
32969- 2334	19	9/25/2015	Logged	*** Total ***	259,084.08		
32970- 2334	20	9/25/2015	251 LIGHTHOUSE CONSULTING INC				
	20		36657 Aug. SWM Web Hosting/Protectio		1,688.49	36657	7937
32970- 2334	20	9/25/2015	Logged	*** Total ***	1,688.49		
32971- 2334	21	9/25/2015	267 MR. T'S TROPHIES				
	21		36662 Staff Nameplate		14.18	36662	104858
	21		36663 Logo Wear		188.12	36663	104631

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City of Kenmore (Live)
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				Checking			
Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	Net amount	Obligation	Invoice number	
32971- 2334	21	9/25/2015	36664 Logo Wear - Maint. Uniform	190.40	36664	104278	
	21		Logged *** Total ***	392.70			
32972- 2334	22	9/25/2015	285 NORTHSHORE FIRE DEPT				
	22		36665 Annual Fire Permit: #A18120-1	200.00	36665	2684	
32972- 2334	22	9/25/2015	Logged *** Total ***	200.00			
32973- 2334	23	9/25/2015	288 NORTHSHORE UTILITY DIST				
	23		36666 August Vehicle Fuel & Maintena	3,154.87	36666	60199_147	
	23		36667 7/15-9/15 City Hall Water/Sewe	607.05	36667	43105135 09/15	
	23		36668 7/15-9/15 City Hall Irrigation	1,708.00	36668	35738980 09/15	
	23		36669 7/15-9/15 NS Summit Park Irrig	840.00	36669	43978895 09/15	
	23		36670 7/15-9/15 St. Sweeper Fill Sta	66.15	36670	43659252 09/15	
	23		36671 7/15-9/15 83rd/SR522 Irrigatio	65.31	36671	43523886 09/15	
	23		36672 7/15-9/15 68th/SR522 Irr. Leak	5,318.00	36672	43523749 09/15	
	23		36673 First Aid/CPR Class	380.00	36673	70201_177	
	23		Logged *** Total ***	12,139.38			
32974- 2334	24	9/25/2015	289 NORTHSHORE YMCA				
	24		36643 2nd Qtr 15-C1397 Human Svcs Pr	1,625.00	36643	QTR 2 2015	
32974- 2334	24	9/25/2015	Logged *** Total ***	1,625.00			
32975- 2334	25	9/25/2015	292 HONEY BUCKET				
	25		36621 9/12-10/9 Squires Landing Rent	400.99	36621	2-1348403	
32975- 2334	25	9/25/2015	Logged *** Total ***	400.99			
32976- 2334	26	9/25/2015	301 OFFICE MAX				
	26		36675 Desk Modifications/Adj. Workst	2,269.95	36675	275966	
32976- 2334	26	9/25/2015	Logged *** Total ***	2,269.95			
32977- 2334	27	9/25/2015	304 OLYMPIC ENVIRONMENTAL RESOURCE				
	27		36676 Fall 2015 Recycling Event	11,254.58	36676	#OER5	
32977- 2334	27	9/25/2015	Logged *** Total ***	11,254.58			
32978- 2334	28	9/25/2015	313 PEOPLES STORAGE				
	28		36678 Oct. Storage Unit Rent #C304	190.00	36678	KNM 18947	
32978- 2334	28	9/25/2015	Logged *** Total ***	190.00			
32979- 2334	30	9/25/2015	328 PUGET SOUND ENERGY				
	30		36679 Aug. City Hall Electricity Cha	2,291.97	36679	4659286 9/1/15	
	30		36680 61st/181st Street Lights 7/31-	115.38	36680	1160252 8/31/15	
	30		36681 7/31-8/31 Juanita/173rd Street	368.06	36681	9996774 8/31/15	
	30		36682 7/31-8/31 Traffic Signals	8.32	36682	21067356 8/31/1	
	30		36683 7/30-8/27 City Hall Gas Charge	77.64	36683	4288409 8/31/15	
	30		36684 August Street Lights	8,570.92	36684	1523 9/3/15	
	30		36685 8/14-9/14 67/Bthl Wy Tree Rece	28.91	36685	21067182 09/15	
	30		36686 8/14-9/14 7016 Bthl Wy Tree Re	26.93	36686	21067539 09/15	
	30		36687 8/14-9/14 19016 73rd School Zo	10.60	36687	13754698 09/15	
	30		36688 8/14-9/14 152/Simonds Crosswal	10.60	36688	304085 09/15	
	30		36689 8/14-9/14 6625 Arrowhead Radar	10.60	36689	21497090 09/15	
	30		36690 8/14-9/14 7232 Bthl Wy Tree Re	10.60	36690	21067943 09/15	
	30		36691 8/14-9/14 6656 Arrowhead Radar	10.69	36691	21496498 09/15	

VII. B. Approve Check Nos. 32931 - 33033 in the Amount of \$1...

2015	PRIOR VENDOR ACTIVITY	TOTAL	FOR 2015
	314 PIE		24.00
	A & A AIRPORT LIMOUSINE SERVICE		798.00
	A+ CONFERENCING		302.18
	A-1 LANDSCAPING & CONSTRUCTION, INC.		7,177.73
	AA ASPHALTING, INC		16,583.78
	AA PARTY RENTALS		3,016.27
	AAA FLAG & BANNER MFG. CO., INC.		5,620.28
	AAA PRINTING		723.80
	AABCO BARRICADE COMPANY INC.		1,046.88
	ACTION ENTERTAINMENT		395.00
	ACTIVE SHOOTER TRAINING LLC		1,334.52
	ADVANCE TESTING & SERVICE INC		702.00
	AFLAC		3,508.08
	ALCALDE & FAY		40,812.52
	ALEXANDER, JEFF		250.00
	ALL CITY FENCE CO.		4,089.83
	ALL TRAFFIC DATA SERVICES, INC.		750.00
	ALLISON & PARTNERS		9,600.00
	ALPHA SUPPORTED LIVING SERVICES		250.00
	ALPHAGRAPHICS US718		1,601.56
	AM TEST, INC		100.00
	AMERICAN GENERAL		3,549.76
	AMERICAN PLANNING ASSOCIATION		2,111.00
	AMERICAN PUBLIC WORKS ASSOCIATION		960.00
	AMERICAN SOCIETY OF COMPOSERS		341.40
	ANCHOR QEA, LLC		7,326.00
	ANDERSON, RICK		300.00
	APPLIED TECHNOLOGIES NW INC.		8,700.25
	ARC - PACIFIC NORTHWEST		675.46
	ARTS OF KENMORE		3,240.25
	ASSOCIATION OF WA CITIES		16,925.94
	ATHENAS		101.00
	AURORA RENTS		1,142.07
	AV CAPTURE ALL		2,757.43
	AWC EMPLOYEE BENEFITS		334,291.16
	BAKER, DAVID		2,522.08
	BANK OF AMERICA 941		270,095.42
	BANNER BANK BAKER		9,785.57
	BANNER BANK BH		2,936.28
	BANNER BANK CS		3,788.54
	BANNER BANK DB		1,397.50
	BANNER BANK JG		5,581.66
	BANNER BANK JGORDON		19,147.43
	BANNER BANK KENMORE		27,236.09
	BANNER BANK LD		7,817.06
	BANNER BANK NO		2,773.83
	BANNER BANK PS		226.82

BANNER BANK VAN NESS	5,709.50
BASTYR UNIVERSITY	50,200.00
BEARCOM	199.29
BECKER, THEODORE J	1,675.00
BEN & JERRY'S	11.00
BERK & ASSOCIATES	6,200.00
BLACKBAUD	6,283.89
BOHMAN, BRIAN	300.00
BORROMEO, ALEXANDER	75.00
BOTTLEROCKIT	500.00
BRIEN, GAYLYNN	450.00
BUILDERS EXCHANGE OF WASHINGTON INC	183.85
BULGER SAFE & LOCK, INC.	48.83
CALPORTLAND COMPANY	1,258.38
CAPITAL ONE COMMERCIAL/ COSTCO	1,479.65
CASCADE PEST CONTROL	1,138.80
CATHOUSE PIZZA	48.00
CEMEX	3,038.48
CENTER FOR HUMAN SERVICES	10,000.00
CENTER FOR PRIORITY BASED BUDGETING	12,500.00
CHAVEZ, FRANCISCO	1,500.00
CHICK'N FIX	48.00
CHINOOK BOOK	1,642.50
CITY OF BELLEVUE	85,042.50
CITY OF KENMORE	321.68
CITY OF KENMORE FS	5,681.57
CITY OF KENT	500.00
CITY OF LAKE FOREST PARK	514,302.58
CITY OF SHORELINE	7,604.68
CITYWORKS/ AZTECA SYSTEMS INC.	20,074.64
CLK CONSTRUCTION LLC	9,811.11
CLOWNS UNLIMITED, INC.	876.00
COASTAL WEAR PRODUCTS INC	2,713.42
COASTWIDE LABORATORIES	6,661.81
CODE PUBLISHING COMPANY	6,226.04
COLUMBIA RIDGE LANDFILL	4,458.22
COMCAST	2,739.23
CONSOLIDATED PRESS	6,147.98
CONYERS, JODY	54.63
CROWN PRODUCTS LLC	1,021.30
CUNNINGHAM, ED	250.00
CURTIS, DR. MILTON	1,326.64
DAILY JOURNAL OF COMMERCE	2,849.40
DANSOUND INC	7,568.64
DAY WIRELESS SYSTEMS	1,325.67
DENUSKI, STACEY	150.00
DEPARTMENT OF ECOLOGY	20,592.50
DEPARTMENT OF LABOR AND INDUSTRIES	19,916.37
DEPARTMENT OF RETIREMENT SYSTEMS	252,555.73

DEVRIES, DENIS	308.86
DIGITAL REPROGRAPHICS SERVICES INC.	404.65
DLT SOLUTIONS	1,600.67
DRS 457	13,980.00
DURRANT, JEFF	337.50
EAGLE EYE CONSULTING ENGINEERS	125.00
ECONOMIC DEV COUNCIL OF SEATTLE/KC	5,000.00
EE-NA ENTERPRISES LLC	13,593.15
EMERGENCY SERVICE COORDINATING AGCY	50,559.00
EMPLOYMENT SECURITY DEPT	11,945.69
ENVIRONMENTAL SYSTEMS RESEARCH INST.	7,008.00
EVERGREEN PRINT SOLUTIONS	781.24
EVERGREEN SAFETY COUNCIL	299.00
EVER-MARK, LLC	1,115.43
FASTSIGNS	910.32
FAZZARI MARKETING	2,294.24
FERGUSON ENTERPRISES INC #1539	8,861.88
FIRE PROTECTION, INC	9,329.27
FIRST AMERICAN TITLE	466.00
FISHER, ALENE	712.34
FRONTIER	9,241.37
FRUHLING SAND & TOPSOIL	2,326.26
FUNRENT	575.81
G & H PRINTING	387.78
GA JORGENSEN CO. INC.	253.81
GALLATIN PUBLIC AFFAIRS	17,371.58
GATES, JANICE	40.74
GENERAL DYNAMICS	890.00
GEOENGINEERS INC	3,292.25
GIP'S DOWN-HOME BBQ	168.00
GOODSELL POWER EQUIPMENT #2 INC.	1,483.40
GORDON THOMAS HONEYWELL	26,114.57
GOREENG	66.00
GOVDELIVERY, INC.	10,500.00
GOVERNMENT FINANCE OFFICERS ASSOC	190.00
GOVERNMENT FINANCE RESEARCH GROUP	1,995.00
GRABER MANUFACTURING, INC.	2,525.00
GRAINGER	2,019.10
GRAKLANOFF, ANNA	75.00
GREATER BOTHELL CHAMBER OF COMMERCE	3,452.09
GREGORY, JOANNE	1,835.87
GRINDLINE SKATEPARKS INC.	163,315.73
HANSEN, COREY	27,400.00
HARRIS & SMITH PUBLIC AFFAIRS	1,581.25
HARRIS COMPUTER SYSTEMS	7,390.06
HAVESON, CRAIG	7,500.00
HAWTHORNE LANE LLC	7,500.00
HDR	469,070.88
HELMETS R US INC	296.75

HERMANSON COMPANY, LLP	2,908.00
HESTON VISUAL ARTS	383.25
HEWITT	296,143.14
HOLLY, BRANDAN	100.00
HOME DEPOT CREDIT SERVICES	1,703.22
HONEY BUCKET	3,725.37
HOPELINK	15,250.00
HOPKINS, CRAIG	593.95
HORIZON DISTRIBUTORS INC	855.22
HORTON, JEANINE	280.32
HSA BANK	750.00
ICMA RETIREMENT TRUST 457 - 304745	48,882.31
ICOMPASS TECHNOLOGIES, INC.	9,879.20
IDEA DECANter	500.00
INDEPENDENT STATIONERS	2,612.56
INDUSTRIAL PHYSICAL CAPABILITY SVCS	170.00
INGLEMOOR HIGH SCHOOL MUSIC BOOSTERS	1,600.00
INNOVAC	20,092.28
INSLEE, BEST, DOEZIE & RYDER, P.S.	108,065.21
INTEGRA TELECOM	6,736.03
INTERNATIONAL CODE COUNCIL, INC	56.39
INTERNATIONAL INST OF MUNI CLERKS	220.00
INTERNET DOMAIN NAME SERVICES INC.	180.00
IWORQ SYSTEMS	2,800.00
J&K ASSOCIATES	7,485.42
JACOBS ENGINEERING GROUP	50,280.06
JAYMARC - AV	897.90
JET CITY PRINTING	2,609.12
JOHNSON, WES	530.00
JOYCE ZIKER PARKINSON	9,917.50
KARLINSEY, ROB	374.54
KEEP POSTED INC	276.00
KENMORE COMMERCIAL LLC	27,258.00
KENMORE ELEMENTARY PTA	1,500.00
KENMORE JR HIGH SCHOOL	75.00
KIEWIT/GENERAL/MANSON	7,500.00
KING CO. UTILITY COORDINATION COUNCIL	75.00
KING COUNTY ANIMAL SVCS	2,905.00
KING COUNTY FINANCE	362,091.25
KING COUNTY FINANCE W.L.R.D.	54,214.97
KING COUNTY FLEET ADMIN	383.18
KING COUNTY MUNICIPAL CLERKS ASSOC	25.00
KING COUNTY OFFICE OF FINANCE	4,200.39
KING COUNTY PARKS	72.41
KING COUNTY RADIO COMM SERVICES	567.22
KING COUNTY REAL ESTATE SVCS	500.00
KING COUNTY RECORDER'S OFFICE	107.00
KING COUNTY SHERIFF	1,779,477.25
KING COUNTY SUPERIOR COURT CLERK	141,200.00

KING COUNTY TREASURY	13,507.11
KING CTY EASTSIDE TRANSP PARTNERSH	200.00
KONICA MINOLTA BUSINESS SOLUTIONS	3,870.42
KUKER-RANKEN INC	29.51
KUSTOM SIGNALS, INC.	18.00
LAKE CITY PICTURE FRAMING	249.89
LANGTON SPIETH, LLC	18,953.74
LAW OFFICE OF JOHN RUNGERUDE, PS	2,400.00
LEE BRIANTE	1,000.00
LEGACY FORD	31,111.73
LIGHTHOUSE CONSULTING INC	42,869.13
LINCOLN NATIONAL LIFE INSURANCE	6,979.97
LOYUK, SAMANTHA	1,285.48
MACDONALD MILLER FACILITY SOLUTIONS	7,603.88
MAGEE, SCOTT	2,800.00
MAIL FINANCE	2,109.00
MANTLE INDUSTRIES INC	3,277.34
MARINE FLOATS CORPORATION	8,576.04
MARSHBANK CONSTRUCTION	2,772,510.58
MASTEC NETWORK SOLUTIONS	2,594.43
MEEHAN, NANCY	217.87
MIGHTY BISON BOOKING	3,500.00
MILLER STEPHENS, MARY	7,500.00
MILLS, VIC	250.00
MINZGHOR, NICHOLAS	416.69
MOBILE ELECTRICAL DISTRIBUTORS INC	13.47
MOBILE MINI, INC.	2,625.16
MODERN ENTERPRISES, LLC	1,750.00
MORGAN SOUND INC	3,426.26
MR. T'S TROPHIES	3,158.39
MUMMA, RYAN	905.24
MUNSON, JOSHUA	12.73
NARANCIC, SHEILA	3,250.00
NATIONAL BUSINESS INCUBATION ASSOC.	525.00
NATIONAL LIFE OF VERMONT	1,097.08
NATIONAL NEIGHBORHOOD WATCH INSTITUTE	345.00
NATIONWIDE FINANCIAL 401a	198,728.51
NATIONWIDE RETIREMENT SOLUTIONS 457	4,845.00
NEEMA'S COMFORT	55.92
NEOPOST NORTHWEST	274.82
NORTHSHORE FIRE DEPT	5,617.25
NORTHSHORE PARK & REC SERVICE AREA	1,360.00
NORTHSHORE ROTARY CLUB	988.00
NORTHSHORE SCHOOL DISTRICT	5,000.00
NORTHSHORE SENIOR CENTER	14,300.00
NORTHSHORE UTILITY DIST	44,190.08
NORTHSHORE YMCA	1,625.00
NORTHSHORE YOUTH & FAMILY SERVICES	8,000.00
NORTHWEST ATHLETICS	350.00

NORTHWEST LANDSCAPE SERVICES	10,430.69
NORTHWEST MARINE TRADE ASSOCIATION	425.00
NORTHWEST TROPHY	189.44
NW ENVIRONMENTAL TRAINING CENTER	1,325.00
OFFICE DEPOT	7,787.42
OFFICE MAX	3,849.29
OFFICE TEAM	9,042.70
OfficeMax Workplace Interiors	9,871.11
OLYMPIC ENVIRONMENTAL RESOURCES INC	26,345.39
OSBORN CONSULTING INC.	149,687.76
OUSLEY, NANCY	1,090.97
OVERLEESE, KRISTEN	77.88
PACIFIC TOPSOILS	4,160.72
PARADISE AMUSEMENTS	100.00
PARISI, NICK	44.00
PART WORKS INC	461.93
PASIFIKA ARTIST NETWORK LLC	2,250.00
PAT'S TREES AND LANDSCAPE INC.	7,013.89
PAWS	2,366.00
PENDLETON, MICHAEL	3,523.84
PEOPLES STORAGE	1,520.00
PERSONAL BEST/ TOPHEALTH	197.77
PERTEET INC.	146,505.65
PETERSON, JANET	600.00
PETTY CASH CUSTODIAN	826.83
PHAM, CHOUNG	98.54
PHSI PURE WATER FINANCE	1,227.52
PIEDMONT DIRECTIONAL	2,896.68
PIPERS CREEK NURSERY	188.34
PLANNING ASSOCIATION OF WASHINGTON	80.00
PROTECTION TECHNOLOGIES, INC	374.95
PUBLIC HEALTH DEPT. OF KING COUNTY	100.00
PUGET SOUND BUSINESS JOURNAL	97.00
PUGET SOUND CLEAN AIR AGENCY	14,740.00
PUGET SOUND ENERGY	132,828.48
PUGET SOUND REGIONAL COUNCIL	15,270.00
PURE WATER TECHNOLOGY OF PUGET SOUND	448.52
QUALITY BUSINESS SYSTEMS	7,391.88
RANDALL, BRIAN	124.06
REDMOND, MICHAEL	61.25
REPUBLIC SERVICES	6,303.65
RICHMOND AMERICAN HOMES OF WA	60.00
RM HOMES LLC	412.01
RODGERS, DEUTSCH & TURNER PLLC	70,600.00
ROGERS, GLENN	20.91
RONGERUDE, JOHN	900.00
SAFRIN, PATTY	101.35
SAMYN, DR. JEFFREY	250.00
SANDRA OWEN DESIGN	1,962.50

SARA CAHOONE	750.00
SARAH ROBERTS	84,064.32
SAUVE, GAYLEN	300.00
SAWYER, RICHARD	1,433.31
SCHINDLER ELEVATOR CORPORATION	1,151.52
SCHOCK, BRETT	227.04
SCORE	439,070.53
SEATTLE TIMES	10,647.35
SECRETARY OF STATE	57.60
SEES TREES AND EXCAVATION INC	1,029.30
SESAC	360.00
SEXTANT MARKETING GROUP	6,940.61
SHELTON, CINDY	42.55
SHERWIN-WILLIAMS CO. #8099	154.79
SHRED-IT	481.58
SIGN UP, SIGN CO, INC	2,250.23
SILVER KITE COMMUNITY ARTS CONSULT.	300.00
SNOHOMISH COUNTY	6,393.00
SNOHOMISH COUNTY HEARING EXAMINER	500.00
SOCRATA, INC.	5,913.00
SOLODVIK, EUGENE & TATYANA	57.50
SOUND CITIES ASSOC	12,798.49
SOUND LAW CENTER	8,858.50
SOUND PUBLISHING, INC.	9,215.18
SPERRY, LAURIE	91.95
SPOT HOT DOG & BRATS	97.00
SREBNIK, DEBRA	57.90
ST OF WA DEPT OF FISH & WILDLIFE	500.00
STARDOM SERVICES, INC.	4,080.00
STATE AUDITOR'S OFFICE	16,298.37
STATE OF FLORIDA DISBURSEMENT UNIT	4,675.00
STATE OF WA DEPT. OF LICENSING	30.00
STEWART MACNICHOLS HARMELL, INC.	45,283.08
STEWART TITLE COMPANY	2,190.00
STOPTECH, LTD.	4,544.25
STUDIO 3 SIGNS	2,299.50
SUNGARD PUBLIC SECTOR INC.	19,875.00
SUSSMAN/PREJZA & CO, INC	4,780.00
TELESYSTEMS WEST	2,219.85
TERREBONNE LIMITED	337.34
THE DOWNTOWN MOUNTAIN BOYS	1,000.00
THE KIPLINGER LETTER	99.00
THOMAS, MICHAEL	133.36
TIKOR CONSULTING	52.79
TOPIA TECHNOLOGY/ BIS	3,690.00
TOTAL LANDSCAPE CORP	66,278.99
TOWN CENTER HARDWARE	1,661.17
TREE SOLUTIONS, INC.	855.00
TWEDT, CHARLES	1,500.00

TWO BROTHERS' TREES	600.00
ULINE	1,544.27
UNITED RENTALS NW, INC	1,829.67
UNITED STATES POSTMASTER	4,777.84
UNITED WAY OF KING COUNTY	4,362.54
UPS STORE	2,293.50
URBAN LAND INSTITUTE	215.00
US POSTAL SERVICE (HASLER)	4,097.92
U-SAVE OIL CO	2,150.00
UTILITIES UNDERGROUND LOCATION CTR	1,354.50
V2WORKS	3,544.42
VAN NESS, ALLAN	1,873.47
VAUGHAN, KENT	116.00
VERIZON WIRELESS	9,143.80
VERTICAL VISUAL SOLUTIONS INC.	5,095.26
W.S.S.O. Advanced Training	500.00
WA ASSOC OF BUILDING OFFICIALS	950.00
WA ASSOC OF PUBLIC RECORDS OFFICERS	140.00
WA CITIES INSURANCE AUTHORITY	212,941.00
WA FINANCE OFFICERS ASSOCIATION	150.00
WA GUARANTEED EDUCATION TUITION	800.00
WA STATE CONSOLIDATED TECH SVCS	875.00
WA STATE DEPT OF CORRECTIONS	230.50
WA STATE DEPT OF ENTERPRISE SVCS	175.00
WA STATE DEPT OF LABOR & INDUSTRIES	141.60
WA STATE DEPT OF TRANSPORTATION	26,567.01
WAGE WORKS	400.00
WALL, JOHN	596.78
WALTERS, GEORGE	206.00
WASHINGTON CITY/COUNTY MGMT ASSOC	365.00
WASHINGTON STATE PATROL	2,139.13
WASHINGTON TREE SERVICE INC	1,533.00
WAYNE'S ROOFING INC.	72,027.98
WELLS FARGO FINANCIAL	9,628.18
WELWEST CONSTRUCTION INC.	4,868.03
WESTERN DISPLAY FIREWORKS, LTD.	17,000.00
WETLANDS & WOODLANDS INC	183.96
WHITEMAN, TELA	50.60
WINTER, KENDL	750.00
WINTERBOURNE LANDSCAPE	574.88
WONDERLAND DEVELOPMENT	2,500.00
ZONAR SYSTEMS	525.33
ZORNES, GARY	600.00
ZUMAR	1,813.37
	<u><u>10,857,539.27</u></u>



**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: August 2015 Financial Report

For Council Meeting Agenda of: October 12, 2015

Department: Finance and Administration

Prepared by: Joanne Gregory

Initial & Date

Approved by Department Head: *Jmg 10/2/15*

Approved by City Attorney:

Approved by Finance Director: *Jmg 10/2/15*

Approved by City Manager:

Proposed Council Action/Motion:

Receive and File August 2015 Financial Report for the City of Kenmore, Washington

Exhibits/Attachments:

August 2015 Financial Report for the City of Kenmore, Washington.

Expenditure Required N/A

Amount Budgeted

Appropriation Required N/A

\$52,089,453 Revenues

\$59,750,318 Expenditures

INFORMATION/BACKGROUND:

The August 2015 monthly financial report is presented for Council review. This provides the opportunity for the City Council and the community to receive information on the City of Kenmore's biennium to date revenues and expenditures in comparison to the City's 2015-2016 adopted biennial budget. The budget was adopted on December 8, 2014. It also provides an opportunity to identify any potential variances or fluctuations from the budget.

FISCAL CONSIDERATION:

August is the eighth month (33%) of the 24 month 2015-2016 biennium. The monthly schedules attached include the Transportation Benefit District Fund for informational purposes although it is a separate entity. Development revenues, real estate excise taxes, impact fees and sale tax from construction continue to trend better than budget.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Kenmore Budget Policy 9a: A revenue/expenditure report will be produced monthly so that it can be directly compared to the actual results of the fiscal year to date. Kenmore Budget Policy 9b: All budget amendments, both revenues and expenditures, will be noted in the monthly report.



The City of Kenmore

PO Box 82607
KENMORE, WASHINGTON 98028

MEMORANDUM

TO: Rob Karlinsey, City Manager
FROM: Joanne Gregory, Finance Director
DATE: September 25, 2015
RE: August 2015 Financial Reports for the City of Kenmore, Washington

August 2015 financial information is presented for your review and delivery to the City Council. Attached you will find the following reports:

- General Fund Summary
- General Fund Revenue Graphs
- General Fund Expenditure Graphs
- Street Fund Summary
- Other Funds Monthly Activity
- Cash and Investment Report
- Schedule of Investments
- Sales Tax Receipts by Business Type
- Retail Sales and Use Tax Distribution
- Real Estate Excise Tax Report
- Monthly Report for Kenmore Village
- Report for Transportation Benefit District

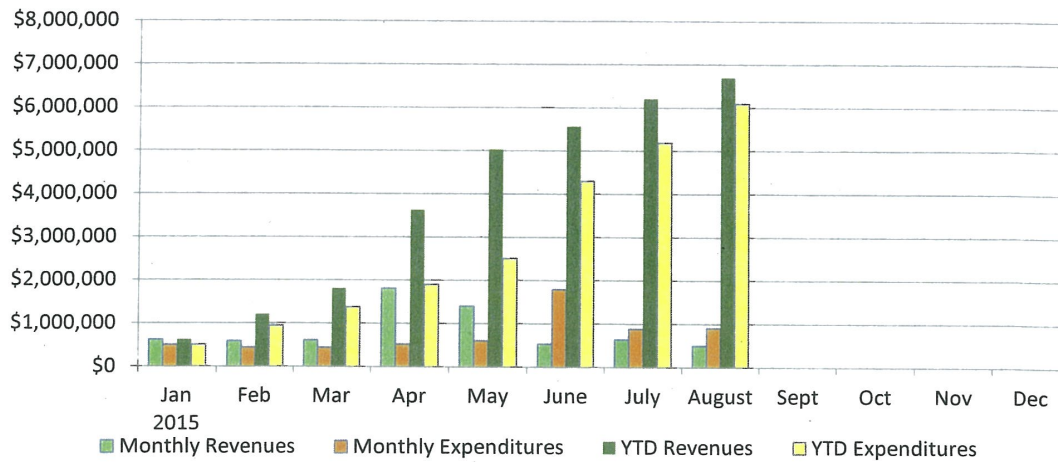
If you would like additional information or have any questions regarding the financial reports, please feel free to contact me.

GENERAL FUND

The first section of the monthly financial report is a review of the General Fund. This fund accounts for operational activities and includes all financial resources except those required or elected to be accounted for in another fund. Revenues include various taxes, per capita distributions from the State, fines and forfeitures, permits and licenses, and fees for service. In the context of the biennial budget, August is the eighth month (33%) of the 2015-2016 biennial budget period. For the month of August, expenditures exceeded revenues in the General Fund by \$411,937. Biennium revenues exceed expenditures by \$608,056.

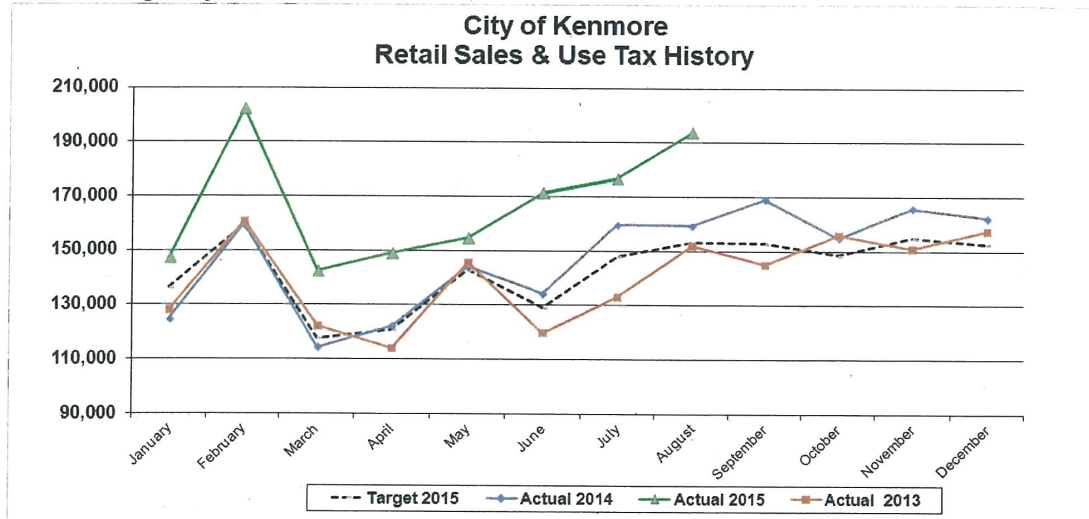
The following chart illustrates the monthly revenue and expenditure activity in the General Fund through August 2015.

City of Kenmore, Washington
Monthly Financial Report
August 2015



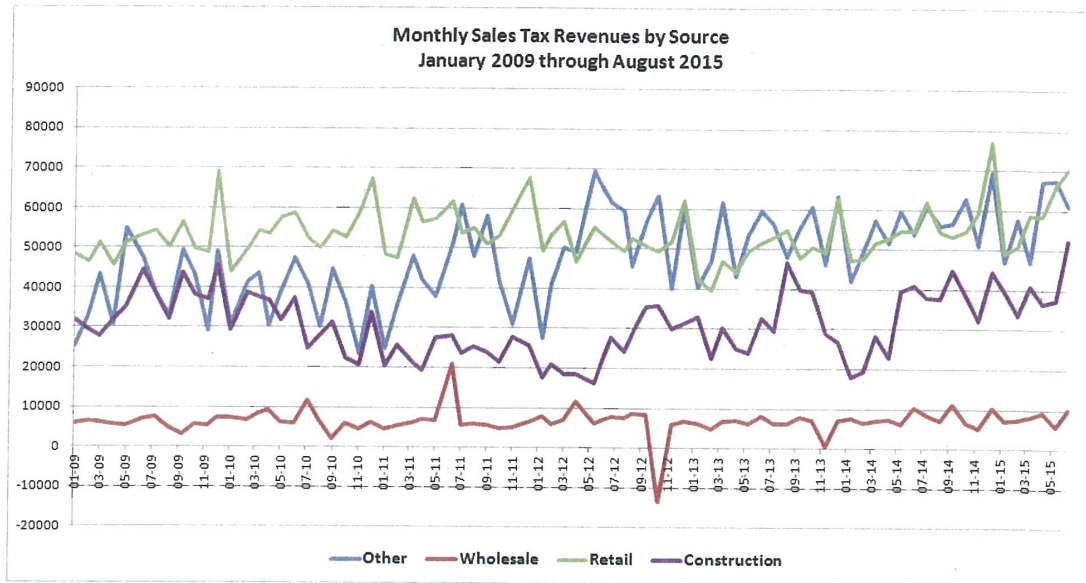
Total **revenues** for the month were **\$495,616**. Biennium to date revenues are \$6,699,583, which is 32.6% of the budgeted revenues of \$20,553,270. Primary sources of revenue for the month included property taxes in the amount of \$17,093, development fees & permits in the amount of \$119,562, retail sales and use taxes in the amount of \$193,832, and utility taxes in the amount of \$88,952.

A summary of sales tax revenues received in August is attached. These receipts are based on June sales activity. The chart below gives a historical perspective of monthly sales tax receipts over the last several years. The black dotted Target 2015 line is a monthly average of actual receipts during 2012, 2013, and 2014. The green line (triangle) represents 2015 actual receipts, which are \$219,100 above 2014, and ahead of 2015 target by \$231,051.

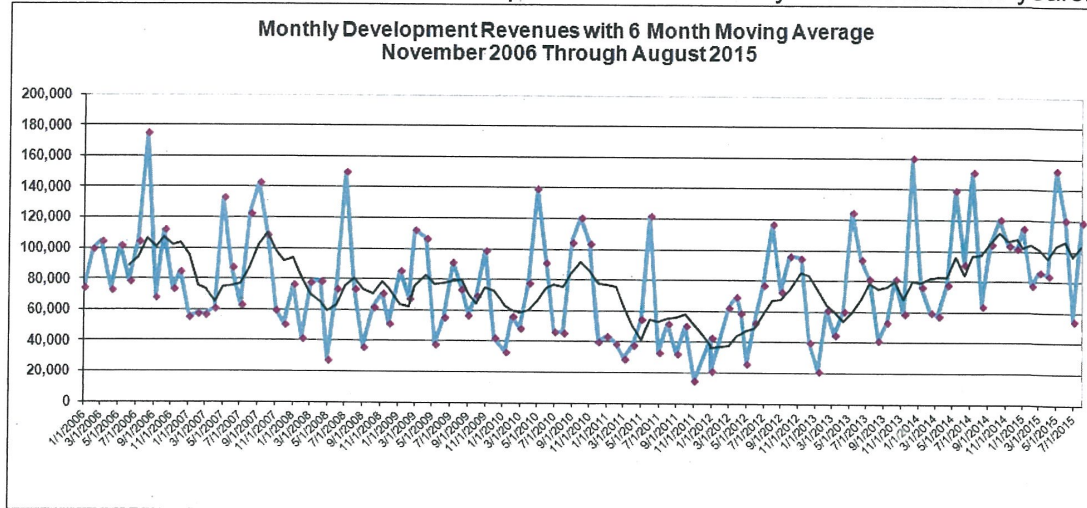


The following chart illustrates the historical trends of sales tax receipts from the major segments: construction, retail, wholesale, other (agriculture, services, manufacturing, transportation and utilities) from January 2009 through August 2015.

City of Kenmore, Washington
Monthly Financial Report
August 2015



The following chart illustrates the development revenue activity over the last nine years.



August 2015 expenditures were **\$907,553**. Biennium to date expenditures are \$6,091,527, which is 30% of the biennial budget expenditures of \$20,538,934.

Total City cash (\$9,038,136) and long term investments (\$11,823,574), at the end of August, totaled \$20,861,710. The Other Funds Monthly Activity graphs compare biennium to date revenues and expenditures to the 2015-2016 biennial budget.

Total non-General Fund revenues were \$1,520,522 and total non-General Fund expenditures were \$1,216,477.

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City of Kenmore, Washington
Monthly Financial Report
August 2015

In the **Street Fund** revenue from gas tax distributions was \$39,050. \$44,123 was expended for maintenance and operations during the month.

In the **Transportation Capital Fund** expenditures were \$791,208 for SR 522 West A construction, design, purchasing ROW & easements. The fund also received \$955,389 in grant reimbursements related to this project. There was \$17,305 in expenditures related NE 181st St. Sidewalk projects. \$45,568 was expended on Street Overlay projects. \$44,798 was expended on the West Sammamish Bridge Project.

The **Park Impact Fee** fund received \$58,644 in revenues during the month.

There was \$143,717 in revenues for the **Transportation Impact Fee** fund during the month.

The **Real Estate Excise Tax** Fund received \$166,651 of real estate excise taxes (REET) in August from sales activity that occurred in July. 64 transactions were reported this month. Biennial to date revenue exceeds the 2015-16 target by \$459,090.

The **Transportation Benefit District** Fund received \$27,146 in vehicle license fees during August.

The **Kenmore Village** fund had expenditures in the amount of \$23,429 related to the Kenmore Village Public Square project.

In the **Park Capital** fund expenditures were \$118,282 for the construction of the skate park.

SUMMARY

This concludes the financial report for the City of Kenmore as of **August 31, 2015**. I appreciate your feedback and encourage you to contact me if you have any questions prior to the City Council meeting.

City of Kenmore, Washington
General Fund Summary Report
August 31, 2015



	CURRENT PERIOD 2015-2016				PRIOR PERIOD 2013-2014			
	MONTH	BIENNIUM TO DATE	% of	BIENNIUM BUDGET	MONTH	BIENNIUM TO DATE	% of	BIENNIUM BUDGET
	August 2015	2015-2016	BUDGET	2015-2016	August 2013	2013-2014	BUDGET	2013-2014
REVENUES								
Beginning Fund Balance		4,233,568		2,682,689				5,525,153
Property Taxes	17,093	2,407,804	26.9%	8,948,766	17,595	2,306,878	27.0%	8,542,053
Sales and Use Taxes	245,869	1,692,760	38.5%	4,400,532	192,731	1,377,962	34.8%	3,960,331
Utility Taxes	88,952	833,228	30.2%	2,763,390	94,854	952,855	32.4%	2,942,395
Other Taxes	14,761	43,155	38.3%	112,720	5,322	36,120	58.9%	61,300
Development Fees & Permits	119,562	814,203	46.4%	1,756,432	42,261	532,694	36.4%	1,465,185
Franchise Fees	0	595,889	41.9%	1,422,160	0	225,909	22.8%	992,405
Intergovernmental and Grants	370	214,470	30.3%	707,370	0	201,722	31.5%	639,866
Investment Interest	6,265	56,543	111.5%	50,700	7,929	89,053	152.5%	58,400
Fines and Forfeitures	-328	-2,547	0.0%	0	-203	-267	n/a	0
Transfers and Other Revenues	3,072	44,077	11.3%	391,200	4,860	87,628	15.3%	572,536
Total Revenues	495,616	6,699,583	32.6%	20,553,270	365,349	5,810,554	30.2%	19,234,471
Total Revenues & Beginning Fund Balance		10,933,151		23,235,959				24,759,624

	CURRENT PERIOD 2015-2016				PRIOR PERIOD 2013-2014			
	MONTH	BIENNIUM TO DATE	% of	BUDGET	MONTH	BIENNIUM TO DATE	% of	BIENNIUM BUDGET
	August	2015-2016	BUDGET	2015-2016	August 2013	2013-2014	BUDGET	2013-2014
EXPENDITURES								
Cost Center								
City Council	14,045	114,586	34.9%	328,435	7,134	69,838	32.1%	217,644
City Manager	138,272	929,913	29.9%	3,108,222	124,177	716,589	39.9%	1,796,600
City Clerk	8,448	98,995	35.7%	277,683	6,696	61,012	11.4%	536,261
Finance	61,292	543,026	40.5%	1,342,155	25,905	212,135	33.2%	639,213
Legal	20,810	90,404	20.5%	440,000	37,395	203,315	41.1%	494,285
Non-Departmental *	0	0	0.0%	0	137,643	579,621	37.8%	1,532,818
Interfund Transfers	0	0	0.0%	1,033,885	0	3,316,000	212.0%	1,564,000
Public Safety	401,936	2,381,269	29.5%	8,076,115	319,267	2,191,937	30.5%	7,179,563
Engineering & Environmental Services	102,508	592,453	38.8%	1,527,950	46,032	396,489	37.9%	1,045,741
Community Development	30,543	269,466	32.5%	830,030	44,855	305,073	42.8%	712,632
Developmental Services	56,876	563,323	34.8%	1,620,050	46,971	394,658	26.3%	1,501,147
Parks & Facility Maintenance	72,823	508,093	26.0%	1,954,409	57,822	418,836	24.7%	1,695,042
Total Expenditures	907,553	6,091,527	29.7%	20,538,934	853,896	8,865,502	46.9%	18,914,946
Ending Fund Balance		4,841,624		2,697,025			0.0%	5,844,678
Total Expenditures and Ending Fund Balance		10,933,151		23,235,959				24,759,624

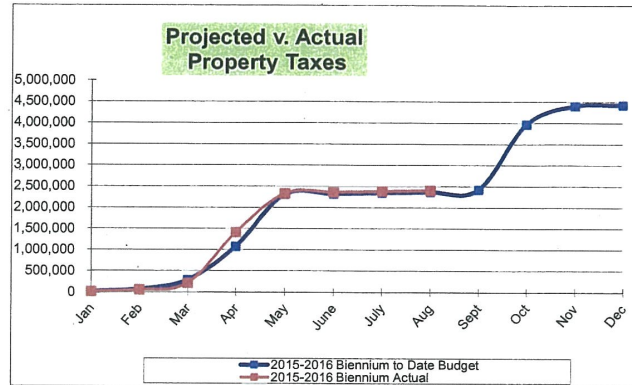
*Non-Departmental expenditures have been moved to other General Fund Cost Centers

**City of Kenmore, Washington
General Fund Revenue Graphs
August 31, 2015**

PROPERTY TAXES

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	17,139	12,908
Feb	74,507	57,705
Mar	290,770	216,020
Apr	1,086,108	1,418,413
May	2,309,669	2,336,148
June	2,326,027	2,370,268
July	2,352,486	2,390,712
Aug	2,370,314	2,407,804
Sept	2,431,283	
Oct	3,974,382	
Nov	4,406,741	
Dec	4,427,247	

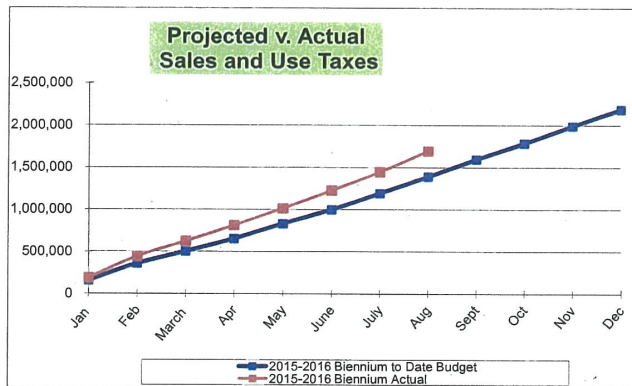
Year To Date
Actual v. Projected 102%



SALES, USE, CRIM JUSTICE TAXES

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	157,906	188,575
Feb	359,267	444,278
March	504,776	626,312
Apr	656,687	814,216
May	834,808	1,014,214
June	1,002,181	1,226,864
July	1,195,463	1,446,891
Aug	1,392,737	1,692,760
Sept	1,597,816	
Oct	1,789,295	
Nov	1,993,635	
Dec	2,191,685	

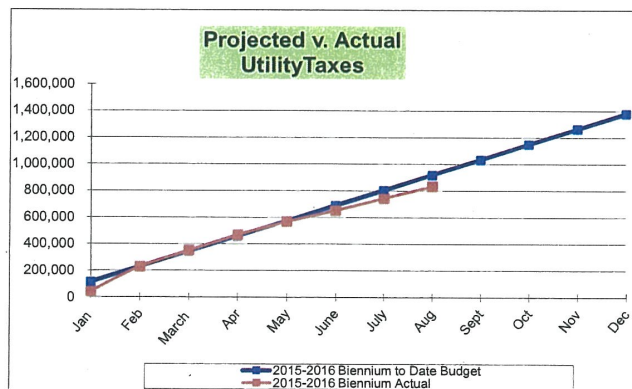
Year To Date
Actual v. Projected 122%



UTILITY TAXES

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	115,141	43,746
Feb	230,283	228,713
March	345,424	351,937
Apr	460,565	469,798
May	575,706	569,488
June	690,848	653,353
July	805,989	744,277
Aug	921,130	833,228
Sept	1,036,271	
Oct	1,151,413	
Nov	1,266,554	
Dec	1,381,695	

Year To Date
Actual v. Projected 90%

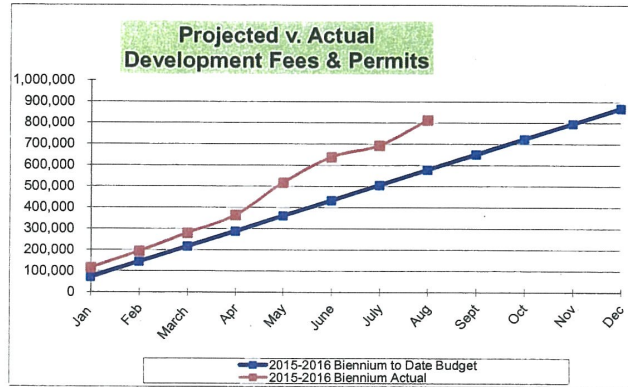


**City of Kenmore, Washington
General Fund Revenue Graphs
August 31, 2015**

DEVELOPMENT FEES & PERMITS

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	72,467	115,397
Feb	144,934	193,365
March	217,402	280,112
Apr	289,869	365,040
May	362,336	518,133
June	434,803	639,220
July	507,270	694,641
Aug	579,737	814,203
Sept	652,205	
Oct	724,672	
Nov	797,139	
Dec	869,606	

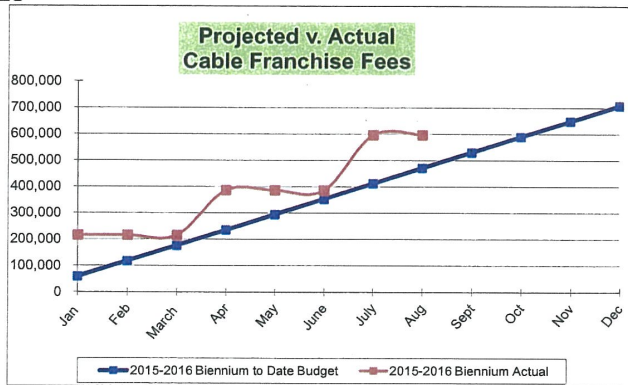
Year To Date
Actual v. Projected 140%



CABLE/WATER/SEWER FRANCHISE FEES

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	59,000	215,597
Feb	118,000	215,597
March	177,000	215,597
Apr	236,000	386,005
May	295,000	386,005
June	354,000	386,005
July	413,000	595,889
Aug	472,000	595,889
Sept	531,000	
Oct	590,000	
Nov	649,000	
Dec	708,000	

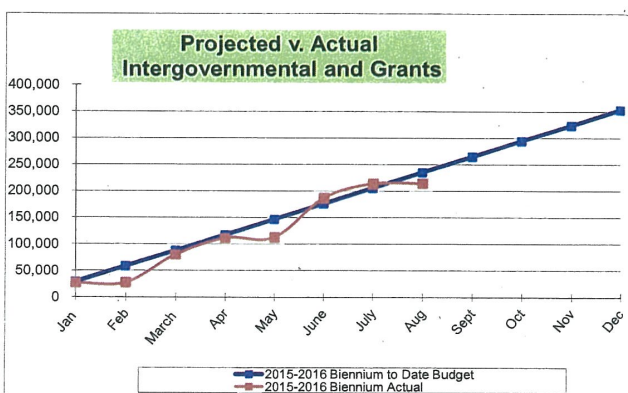
Year To Date
Actual v. Projected 126%



INTERGOVERNMENTAL & GRANTS

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	29,474	27,218
Feb	58,948	27,436
March	88,421	80,262
Apr	117,895	111,592
May	147,369	112,807
June	176,843	187,122
July	206,316	214,100
Aug	235,790	214,470
Sept	265,264	
Oct	294,738	
Nov	324,211	
Dec	353,685	

Year To Date
Actual v. Projected 91%

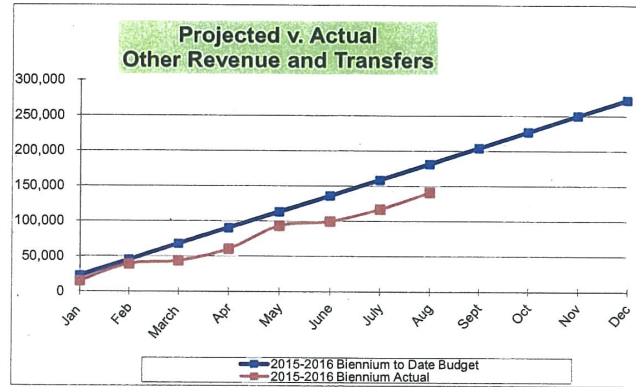


**City of Kenmore, Washington
General Fund Revenue Graphs
August 31, 2015**

OTHER REVENUES AND TRANSFERS

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	22,734	15,307
Feb	45,468	39,274
March	68,203	43,782
Apr	90,937	60,796
May	113,671	93,749
June	136,405	100,060
July	159,139	117,459
Aug	181,873	141,229
Sept	204,608	
Oct	227,342	
Nov	250,076	
Dec	272,810	

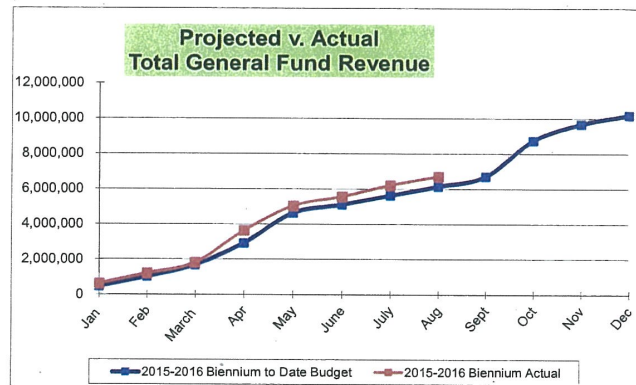
Year To Date
Actual v. Projected 78%



TOTAL GENERAL FUND REVENUE

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	473,861	618,747
Feb	1,031,406	1,206,368
March	1,691,995	1,814,022
Apr	2,938,060	3,625,860
May	4,638,558	5,030,544
June	5,121,106	5,562,892
July	5,639,663	6,203,968
Aug	6,153,582	6,699,583
Sept	6,718,446	
Oct	8,751,840	
Nov	9,687,356	
Dec	10,204,728	

Year To Date
Actual v. Projected 109%

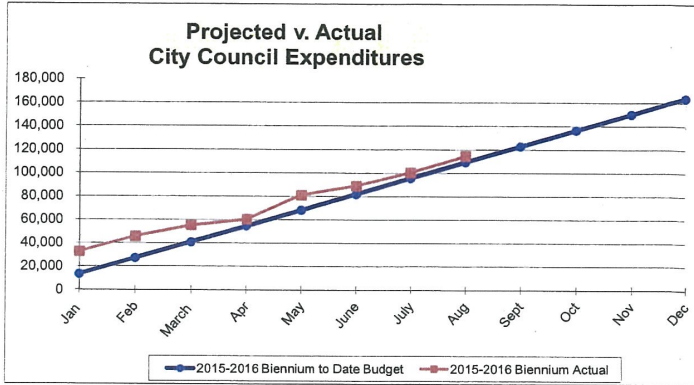


**City of Kenmore, Washington
General Fund Expenditure Graphs
August 31, 2015**

CITY COUNCIL

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	13,666	32,767
Feb	27,332	45,956
March	40,997	55,353
Apr	54,663	60,496
May	68,329	81,215
June	81,995	89,141
July	95,660	100,541
Aug	109,326	114,586
Sept	122,992	
Oct	136,658	
Nov	150,323	
Dec	163,989	

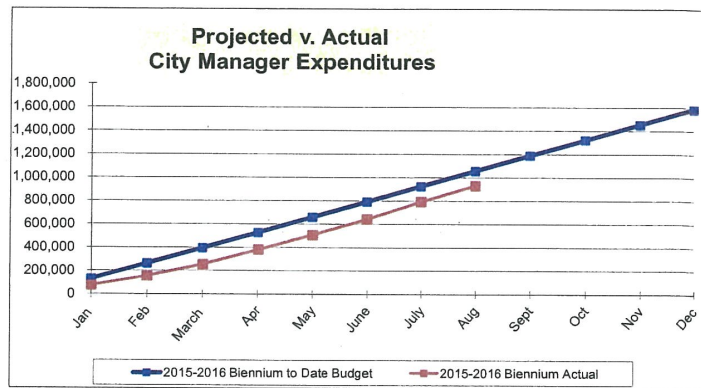
Year To Date
Actual v. Projected 105%



CITY MANAGER

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	132,317	76,658
Feb	264,635	155,562
March	396,952	255,138
Apr	529,269	381,774
May	661,587	507,284
June	793,904	643,231
July	926,221	791,641
Aug	1,058,539	929,913
Sept	1,190,856	
Oct	1,323,173	
Nov	1,455,491	
Dec	1,587,808	

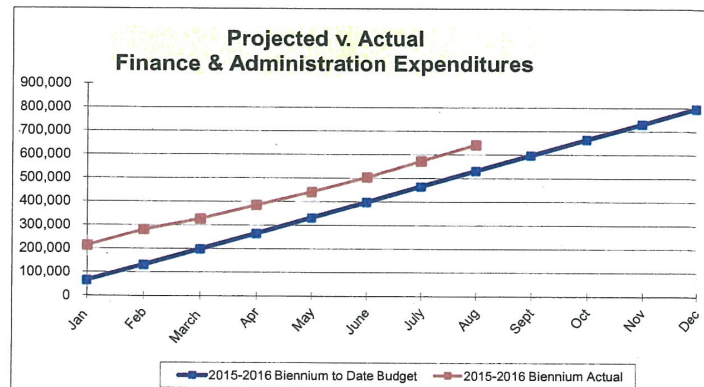
Year To Date
Actual v. Projected 88%



FINANCE & ADMINISTRATION

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	66,530	213,423
Feb	133,061	280,981
March	199,591	326,975
Apr	266,121	385,652
May	332,651	441,461
June	399,182	503,496
July	465,712	572,282
Aug	532,242	642,021
Sept	598,772	
Oct	665,303	
Nov	731,833	
Dec	798,363	

Year To Date
Actual v. Projected 121%

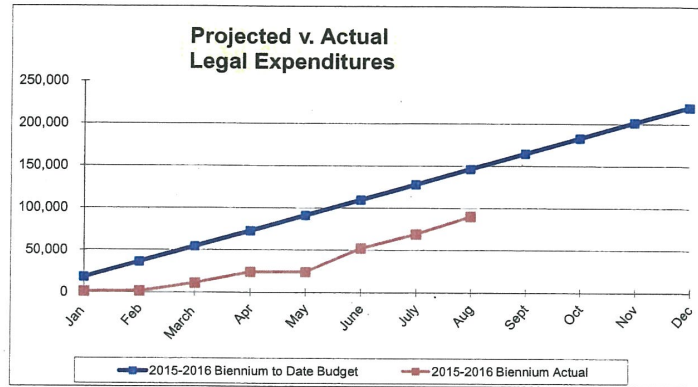


City of Kenmore, Washington
General Fund Expenditure Graphs
August 31, 2015

LEGAL

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	18,333	1,163
Feb	36,667	1,695
March	55,000	11,466
Apr	73,333	24,461
May	91,667	24,461
June	110,000	52,727
July	128,333	69,593
Aug	146,667	90,404
Sept	165,000	
Oct	183,333	
Nov	201,667	
Dec	220,000	

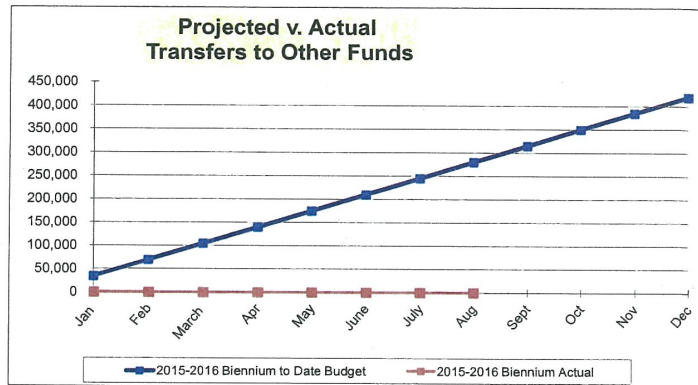
Year To Date
 Actual v. Projected 62%



TRANSFERS TO OTHER FUNDS

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	35,000	0
Feb	70,000	0
March	105,000	0
Apr	140,000	0
May	175,000	0
June	210,000	0
July	245,000	0
Aug	280,000	0
Sept	315,000	
Oct	350,000	
Nov	385,000	
Dec	420,000	

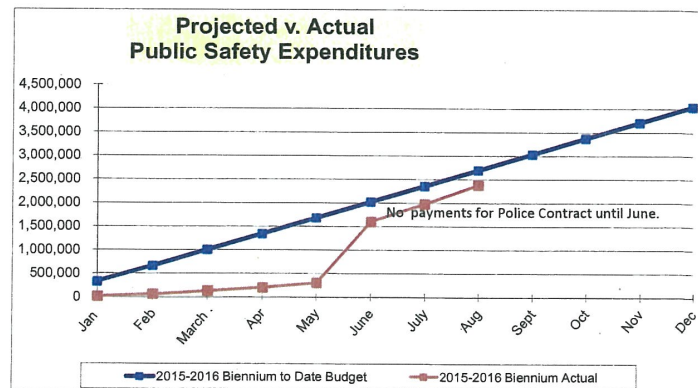
Year To Date
 Actual v. Projected 0%



PUBLIC SAFETY

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	337,598	14,009
Feb	675,196	66,499
March	1,012,794	136,946
Apr	1,350,392	207,056
May	1,687,990	304,186
June	2,025,589	1,602,637
July	2,363,187	1,979,333
Aug	2,700,785	2,381,269
Sept	3,038,383	
Oct	3,375,981	
Nov	3,713,579	
Dec	4,051,177	

Year To Date
 Actual v. Projected 88%

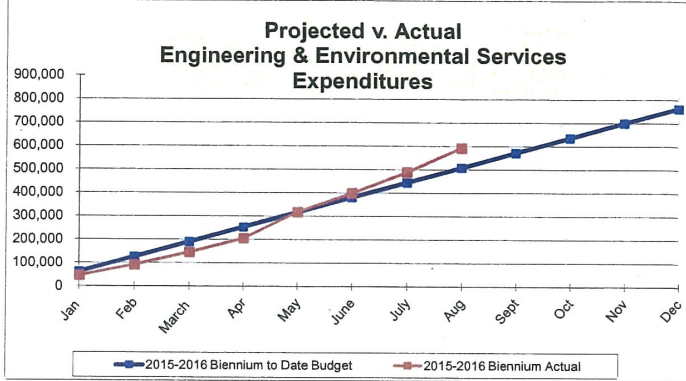


City of Kenmore, Washington
General Fund Expenditure Graphs
August 31, 2015

ENGINEERING & ENVIRONMENTAL SERVICES

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	63,594	47,876
Feb	127,188	93,035
March	190,782	146,499
Apr	254,376	206,113
May	317,970	318,451
June	381,565	399,375
July	445,159	489,945
Aug	508,753	592,453
Sept	572,347	
Oct	635,941	
Nov	699,535	
Dec	763,129	

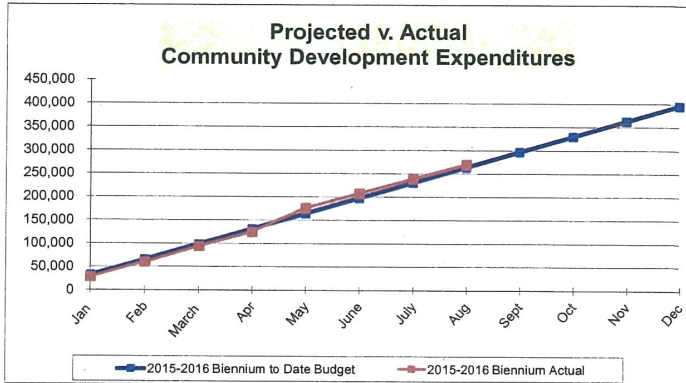
Year To Date
 Actual v. Projected 116%



COMMUNITY DEVELOPMENT

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	32,986	28,737
Feb	65,972	60,625
March	98,959	94,305
Apr	131,945	125,079
May	164,931	176,071
June	197,917	207,619
July	230,903	238,923
Aug	263,889	269,466
Sept	296,876	
Oct	329,862	
Nov	362,848	
Dec	395,834	

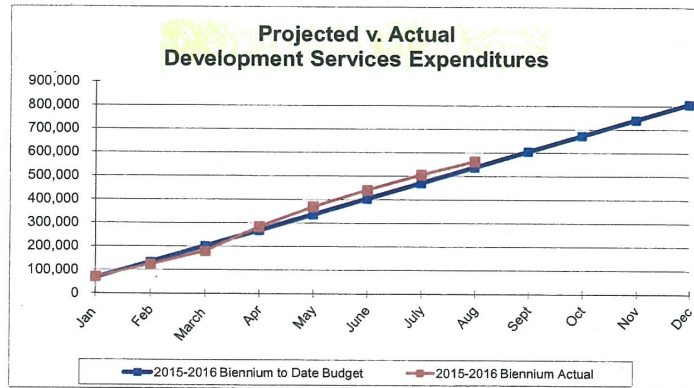
Year To Date
 Actual v. Projected 102%



DEVELOPMENT SERVICES

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	67,375	70,605
Feb	134,749	125,016
March	202,124	180,184
Apr	269,499	285,010
May	336,873	369,779
June	404,248	441,217
July	471,623	506,447
Aug	538,997	563,323
Sept	606,372	
Oct	673,747	
Nov	741,121	
Dec	808,496	

Year To Date
 Actual v. Projected 105%

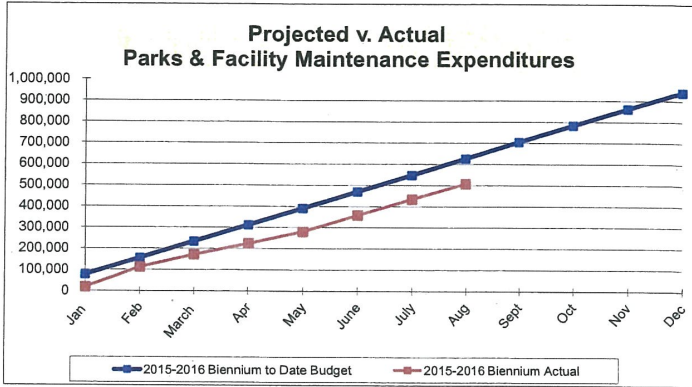


**City of Kenmore, Washington
General Fund Expenditure Graphs
August 31, 2015**

PARKS & FACILITY MAINTENANCE

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	78,452	18,648
Feb	156,905	113,289
March	235,357	172,433
Apr	313,809	225,225
May	392,261	280,628
June	470,714	358,840
July	549,166	435,270
Aug	627,618	508,093
Sept	706,070	
Oct	784,523	
Nov	862,975	
Dec	941,427	

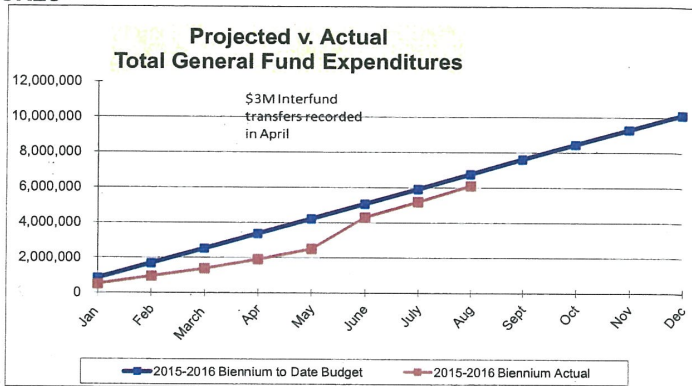
Year To Date
Actual v. Projected 81%



TOTAL GENERAL FUND EXPENDITURES

	2015-2016 Biennium to Date Budget	2015-2016 Biennium Actual
Jan	845,852	503,885
Feb	1,691,704	942,657
March	2,537,556	1,379,298
Apr	3,383,408	1,900,866
May	4,229,260	2,503,536
June	5,075,112	4,298,282
July	5,920,963	5,183,974
Aug	6,766,815	6,091,527
Sept	7,612,667	
Oct	8,458,519	
Nov	9,304,371	
Dec	10,150,223	

Year To Date
Actual v. Projected 90%



**City of Kenmore, Washington
Street Fund Summary Report
August 31, 2015**



	Month	BIENNIUM TO DATE	% of	BUDGET
	August 2015	2015-2016	BUDGET	2015-2016
REVENUES				
Beginning Fund Balance		901,073		
Fuel Tax	39,050	287,007	32.9%	871,531
Miscellaneous	0	960	-	0
ROW Permit Fees	0	0	0.0%	180,000
Right of Way Permit Fees *	73,390	73,390	-	0
Transfer from General Fund	0	0	0.0%	833,000
Transfer from TBD	0	0	0.0%	475,000
Total Revenues	112,440	361,357	15.3%	2,359,531

Total Revenues & Beginning Fund Balance	1,262,430	2,359,531
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* The \$73,390 was a correction of a coding error.

	Month	BIENNIUM TO DATE	% of	BUDGET
	August 2015	2015-2016	BUDGET	2015-2016
EXPENDITURES				
Salary and Benefits	15,467	127,465	22.1%	577,783
Maintenance & Operations	44,123	397,141	22.6%	1,760,494
Overlay	0	0	0.0%	0
Capital	0	18,835	57.1%	33,000
Total Expenditures	59,590	543,441	22.9%	2,371,277
Ending Fund Balance		718,990		-11,746
Total Expenditures and Ending Fund Balance		1,262,430		2,359,531

City of Kenmore, Washington
All Funds Cash Summary
August 31, 2015



	2013-2014			2015-2015
	BIENNIUM TO DATE	BUDGET	AUGUST	BIENNIUM TO DATE
GENERAL FUND				
Beginning Cash	4,337,249			4,233,568
Interfund Loan Repayment	1,200,000	0		0
Revenues	20,328,886	20,553,270	495,616	6,699,583
Total Sources	25,866,135	20,553,270	495,616	10,933,152
Interfund Loans	0	0		0
Expenditures	21,739,551	20,538,934	907,553	6,091,527
Ending Cash	4,233,568	14,336		4,841,625
Total Uses	25,973,120	20,553,270	907,553	10,933,152
STREET FUND				
Beginning Cash	1,513,938			901,073
Interfund Loan	0	0		0
Revenues	2,878,346	2,359,531	112,440	361,357
Total Sources	4,392,284	2,359,531	112,440	1,262,430
Expenditures	3,491,211	2,371,277	59,590	543,440
Ending Cash	901,073	-11,746		718,990
Total Uses	4,392,284	2,359,531	59,590	1,262,430
TRANSPORTATION CAPITAL FUND				
Beginning Cash	427,539			394
Revenues	4,276,059	17,208,172	961,943	1,778,012
Total Sources	4,703,598	17,208,172	961,943	1,778,406
Expenditures	4,915,204	17,308,172	898,880	3,687,328
Ending Cash	394	-100,000		-1,908,922
Total Uses	4,915,598	17,208,172	898,880	1,778,406
PUBLIC ART FUND				
Beginning Cash	68,540			67,847
Revenues	864	200	0	0
Total Sources	69,404	200	0	67,847
Expenditures	2,050	1,000	0	548
Ending Cash	67,847	-800		67,299
Total Uses	69,896	200	0	67,847
PARK IMPACT FEE FUND				
Beginning Cash	1,610,440			752,771
Revenues	538,332	234,063	58,644	269,313
Total Sources	2,148,771	234,063	58,644	1,022,084
Expenditures	1,396,000	490,000	0	0
Ending Cash	752,771	-255,937		1,022,084
Total Uses	2,148,771	234,063	0	1,022,084
TRANSPORTATION IMPACT FEE FUND				
Beginning Cash	240,535			1,162,929
Revenues	1,170,394	1,397,257	143,717	1,048,947
Total Sources	1,410,929	1,397,257	143,717	2,211,876
Expenditures	248,000	2,760,000	0	0
Ending Cash	1,162,929	-1,362,743		2,211,876
Total Uses	1,410,929	1,397,257	0	2,211,876
SWAMP CREEK BASIN FUND				
Beginning Cash	1,581,067			1,397,662
Revenues	18,960	20,000	0	0
Total Sources	1,600,027	20,000	0	1,397,662
Expenditures	202,365	0	0	0
Ending Cash	1,397,662	20,000		1,397,662
Total Uses	1,600,027	20,000	0	1,397,662
TRANSPORTATION BENEFIT DISTRICT FUND				
Beginning Cash	0			8,927
Revenues	474,427	630,200	27,146	227,642
Total Sources	474,427	630,200	27,146	236,570
Expenditures	465,500	630,000	0	2,500
Ending Cash	8,927	200		234,070
Total Uses	474,427	630,200	0	236,570
SAMMAMISH BRIDGE REPLACEMENT FUND				
Beginning Cash	0			514
Revenues	80,514	0	0	0
Total Sources	80,514	0		514
Expenditures	80,000	0	0	0
Ending Cash	514	0		514
Total Uses	80,514	0	0	514

City of Kenmore, Washington
All Funds Cash Summary
August 31, 2015

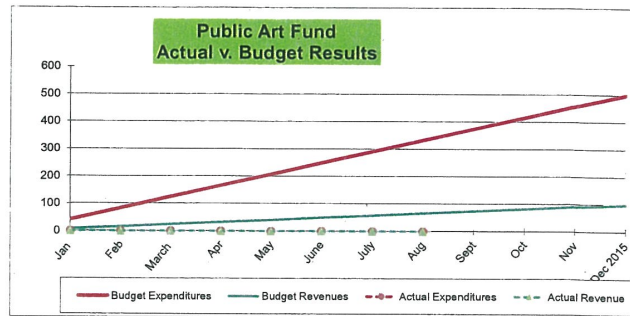


	2013-2014			2015-2015
	BIENNIUM TO DATE	BUDGET	AUGUST	BIENNIUM TO DATE
REAL ESTATE EXCISE TAX FUND				
Beginning Cash	1,965,806			2,414,214
Revenues	2,033,509	1,827,000	166,651	959,957
Total Sources	3,999,314	1,827,000	166,651	3,374,171
Expenditures	1,305,100	3,528,719	0	0
Ending Cash	2,414,214	-1,701,719		3,374,171
Total Uses	3,719,314	1,827,000	0	3,374,171
KENMORE VILLAGE FUND				
Beginning Cash	163,588			2,398,750
Interfund Loan	0			0
Revenues	4,665,960	1,326,900	0	902,407
Total Sources	4,829,548	1,326,900	0	3,301,157
Interfund Loans	1,200,000	0		0
Expenditures	1,359,681	3,517,240	23,429	393,205
Ending Cash	2,398,750	-2,190,340		2,907,952
Total Uses	4,958,431	1,326,900	23,429	3,301,157
PARK CAPITAL FUND				
Beginning Cash	0			567
Revenues	1,867,190	1,240,400	0	23,804
Total Sources	1,867,190	1,240,400	0	24,371
Expenditures	1,805,739	1,238,000	121,845	222,389
Ending Cash	567	2,400		-198,018
Total Uses	1,806,306	1,240,400	121,845	24,371
SURFACE WATER MANAGEMENT FUND				
Beginning Cash	1,419,392			1,482,379
Revenues	4,003,002	3,540,000	4,681	1,088,143
Total Sources	5,422,394	3,540,000	4,681	2,570,521
Expenditures	3,115,152	4,652,276	103,674	678,641
Ending Cash	1,482,379	-1,112,276		1,891,880
Total Uses	4,597,531	3,540,000	103,674	2,570,521
SURFACE WATER CAPITAL FUND				
Beginning Cash	0			-16,350
Revenues	493,045	2,139,500	0	157,000
Total Sources	493,045	2,139,500	0	140,650
Expenditures	1,232,027	2,209,500	0	92,035
Ending Cash	-16,350	-70,000		48,615
Total Uses	1,215,677	2,139,500	0	140,650
STRATEGIC RESERVE FUND				
Beginning Cash	1,264,464			1,264,464
Interfund Loan Repayment	0			0
Revenues	0	0	0	0
Total Sources	1,264,464	0	0	1,264,464
Interfund Loans	0			0
Expenditures	0	0	0	0
Ending Cash	1,264,464	0		1,264,464
Total Uses	1,264,464	0	0	1,264,464
STRATEGIC OPPORTUNITIES FUND				
Beginning Cash	0			2,146,886
Revenues	3,332,010	37,160	1,825	8,995
Total Sources	3,332,010	37,160	1,825	2,155,881
Expenditures	1,185,124	911,200	8,240	104,291
Ending Cash	2,146,886	-874,040		2,051,591
Total Uses	3,332,010	37,160	8,240	2,155,881
EQUIPMENT REPLACEMENT FUND				
Beginning Cash	490,603			454,675
Revenues	156,798	206,000	0	43,543
Total Sources	647,401	206,000	0	498,218
Expenditures	187,481	224,000	0	54,292
Ending Cash	454,675	-18,000		443,925
Total Uses	642,155	206,000	0	498,218
TRUST AND AGENCY (NON BUDGETED FUND)*				
Beginning Cash	247,209			404,652
Revenues	216,855	0	43,475	127,227
Total Sources	464,064	0	43,475	531,879
Expenditures	59,413	0	820	40,348
Ending Cash	404,652	0		491,530
Total Uses	464,064	0	820	531,879
TOTALS				
Beginning Cash	15,330,369	0		0
Interfund Loan	1,200,000	0	0	0
Revenues	46,535,151	52,719,653	2,016,138	13,695,930
Total Sources	63,065,520	52,719,653	2,016,138	13,695,930
Interfund Loans	1,200,000	0	0	0
Expenditures	42,789,597	60,380,318	2,124,030	11,910,545
Ending Cash	19,075,923	-7,660,665		20,861,308
Total Uses	63,065,520	52,719,653	2,124,030	32,771,853

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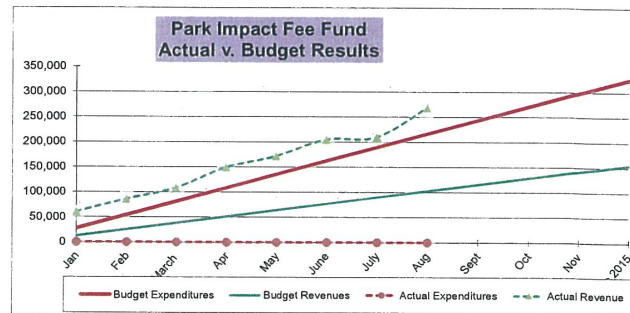
**City of Kenmore, Washington
Other Funds Monthly Activity
August 31, 2015**

PUBLIC ART FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	42	0	8	0
Feb	83	0	17	0
March	125	0	25	0
Apr	167	0	33	0
May	208	0	42	0
June	250	0	50	0
July	292	0	58	0
Aug	333	0	67	0
Sept	375		75	
Oct	417		83	
Nov	458		92	
Dec 2015	500		100	
2015-16	1,000		200	
Total Actual to Date vs Total Budget		0%		0%



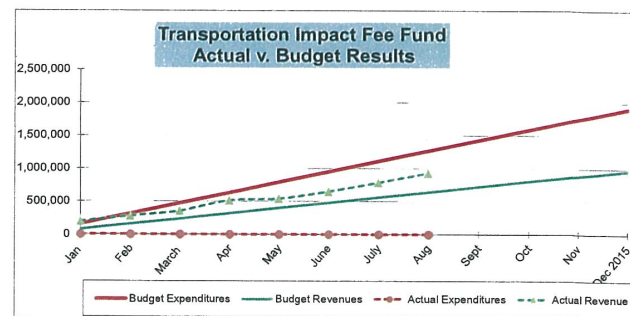
This fund accounts for public art authorized by Ordinance 01-0115. One percent (1%) of public project construction contracts is contributed to this fund to provide for public art displays or performing arts events as authorized by the City Council.

PARK IMPACT FEE FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	27,083	0	12,907	60,986
Feb	54,167	0	25,813	86,356
March	81,250	0	38,720	109,189
Apr	108,333	0	51,626	149,781
May	135,417	0	64,533	172,614
June	162,500	0	77,439	205,595
July	189,583	0	90,346	210,669
Aug	216,667	0	103,252	269,313
Sept	243,750		116,159	
Oct	270,833		129,065	
Nov	297,917		141,972	
Dec 2015	325,000		154,878	
2015-16	490,000		234,063	
Total Actual to Date vs Total Budget		0%		115%



This fund accounts for City imposed park impact fees on new development. Expenditures are for public park acquisitions and improvements.

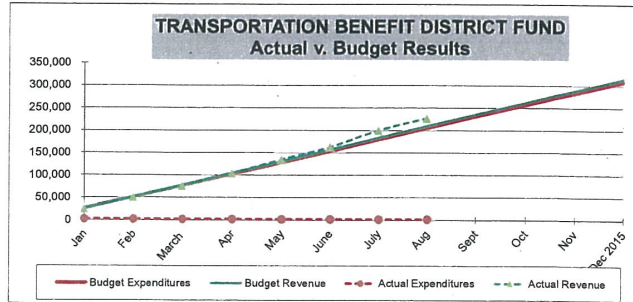
TRANSPORTATION IMPACT FEE FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	158,732	0	81,271	201,539
Feb	317,463	0	162,543	285,879
March	476,195	0	243,814	361,785
Apr	634,927	0	325,086	520,381
May	793,658	0	406,357	548,161
June	952,390	0	487,629	657,803
July	1,111,122	0	568,900	732,060
Aug	1,269,853	0	650,171	935,777
Sept	1,428,585		731,443	
Oct	1,587,317		812,714	
Nov	1,746,048		893,986	
Dec 2015	1,904,780		975,257	
2015-16	2,760,000		1,397,257	
Total Actual to Date vs Total Budget		0%		67%



This fund accounts for City imposed transportation impact fees on new development. Expenditures are for public transportation improvements.

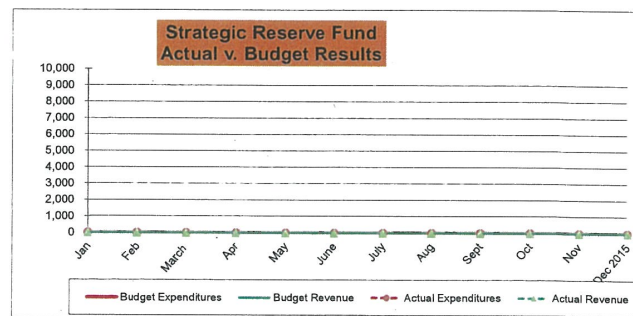
**City of Kenmore, Washington
Other Funds Monthly Activity
August 31, 2015**

TRANSPORTATION BENEFIT DISTRICT FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	25,792	2,500	26,258	25,166
Feb	51,583	2,500	52,517	51,441
March	77,375	2,500	78,775	76,666
Apr	103,167	2,500	105,033	104,722
May	128,958	2,500	131,292	135,333
June	154,750	2,500	157,550	163,324
July	180,542	2,500	183,808	200,497
Aug	206,333	2,500	210,067	227,642
Sept	232,125		236,325	
Oct	257,917		262,583	
Nov	283,708		288,842	
Dec 2015	309,500		315,100	
2015-16	630,000		630,200	
Total Actual to Date vs Total Budget		0%		36%



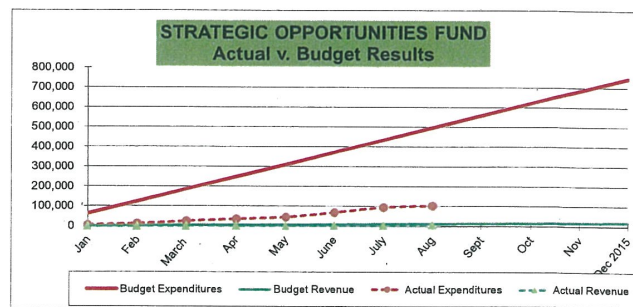
The Transportation Benefit District fund accounts for the \$20 vehicle license tab fees levied on vehicles located in the Kenmore city limits. The revenue generated will be used in maintaining the City's transportation system.

STRATEGIC RESERVE FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
2015	0	0	0	0
Jan	0	0	0	0
Feb	0	0	0	0
March	0	0	0	0
Apr	0	0	0	0
May	0	0	0	0
June	0	0	0	0
July	0	0	0	0
Aug	0	0	0	0
Sept	0	0	0	0
Oct	0	0	0	0
Nov	0	0	0	0
Dec 2015	0	0	0	0
2015-16	0	0	0	0
Total Actual to Date vs Total Budget		0%		0%



This fund was created to serve as the City's emergency reserve fund. Per State Statute, the fund cannot exceed \$.375 per \$1,000 of the City's assessed value and is fully funded at \$1,264,464 for 2011. No expenditures are anticipated or have been budgeted at this time.

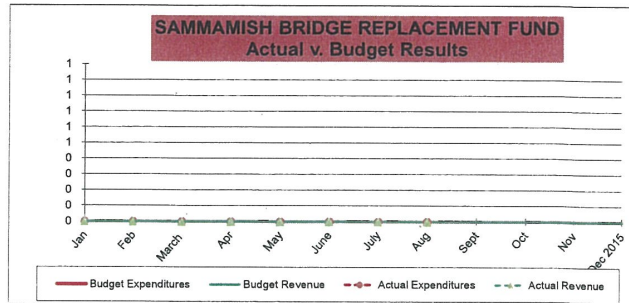
STRATEGIC OPPORTUNITIES FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	62,183	4,565	1,745	780
Feb	124,367	12,302	3,491	1,380
March	186,550	24,857	5,236	2,880
Apr	248,733	36,127	6,981	3,795
May	310,917	45,647	8,726	4,320
June	373,100	69,319	10,472	5,120
July	435,283	96,051	12,217	7,170
Aug	497,467	104,291	13,962	8,995
Sept	559,650		15,707	
Oct	621,833		17,453	
Nov	684,017		19,198	
Dec 2015	746,200		20,943	
2015-16	911,200		37,160	
Total Actual to Date vs Total Budget		11%		24%



The purpose of the Strategic Opportunities Fund is to have funds available for the City to make key investments or take advantage of strategic opportunities as they present themselves. For 2015-16, the Business Incubator expenditures are budgeted in this fund.

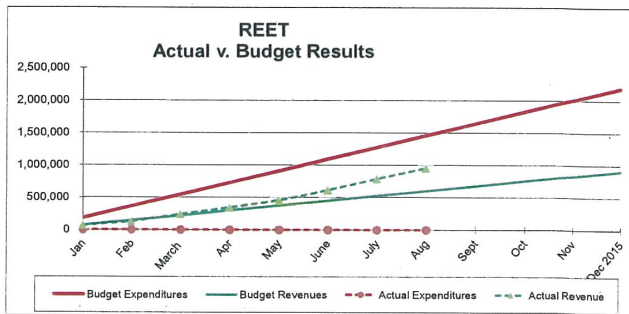
**City of Kenmore, Washington
Other Funds Monthly Activity
August 31, 2015**

SAMMAMISH BRIDGE REPLACEMENT FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	0	0	0	0
Feb	0	0	0	0
March	0	0	0	0
Apr	0	0	0	0
May	0	0	0	0
June	0	0	0	0
July	0	0	0	0
Aug	0	0	0	0
Sept	0	0	0	0
Oct	0	0	0	0
Nov	0	0	0	0
Dec 2015	0	0	0	0
2015-16	0	0	0	0
Total Actual to Date vs Total Budget		0%		0%



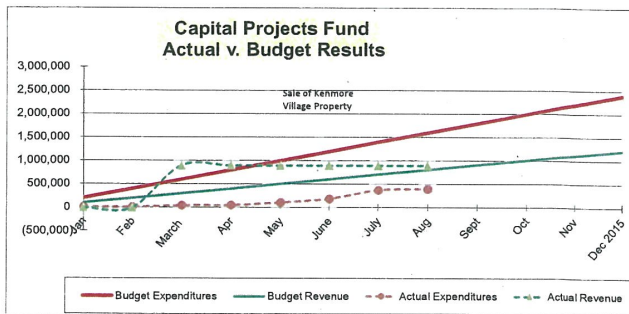
The Sammamish Bridge Replacement fund is a fund used to put money aside for the replacement of the West Sammamish bridge.

REAL ESTATE EXCISE TAX FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	182,604	0	76,167	74,259
Feb	365,208	0	152,333	135,329
March	547,813	0	228,500	246,666
Apr	730,417	0	304,667	350,945
May	913,021	0	380,833	463,873
June	1,095,625	0	457,000	620,211
July	1,278,229	0	533,167	793,306
Aug	1,460,833	0	609,333	959,957
Sept	1,643,438		685,500	
Oct	1,826,042		761,667	
Nov	2,008,646		837,833	
Dec 2015	2,191,250		914,000	
2015-16	3,528,719		1,827,000	
Total Actual to Date vs Total Budget		0%		53%



The Real Estate Excise Tax Fund accounts for the 1/2% real estate excise taxes levied by the City which are restricted to capital projects and improvements. Expenditures include transfers to the Park Capital Fund for park improvements and Transportation Capital Fund for transportation improvements.

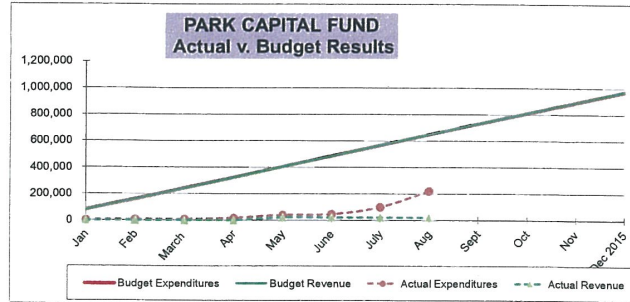
KENMORE VILLAGE FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	199,125	8,042	101,600	0
Feb	398,250	8,042	203,200	0
March	597,375	43,717	304,800	901,302
Apr	796,500	49,778	406,400	901,861
May	995,625	108,500	508,000	901,861
June	1,194,750	187,343	609,600	902,407
July	1,393,875	369,776	711,200	902,407
Aug	1,593,000	393,205	812,800	902,407
Sept	1,792,125		914,400	
Oct	1,991,250		1,016,000	
Nov	2,190,375		1,117,600	
Dec 2015	2,389,500		1,219,200	
2015-16	3,365,000		1,054,500	
Total Actual to Date vs Total Budget		12%		86%



The Kenmore Village Fund accounts for leasing activity and property transactions within Kenmore Village

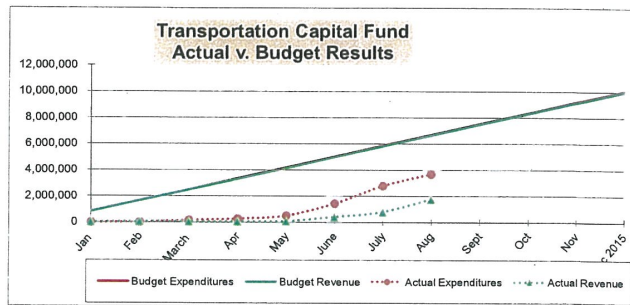
**City of Kenmore, Washington
Other Funds Monthly Activity
August 31, 2015**

PARK CAPITAL FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	81,167	2,087	81,267	2,161
Feb	162,333	7,298	162,533	2,161
March	243,500	8,971	243,800	2,161
Apr	324,667	18,183	325,067	2,161
May	405,833	41,418	406,333	23,804
June	487,000	48,026	487,600	23,804
July	568,167	100,544	568,867	23,804
Aug	649,333	222,389	650,133	23,804
Sept	730,500		731,400	
Oct	811,667		812,667	
Nov	892,833		893,933	
Dec 2015	974,000		975,200	
2015-16	1,238,000		1,240,400	
Total Actual to Date vs Total Budget		18%		2%



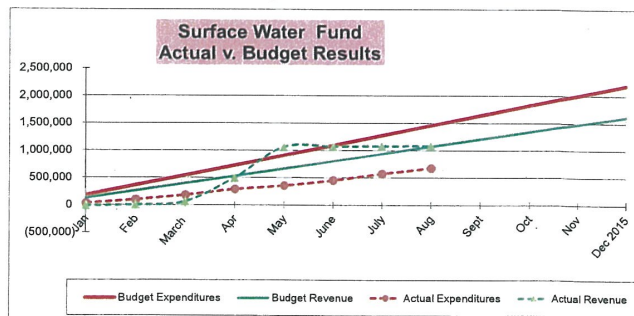
The Park Capital fund will account for Park Capital Projects formerly included in the Municipal Capital fund. In addition, distributions from the King County Proposition 2 Parks Expansion Levy will be receipted into this fund

TRANSPORTATION CAPITAL FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	836,651	61	832,443	42,708
Feb	1,673,302	18,952	1,664,885	73,426
March	2,509,953	161,877	2,497,328	73,426
Apr	3,346,603	268,570	3,329,770	73,426
May	4,183,254	514,488	4,162,213	101,205
June	5,019,905	1,440,184	4,994,655	430,160
July	5,856,556	2,788,448	5,827,098	816,069
Aug	6,693,207	3,687,328	6,659,540	1,778,012
Sept	7,529,858		7,491,983	
Oct	8,366,508		8,324,425	
Nov	9,203,159		9,156,868	
Dec 2015	10,039,810		9,989,310	
2015-16	17,308,172		17,208,172	
Total Actual to Date vs Total Budget		21%		10%



The Transportation Capital Fund accounts for capital improvements to the City's streets and SR 522, funded by various grants plus City resources from real estate excise tax and transportation impact fees. All phases of improvements to SR 522 are now accounted for in this fund. There is a time lag between project expenditures and reimbursements from grants; this accounts for the lower revenues compared to the expenditures.

SURFACE WATER MANAGEMENT FUND				
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	182,359	33,733	135,000	(5,221)
Feb	364,718	99,852	270,000	10,469
March	547,077	183,818	405,000	69,011
Apr	729,436	291,141	540,000	502,497
May	911,795	357,577	675,000	1,067,343
June	1,094,154	454,447	810,000	1,077,973
July	1,276,513	574,968	945,000	1,083,462
Aug	1,458,872	678,641	1,080,000	1,088,143
Sept	1,641,231		1,215,000	
Oct	1,823,590		1,350,000	
Nov	2,005,949		1,485,000	
Dec 2015	2,188,308		1,620,000	
2015-16	4,652,276		3,540,000	
Total Actual to Date vs Total Budget		15%		31%

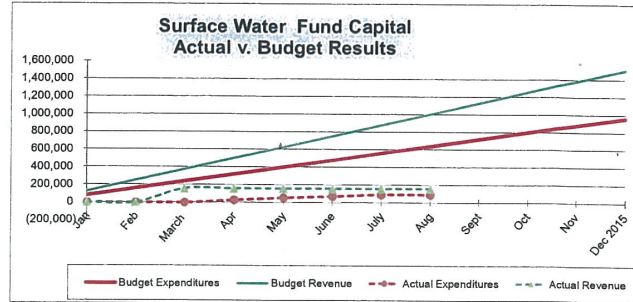


This fund accounts for receipts from surface water assessments. The assessments are collected through the property tax billings; the majority of the receipts are collected in May and November. Expenditures are for surface water maintenance activities such as sweeping and drainage as well as capital improvements.

**City of Kenmore, Washington
Other Funds Monthly Activity
August 31, 2015**

SURFACE WATER CAPITAL FUND

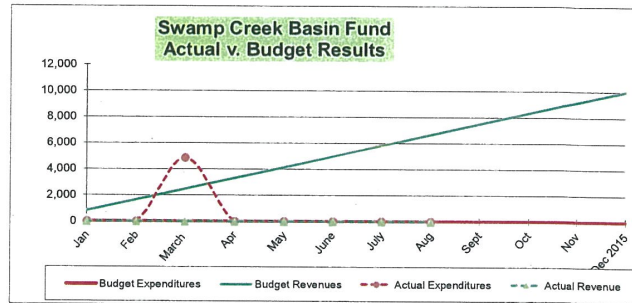
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	80,051	0	125,522	0
Feb	160,102	0	251,044	0
March	240,153	0	376,567	157,000
Apr	320,204	27,959	502,089	157,000
May	400,255	53,304	627,611	157,000
June	480,306	71,226	753,133	157,000
July	560,356	92,035	878,655	157,000
Aug	640,407	92,035	1,004,177	157,000
Sept	720,458		1,129,700	
Oct	800,509		1,255,222	
Nov	880,560		1,380,744	
Dec 2015	960,611		1,506,266	
2015-16	2,209,500		2,139,500	
Total Actual to Date vs Total Budget		4%		7%



This fund accounts for the expenditures for Surface Water Capital Improvements. Revenue sources for this fund include a variety of federal, state, or local grants, surface water management fees transferred from the Surface Water Management Fund and real estate excise taxes.

SWAMP CREEK BASIN FUND

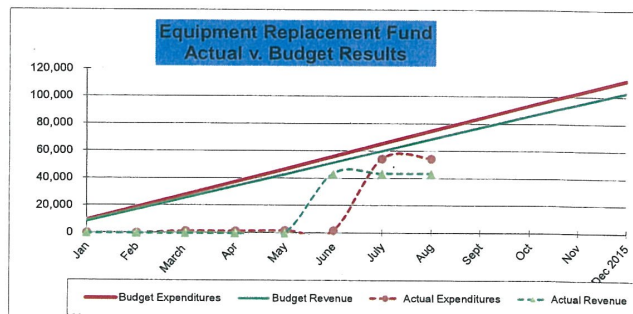
	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	0	0	833	0
Feb	0	0	1,667	0
March	0	4,868	2,500	0
Apr	0	0	3,333	0
May	0	0	4,167	0
June	0	0	5,000	0
July	0	0	5,833	0
Aug	0	0	6,667	0
Sept	0		7,500	
Oct	0		8,333	
Nov	0		9,167	
Dec 2015	0		10,000	
2015-16	0		20,000	
Total Actual to Date vs Total Budget		0%		0%



This fund accounts for the Memorandum of Agreement with King County which provided funds reserved for surface water projects, improvements, and maintenance within the Swamp Creek Basin.

EQUIPMENT REPLACEMENT FUND

	2015-2016 Budget Expenditures	2015-2016 Actual Expenditures	2015-2016 Budget Revenue	2015-2016 Actual Revenue
Jan	9,333	0	8,583	0
Feb	18,667	0	17,167	0
March	28,000	1,347	25,750	0
Apr	37,333	1,347	34,333	0
May	46,667	1,904	42,917	0
June	56,000	1,904	51,500	43,543
July	65,333	54,292	60,083	43,543
Aug	74,667	54,292	68,667	43,543
Sept	84,000		77,250	
Oct	93,333		85,833	
Nov	102,667		94,417	
Dec 2015	112,000		103,000	
2015-16	224,000		206,000	
Total Actual to Date vs Total Budget		24%		21%



This fund is used to maintain a reserve for future replacement of equipment, including, but not limited to furniture, computers and vehicles. Payments are received from various operating departments and funds that benefit from or use the assets.

City of Kenmore, Washington
Cash and Investment Report
August 31, 2015



Fund	Beg. Cash & Inv.	Monthly	Monthly	End. Cash & Inv.
	from Prev. Mo.	Revenues	Expenditures	Current Month
General	\$5,254,259	\$495,616	\$907,553	4,842,322
Street	664,664	112,440	59,590	717,514
Transportation Capital	-980,202	961,943	898,880	(917,139)
Public Art	67,301	0	0	67,301
Park Impact Fee	968,099	58,644	0	1,026,743
Transportation Impact Fee	2,068,159	143,717	0	2,211,876
Swamp Creek Basin	1,397,662	0	0	1,397,662
Transportation Benefit District	206,927	27,146	0	234,073
Sammamish Bridge Replacement	514	0	0	514
Real Estate Excise Tax	2,218,775	166,651	0	2,385,427
Kenmore Village	2,920,665	0	23,429	2,897,236
Park Capital	-76,173	0	121,845	(198,019)
Surface Water Management	1,992,660	4,681	103,674	1,893,667
Surface Water Capital	48,615	0	0	48,615
Strategic Reserve	1,264,465	0	0	1,264,465
Strategic Opportunities	2,058,005	1,825	8,240	2,051,591
Equipment Replacement	443,925	0	0	443,925
Trust & Agency	448,872	43,475	820	491,527
Totals	\$20,967,193	\$2,016,138	\$2,124,030	\$20,859,301

Fund	Cash, Savings,	(> One Year)	
	Local Govt Investment Pool	Fixed Investments	Total
General	-\$1,382,572	\$6,238,575	4,856,003
Street	-132,487	850,000	717,513
Transportation Capital	-1,908,920	0	(1,908,920)
Public Art	52,301	15,000	67,301
Park Impact Fee	92,086	930,000	1,022,086
Transportation Impact Fee	2,181,878	30,000	2,211,878
Swamp Creek Basin	-2,337	1,400,000	1,397,663
Transportation Benefit District	234,070	0	234,070
Sammamish Bridge Replacement	513	0	513
Real Estate Excise Tax	3,374,170	0	3,374,170
Kenmore Village	2,445,449	450,000	2,895,449
Park Capital	-198,018	0	(198,018)
Surface Water Management	1,381,881	510,000	1,891,881
Surface Water Capital	48,615	0	48,615
Strategic Reserve	414,465	850,000	1,264,465
Strategic Opportunities	2,051,591	0	2,051,591
Equipment Replacement	-6,075	450,000	443,925
Trust & Agency	391,526	100,000	491,526
Totals	\$9,038,137	\$11,823,575	\$20,861,712

City of Kenmore, Washington
Schedule of Investments
August 31, 2015



Report by Security	Investment #	Type	Average Yield to Maturity-Securities				Possible Call Date	Overall Average Yield	0.58%
			Maturity Date	Purchase Date	Rate	Yield		Principal or Balance	Yield Equivalents
<u>Piper Jaffray</u>									
	31771J4M9	FICO	9/26/2017	8/14/2012	1.13%	1.13%	non callable	894,731.88	10,137.31
Total Piper Jaffrey Purchases								894,731.88	10,137.31
<u>Time Value Investments</u>									
	3136G1BT5	FNMA	8/7/2017	7/2/2013	1.30%	1.30%	8/7/2013	982,099.00	12,767.29
	3135G0XK4	FNMA	5/25/2018	11/25/2013	1.38%	1.38%	2/25/2014	985,750.00	13,583.64
	3135G0XK4	FNMA	5/25/2018	2/27/2014	1.30%	1.30%	2/25/2014	989,691.00	12,865.98
	31771EAL5	FICO	2/8/2018	1/13/2015	1.15%	1.15%		999,114.48	11,489.82
	3134G43V8	FHLB	5/15/2018	7/23/2014	1.36%	1.36%	8/15/2014	988,450.00	13,462.69
	3133EA5T1	FFCB	1/23/2019	7/23/2014	1.59%	1.59%	7/28/2014	984,270.00	15,689.26
	31359MEL3	FNMA	4/22/2017	10/22/2012	0.86%	0.86%	no call	999,468.08	8,595.43
Total TVI Purchases								6,928,842.56	88,454.10
<u>Banner Bank CD's</u>									
	5740005425	CD	2/6/2016	2/6/2014	0.32%	0.32%		1,000,000.00	3,200.00
Total Banner Bank CD's								1,000,000.00	3,200.00
<u>Sound Community Bank CD's</u>									
	18299229	CD	2/11/2016	2/14/2014	0.80%	0.80%		1,000,000.00	8,000.00
Total Sound Community Bank CD's								1,000,000.00	8,000.00
<u>Opus Bank CD's</u>									
	11495975	CD	8/10/2015	2/10/2014	0.35%	0.35%		1,000,000.00	3,500.00
	11527322	CD		6/30/2015				1,000,000.00	-
Total Cascade Bank CD's								2,000,000.00	3,500.00
TOTAL ALL SECURITIES								\$ 11,823,574.44	\$ 113,291.41
Banner Checking and Savings						0.07% Banner		3,286,217.10	2,300.35
Cash								1,005.00	-
Local Government Investment Pool						0.09% LGIP		5,750,913.91	5,423.11
Total Accounts								\$ 20,861,710.45	121,014.88

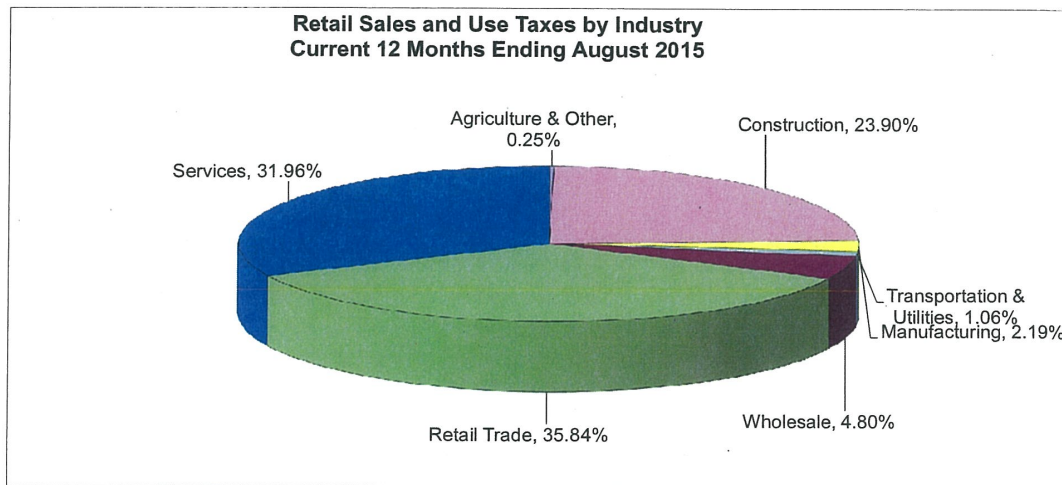
City of Kenmore, Washington
SALES TAX RECEIPTS BY BUSINESS TYPE
 August 2015

	SALES TAX	USE TAX	TOTAL	PERCENT
AGRICULTURE & OTHER	213.14	0.00	213.14	0.1%
CONSTRUCTION	51,380.62	1,042.47	52,423.09	27.0%
MANUFACTURING	5,653.23	31.59	5,684.82	2.9%
TRANSPORTATION & UTILITIES	1,688.12	1,086.82	2,774.94	1.4%
WHOLESALE	9,764.09	150.41	9,914.50	5.1%
RETAIL TRADE	69,701.53	463.97	70,165.51	36.2%
SERVICES	42,370.49	639.10	43,009.60	22.2%
INFORMATION	7,421.62	104.61	7,526.23	3.9%
PUBLIC SERVICES	11.32	2,109.09	2,120.40	1.1%
	<u>188,204.16</u>	<u>5,628.06</u>	<u>193,832.22</u>	<u>100.0%</u>

City of Kenmore, Washington
Retail Sales and Use Tax Distribution
August 31, 2015

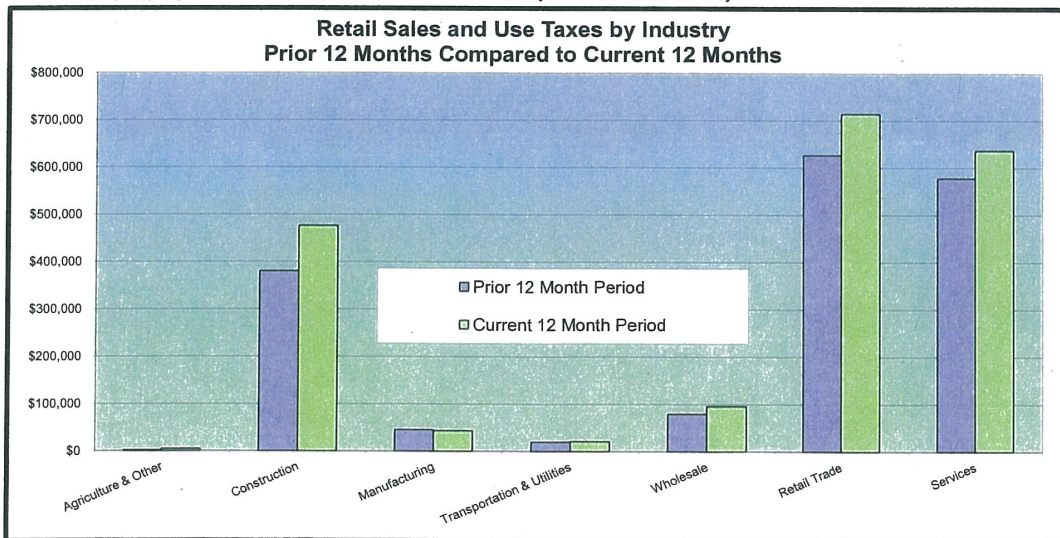


Industry	Prior 12 Months ending August 2014	Current 12 Months ending August 2015	% Increase/ (Decrease)	% of Total
Agriculture & Other (Landscaping, Animal Hospitals)	\$1,885	\$4,980	164.17%	0.25%
Construction	379,672	475,710 *	25.30%	23.90%
Manufacturing (Printing, Publishing, Other Manuf.)	45,210	43,542	-3.69%	2.19%
Transp/Comm/Utilities (Telecomm., Air Transport.)	19,647	21,085	7.32%	1.06%
Wholesale (Lumber, Other Wholesale)	79,153	95,619	20.80%	4.80%
Retail Trade (Eating, Merchandise, Food Stores)	625,753	713,492	14.02%	35.84%
Services (Auction, Recreation, Auto Repair, Financial)	577,170	636,196	10.23%	31.96%
Totals	\$1,728,490	\$1,990,625	15.17%	100%
Increase/(Decrease)		\$262,135	15.17%	



NOTE: Due to the City's Confidentiality Agreement with the Department of Revenue, specific business information cannot be disclosed.

There is a sixty-day lag between sales taxes collected and when they are remitted to the City



City of Kenmore, Washington
Real Estate Excise Tax Report
August 31, 2015



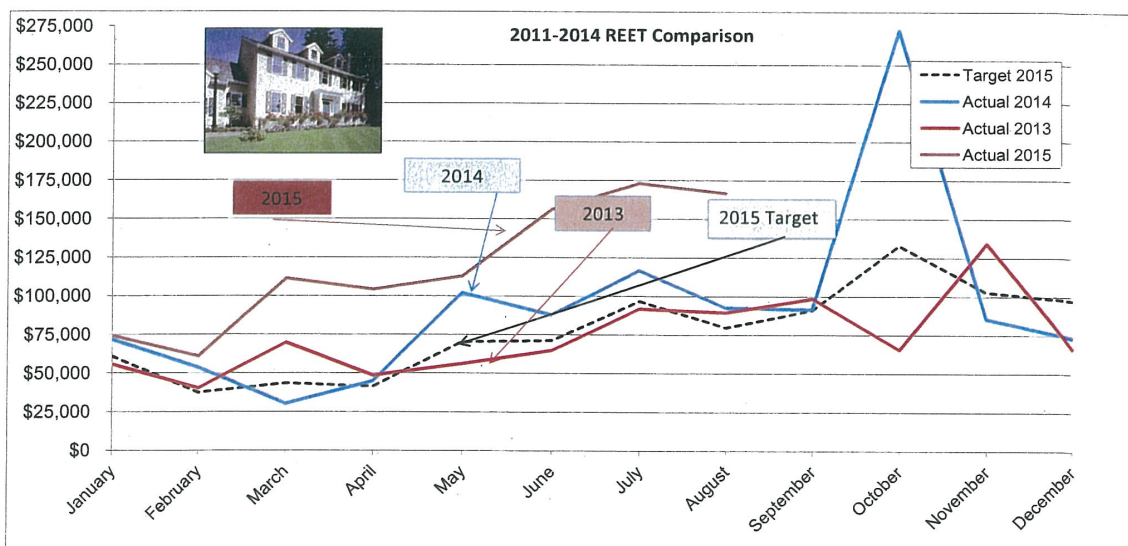
Real Estate Excise Taxes (REET) 2012 - 2015 Monthly Receipts					
	Actual 2012	Actual 2013	Actual 2014	Actual 2015	Target 2015
January	54,359	55,801	72,106	74,259	60,756
February	18,064	40,281	54,038	61,070	37,461
March	29,691	69,946	30,426	111,337	43,354
April	30,662	48,671	45,118	104,280	41,484
May	52,575	56,178	102,257	112,927	70,337
June	60,408	64,938	88,070	156,338	71,139
July	81,316	91,779	116,858	173,095	96,651
August	56,626	89,496	92,932	166,651	79,685
September	82,785	98,573	91,812		91,057
October	60,265	65,596	272,842		132,901
November	88,057	134,286	85,748		102,697
December	152,262	66,342	73,582		97,395
	\$767,070	\$881,886	\$1,125,790	\$959,957	\$924,916

2682689

For 2015, REET is \$358,151
 more than the same period
 last year and more than the 2015
 target by \$459,090

* NOTE THE 2015 target
 is computed on a 3 year average
 (2012-2014) of actual receipts

Real Estate Excise Taxes (REET) 2012 - 2015 Property Sales > \$500,000								
The sales actually occur in the prior month; there is a 30 day lag between sales and when the City receives the revenue								
Taxes from > \$500,000 Sale Amounts								
	2012	2013	2014	2015	2012	2013	2014	2015
January	5,515,283	3,380,165	4,699,850	7,418,000	27,301	16,732	23,264	36,719
February	1,152,000	3,417,500	3,930,920	6,607,900	5,702	16,917	19,458	32,709
March	750,000	3,514,000	2,175,430	7,874,934	3,713	17,394	10,768	38,981
April	870,000	1,570,450	4,266,725	14,291,370	4,307	7,774	21,120	70,742
May	2,796,250	3,634,210	12,347,730	14,068,904	13,841	17,989	61,121	69,641
June	1,215,000	2,761,500	7,353,999	20,361,466	6,014	13,669	36,402	100,789
July	4,196,500	8,478,706	15,071,601	25,571,387	20,773	41,970	74,604	126,578
August	1,756,200	6,131,455	5,882,306	22,614,538	8,693	30,351	29,117	111,942
September	4,859,500	10,911,500	8,437,700		24,055	54,012	41,767	0
October	3,087,500	5,568,400	44,456,605		15,283	27,564	220,060	0
November	8,334,960	18,620,230	8,922,100		41,258	92,170	44,164	0
December	23,033,200	4,606,450	7,142,900		114,014	22,802	35,357	0
	\$57,566,393	\$72,594,566	\$124,687,866	\$118,808,499	284,954	359,344	617,202	588,101



City of Kenmore, Washington
Monthly Report for Kenmore Village Fund
August 31, 2015



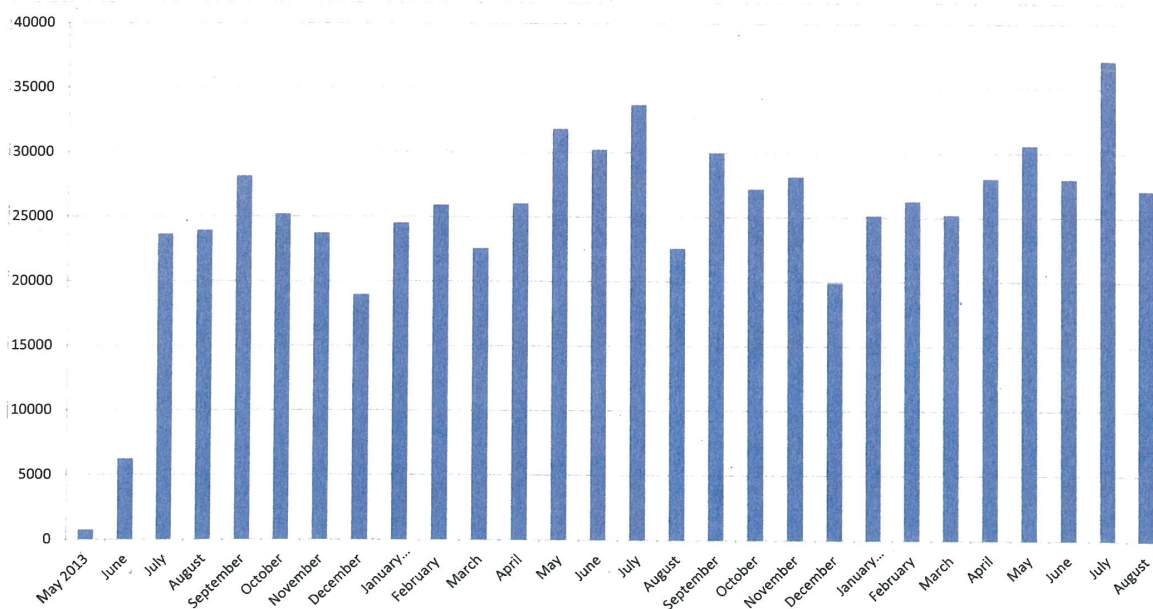
Revenues	August 2015	Biennium-to- Date	Biennium Budget
Lease Income (USPS & Kenmore Village)	0	0	67,000
Return of Security Deposit	0	0	0
Other Rent Income	0	0	0
Landlord Expense (CAM*) Reimbursement	0	0	0
Investment Interest	0	0	23,000
Sale of Property	0	901,302	903,000
Event Sponsorship	0	0	1,500
Grant for Public Square	0	0	270,000
Transfer From General Fund	0	0	60,000
Leasehold Excise Returned	0	1,105	2,400
Total Revenues	0	902,407	1,326,900
Expenditures			
6700 Building Improvements	0	0	0
Downtown Plan Services	0	47,291	0
Property Management	0	0	19,000
Utilities and Insurance - Kenmore Village	0	2,349	0
Repairs, Maintenance, Other Services	0	79,331	133,240
Surface Water and Fire Benefit Fees	0	4,896	0
Kenmore Village Public Square	23,429	259,339	3,365,000
Transfers to Other Funds	0	0	0
Total Expenditures	23,429	393,206	3,517,240
Net Income (Loss)	-23,429	509,200	-2,190,340

NOTE: This schedule only reflects activity occurring on the City books and does not include the lease revenue and expenditures accounted for by the property management firm.

Kenmore Transportation Benefit District
Monthly Report
August 31, 2015



<u>Revenues</u>	<u>August 2015</u>	<u>Biennium-to-Date</u>	<u>Biennium Budget</u>
Vehicle Fees	27,146	227,643	630,200
Total Revenues	<u>\$27,146</u>	<u>\$227,643</u>	<u>\$630,200</u>
<u>Expenditures</u>			
WCIA Insurance	0	2,500	5,000
Reimbursement to Street Fund	0	0	475,000
Overlay	0	0	150,000
Total Expenditures	<u>0</u>	<u>2,500</u>	<u>630,000</u>
Net Income (Loss)	\$27,146	\$225,143	\$200





City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public Hearing, Deliberation and Action on Ordinance No. 15-0406 Amending Kenmore Municipal Code Title 18 to add a Transit-Oriented Development District Overlay. Proposed Council Action/Motion: Adopt Ordinance No. 15-0406 to amend Kenmore Municipal Code Title 18 to add a Transit-Oriented Development District Overlay.	For Council Meeting Agenda of: 10/12/15 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director</u> <table style="width: 100%;"> <tr> <td style="width: 70%;"></td> <td style="width: 30%; text-align: center;"><u>Initial & Date</u></td> </tr> <tr> <td>Approved by Department Head:</td> <td style="text-align: center;">9/29/15 DS.</td> </tr> <tr> <td>Approved by City Attorney:</td> <td style="text-align: center;">9/21/15 email</td> </tr> <tr> <td>Approved by Finance Director:</td> <td style="text-align: center;">Jenny 10/14/15</td> </tr> <tr> <td>Approved by City Manager:</td> <td style="text-align: center;">R&K</td> </tr> </table> Exhibits/Attachments: 1. Proposed Ordinance 15-0406 2. Map of proposed TOD District Overlay area		<u>Initial & Date</u>	Approved by Department Head:	9/29/15 DS.	Approved by City Attorney:	9/21/15 email	Approved by Finance Director:	Jenny 10/14/15	Approved by City Manager:	R&K
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<u>INFORMATION/BACKGROUND:</u> At your meeting on October 12, staff recommends that you hold a public hearing on the proposed Transit-Oriented Development (TOD) District Overlay and, after deliberation, adopt the new regulations. At the September 21 City Council meeting, Council requested three revisions to the proposed Transit-Oriented Development (TOD) District Overlay. These three changes were to (1) increase the required minimum density to 60 dwelling units per acre (from 40), (2) increase the maximum allowable density to 150 dwelling units per acre (from 120), and (3) a new requirement, for developments with densities greater than 120 dwelling units per acre, that housing affordable to those at 35% of median income be provided. Staff has incorporated these changes into the proposed ordinance (see Attachment 1). Background: The purpose of the proposed Transit-Oriented Development (TOD) District Overlay is to reinforce the City's planned concentration of pedestrian-oriented mixed-use development at intensities that support and are supported by multi-modal transportation options, including high capacity transit along SR-522. In summary, the amendments: • Add an optional TOD District Overlay to the Zoning Code that would allow a developer to achieve higher densities and reduced parking in areas close to transit service, in exchange for the provision of affordable housing and other amenities. The Overlay would be optional; a developer could choose to develop under the existing zoning regulations or under the standards of the Overlay. See Attachment 2 for a map of the proposed Overlay area.											

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- The proposal would add incentives to develop at transit-supportive densities. A minimum density of 60 dwelling units per acre would be required under the TOD District Overlay. A maximum density of 150 dwelling units per acre would be permitted. Building height could be increased to 65', although buildings within 50' of a single-family zone could have a maximum height of only 35'.
- Affordable housing would be required. At a first threshold, moderate income housing would have to be provided. At a second threshold, low income housing would have to be provided. At a third threshold, very low income affordable housing units would have to be provided. The number of affordable units would not be required to exceed 10% of the total units in the development. The affordable housing would have to serve only income-eligible households for a minimum period of 50 years.
- Parking reductions would be permitted. Residential parking standards would be reduced to 1 stall per unit, with further reductions (to .6 stalls per unit) for affordable units and senior dwelling units. Commercial parking requirements could be reduced to 75% of the minimum requirement computed using existing parking standards. On-street parking immediately adjoining a property could be counted toward the minimum parking requirement.
- Parking in excess of the minimum would have to be placed in a structured parking garage or under building with screening from the street frontage.
- The first projects developed under the Overlay (called Pioneer Projects) would be able to reduce their parking requirements further, as an incentive to bringing TOD to Kenmore.
- All new developments would have to comply with the City's most stringent design standard: Design Standard 1.
- Additional dwelling units and reduced parking would be provided for preservation of significant tree groves.
- TOD would have to improve pedestrian connectivity by creating an extensive network of sidewalks and pedestrian walkways.

FISCAL CONSIDERATION:

None at this time.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

The Comprehensive Plan Transportation Element has as a goal to "encourage public transportation, non-motorized travel, and other transportation strategies that reduce the need for automobile travel, especially by single-occupant vehicles (SOV). A policy under this goal states, "Support high capacity transit service, preferably light rail, on or along SR-522, along with a light rail station in Kenmore."

Attachment 1

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 15-0406**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, AMENDING TITLE 18 OF THE
MUNICIPAL CODE TO ADD A TRANSIT-ORIENTED
DEVELOPMENT DISTRICT OVERLAY OPPORTUNITY;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, between 2008 and 2010, the Downtown Task Force reviewed and recommended amendments to Title 18 of the Municipal Code to add a Transit-Oriented Development District Overlay opportunity; and

WHEREAS, after reviewing the Downtown Task Force recommendations and holding a public hearing, the City Council on February 28, 2011 deferred action on the recommendation until such time as the Planning Commission could make a recommendation on boundaries for the overlay district in conjunction with their work on the Regional Business Zoning District review; and

WHEREAS, on June 16, 2014 the Planning Commission recommended a revised boundary for the Transit-Oriented Development District Overlay to the City Council; and

WHEREAS, the City's Responsible Official under the State Environmental Policy Act has issued a determination of non-significance for the amendments; and

WHEREAS, the Washington State Department of Commerce was notified of the proposed amendments pursuant to RCW 36.70A.106; and

WHEREAS, on July 20, 2015 and September 21, 2015, the City Council reviewed and discussed the Transit-Oriented Development District Overlay recommendations; and

WHEREAS, on October 12, 2015, the City Council held a public hearing on the revised Transit-Oriented Development District Overlay recommendations to obtain public input before taking their final action; and

WHEREAS, the City Council desires to adopt regulations to reinforce a concentration of pedestrian-oriented, mixed-use, transit-oriented development, at intensities that support and are supported by multi-modal transportation options, including high capacity transit along SR-522;

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

Section 1. Adoption of Amendments to Title 18 of the Kenmore Municipal Code. The City Council adopts Transit-Oriented Development District Overlay amendments to Title 18 of

the Kenmore Municipal Code to read as set forth in Attachment A, attached hereto and incorporated herein by reference.

Section 2. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE
__TH DAY OF ____, 2015.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk

Approved as to form:

Rod P. Kaseguma, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.: 15-0406
Date of Publication:
Effective Date:

Attachment A

ADD A NEW CODE CHAPTER AS FOLLOWS:

Chapter 18.29 Transit Oriented Development (TOD) District Overlay

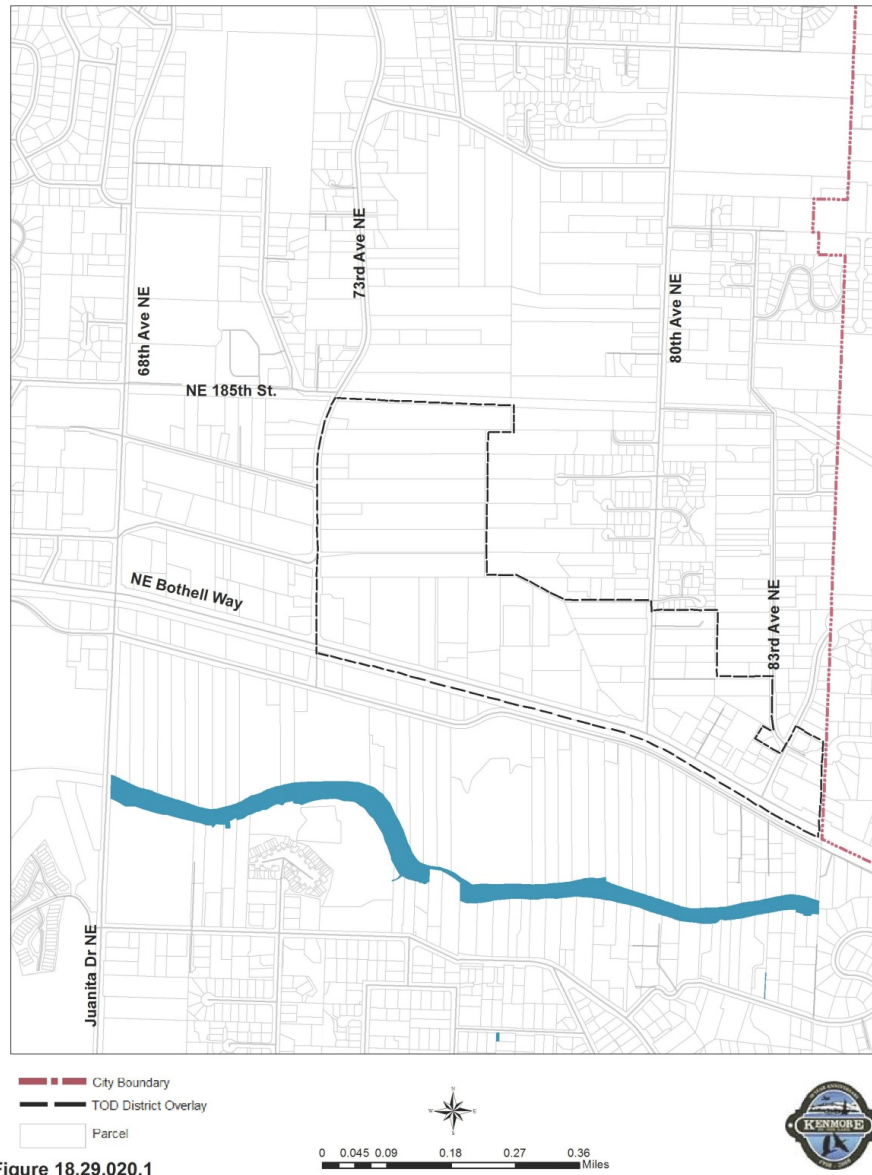
18.29.010 Intent

The purpose of the Transit Oriented Development (TOD) District Overlay is to reinforce the City's planned concentration of pedestrian-oriented mixed-use development at intensities that support and are supported by multi-modal transportation options, including high capacity transit. The TOD District Overlay revitalizes the City's core by creating incentives and opportunities for a mix of jobs and residences, cultivates a respectful relationship among development within the District, the natural environment, and nearby traditional neighborhoods, and provides a framework for future infrastructure and service decisions. The TOD District Overlay provides public benefits in the form of encouraging housing affordable to all economic groups, increased pedestrian connectivity, quality design, and incentive to preserve significant tree groves where they exist.

18.29.020 Area

The area of the TOD District Overlay is shown on Figure 18.29.020.1. In order to develop under the TOD District Overlay, at least 50% of a parcel shown on Figure 18.29.020.1 shall be located within the TOD District Overlay.

TOD District Overlay



18.29.030 Applicability

- A. The TOD District Overlay is an incentive-based zoning overlay. Applicants who elect to develop under the provisions of the TOD District Overlay shall adhere to all development standards set forth in this Chapter; except that development standards not addressed in this Chapter shall be governed by provisions of the underlying zone.
- B. In order to be eligible to develop under the TOD District Overlay regulations, a development application shall meet the following criteria:
1. The property must be located within the TOD District Overlay area as described in KMC 18.29.020;
 2. The proposed development must either:
 - i. Be considered a mixed-use development as defined in KMC 18.20.1740; or
 - ii. Be a residential-only development or mixed-use development with commercial permitted only on the ground floor if located in the R-12, R-18, or R-24 underlying zones, which are areas designated as primarily residential.
- C. Eligible properties within the TOD District Overlay that do not choose to develop under the provisions of this Chapter shall comply with the provisions of the underlying zone in their entirety.

18.29.040 Use allowances

The following uses listed in Table A are identified as permitted, conditionally permitted or prohibited uses for properties electing to develop under provisions of the TOD District Overlay.

All uses not specifically listed in this section shall be prohibited.

Table A. TOD District Overlay Use Allowances

Permitted	Conditionally Permitted	Prohibited
Arts, entertainment, indoor ^{1,3}	Ambulatory surgery center ²	Adult entertainment business
Business service, standard ^{1,3}	Animal kennel/shelter ^{2,5}	Air transportation service
Day-care	College/university ²	Arts, entertainment, outdoor
Eating and drinking place ¹	Communication facility	Auction house
Educational service ¹	Fire or police facility ²	Automotive sales and service, marine
Health care and social assistance ^{1,3}	Laboratory ²	Automotive sales and service, non-marine
Manufacturing, light ^{1,3,5}	Park	Business service, intensive
Mobile food service ⁴	Regional land use	Cemetery, columbarium or mausoleum
Multiple family dwelling	Religious institution ²	Community residential facility
Office ¹	Supportive living facility ²	Construction and trade

Permitted	Conditionally Permitted	Prohibited
Personal service ^{1,3}		Family child-care home
Recreational facility, indoor ^{1,3}		Funeral home/crematory
Retail sales ^{1,3,5}		Hospital
Temporary lodging ^{1,3}		Manufacturing, heavy
		Marijuana business
		Mobile home park
		Recreational facility, outdoor
		Resource land use
		Retail sales, bulk
		Secure facility
		Single detached dwelling unit
		Standalone parking
		Transportation
		Utility facility
		Vehicle or equipment rental
		Vehicle refueling station
		Warehousing
		Wholesale trade

¹ Commercial use limitations in residentially-oriented underlying zones: If these uses are proposed for property with underlying zoning of R-12, R-18, or R-24, then each use is limited to maximum 5,000 square feet per use and 15,000 square feet total contiguous non-residential area within the development.

² Conditional use permit required in underlying Urban Corridor, Downtown Commercial, and Public/Semi-Public zones. Prohibited in all other underlying zones within the TOD District Overlay area.

³ Conditional use permit required in underlying R-12, R-18, R-24 zones. Permitted in underlying Urban Corridor, Downtown Commercial, and Public/Semi-Public zones within the TOD District Overlay area.

⁴ Mobile food vendors are permitted subject to the following requirements:

- a. For a stand, location shall be on a sidewalk or near a storefront consistent with barrier-free regulations;
- b. For a stand, location on the sidewalk or near a storefront shall provide for at least four feet of unobstructed sidewalk between the stand and the sidewalk edge for pedestrian movement;
- c. No permanent fencing, walls, or other structures are installed which hinder removal of the structure from the site;
- d. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor;

- e. Safe ingress and egress to the site shall be maintained. Visibility for transportation and pedestrian access shall be maintained;
- f. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits; if accessory to a use, such operation is removed daily at the time of or prior to the close of business hours;
- g. A sign permit is required for exterior signage in accordance signage in accordance with the sign code, KMC Chapter 18.42.

⁵ No outdoor storage of materials shall be permitted.

18.29.050 Zoning standards

The following development standards in Table B apply to properties electing to develop under provisions of the TOD District Overlay:

Table B. TOD Overlay District Development Standards

STANDARD	REQUIREMENT
Minimum Density: Dwelling Units/Gross Acre	60 ¹
Maximum Density: Dwelling Units/Gross Acre	150 ¹
Maximum Height	65' ²

¹ Portions of any property developing under the TOD District Overlay regulations with an underlying zoning of R-1 shall cluster development away from critical areas or corridors such as urban separators or the wildlife habitat network to the extent possible and the open space shall be placed in a separate tract that includes at least 50 percent of the site. The open space tract shall be permanent and meet the provisions of KMC 17.20.130.B.

² Portions of any property developing under the TOD District Overlay regulations that are within 50 feet of a single family zone (R-1, R-4, R-6) shall have a maximum height of 35 feet within that area to provide a transition in height to the lower intensity uses.

18.29.060 Affordable housing requirements.

For properties choosing to develop under the TOD District Overlay, development shall provide affordable housing. Development choosing to develop under the TOD District Overlay shall not utilize the provisions of Residential Density Incentives found in KMC Chapter 18.80 to achieve maximum densities.

- A. Definitions: For purposes of the TOD District Overlay, the following affordable housing definitions shall apply:
 - 1. Affordable Housing Unit: Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed the percentage of Median Income types

described in the Subsections below, adjusted for household size, and no more than thirty percent of the monthly household income is paid for monthly housing expenses (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowners dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

2. Bonus units: Dwelling units achieved through the TOD District Overlay that exceed the number of units allowed by the base density of the underlying zoning district.
3. Moderate Income Affordable Housing. For rental housing, moderate income affordable housing is defined as affordable at 70% of Median Income, adjusted for household size. For ownership housing, moderate income affordable housing is defined as affordable at 80% of Median Income adjusted for household size.
4. Low Income Affordable Housing. For rental housing, low income affordable housing is defined as affordable at 50% of Median Income, adjusted for household size. For ownership housing, low income affordable housing is defined as affordable at 65% of Median Income adjusted for household size.
5. Very Low Income Affordable Housing. For rental housing, very low income affordable housing is defined as affordable at 35% of Median Income, adjusted for household size. For ownership housing, very low income affordable housing is defined as affordable at 50% of Median Income adjusted for household size.
6. Median Income means the median income for the Seattle MSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended, or if programs under said Section 8(f)(3) are terminated, median income is determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median income figures for the Seattle MSA or King County, the City may use any other method for determining the King County median income, adjusted for household size.

Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of Affordable Housing under Subsection 18.29.060.A, rather than those stated in the definition of “low-income households” in RCW 36.70A.540, are needed to address local housing market conditions in the City.

B. Cap on Total Number of Affordable Housing Units Required: Affordable housing requirements shall be capped at 10% of the total number of dwelling units being provided.

C. Number of Affordable Housing Units Required: Affordable housing units shall be provided for any development exceeding the base density of the underlying zone as follows:

1. Tier 1: If the number of bonus units is less than or equal to thirty percent of the total number of dwelling units, then for every three bonus units, one dwelling unit shall be a moderate income affordable housing unit and two bonus dwelling units may be bonus market rate dwelling units.
2. Tier 2: If the number of bonus units is greater than thirty percent of the total number of dwelling units and if the overall project density is less than or equal to 120 dwelling units per acre, then a combination of low income affordable housing units and moderate income

affordable housing units shall be provided as follows: For every four bonus units allowed beyond that needed to achieve the 10% moderate income affordable housing units, one of the moderate income affordable housing units shall be made into a low income affordable housing unit up to a maximum of 33% of the affordable housing units (or 3.3% of the total dwelling units in the development).

3. Tier 3: If the overall development density is greater than 120 dwelling units per acre, a combination of very low income affordable housing units, low income affordable housing units and moderate income affordable housing units shall be provided as follows: The required numbers of low income affordable housing units and moderate income affordable housing units shall be equivalent to those that would be required under Tier 2 assuming that the project were to be developed at a density of 120 dwelling units per acre. An amount of very low income affordable housing shall be required so that the total combined amount of very low income, low income and moderate income affordable housing units is equal to 10% of the total number of dwelling units in the development.
4. Determination of Number of Affordable Housing Units Required: See KMC 18.30.020.D for method of rounding to determine the number of affordable housing units required.
5. Affordable housing example:

Example is a 1.5-acre property with a base density of 48 dwelling units (du)/acre. Without the TOD District Overlay, the property could achieve up to 72 dwelling units.

Tier 1 example: Proposed TOD development would achieve 93 dwelling units on site for 62 du/acre. This provides 21 “bonus” dwelling units above the 48 du/acre base density of the zone. Since the number of bonus units (21) is less than 30% of the total units (93), seven of the 21 bonus units must be affordable to moderate income households, meeting Tier 1 affordability requirements.

Tier 2 example: Proposed TOD development would achieve 113 dwelling units on site for 75 du/acre. This provides 41 “bonus” dwelling units above the 48 du/acre base density of the zone. Since the number of bonus units (41) is greater than 30% of the total units (113), 11 of the 41 bonus units must be affordable, meeting the 10% affordability cap. Nine of these are affordable to moderate income households and 2 are affordable to low income households (33 of the bonus units used toward achieving 10% affordable units (11×3) plus 8 of the bonus units applied toward making two of the affordable units low income affordable units $(8 \times .25 = 2)$).

Tier 3 example: Proposed TOD development would achieve 210 dwelling units on site for 140 du/acre. The first step is to determine how many affordable units would have been required assuming 120 du/acre using the Tier 2 formula. This calculation results in 13 moderate income affordable housing units and 5 low income affordable housing units. To achieve the requirement that 10% of the total units in the development be affordable, 3 additional affordable housing units would be needed $(21 - 18 = 3)$. These 3 units would be required to be very low income affordable housing units. In summary, the development would provide 13 moderate income affordable housing units, 5 low income affordable housing units, and 3 very low income affordable housing units.

D. Alternative Compliance. The city manager may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods if they meet the following requirements:

1. The project proponent may propose an off-site alternative, and must demonstrate that any alternative compliance method achieves a result equal to or better than providing affordable housing onsite.
2. Affordable Housing Units provided through the alternative compliance method must be the same type of units as the units in the project which gave rise to the requirement.
3. Affordable Housing Units may be provided offsite if the location chosen does not lead to undue concentration of affordable housing in any particular area of the Transit Oriented Development District or Downtown.
4. Priority is for the project to be located within the Transit Oriented Development District. However, the city manager may approve a project located outside the Transit Oriented Development District if the location has access to commercial uses, transit, and does not result in an undue concentration of affordable housing,
5. The proposal must demonstrate that the affordable units provided off-site will be completed before or within the same time period as the development generating the affordable housing requirement, or provide such other assurances as approved by the city manager.

Applications for alternative compliance shall be submitted at the time of application, and must be approved prior to issuance of any building permit. The proposal must describe a specific location, type, and amount of affordable housing and how and when it will be developed. Any proposal for providing off-site affordable housing must also address the timing for providing the off-site housing, which, unless otherwise approved by the City, shall be built simultaneously with or prior to the construction of housing for the subject property. For projects approved for off-site affordable housing, there will be a recorded agreement on both the "sending" property and the "receiving" property. The covenant on the sending site will be released once the affordable housing is completed on the receiving property.

E. Affordability Agreement. Prior to issuing any building permit, an agreement in a form approved by the city manager that addresses price restrictions, homebuyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the Affordable Housing Units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property.

F. Implementation Provisions. The following requirements shall be met for all affordable units:

1. Duration. Housing shall serve only income-eligible households for a minimum period of 50 years from the latter of the date when the Affordability Agreement between the housing owner and the City, as referenced in Subsection E is recorded, or the date when the affordable housing becomes available for occupancy as determined by the City.

2. Designation of Affordable Housing Units. Prior to the issuance of any permit(s), the City shall review and approve the location and unit mix of the Affordable Housing Units consistent with the following standards:
 - a. Location. The location of the Affordable Housing Units shall be approved by the City, with the intent that they generally be intermingled with all other dwelling units in the development.
 - b. Tenure. The tenure of the Affordable Housing Units (ownership or rental) shall be the same as the tenure for the rest of the housing units in the development.
 - c. Size (bedroom). The Affordable Housing Units shall consist of a range of number of bedrooms that are comparable to units in the overall development.
 - d. Size (square footage). The size of the Affordable Housing Units, if smaller than the other units with the same number of bedrooms in the development, shall be approved by the city manager. If there is a proposal that the affordable units be smaller than the market rate units, in no case shall the Affordable Housing Units be less than 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit.
 - e. Design. The exterior design of the Affordable Housing Units shall be compatible and comparable with the rest of the dwelling units in the development and shall comply with design standards specified in KMC 18.29.080. The interior finish and quality of construction of the Affordable Housing Units shall at a minimum be comparable to entry level rental or ownership housing in the City.
3. Timing/Phasing. The Affordable Housing Units shall be available for occupancy in a time frame comparable to the availability of the rest of the dwelling units in the development.

G. Monitoring and fees. The City reserves the right to establish in the Affordability Agreement referred to in Subsection E, monitoring fees for the Affordable Housing Unit, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the Affordability Agreement.

18.29.070 Parking.

Parking in the TOD District Overlay should be sufficient to support local businesses and residential development, while at the same time promoting transit ridership, walkable streets, and efficient use of land. Proposed development choosing to develop under the TOD District Overlay shall provide parking as follows:

- A. Minimum parking requirements for non-residential uses may be reduced to 75% of the minimum requirement computed according to the provisions of KMC 18.40.030.
- B. Minimum residential parking shall be supplied at the following ratios:

1. 1.0 parking spaces per market-rate dwelling unit, except as follows:
 - a. Pioneer Project Incentive. For purposes of this code section, a pioneer project consists of the first 100 bonus housing units provided in the city under the TOD District Overlay regulations. The first 100 bonus housing units in a pioneer project(s) may elect to provide parking spaces for market rate bonus units at 0.6 parking spaces per dwelling unit.
 2. 1.0 additional parking space per every five (5) market rate dwelling units shall be provided and designated as guest parking for use by all guests.
 3. 0.6 parking spaces per dwelling unit for affordable or senior dwelling units.
 4. Affordable housing shall be as defined under KMC 18.29.060. Senior housing shall be defined as housing restricted to those meeting the definition of senior citizen as found in KMC 18.20.2500.
- C. The following factors shall count towards minimum parking standards for residential and nonresidential development:
- a. On-street parking immediately adjoining a property proposed for development or provided as part of the proposed development may be counted toward the minimum parking requirement.
 - b. Minimum on-site parking may be reduced further by provisions of KMC 18.40.090B for properties within the TOD District Overlay that meet the requirements of KMC 18.40.090B for accessibility to high frequency transit service.
 - c. Shared parking among uses is encouraged within the TOD District Overlay. Developments that propose shared parking arrangements shall submit a parking management plan as defined in KMC 18.20.1995 that describes the terms and conditions of shared parking arrangements on site.
- D. Parking Provided in Excess of Minimum: Provision of parking in excess of the minimum parking requirements outlined in subsections A. and B. above, shall require the excess parking be included in a structured parking garage, or under building and screened from the street frontage, unless the additional parking is associated with a phased, mixed use development, is interim in nature, and is temporarily located on land reserved for future phases not yet built.
- E. Maximum parking within the TOD District Overlay shall not exceed 100% of the minimum requirement calculated under the provisions of KMC 18.40.030.
- a. Applicants may be allowed to exceed the maximum parking if the applicant can produce a parking study that demonstrates probable on-site parking needs that are significantly higher than similar uses. This traffic study shall be subject to review by the city manager before approval for additional parking is granted. All parking granted in excess of the maximum shall be provided in a structured parking garage or under building and screened from the street frontage.
- F. All other parking requirements shall be as provided in KMC Chapter 18.40.

18.29.080 Design Requirements.

Development within the TOD District Overlay shall comply with Standard 1 provisions of the Downtown Design Standards, as set forth in KMC Chapter 18.52.

In addition, the following design requirements shall apply:

- A. Relational Setback Requirements: Any proposed development within the TOD District Overlay adjacent to an existing single-family zone (R-1, R-4, or R-6) shall be required to provide an interior

ground-level setback of 15 feet on the side of the property facing the single-family zone, unless a larger setback is required in the underlying zone. In that event, the larger of the two setback requirements shall govern. The setback required by this Subsection shall be landscaped with Type II landscaping as defined in KMC 18.35.040B to provide a visual buffer.

18.29.090 Connectivity Requirements.

The TOD District Overlay should remove impediments to pedestrian use of the district and the downtown area by fostering the creation of an extensive network of sidewalks and pedestrian walkways.

Development proposals within the boundaries of the TOD District Overlay that elect to develop under the provisions of KMC Chapter 18.29 shall:

- A. Provide any direct pedestrian connections between proposed development and transit facilities, or arterials providing transit access in order to minimize walking distances to transit.
- B. Comply with the Downtown Design Standards pertaining to pedestrian walkways, as set forth in KMC 18.52.100.
- C. Properties abutting water bodies (i.e., wetlands, rivers, lakes, or streams) shall provide a public access trail paralleling the water body from one property line to the next with setbacks that are consistent with the requirements of KMC Title 16, Division I, and KMC Chapter 18.55. The public access trail shall connect to a public right-of-way.
 1. Where a development proposal abuts a property with a public access trail segment, the public access segment on the subject property shall connect to abutting property public access segment(s).
 2. The public access easement for public access trails shall be documented on the face of the plat or plan and recorded with the King County Department of Records and Elections. Public access easements shall run with the land in perpetuity.

18.29.100 Significant Tree Grove Retention

A. Definitions:

1. **Significant Tree Grove Definition:** A significant tree grove shall consist of 2 or more trees with a minimum of 5.5 tree units total. A qualifying tree has 2 tree units minimum. The maximum distance measured in feet between qualifying trees shall be equal to 2 times the critical root zone in order to be defined as a significant tree grove. For example a 24-inch d.b.h. tree must be within 24 feet of another tree in the grove to be included in the significant tree grove. A tree of any size that is topped or considered a "hazard tree" as defined in KMC 18.20.3084 may not qualify as part of a significant tree grove as herein defined. For purposes of this chapter, a significant tree grove may not contain trees that are located within a critical area or critical area buffer protected under KMC Chapter 18.55. A significant tree grove is not the same as a "grove," as defined in KMC 18.20.1273.
2. **Tree Units:** See KMC 18.57.060.A for translation of diameter at breast height (d.b.h.) to tree units.

B. Applicability:

1. If the underlying zone within the TOD District Overlay requires tree retention as provided in KMC Chapter 18.57, then the provisions of KMC Chapter 18.57 shall be retained. If KMC Chapter 18.57 exempts a property from tree retention then it shall remain exempt.
 2. Development proposals within the boundaries of the TOD District Overlay that elect to develop under the provisions of KMC Chapter 18.29 shall be eligible to benefit from providing less parking or more dwelling units or any combination of the two if the development retains one or more significant tree grove(s) as defined in this Section in perpetuity. A development may be able to benefit from both reduced parking and additional dwelling units by preserving a significant tree grove so long as the same tree credits are not counted towards both reductions in parking and additional bonus dwellings. Trees or groves retained through the provision of KMC Chapter 18.57 may count towards the significant tree grove retention if they meet the definitions found in KMC 18.29.100.A.
 3. Tree on Property Line: In instances where one or more trees that would qualify as part of a significant tree grove is located on a property line such that the tree is on more than one property, and the properties are in separate ownerships, the tree shall qualify to be counted as part of a separate tree grove by each property owner.
- C. Reduced Parking: In order to retain qualifying significant tree groves, required parking may be reduced at the maximum rate of one stall per each 5.5 Tree Units. Parking quantities may be reduced up to a maximum of 20% from the parking requirement after other reductions are applied, if any.
- D. Residential Bonus Units:
1. In order to retain qualifying significant tree groves, residential units are offered at the rate of one bonus unit per each 11 Tree Units preserved. Grove bonus units are not included in maximum unit density calculations. Grove bonus units are not subject to the affordability requirements of KMC 18.29.060.
- E. Significant Tree Grove Preservation Requirements:
1. Tree Protection Plan Required. A tree protection plan as identified in KMC 18.57.050 shall be required for any development application proposing to protect one or more significant tree groves through this Section.
 2. Recorded on Title. The map of significant tree groves preserved through this Section, along with a covenant preventing removal, shall be recorded and shown on the property title.
 3. Subject to Tree Protection Measures of KMC Chapter 18.57. Significant tree groves protected under this Section shall be subject to the tree protection measures during construction found in KMC 18.57.090, the post-construction replacement, financial guarantee, and maintenance requirements of KMC 18.57.100, and the penalties and enforcement of KMC 18.57.110.

ADD A NEW DEFINITION TO CHAPTER 18.20 AS FOLLOWS:

18.20.1995 Parking management plan.

"Parking Management Plan" means a plan developed by a property owner or applicant that clearly identifies the short- and long-term parking management methods used to ensure that on-site parking provided on a property is adequate to meet anticipated parking demands. Parking management methods can include but are not limited to transportation demand methods that include on-site parking enforcement, signage, and parking fees.

AMEND THE FOLLOWING SECTIONS OF CHAPTER 18.52, DOWNTOWN DESIGN STANDARDS, AS FOLLOWS:

18.52.070 Applicability.

A. Design standards shall apply as depicted in Figure 18.52.070.A.1.

B. A property owner or developer electing to develop under KMC Chapter 18.29, Transit-Oriented Development District Overlay, shall comply with Standard 1 as described in Subsection C. below.

~~B-C.~~ The components of the design standards shall apply as follows: (X = design component required under the specific standard)

(Relabel remaining subsections in consecutive order...)

18.52.100 Pedestrian walkways.

A. Intent.

1. Pedestrian Network. To create on-site pedestrian networks from streets and drives to building entrances, through parking lots to connect buildings to the street (see surface parking location standards), and between sites.

2. Through Block Connections. To create through block connections between blocks of development, between streets, and connecting streets to public spaces.

B. Standards – Required.

1. Locations. Clear and visible pedestrian walkways shall be provided in the following locations:

a. Through Block Connections.

(1) Northwest Quadrant. If the property abuts a proposed pedestrian route designated in the Northwest Quadrant circulation plan, see KMC 18.52.110. In areas not identified on the circulation plan, one pedestrian walkway shall be provided for an average of every 300 feet

or less of street frontages in the north-south and east-west directions to create a linked pedestrian walkway system around and through the Northwest Quadrant. Distances may vary from exactly 300 feet to accommodate linking adjacent development on a case-by-case basis.

(a) Public spaces shall be linked to adjacent streets and developments.

(b) Exact locations of pedestrian walkways shall be determined at the time of development to accommodate linkages between adjacent developments.

(2) Northeast Quadrant **and TOD District Overlay**. In the Northeast Quadrant **and for properties electing to develop under KMC Chapter 18.29 in the TOD District Overlay**, one pedestrian walkway shall be provided between the north and south end of the property, spaced an average of every 300 feet or less of street frontages. The walkway must connect with walkways located on other properties established in accordance with this condition. Distances may vary from exactly 300 feet to accommodate linking adjacent developments on a case-by-case basis. The comprehensive plan downtown circulation concept shall be a general guide to priority pedestrian links.

(a) Public spaces shall be linked to adjacent streets and developments.

(b) Exact locations of pedestrian walkways shall be determined at the time of development to accommodate linkages between adjacent developments.

b. Street to Building Entrances. Between a public right-of-way and building entrances where the building is set back from the street, sidewalk, or parking area.

c. Parking Lots to Building Entrances. Between parking lots and building entrances.

d. Building to Building. Between buildings where multiple structures are a part of a single development project.

e. As identified on the Northwest Quadrant circulation plan, which is located in KMC 18.52.110.

(Remaining subsections remain unchanged)

Attachment 2

TOD District Overlay

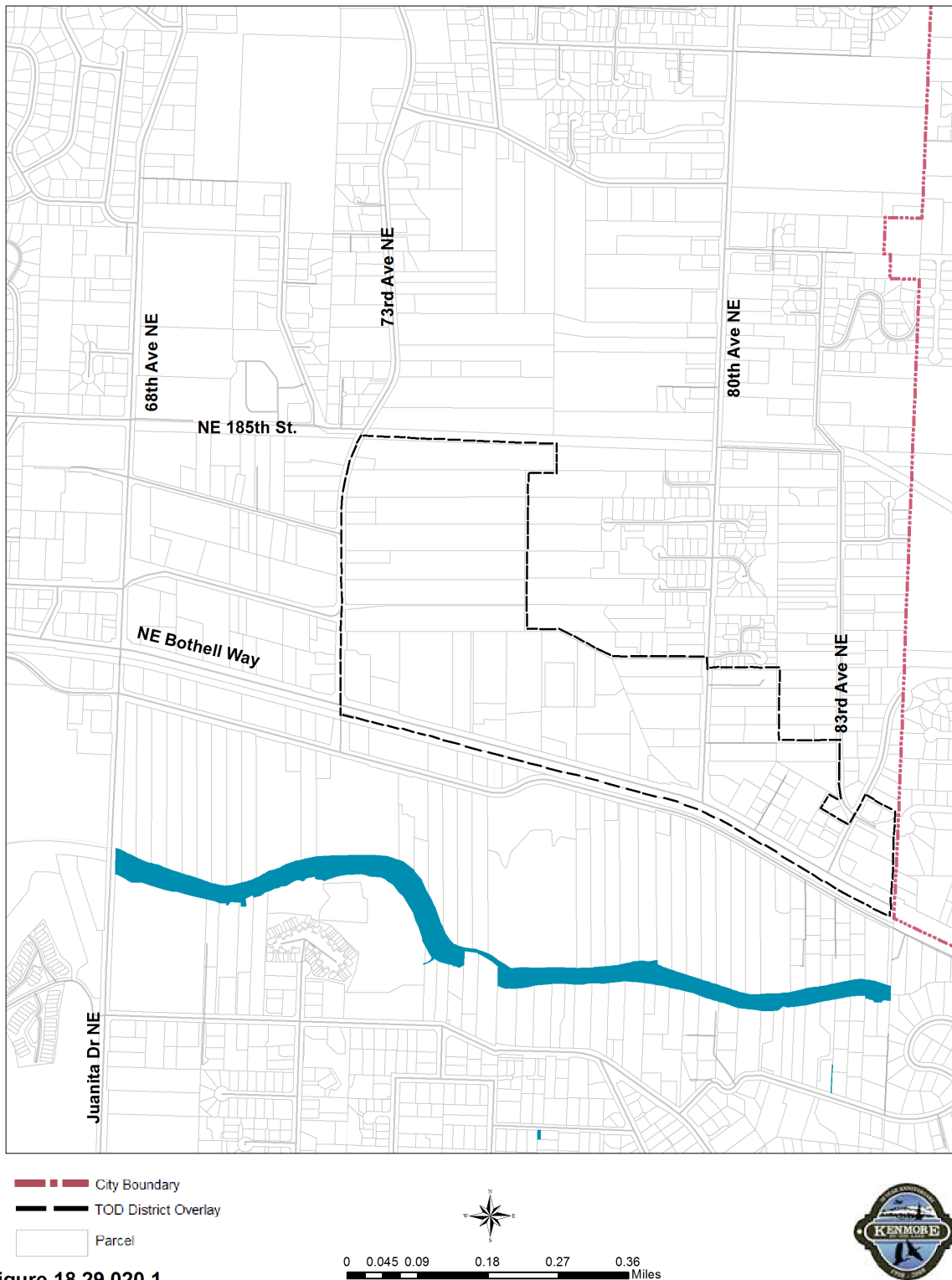


Figure 18.29.020.1



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public Hearing, Deliberation and Action on Ordinance No. 15-0406 Amending Kenmore Municipal Code Title 18 to add a Transit-Oriented Development District Overlay. Proposed Council Action/Motion: Adopt Ordinance No. 15-0406 to amend Kenmore Municipal Code Title 18 to add a Transit-Oriented Development District Overlay.	For Council Meeting Agenda of: 10/12/15 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director</u> Initial & Date Approved by Department Head: <u>9/29/15 DB.</u> Approved by City Attorney: <u>9/21/15 email</u> Approved by Finance Director: <u>9/10/15</u> Approved by City Manager: <u>R&K</u> Exhibits/Attachments: 1. Proposed Ordinance 15-0406 2. Map of proposed TOD District Overlay area
Expenditure Required \$0 Amount Budgeted \$0 Appropriation Required \$0	
<u>INFORMATION/BACKGROUND:</u> At your meeting on October 12, staff recommends that you hold a public hearing on the proposed Transit-Oriented Development (TOD) District Overlay and, after deliberation, adopt the new regulations. At the September 21 City Council meeting, Council requested three revisions to the proposed Transit-Oriented Development (TOD) District Overlay. These three changes were to (1) increase the required minimum density to 60 dwelling units per acre (from 40), (2) increase the maximum allowable density to 150 dwelling units per acre (from 120), and (3) a new requirement, for developments with densities greater than 120 dwelling units per acre, that housing affordable to those at 35% of median income be provided. Staff has incorporated these changes into the proposed ordinance (see Attachment 1). Background: The purpose of the proposed Transit-Oriented Development (TOD) District Overlay is to reinforce the City's planned concentration of pedestrian-oriented mixed-use development at intensities that support and are supported by multi-modal transportation options, including high capacity transit along SR-522. In summary, the amendments: • Add an optional TOD District Overlay to the Zoning Code that would allow a developer to achieve higher densities and reduced parking in areas close to transit service, in exchange for the provision of affordable housing and other amenities. The Overlay would be optional; a developer could choose to develop under the existing zoning regulations or under the standards of the Overlay. See Attachment 2 for a map of the proposed Overlay area.	

I:/City Clerk/Agenda Items/Templates

- The proposal would add incentives to develop at transit-supportive densities. A minimum density of 60 dwelling units per acre would be required under the TOD District Overlay. A maximum density of 150 dwelling units per acre would be permitted. Building height could be increased to 65', although buildings within 50' of a single-family zone could have a maximum height of only 35'.
- Affordable housing would be required. At a first threshold, moderate income housing would have to be provided. At a second threshold, low income housing would have to be provided. At a third threshold, very low income affordable housing units would have to be provided. The number of affordable units would not be required to exceed 10% of the total units in the development. The affordable housing would have to serve only income-eligible households for a minimum period of 50 years.
- Parking reductions would be permitted. Residential parking standards would be reduced to 1 stall per unit, with further reductions (to .6 stalls per unit) for affordable units and senior dwelling units. Commercial parking requirements could be reduced to 75% of the minimum requirement computed using existing parking standards. On-street parking immediately adjoining a property could be counted toward the minimum parking requirement.
- Parking in excess of the minimum would have to be placed in a structured parking garage or under building with screening from the street frontage.
- The first projects developed under the Overlay (called Pioneer Projects) would be able to reduce their parking requirements further, as an incentive to bringing TOD to Kenmore.
- All new developments would have to comply with the City's most stringent design standard: Design Standard 1.
- Additional dwelling units and reduced parking would be provided for preservation of significant tree groves.
- TOD would have to improve pedestrian connectivity by creating an extensive network of sidewalks and pedestrian walkways.

FISCAL CONSIDERATION:

None at this time.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

The Comprehensive Plan Transportation Element has as a goal to "encourage public transportation, non-motorized travel, and other transportation strategies that reduce the need for automobile travel, especially by single-occupant vehicles (SOV). A policy under this goal states, "Support high capacity transit service, preferably light rail, on or along SR-522, along with a light rail station in Kenmore."

Attachment 1

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 15-0406**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, AMENDING TITLE 18 OF THE
MUNICIPAL CODE TO ADD A TRANSIT-ORIENTED
DEVELOPMENT DISTRICT OVERLAY OPPORTUNITY;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, between 2008 and 2010, the Downtown Task Force reviewed and recommended amendments to Title 18 of the Municipal Code to add a Transit-Oriented Development District Overlay opportunity; and

WHEREAS, after reviewing the Downtown Task Force recommendations and holding a public hearing, the City Council on February 28, 2011 deferred action on the recommendation until such time as the Planning Commission could make a recommendation on boundaries for the overlay district in conjunction with their work on the Regional Business Zoning District review; and

WHEREAS, on June 16, 2014 the Planning Commission recommended a revised boundary for the Transit-Oriented Development District Overlay to the City Council; and

WHEREAS, the City's Responsible Official under the State Environmental Policy Act has issued a determination of non-significance for the amendments; and

WHEREAS, the Washington State Department of Commerce was notified of the proposed amendments pursuant to RCW 36.70A.106; and

WHEREAS, on July 20, 2015 and September 21, 2015, the City Council reviewed and discussed the Transit-Oriented Development District Overlay recommendations; and

WHEREAS, on October 12, 2015, the City Council held a public hearing on the revised Transit-Oriented Development District Overlay recommendations to obtain public input before taking their final action; and

WHEREAS, the City Council desires to adopt regulations to reinforce a concentration of pedestrian-oriented, mixed-use, transit-oriented development, at intensities that support and are supported by multi-modal transportation options, including high capacity transit along SR-522;

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

Section 1. Adoption of Amendments to Title 18 of the Kenmore Municipal Code. The City Council adopts Transit-Oriented Development District Overlay amendments to Title 18 of

the Kenmore Municipal Code to read as set forth in Attachment A, attached hereto and incorporated herein by reference.

Section 2. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE
__TH DAY OF ____, 2015.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk

Approved as to form:

Rod P. Kaseguma, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.: 15-0406
Date of Publication:
Effective Date:

Attachment A

ADD A NEW CODE CHAPTER AS FOLLOWS:

Chapter 18.29 Transit Oriented Development (TOD) District Overlay

18.29.010 Intent

The purpose of the Transit Oriented Development (TOD) District Overlay is to reinforce the City's planned concentration of pedestrian-oriented mixed-use development at intensities that support and are supported by multi-modal transportation options, including high capacity transit. The TOD District Overlay revitalizes the City's core by creating incentives and opportunities for a mix of jobs and residences, cultivates a respectful relationship among development within the District, the natural environment, and nearby traditional neighborhoods, and provides a framework for future infrastructure and service decisions. The TOD District Overlay provides public benefits in the form of encouraging housing affordable to all economic groups, increased pedestrian connectivity, quality design, and incentive to preserve significant tree groves where they exist.

18.29.020 Area

The area of the TOD District Overlay is shown on Figure 18.29.020.1. In order to develop under the TOD District Overlay, at least 50% of a parcel shown on Figure 18.29.020.1 shall be located within the TOD District Overlay.

TOD District Overlay

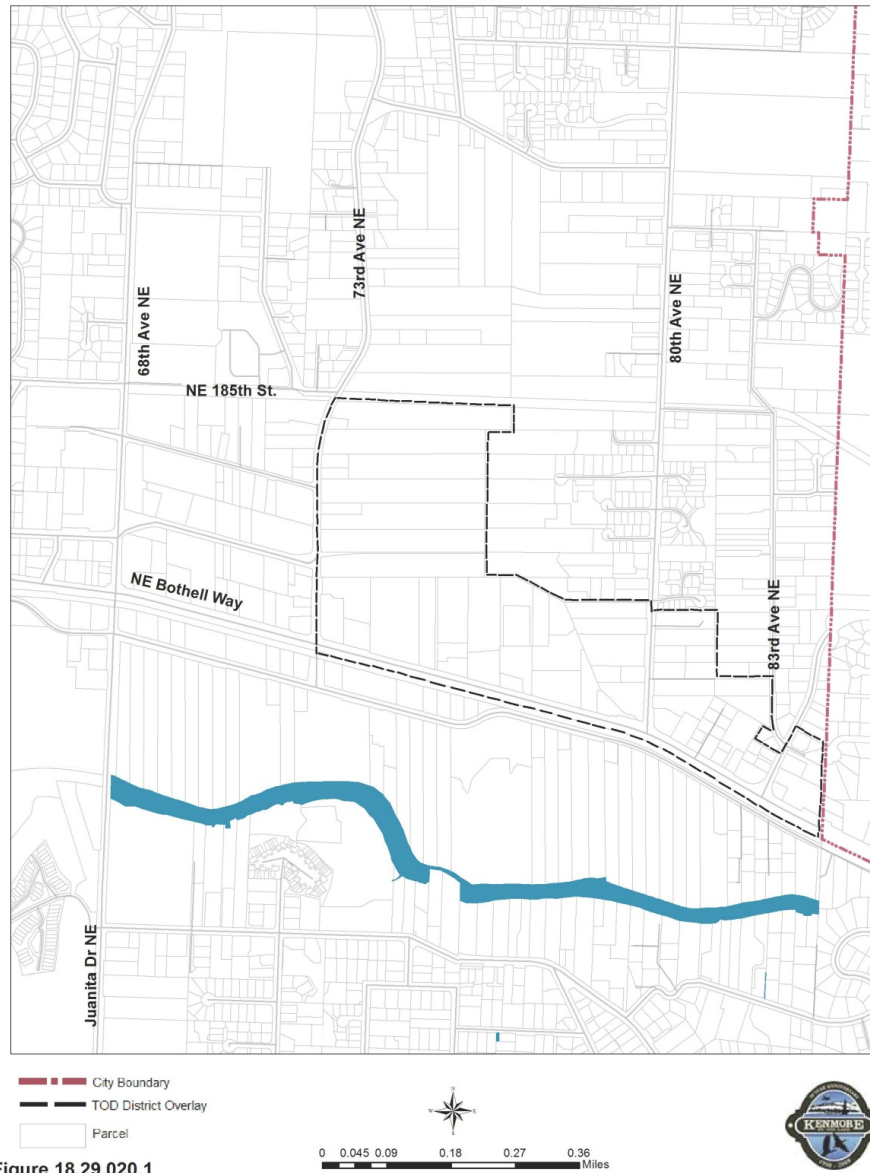


Figure 18.29.020.1

18.29.030 Applicability

- A. The TOD District Overlay is an incentive-based zoning overlay. Applicants who elect to develop under the provisions of the TOD District Overlay shall adhere to all development standards set forth in this Chapter; except that development standards not addressed in this Chapter shall be governed by provisions of the underlying zone.
- B. In order to be eligible to develop under the TOD District Overlay regulations, a development application shall meet the following criteria:
 - 1. The property must be located within the TOD District Overlay area as described in KMC 18.29.020;
 - 2. The proposed development must either:
 - i. Be considered a mixed-use development as defined in KMC 18.20.1740; or
 - ii. Be a residential-only development or mixed-use development with commercial permitted only on the ground floor if located in the R-12, R-18, or R-24 underlying zones, which are areas designated as primarily residential.
- C. Eligible properties within the TOD District Overlay that do not choose to develop under the provisions of this Chapter shall comply with the provisions of the underlying zone in their entirety.

18.29.040 Use allowances

The following uses listed in Table A are identified as permitted, conditionally permitted or prohibited uses for properties electing to develop under provisions of the TOD District Overlay.

All uses not specifically listed in this section shall be prohibited.

Table A. TOD District Overlay Use Allowances

Permitted	Conditionally Permitted	Prohibited
Arts, entertainment, indoor ^{1,3}	Ambulatory surgery center ²	Adult entertainment business
Business service, standard ^{1,3}	Animal kennel/shelter ^{2,5}	Air transportation service
Day-care	College/university ²	Arts, entertainment, outdoor
Eating and drinking place ¹	Communication facility	Auction house
Educational service ¹	Fire or police facility ²	Automotive sales and service, marine
Health care and social assistance ^{1,3}	Laboratory ²	Automotive sales and service, non-marine
Manufacturing, light ^{1,3,5}	Park	Business service, intensive
Mobile food service ⁴	Regional land use	Cemetery, columbarium or mausoleum
Multiple family dwelling	Religious institution ²	Community residential facility
Office ¹	Supportive living facility ²	Construction and trade

Permitted	Conditionally Permitted	Prohibited
Personal service ^{1,3}		Family child-care home
Recreational facility, indoor ^{1,3}		Funeral home/crematory
Retail sales ^{1,3,5}		Hospital
Temporary lodging ^{1,3}		Manufacturing, heavy
		Marijuana business
		Mobile home park
		Recreational facility, outdoor
		Resource land use
		Retail sales, bulk
		Secure facility
		Single detached dwelling unit
		Standalone parking
		Transportation
		Utility facility
		Vehicle or equipment rental
		Vehicle refueling station
		Warehousing
		Wholesale trade

¹ Commercial use limitations in residentially-oriented underlying zones: If these uses are proposed for property with underlying zoning of R-12, R-18, or R-24, then each use is limited to maximum 5,000 square feet per use and 15,000 square feet total contiguous non-residential area within the development.

² Conditional use permit required in underlying Urban Corridor, Downtown Commercial, and Public/Semi-Public zones. Prohibited in all other underlying zones within the TOD District Overlay area.

³ Conditional use permit required in underlying R-12, R-18, R-24 zones. Permitted in underlying Urban Corridor, Downtown Commercial, and Public/Semi-Public zones within the TOD District Overlay area.

⁴ Mobile food vendors are permitted subject to the following requirements:

- a. For a stand, location shall be on a sidewalk or near a storefront consistent with barrier-free regulations;
- b. For a stand, location on the sidewalk or near a storefront shall provide for at least four feet of unobstructed sidewalk between the stand and the sidewalk edge for pedestrian movement;
- c. No permanent fencing, walls, or other structures are installed which hinder removal of the structure from the site;
- d. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor;

- e. Safe ingress and egress to the site shall be maintained. Visibility for transportation and pedestrian access shall be maintained;
- f. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits; if accessory to a use, such operation is removed daily at the time of or prior to the close of business hours;
- g. A sign permit is required for exterior signage in accordance signage in accordance with the sign code, KMC Chapter 18.42.

⁵ No outdoor storage of materials shall be permitted.

18.29.050 Zoning standards

The following development standards in Table B apply to properties electing to develop under provisions of the TOD District Overlay:

Table B. TOD Overlay District Development Standards

STANDARD	REQUIREMENT
Minimum Density: Dwelling Units/Gross Acre	60 ¹
Maximum Density: Dwelling Units/Gross Acre	150 ¹
Maximum Height	65' ²

¹ Portions of any property developing under the TOD District Overlay regulations with an underlying zoning of R-1 shall cluster development away from critical areas or corridors such as urban separators or the wildlife habitat network to the extent possible and the open space shall be placed in a separate tract that includes at least 50 percent of the site. The open space tract shall be permanent and meet the provisions of KMC 17.20.130.B.

² Portions of any property developing under the TOD District Overlay regulations that are within 50 feet of a single family zone (R-1, R-4, R-6) shall have a maximum height of 35 feet within that area to provide a transition in height to the lower intensity uses.

18.29.060 Affordable housing requirements.

For properties choosing to develop under the TOD District Overlay, development shall provide affordable housing. Development choosing to develop under the TOD District Overlay shall not utilize the provisions of Residential Density Incentives found in KMC Chapter 18.80 to achieve maximum densities.

- A. Definitions: For purposes of the TOD District Overlay, the following affordable housing definitions shall apply:
 - 1. Affordable Housing Unit: Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed the percentage of Median Income types

described in the Subsections below, adjusted for household size, and no more than thirty percent of the monthly household income is paid for monthly housing expenses (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowners dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

2. Bonus units: Dwelling units achieved through the TOD District Overlay that exceed the number of units allowed by the base density of the underlying zoning district.
3. Moderate Income Affordable Housing. For rental housing, moderate income affordable housing is defined as affordable at 70% of Median Income, adjusted for household size. For ownership housing, moderate income affordable housing is defined as affordable at 80% of Median Income adjusted for household size.
4. Low Income Affordable Housing. For rental housing, low income affordable housing is defined as affordable at 50% of Median Income, adjusted for household size. For ownership housing, low income affordable housing is defined as affordable at 65% of Median Income adjusted for household size.
5. Very Low Income Affordable Housing. For rental housing, very low income affordable housing is defined as affordable at 35% of Median Income, adjusted for household size. For ownership housing, very low income affordable housing is defined as affordable at 50% of Median Income adjusted for household size.
6. Median Income means the median income for the Seattle MSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended, or if programs under said Section 8(f)(3) are terminated, median income is determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median income figures for the Seattle MSA or King County, the City may use any other method for determining the King County median income, adjusted for household size.

Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of Affordable Housing under Subsection 18.29.060.A, rather than those stated in the definition of “low-income households” in RCW 36.70A.540, are needed to address local housing market conditions in the City.

B. Cap on Total Number of Affordable Housing Units Required: Affordable housing requirements shall be capped at 10% of the total number of dwelling units being provided.

C. Number of Affordable Housing Units Required: Affordable housing units shall be provided for any development exceeding the base density of the underlying zone as follows:

1. Tier 1: If the number of bonus units is less than or equal to thirty percent of the total number of dwelling units, then for every three bonus units, one dwelling unit shall be a moderate income affordable housing unit and two bonus dwelling units may be bonus market rate dwelling units.
2. Tier 2: If the number of bonus units is greater than thirty percent of the total number of dwelling units and if the overall project density is less than or equal to 120 dwelling units per acre, then a combination of low income affordable housing units and moderate income

affordable housing units shall be provided as follows: For every four bonus units allowed beyond that needed to achieve the 10% moderate income affordable housing units, one of the moderate income affordable housing units shall be made into a low income affordable housing unit up to a maximum of 33% of the affordable housing units (or 3.3% of the total dwelling units in the development).

3. Tier 3: If the overall development density is greater than 120 dwelling units per acre, a combination of very low income affordable housing units, low income affordable housing units and moderate income affordable housing units shall be provided as follows: The required numbers of low income affordable housing units and moderate income affordable housing units shall be equivalent to those that would be required under Tier 2 assuming that the project were to be developed at a density of 120 dwelling units per acre. An amount of very low income affordable housing shall be required so that the total combined amount of very low income, low income and moderate income affordable housing units is equal to 10% of the total number of dwelling units in the development.
4. Determination of Number of Affordable Housing Units Required: See KMC 18.30.020.D for method of rounding to determine the number of affordable housing units required.
5. Affordable housing example:

Example is a 1.5-acre property with a base density of 48 dwelling units (du)/acre. Without the TOD District Overlay, the property could achieve up to 72 dwelling units.

Tier 1 example: Proposed TOD development would achieve 93 dwelling units on site for 62 du/acre. This provides 21 “bonus” dwelling units above the 48 du/acre base density of the zone. Since the number of bonus units (21) is less than 30% of the total units (93), seven of the 21 bonus units must be affordable to moderate income households, meeting Tier 1 affordability requirements.

Tier 2 example: Proposed TOD development would achieve 113 dwelling units on site for 75 du/acre. This provides 41 “bonus” dwelling units above the 48 du/acre base density of the zone. Since the number of bonus units (41) is greater than 30% of the total units (113), 11 of the 41 bonus units must be affordable, meeting the 10% affordability cap. Nine of these are affordable to moderate income households and 2 are affordable to low income households (33 of the bonus units used toward achieving 10% affordable units (11×3) plus 8 of the bonus units applied toward making two of the affordable units low income affordable units $(8 \times .25 = 2)$).

Tier 3 example: Proposed TOD development would achieve 210 dwelling units on site for 140 du/acre. The first step is to determine how many affordable units would have been required assuming 120 du/acre using the Tier 2 formula. This calculation results in 13 moderate income affordable housing units and 5 low income affordable housing units. To achieve the requirement that 10% of the total units in the development be affordable, 3 additional affordable housing units would be needed $(21 - 18 = 3)$. These 3 units would be required to be very low income affordable housing units. In summary, the development would provide 13 moderate income affordable housing units, 5 low income affordable housing units, and 3 very low income affordable housing units.

D. Alternative Compliance. The city manager may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods if they meet the following requirements:

1. The project proponent may propose an off-site alternative, and must demonstrate that any alternative compliance method achieves a result equal to or better than providing affordable housing onsite.
2. Affordable Housing Units provided through the alternative compliance method must be the same type of units as the units in the project which gave rise to the requirement.
3. Affordable Housing Units may be provided offsite if the location chosen does not lead to undue concentration of affordable housing in any particular area of the Transit Oriented Development District or Downtown.
4. Priority is for the project to be located within the Transit Oriented Development District. However, the city manager may approve a project located outside the Transit Oriented Development District if the location has access to commercial uses, transit, and does not result in an undue concentration of affordable housing,
5. The proposal must demonstrate that the affordable units provided off-site will be completed before or within the same time period as the development generating the affordable housing requirement, or provide such other assurances as approved by the city manager.

Applications for alternative compliance shall be submitted at the time of application, and must be approved prior to issuance of any building permit. The proposal must describe a specific location, type, and amount of affordable housing and how and when it will be developed. Any proposal for providing off-site affordable housing must also address the timing for providing the off-site housing, which, unless otherwise approved by the City, shall be built simultaneously with or prior to the construction of housing for the subject property. For projects approved for off-site affordable housing, there will be a recorded agreement on both the "sending" property and the "receiving" property. The covenant on the sending site will be released once the affordable housing is completed on the receiving property.

E. Affordability Agreement. Prior to issuing any building permit, an agreement in a form approved by the city manager that addresses price restrictions, homebuyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the Affordable Housing Units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property.

F. Implementation Provisions. The following requirements shall be met for all affordable units:

1. Duration. Housing shall serve only income-eligible households for a minimum period of 50 years from the latter of the date when the Affordability Agreement between the housing owner and the City, as referenced in Subsection E is recorded, or the date when the affordable housing becomes available for occupancy as determined by the City.

2. Designation of Affordable Housing Units. Prior to the issuance of any permit(s), the City shall review and approve the location and unit mix of the Affordable Housing Units consistent with the following standards:
 - a. Location. The location of the Affordable Housing Units shall be approved by the City, with the intent that they generally be intermingled with all other dwelling units in the development.
 - b. Tenure. The tenure of the Affordable Housing Units (ownership or rental) shall be the same as the tenure for the rest of the housing units in the development.
 - c. Size (bedroom). The Affordable Housing Units shall consist of a range of number of bedrooms that are comparable to units in the overall development.
 - d. Size (square footage). The size of the Affordable Housing Units, if smaller than the other units with the same number of bedrooms in the development, shall be approved by the city manager. If there is a proposal that the affordable units be smaller than the market rate units, in no case shall the Affordable Housing Units be less than 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit.
 - e. Design. The exterior design of the Affordable Housing Units shall be compatible and comparable with the rest of the dwelling units in the development and shall comply with design standards specified in KMC 18.29.080. The interior finish and quality of construction of the Affordable Housing Units shall at a minimum be comparable to entry level rental or ownership housing in the City.
3. Timing/Phasing. The Affordable Housing Units shall be available for occupancy in a time frame comparable to the availability of the rest of the dwelling units in the development.

G. Monitoring and fees. The City reserves the right to establish in the Affordability Agreement referred to in Subsection E, monitoring fees for the Affordable Housing Unit, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the Affordability Agreement.

18.29.070 Parking.

Parking in the TOD District Overlay should be sufficient to support local businesses and residential development, while at the same time promoting transit ridership, walkable streets, and efficient use of land. Proposed development choosing to develop under the TOD District Overlay shall provide parking as follows:

- A. Minimum parking requirements for non-residential uses may be reduced to 75% of the minimum requirement computed according to the provisions of KMC 18.40.030.
- B. Minimum residential parking shall be supplied at the following ratios:

1. 1.0 parking spaces per market-rate dwelling unit, except as follows:
 - a. Pioneer Project Incentive. For purposes of this code section, a pioneer project consists of the first 100 bonus housing units provided in the city under the TOD District Overlay regulations. The first 100 bonus housing units in a pioneer project(s) may elect to provide parking spaces for market rate bonus units at 0.6 parking spaces per dwelling unit.
 2. 1.0 additional parking space per every five (5) market rate dwelling units shall be provided and designated as guest parking for use by all guests.
 3. 0.6 parking spaces per dwelling unit for affordable or senior dwelling units.
 4. Affordable housing shall be as defined under KMC 18.29.060. Senior housing shall be defined as housing restricted to those meeting the definition of senior citizen as found in KMC 18.20.2500.
- C. The following factors shall count towards minimum parking standards for residential and nonresidential development:
- a. On-street parking immediately adjoining a property proposed for development or provided as part of the proposed development may be counted toward the minimum parking requirement.
 - b. Minimum on-site parking may be reduced further by provisions of KMC 18.40.090B for properties within the TOD District Overlay that meet the requirements of KMC 18.40.090B for accessibility to high frequency transit service.
 - c. Shared parking among uses is encouraged within the TOD District Overlay. Developments that propose shared parking arrangements shall submit a parking management plan as defined in KMC 18.20.1995 that describes the terms and conditions of shared parking arrangements on site.
- D. Parking Provided in Excess of Minimum: Provision of parking in excess of the minimum parking requirements outlined in subsections A. and B. above, shall require the excess parking be included in a structured parking garage, or under building and screened from the street frontage, unless the additional parking is associated with a phased, mixed use development, is interim in nature, and is temporarily located on land reserved for future phases not yet built.
- E. Maximum parking within the TOD District Overlay shall not exceed 100% of the minimum requirement calculated under the provisions of KMC 18.40.030.
- a. Applicants may be allowed to exceed the maximum parking if the applicant can produce a parking study that demonstrates probable on-site parking needs that are significantly higher than similar uses. This traffic study shall be subject to review by the city manager before approval for additional parking is granted. All parking granted in excess of the maximum shall be provided in a structured parking garage or under building and screened from the street frontage.
- F. All other parking requirements shall be as provided in KMC Chapter 18.40.

18.29.080 Design Requirements.

Development within the TOD District Overlay shall comply with Standard 1 provisions of the Downtown Design Standards, as set forth in KMC Chapter 18.52.

In addition, the following design requirements shall apply:

- A. Relational Setback Requirements: Any proposed development within the TOD District Overlay adjacent to an existing single-family zone (R-1, R-4, or R-6) shall be required to provide an interior

ground-level setback of 15 feet on the side of the property facing the single-family zone, unless a larger setback is required in the underlying zone. In that event, the larger of the two setback requirements shall govern. The setback required by this Subsection shall be landscaped with Type II landscaping as defined in KMC 18.35.040B to provide a visual buffer.

18.29.090 Connectivity Requirements.

The TOD District Overlay should remove impediments to pedestrian use of the district and the downtown area by fostering the creation of an extensive network of sidewalks and pedestrian walkways.

Development proposals within the boundaries of the TOD District Overlay that elect to develop under the provisions of KMC Chapter 18.29 shall:

- A. Provide any direct pedestrian connections between proposed development and transit facilities, or arterials providing transit access in order to minimize walking distances to transit.
- B. Comply with the Downtown Design Standards pertaining to pedestrian walkways, as set forth in KMC 18.52.100.
- C. Properties abutting water bodies (i.e., wetlands, rivers, lakes, or streams) shall provide a public access trail paralleling the water body from one property line to the next with setbacks that are consistent with the requirements of KMC Title 16, Division I, and KMC Chapter 18.55. The public access trail shall connect to a public right-of-way.
 1. Where a development proposal abuts a property with a public access trail segment, the public access segment on the subject property shall connect to abutting property public access segment(s).
 2. The public access easement for public access trails shall be documented on the face of the plat or plan and recorded with the King County Department of Records and Elections. Public access easements shall run with the land in perpetuity.

18.29.100 Significant Tree Grove Retention

A. Definitions:

1. **Significant Tree Grove Definition:** A significant tree grove shall consist of 2 or more trees with a minimum of 5.5 tree units total. A qualifying tree has 2 tree units minimum. The maximum distance measured in feet between qualifying trees shall be equal to 2 times the critical root zone in order to be defined as a significant tree grove. For example a 24-inch d.b.h. tree must be within 24 feet of another tree in the grove to be included in the significant tree grove. A tree of any size that is topped or considered a "hazard tree" as defined in KMC 18.20.3084 may not qualify as part of a significant tree grove as herein defined. For purposes of this chapter, a significant tree grove may not contain trees that are located within a critical area or critical area buffer protected under KMC Chapter 18.55. A significant tree grove is not the same as a "grove," as defined in KMC 18.20.1273.
2. **Tree Units:** See KMC 18.57.060.A for translation of diameter at breast height (d.b.h.) to tree units.

B. Applicability:

1. If the underlying zone within the TOD District Overlay requires tree retention as provided in KMC Chapter 18.57, then the provisions of KMC Chapter 18.57 shall be retained. If KMC Chapter 18.57 exempts a property from tree retention then it shall remain exempt.
 2. Development proposals within the boundaries of the TOD District Overlay that elect to develop under the provisions of KMC Chapter 18.29 shall be eligible to benefit from providing less parking or more dwelling units or any combination of the two if the development retains one or more significant tree grove(s) as defined in this Section in perpetuity. A development may be able to benefit from both reduced parking and additional dwelling units by preserving a significant tree grove so long as the same tree credits are not counted towards both reductions in parking and additional bonus dwellings. Trees or groves retained through the provision of KMC Chapter 18.57 may count towards the significant tree grove retention if they meet the definitions found in KMC 18.29.100.A.
 3. Tree on Property Line: In instances where one or more trees that would qualify as part of a significant tree grove is located on a property line such that the tree is on more than one property, and the properties are in separate ownerships, the tree shall qualify to be counted as part of a separate tree grove by each property owner.
- C. Reduced Parking: In order to retain qualifying significant tree groves, required parking may be reduced at the maximum rate of one stall per each 5.5 Tree Units. Parking quantities may be reduced up to a maximum of 20% from the parking requirement after other reductions are applied, if any.
- D. Residential Bonus Units:
1. In order to retain qualifying significant tree groves, residential units are offered at the rate of one bonus unit per each 11 Tree Units preserved. Grove bonus units are not included in maximum unit density calculations. Grove bonus units are not subject to the affordability requirements of KMC 18.29.060.
- E. Significant Tree Grove Preservation Requirements:
1. Tree Protection Plan Required. A tree protection plan as identified in KMC 18.57.050 shall be required for any development application proposing to protect one or more significant tree groves through this Section.
 2. Recorded on Title. The map of significant tree groves preserved through this Section, along with a covenant preventing removal, shall be recorded and shown on the property title.
 3. Subject to Tree Protection Measures of KMC Chapter 18.57. Significant tree groves protected under this Section shall be subject to the tree protection measures during construction found in KMC 18.57.090, the post-construction replacement, financial guarantee, and maintenance requirements of KMC 18.57.100, and the penalties and enforcement of KMC 18.57.110.

ADD A NEW DEFINITION TO CHAPTER 18.20 AS FOLLOWS:

18.20.1995 Parking management plan.

"Parking Management Plan" means a plan developed by a property owner or applicant that clearly identifies the short- and long-term parking management methods used to ensure that on-site parking provided on a property is adequate to meet anticipated parking demands. Parking management methods can include but are not limited to transportation demand methods that include on-site parking enforcement, signage, and parking fees.

AMEND THE FOLLOWING SECTIONS OF CHAPTER 18.52, DOWNTOWN DESIGN STANDARDS, AS FOLLOWS:

18.52.070 Applicability.

A. Design standards shall apply as depicted in Figure 18.52.070.A.1.

B. A property owner or developer electing to develop under KMC Chapter 18.29, Transit-Oriented Development District Overlay, shall comply with Standard 1 as described in Subsection C. below.

B-C. The components of the design standards shall apply as follows: (X = design component required under the specific standard)

(Relabel remaining subsections in consecutive order...)

18.52.100 Pedestrian walkways.

A. Intent.

1. Pedestrian Network. To create on-site pedestrian networks from streets and drives to building entrances, through parking lots to connect buildings to the street (see surface parking location standards), and between sites.

2. Through Block Connections. To create through block connections between blocks of development, between streets, and connecting streets to public spaces.

B. Standards – Required.

1. Locations. Clear and visible pedestrian walkways shall be provided in the following locations:

a. Through Block Connections.

(1) Northwest Quadrant. If the property abuts a proposed pedestrian route designated in the Northwest Quadrant circulation plan, see KMC 18.52.110. In areas not identified on the circulation plan, one pedestrian walkway shall be provided for an average of every 300 feet

or less of street frontages in the north-south and east-west directions to create a linked pedestrian walkway system around and through the Northwest Quadrant. Distances may vary from exactly 300 feet to accommodate linking adjacent development on a case-by-case basis.

(a) Public spaces shall be linked to adjacent streets and developments.

(b) Exact locations of pedestrian walkways shall be determined at the time of development to accommodate linkages between adjacent developments.

(2) Northeast Quadrant **and TOD District Overlay**. In the Northeast Quadrant **and for properties electing to develop under KMC Chapter 18.29 in the TOD District Overlay**, one pedestrian walkway shall be provided between the north and south end of the property, spaced an average of every 300 feet or less of street frontages. The walkway must connect with walkways located on other properties established in accordance with this condition. Distances may vary from exactly 300 feet to accommodate linking adjacent developments on a case-by-case basis. The comprehensive plan downtown circulation concept shall be a general guide to priority pedestrian links.

(a) Public spaces shall be linked to adjacent streets and developments.

(b) Exact locations of pedestrian walkways shall be determined at the time of development to accommodate linkages between adjacent developments.

b. Street to Building Entrances. Between a public right-of-way and building entrances where the building is set back from the street, sidewalk, or parking area.

c. Parking Lots to Building Entrances. Between parking lots and building entrances.

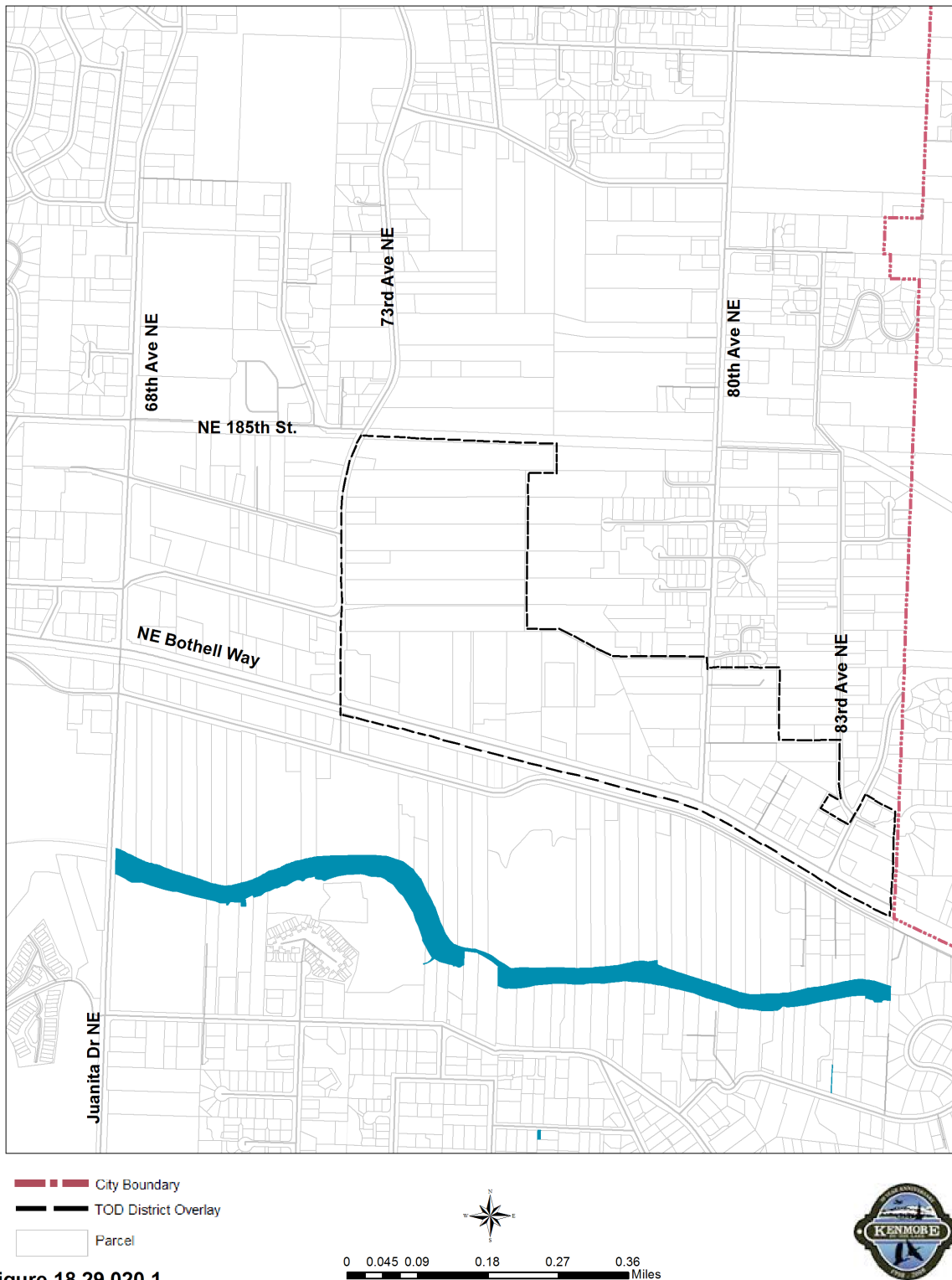
d. Building to Building. Between buildings where multiple structures are a part of a single development project.

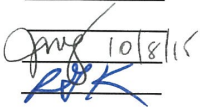
e. As identified on the Northwest Quadrant circulation plan, which is located in KMC 18.52.110.

(Remaining subsections remain unchanged)

Attachment 2

TOD District Overlay



Subject/Topic: Contract 15-C1445 with Langton Spieth for Sound Transit 3 Project List Advocacy	For Council Meeting Agenda of: October 12, 2015 Department: City Manager's Office Prepared by: Rob Karlinsey, City Manager <u>Initial & Date</u>  Approved by Department Head: Approved by City Attorney: Approved by Finance Director: Approved by City Manager:
Proposed Council Action/Motion: Approve Contract 15-C1445 Amendment with Langton Spieth for Sound Transit 3 Project List Advocacy, for a total contract amount of \$53,500 plus incidental expenses	Exhibits/Attachments: Langton Spieth Phase 2 Scope Proposal Langton Spieth Company Profile
Expenditure Required \$53,500* Amount Budgeted \$0 Appropriation Required \$53,500*	
*Plus incidental expenses such as parking fees	
<u>INFORMATION/BACKGROUND:</u> The Sound Transit Board is expected to place a measure on the ballot in 2016 for the next round of Sound Transit expansion projects. Known as Sound Transit 3, this next wave of projects has the potential to bring additional transit such as bus rapid transit and light rail to areas like Kenmore and north Lake Washington. Under the direction of the Sound Transit Board, Sound Transit staff and their consultants are evaluating potential projects that may be included and funded as part of the 2016 Sound Transit 3 (ST3) ballot measure. Earlier this year, the Kenmore City Council identified and directed city staff to advocate for the following projects to be included in the ST3 package: • Bus Rapid Transit (BRT) on NE 145th Street (SR 523). With a new light rail station planned and funded for NE 145th Street in Shoreline at Interstate 5 (final design to begin later this year; completion anticipated in 2023), getting Northshore residents to that light rail station is going to be crucial. The NE 145th Light Rail Station's 500-car parking garage will handle only a fraction of the thousands of daily commuters that will descend upon that station. NE 145th Street will be a key spoke in conveying commuters to the Light Rail Station, and NE 145th Street in its current condition is inadequate. In partnership with our neighboring cities, including Shoreline, we should advocate for <u>Bus Rapid Transit lanes and facilities to be constructed on NE 145th from Bothell Way to the future Light Rail Station.</u> • Bus Rapid Transit (BRT) and Ultimately Light Rail on SR 522. We advocate for two ST3 projects that will connect the I-5 Light Rail System with UW Bothell and the I-405 corridor via the SR 522 corridor: 1) Construction and implementation of BRT on SR 522 Bothell Way; and 2) A Light Rail Study for Bothell Way, with the intention of funding Light Rail along the SR 522 Bothell Way corridor in a future funding package. • Structured Parking Along the Bothell Way Corridor. Park & Rides along the Bothell Way corridor are	

often full to capacity, resulting in parking spillage into surrounding neighborhoods. Transit service providers have a responsibility to provide adequate parking for their customers and thereby reduce overflow and resulting negative effects on Kenmore residents and businesses. We recommend advocating for structured parking garages along SR 522 as part of ST3. One or more of these parking garages should be part of a mixed use development and thereby serve a dual purpose—transit parking by day and resident parking by night. As such, a public-private partnership could be arranged that would maximize value from both public and private dollars.

Given the magnitude of the above transit priorities, their long-term impact on the Northshore region, and the number of citizens and businesses that could benefit, the city manager recommends putting strategic and focused resources into advocating for these ST3 projects. This initiative looks into the future to 2035 and beyond, and as one Kenmore resident recently said, “We will not have the chance to press the re-do button” on getting Kenmore’s transit priorities incorporated and funded into Sound Transit’s ST3 initiative.

In June of this year, the city manager contracted for the services of Langton Spieth, a public affairs firm specializing in advocacy of regional policies and organizing communities around policy issues such as ST3. Langton Spieth’s services proved to be effective and resulted in helping the city rally the community and advocate for Kenmore’s above priorities to be added to the list of ST3 projects to be considered. Kenmore’s priority projects were indeed added to the ST3 potential project list at the ST Board’s August meeting, and Langton Spieth’s services and expertise were instrumental in achieving this success.

The success of being added to the ST3 list was also a result of a community advocacy group that has formed, known as 522 Transit Now! This coalition’s ST3 priority projects are the same as the City’s; and this coalition has partnered with the City in these efforts. Langton Spieth, under the direction of the city manager, has supported the City’s and the coalition’s efforts to form and be a voice for ST3 projects that will benefit Kenmore.

Now that the Sound Transit Board has added Kenmore’s priority projects to the ST3 potential projects list, even more work, advocacy, and strategic thinking will be needed in order for Kenmore’s priorities to remain on the list through Sound Transit’s whittling down process. The voices of our citizens both individually and through the 522 Transit Now! coalition will need to be even more united, stronger, and focused as this difficult and competitive narrowing down process proceeds.

As a result, the city manager recommends that the Kenmore City Council approve an amendment to the Langton Spieth contract that will continue their services through May of 2016, which is when the ST Board will be expected to vote to finalize the project list and call for an election for the ST3 ballot measure. Langton Spieth’s experience, expertise, regional contacts, and work will be needed more than ever to keep Kenmore’s priorities on the ST3 list.

Langton Spieth’s proposed scope of work for October 2015 through May 2016 services is included in the attached contract amendment.

FISCAL CONSIDERATION:

From June through September of 2015, the City has paid \$21,500 for Langton Spieth’s services. A contract amendment of \$32,000, bringing the total contract amount to \$53,500 plus incidental expenses is needed to continue Langton Spieth’s services through May of 2016. The funds for these services are not currently budgeted; however, year-to-date general fund revenues and expenditures are tracking better than budgeted, and the city manager recommends appropriating this proposed expenditure in the mid-biennium budget amendment, which will come forward for City Council consideration in the coming weeks.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Council Goal #1 Multimodal Transportation Safety

Council Goal #2 Economic Development

Comprehensive Plan Policies:

Goal T-4. Encourage public transportation, non-motorized travel, and other transportation strategies that reduce the need for automobile travel, especially by single-occupant vehicles (SOV).

Objective T-4.1 Support expansion of local and regional transit service within Kenmore that provides linkages to regional destinations.

Policy T-4.1.4 Support high capacity transit service, preferably light rail, on or along SR-522, along with a light rail station in Kenmore.



Langton Spieth, LLC

Phase 2 Proposal

**Community Engagement/Organization Program Development and
Implementation
for the City of Kenmore and partners**

The City of Kenmore and the 522 Transit Now! Coalition have made great strides in getting Kenmore's priority projects on the ST 3 project list for further study. The hard work begins now as Kenmore works to keep its projects on the list for the next round of cuts and ultimately on the ballot measure that will go to voters in November of 2016. To do that we will need to engage ST staff, continue to work with ST board members and build the 522 Transit Now! Coalition for further community support and engagement in the process.

Scope of Services for Phase 2:

- Continue to build the coalition's Steering Committee
- Plan, coordinate and conduct Steering Committee meetings (and or assist a chair in conducting meetings)
- Work with Kenmore staff to develop our "case" based on the ST board criteria for projects moving forward
- Conduct all back of house activities including facebook postings, neighborhood websites/FB pages and coalition notices/outreach
- Continue to reach out to representatives from Bothell and LFP to grow and strengthen our coalition and political efforts
- Further develop the plan for the coalition development and ongoing sustainability
- Plan and implement kick off meeting for full coalition in partnership with the coalition Steering Committee and city of Kenmore staff
- Work with City Manager to coordinate and implement a meeting of city managers
- Assist with political strategy related to outreach to key elected officials, ST board and ST staff
- Assist with strategy related to attendance and engagement with ST board meetings, ST public meetings, etc

Phase 2 Project estimated hours per month and proposed fees:

Estimated 18 - 22 hours per month
\$4000 per month (plus approved expenses such as parking)

Phase 2 Timeline:

October 2015, - May 2016

DRAFT



Our Partnership:

Langton Spieth provides public affairs, economic development and organization consultation to corporate, public and non-profit clients. Our partnership, founded in 2002, offers clients the best of our combined 30 years in leadership positions at the regional and state levels. Our goal is to help clients achieve their objectives in these areas by ensuring they are well informed, well positioned, and well represented.

Our Practice:

Our clients include...

- ▲ Individual and corporate interests looking for strategic counsel and advocacy
- ▲ Public agencies interested in change or engaging the community
- ▲ Not-for-profits in pursuit of growth and accomplishment

Some of the ways we can help...

Create public / private partnerships
Facilitate government & community processes
Develop community outreach programs
Provide strategic counsel on project development
Represent at the local, regional and state levels
Raise funds for projects or campaigns

Reinvent organizations
Position your community to better compete
Build coalitions and grassroots support
Strengthen your communication program
Manage projects and contracts
Facilitate your retreat and train your Board

Sample client list...

Cascade Water Alliance
Bellevue Downtown Association
Overlake Hospital Medical Center
Kirkland Parkplace
Sound Transit / CH2M Hill

Factoria Mall
City of Bellevue
Wright Runstad & Co.
Leadership Eastside
Friends of Cedar River
Watershed

Kirkland Chamber / City of Kirkland
Meydenbauer Center
Ronald Wastewater District
Shoreline Water District

Our Team:



Sarah Langton served for six years as President/CEO of the Bellevue Chamber of Commerce, capping a 14 year career leading chambers in the Puget Sound region. Sarah is a Certified Chamber Executive and has served on the boards of state and national business organizations including the Association

of Washington Business (AWB), Seattle King County Economic Development Council, and the American Chamber of Commerce Executives (ACCE).

She is a Puget Sound native and lives with her husband Todd and two daughters in Sammamish.

"It's all about results. Pure and simple. That, and having a little fun along the way."



Betty Spieth-Croll was Staff Director of the Washington Transportation Alliance, a statewide coalition of business and labor leaders dedicated to finding solutions to the state's transportation problems. This followed a 15-year career directing chambers of commerce in

Seattle and East King County. Betty has served on various state and regional boards including the Housing Partnership, Neighborhood Business Council, the Seattle King County EDC, and Washington Chamber of Commerce Executives. Betty has lived in Seattle for over 30 years, is married to Tim, and has two grown sons.

"We'll help you fit the pieces of your project together to create the big picture success you want."

October 2013

P.O. Box 5041 BELLEVUE WA 98009
MOBILE: 425.442.7723
FAX: 425.898.9033
SARAH@LANGTONSPIETH.COM

5927 MERIDIAN AVE N
SEATTLE, WA 98103
MOBILE: 206.551.1721
BETTY@LANGTONSPIETH.COM

Subject/Topic:
St. Vincent de Paul Wall Mural Proposal

Department: City Manager's Office

Proposed Council Action/Motion:
Discuss artist proposal and provide direction

Approved by Department Head:

Approved by City Attorney:

Approved by Finance Director:

Approved by City Manager:

NA
Aug 10/2/15
RDK

Attachment 1: Mural Project Proposal

Attachment 2: Summary of Mural Survey Responses

Appropriation Required \$11,850

In response to the “For the Love of Kenmore” event with Peter Kageyama, Assistant Planner Samantha Loyuk came up with the idea of having a community mural painted on the western exterior wall of the St. Vincent de Paul (SVdP) thrift store.

In the process of exploring options, former Kenmore resident Amberly “Gaul” Culley and current resident Staci Adman proposed a community-based approach to designing and painting a mural. This approach includes seeking feedback, guidance, and financial support (in the way of fundraising) from the community.

FISCAL CONSIDERATION:

According to the proposal, the City would provide up to \$11,850 in funding for the mural's design and implementation (just under 45% of the mural's total estimated cost). The breakdown is as follows:

- \$3,500 in an up-front design fee
- Up to \$6,500 in matching funds for community donations (\$10,000 less the already-paid design fee)
- \$1,500 for a portion of mural supplies and materials
- \$350 to cover half the cost of a “Coming Soon” banner (other half paid for by SVDP)

IX. C. St. Vincent de Paul Wall Mural Proposal - Rob Karlins...

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

2. To continue to implement the Economic Development Plan with an emphasis on the following key points:

- Promote the image of Kenmore
- Create a vibrant walkable downtown

Priority-Based Budgeting Objectives:

Collaboratively encourages and supports opportunities to focus on the arts, advance cultural enrichment, cultivate historic preservation, offer community events and provide life-long learning opportunities

Builds a strong sense of community togetherness through partnerships and events that stimulate public involvement



Kenmore, WA, 1952. Photo credit Museum of History and Industry
From the Museum of Grit and Determination.

Cultural and Historical Mural Project Proposal Kenmore, WA

October 12, 2015

**Proudly proposed and presented to the
Kenmore City Council**

by the Artists:

**Amberly “Gaul” Culley
Staci Adman**

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Letter of Support from Kenmore Heritage Society

“Sense of Place” Document

VISION

To “tell the history of Kenmore” through imagery that resonates with the community in the form of an interactive, educational mural about the cultural history of our city.

INSPIRATION

This 188-foot by 12-foot wall¹ is located along 73rd Avenue NE, a well-traveled major arterial in Kenmore. A sidewalk abuts the entire length of the wall, meaning that pedestrians see it when they walk by. Additionally, because there is no planting strip between the sidewalk and the street, vehicle traffic is also able to clearly see the wall. For these reasons, the City has determined that artwork along this wall would be of public benefit to Kenmore citizens.

“Kenmore is a young city, and has the opportunity to become a model for other places around the country in regards to how they build the community through arts, culture and sense of place. This has been my intention for Kenmore for the last four years now as I have collaborated with the city, King County Arts Organization 4Culture, the Kenmore Heritage Society, local businesses and community members in creating inclusive multi-cultural, multi-year community-based events. The origin of these events began with my love for and research around the Sammamish River in my professional art practice.

Though I do not live in Kenmore currently, my husband's family are five generations deep within the city, and I consider Kenmore to be my “home”. I was excited for the opportunity to collaborate with multi-media Artist and long-time Kenmore resident Staci Adman to create an artwork that celebrates the rich history of our “home.” She has raised her family in Kenmore, has participated in many different community organizations over the last 17 plus years, and continues to be a property owner and significant contributor to the Kenmore community. Our passion together is to bring joy through art to the community in which we live.”

- A Gaul Culley

OBJECTIVES

1. Create a mural that is an asset to the city that incorporates the mission of the 20-year vision of the City of Kenmore.
2. Partner with the City of Kenmore, St. Vincent de Paul, the Kenmore Heritage Society, local businesses and community members in obtaining funding for this project.
3. Research and utilize important historical people, places, events and natural features that would make up the mural.
4. Create an interactive visual artwork that could be used as an educational tool about the history of Kenmore.
5. Deepen the community's “sense of place.” (See attached document.)

¹ As measured by the artist team.

a little about.... **THE ARTISTS**



A Gaul Culley

I am an Art Integration Specialist whose interests lie around individual, societal and global identity that is linked to place. An important part of my work is to create multi-cultural inclusive community engagement events in collaboration with municipalities, local businesses and non-profits whose purpose is to deepen a person's relationship to the place that they live.



Staci Adman

Staci received an associate's degree from Cottey College in Missouri and a BFA in Painting from the University of Washington, with special interest in egg tempera painting. After college Staci worked for a small jewelry studio in Seattle, but ultimately chose to focus on raising her two sons Nick and Ben. In recent years Staci has enjoyed working to involve the community, especially children, in art. This has included teaching art to students in the local schools and working with groups of students to create permanent art projects for the playground at St. Edwards State Park and Kenmore Junior High School. She was recently a board member of the Arts of Kenmore for several years and is on the Kenmore Art Show committee.

OUTCOME- A SENSE OF PLACE

What do we hope this mural will do for the community of Kenmore?

Simply, the mural will celebrate and tell the story of the cultural history of Kenmore. Because the scale of this mural and location are quite significant, our hope is that this stimulates a larger vision of incorporating arts and culture within the City of Kenmore. Our hope is that the artwork will tell the cultural and historical narrative of the city, deepening a sense of place of the community members and those who visit here. It will also contribute to Kenmore's 20-year vision of "a community that: is inclusive and family friendly, with a small town feeling that fosters a sense of belonging and pride and supports local arts, culture and history."

What is "Sense of Place?" and why is this important?

According to the State of Washington Chamber of Commerce:

"Community sense of place is an important aspect of life, although it can be challenging to describe. Having a sense of place encourages involvement within the community and helps people create neighborly bonds. It encourages people to be involved, to enjoy where they live or work, and to interact more with their surroundings. Having a sense of place fosters a safe environment for all. When a sense of place is achieved, and people want to live and work in a certain community or area, there can be energy savings that result. In compact communities, energy savings can result from variable housing sizes and types, more non-motorized or public transportation options, and from mixed- use development patterns.¹ If we have a real sense of place we gain more satisfaction from our environment and may be more willing to accept a higher density, mixed use, walkable community."

As a part of this proposal we have included the document from which this excerpt has come from; included is a significant bibliography for further reading on this subject matter.

PROPOSED TIMELINE

July 2015

- Identification of the wall as a possible site for a mural. Contact St. Vincent de Paul about the possibility of utilizing the wall for a historical mural.
- Collaborate with the City of Kenmore on obtaining community input about the mural; what the community believes is significant to include in the mural. (See attached document.)

September 2015

- The City of Kenmore releases the results of the community mural survey.
- Artists begin researching those topics and generating visual renderings of major topics.

October 2015

- Proposal to the City of Kenmore
- Identify community partners
- Establish a fundraising campaign for the mural.

November/December 2015

- \$3500 deposit paid to artists by the City of Kenmore, for research, development of the design of the mural by the City of Kenmore.
- Artists continue researching photo archives, interviewing “builders of the community.”
- Artists meet with local businesses, possible stakeholders for sponsorship of the mural.
- Artists develop a scale drawing of the proposed mural.
- Bank account established for donations.

January 2016

- Artists submit design proposal to mural oversight committee for approval.
- Marketing materials are created.

February 2016

- Banner or display board is installed in front of the mural site.
- Presentation about the mural given by Artists, St. Vincent de Paul and City of Kenmore officials, and major stakeholders at the site.
- Community fundraising campaign officially begins.
- Mural is marketed through all social media sites.
- Mural and interview is highlighted in local print and online newspapers. “For the love of Our City.”

March 2016

- Materials are purchased that are not donated by local businesses.

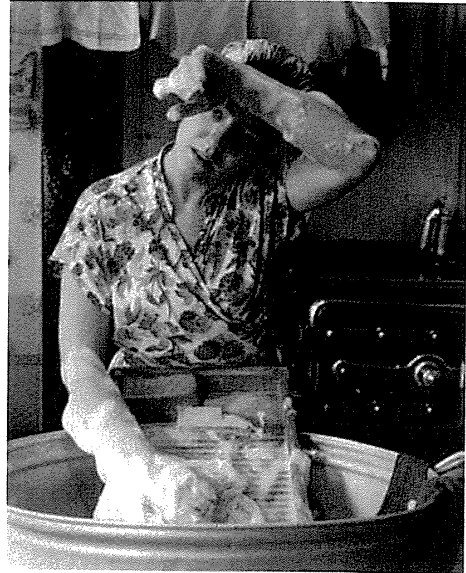
April-June 2016

- Artists begin painting the mural.
- Social media campaign; Meet the Artists at the Mural.
- Anti-graffiti coating applied to the mural.

September 2016

- Completion of Mural

HOW ARE WE GOING TO RAISE MONEY?



GOOD QUESTION! Our hope is that this mural will be paid for mainly by the community. Here are a couple ideas that are in the works. There are more ideas that may also be included as the project gets underway.

- Asking for donations from local businesses and community members.
- Create a website where people could donate via PayPal.
- With the assistance of the Kenmore Heritage Society, develop programming around major cultural and historical parts of the mural where community members would pay a small fee to come and learn about an important historical component of the community.
- Partner with local businesses on having a donation box where community members can donate at the cash register.
- Create limited edition merchandise where 100% of the proceeds go to the cost of the mural. This merchandise would be sold at City Hall, local businesses, online
- Establish holiday events at local businesses where part of the proceeds goes to the mural project.
- Apply for and win grants.
- Have a holiday fun run or kayak activity where the proceeds go to the mural project.
- Organize a bake sale/merchandise sale at the local schools.
- Ask for corporate donations from King County foundations and non-profits.
- Establish a kick-starter campaign.
- Ask businesses, foundations, and corporations for matching funds to local community members donations.

CITY OF KENMORE COSTS AND RESPONSIBILITIES IN A SNAPSHOT

- Pay initial \$3,500 design fee to artists begin the project (due by Dec. 1, 2015)
- Match community donations dollar-for-dollar up to \$10,000 (the up-front \$3,500 design fee will be deducted from this amount)
- Pay for up to \$1,500 of the cost of materials
- Assist the artists by periodically posting process and progress reports to the community about the mural through standard web and print marketing channels
- Cover 50% of the cost of the "Coming Soon" marketing board/banner to be placed at the site prior to painting the mural

ST. VINCENT DE PAUL COSTS AND RESPONSIBILITIES IN A SNAPSHOT

- Prepare wall for mural application
- Accept responsibility for the liability insurance of the wall.
- Cover 50% of the cost of the "Coming Soon" marketing board/banner to be placed at the site prior to painting the mural
- Assist the artists by periodically posting process and progress reports to the community about the mural through SVdP's standard web and print marketing channels
- Maintain the integrity of the mural once it is complete

COMMUNITY COSTS AND RESPONSIBILITIES IN A SNAPSHOT

- Donations to defray the costs of implementing the mural
- Assist the artists by periodically posting process and progress reports to the community about the mural
- Provide supplies and materials not covered by the City of Kenmore

BUDGET BREAKDOWN

We have attempted to make this as clear and easy as possible in the breakdown. If there are questions, please ask us for further clarification. The page above suggests which stakeholders pay for what.

COST OF MURAL DESIGN AND IMPLEMENTATION

The estimated total cost of mural design and implementation is \$27,260. This is based on a \$10/square foot for a 2265 square foot wall (as measured by the artist team), plus the cost of materials and a "Coming Soon" banner. This is at the very low end of standard muralist fees, which range from \$10-\$35 per square foot. We are offering our services at a significant discount as a contribution to our community.

DESIGN PROCESS (Non-refundable; payable by Dec. 1, 2015) To include research, design, and visually articulate as a scale drawing. This includes up to two design revisions.	# of hours	RATE OF PAY (PER HOUR)		TOTAL
A Gaul Culley	50	\$35	\$1750	
Staci Adman	50	\$35	\$1750	
				\$3500*
IMPLEMENTATION To include scaling of artwork, painting, community engagement, application of the anti-graffiti coating. (This is the square footage rate less the design fee.)				\$19,060
MATERIALS To include but not limited to paint, brushes, drop cloths, ladders, scaffolding/lift, and anti-graffiti coating.				\$4000
BANNER (The banner cost will be split 50% between the City of Kenmore and St. Vincent de Paul.) This includes the digital formatting as well as the ridged or non-rigid banner.				\$700
GRAND TOTAL				\$27,260

*One design sketch and two revision sketches are included in this number. Additional sketches are \$300 each.

SOURCES OF FUNDING FOR MURAL DESIGN AND IMPLEMENTATION

CITY OF KENMORE Dollar-for-dollar match of community donations, up to \$10,000 (\$3,500 of which would be paid up-front to artists as non-refundable design payment) Up to \$1,500 for supplies and materials, and \$350 for 50% of the Coming soon banner.				\$11,850
COMMUNITY DONATIONS				\$15,410

GRAND TOTAL				\$27,260
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OTHER COSTS AND RESPONSIBILITIES

Marketing and Banner

From time to time we will ask assistance from the City of Kenmore, St. Vincent de Paul and our Community sponsors to help us reach the community by posting process and progress reports about the mural through their standard web, print and social media channels.

Banner

The City of Kenmore and St. Vincent de Paul will share the cost (50 percent each) for a “Coming Soon” banner to be placed at the site prior to the painting of the mural. St. Vincent de Paul would be responsible for the installation of the banner at the mural site.

Wall Preparation

St. Vincent de Paul’s maintenance team will ensure that the wall is in good repair and prepared for the painting of a mural.

Long-term Maintenance of Mural

St. Vincent de Paul will commit to maintaining the integrity of the mural once it has been completed.

Oversight Committee

Staff representation from both the City of Kenmore and St. Vincent de Paul will sit on a mural oversight committee to ensure that the mural design reflects the needs and values of the community and of St. Vincent de Paul.

Major Stakeholder Recognition

We would like to include a list of major stakeholders within the mural. This donor list could also be incorporated into a plaque and placed at the site. Any costs for such a plaque would be taken care of using community sponsors and donations.

Fundraising

The artists, Gaul Culley and Staci Adman, will be responsible for all community fundraising efforts.

September 7, 2015

Brennan Jernigan
City Manager's Office
City of Kenmore
18120 68th Ave NE
Kenmore, WA 98028

Dear Brennan:

We are sending you this letter to provide you with evidence of our support for the City of Kenmore/St. Vincent de Paul Mural Project. We have been very satisfied with the process we have been involved with the past few months to develop a sound and reasonable framework for how the mural should be approached and what it should say in terms of visual imagery.

As we have discussed, the goal of the mural will be to "tell the story of Kenmore" through imagery that resonates with the community. We thought the input process developed by the City of Kenmore for receiving input was thoughtful and inclusive.

We want to make several key points about where the project is now and how we move forward.

1. We will work as a partner with the City of Kenmore to help create a mural that is an asset to the city. That is our first priority. With that in mind we will actively support the approach you recommend for securing artists, establishing the timeline and getting the project completed.
2. We are keenly interested in the capabilities and approach offered by the artists Gaul and Staci. They clearly have the passion, the capability and the interest to do this project. As you know, I have been impressed with their community roots, their approach to the work and their overall desire to do the best they can for the City of Kenmore.
3. Gaul and Staci have been keen all the way along on this project regarding the overall need for community involvement, but also not to the point where it undermines our objectives or the work of the artists. That is an important consideration.
4. I also want to point out that their community roots and love for Kenmore is a big asset. We have discussed that from the very beginning.
5. We believe Gaul and Staci should be given serious consideration for this project. That said, we are also a partner with the City of Kenmore on this project, and we will work cooperatively with you folks on the direction that is approved. Similarly, if their approach is not approved, we remain very interested in continuing to explore how we execute this project with the city of Kenmore.

Thanks Brennan. I will be out of town for several weeks and will get back together with you after September 22, 2015.



Jim McFarland
Director of Marketing & Communications

M E M O R A N D U M

September 27, 2015

To: MR. ROB KARLINSEY, City Manager, Kenmore, WA
From: Board of Directors, Kenmore Heritage Society
Re: Kenmore Mural Project

Rob, this is to advise you that we enthusiastically endorse a proposal from Staci Adman and Gaul Culley for a mural with a history theme to be created on an outside wall of St. Vincent DePaul on 73rd Avenue NE.

Our organization has agreed to become a major co-sponsor. We intend to support this worthy project by sharing historic photos, previewing content to assure historical accuracy; making a cash donation (amount to be determined); and assisting with other elements of the project.

We foresee these benefits:

- Increased public awareness of Kenmore's rich and colorful history;
- Public art that will be seen by thousands of motorists, bicyclists, and walkers;
- Enhance Kenmore's civic personality and image.
- An opportunity to watch a prototype take shape, keeping in mind it could become the first in a series of murals created in the city.

Please contact us if you have questions.

Thank you.

Sincerely,

ANNETTE EATON, president, and the
Board of Directors of the
Kenmore Historical Society
PO Box 82027
Kenmore, WA 98028
(206) 930-9521



Department of Commerce

Innovation is in our nature.

Sense of Place

A Discussion Paper of Energy Aware Communities

February 2012

Brief: Community sense of place is an important aspect of life, although it can be challenging to describe. Having a sense of place encourages involvement within the community and helps people create neighborly bonds. It encourages people to be involved, to enjoy where they live or work, and to interact more with their surroundings. Having a sense of place fosters a safe environment for all. When a sense of place is achieved, and people want to live and work in a certain community or area, there can be energy savings that result. In compact communities, energy savings can result from variable housing sizes and types, more non-motorized or public transportation options, and from mixed-use development patterns.¹ If we have a real sense of place we gain more satisfaction from our environment and may be more willing to accept a higher density, mixed use, walkable community.

Problem

As our society grows, the less and less social interaction we may actually have. Many people in our younger generations have more friends in social media websites than they actually have in real life. Fewer children seem to play outside after school, opting for more solitary indoor activities, such as watching television or playing video games. For some, the feeling that we belong to a community or neighborhood is

¹ Additional papers are provided in the Energy Aware Communities webpage discussing these other attributes

becoming a thing of the past. Places that lack a sense of place are sometimes referred to as placeless or inauthentic. These landscapes are those that have no special relationship to the places in which they are located. They could be anywhere; roadside strip shopping malls, gas stations and convenience stores, fast food chain restaurants, and chain department stores are often cited as examples of placeless landscape elements. Often chain stores use a standardized architectural style in multiple communities, leaving people with a somewhat homogenous feeling, with no real distinction between communities. Even some more established sites or districts have become heavily commercialized for tourism. A classic description of such placeless places is Gertrude Stein's "there is no there there".



Neighborhood sign, Olympia, WA

Introduction

The term sense of place has been defined and used in many different ways by different people. To some, it is a characteristic that some geographic

places have and some do not, while to others it is a feeling or perception held by people and not by the place itself. It is often discussed in relation to those characteristics that make a place special or unique, as well as to those that foster a sense of authentic human attachment and belonging.

One definition of sense of place is that a place comes into existence when humans give meaning to a part of the larger, undifferentiated space. Any time a location is identified or given a name, it is separated from the undefined space that surrounds it. Some places, however, have been given stronger meanings, names or definitions by society than others. Places said to have a strong "sense of place" have a strong identity and character that is deeply felt by local inhabitants and by many visitors.

Sense of place is a social phenomenon that exists independently of any one individual's perceptions or experiences, yet is dependent on human engagement for its existence. Such a feeling may be derived from the natural environment, but is more often made up of a mix of natural and cultural features in the landscape, and generally includes the people who occupy the place.

For example, Trinity, North Carolina is undertaking a Center City Plan process. They are publicly discussing why urban design and placemaking is important. Materials on their website describe it as, "the art of making places for people." They recognize the successful examples in surrounding communities but highlight that, "it is important that

Trinity establishes an identity that is unique and appropriate to our culture and history." For more information about Trinity's efforts, please visit www.trinity-nc.gov and click on Center City Plan.

Sense of place may not have a direct association with energy use or its generation. However, we specifically include it in this series about energy aware communities. This is because as we encourage communities to increase density and intensity within urban areas, through infill or other compact growth strategies, we want to note the importance of keeping (or making) them places where people want to live, work, and recreate. Sense of place, while often challenging to plan for and implement, is a vital component of community.

An important component when creating sense of place is urban design. Urban design considers the aesthetics of places but also much more. It involves the way a place makes one feel, how places connect, and how buildings interact with the public realm (such as sidewalks, views from parks or plazas, access from streets and transit stops, etc.).

Implementation Considerations

Understanding how sense of place develops and changes is relevant to understanding how people interact with their environment in general and considering how this interaction may become more sustainable. For these reasons, human geographers and social

psychologists have studied how a sense of place develops, including the importance of comparisons between places, learning from elders and observing natural disasters and other events. Of particular note is the importance of childhood experiences.

The special bond which develops between children and their childhood environments has been called a 'primal landscape' by human geographers. This childhood landscape forms part of people's identity and constitutes a key point of comparison for considering subsequent places later in life.



Benches and public art in downtown Ellensburg

What types of places, or urban amenities and locations within the community, should be considered and planned for? Sense of place must be locally determined and will be different in each community.

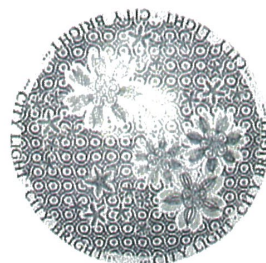
For some jurisdictions, a strong theme (such as Leavenworth's Bavarian architectural style) gives multiple opportunities to create sense of place. Many beach communities can make use of a destination getaway theme, or a vibrant urban waterfront place. Other communities, without a distinct geographic setting to build from, may benefit from creating public

spaces (e.g., a farmer's market, town square or plaza) or protect elements of the natural environment (tree protection ordinances that require preserving certain trees during development). Still others will focus on downtown area enhancements, such as provision of benches, hanging flower baskets, and banners from street lights in a defined area.

Many of these or similar strategies are available for urban, suburban, and rural settings.

In [*Pedestrian- and Transit-Friendly Design: A Primer for Smart Growth*](#), author Reid Ewing outlines how urban design differs from planning. Ewing highlights elements of successful urban design to create spaces that are inviting for pedestrians and transit users. The guide provides examples as well as photographs and illustrations of essential features.

There are also relatively low cost and low maintenance options a community can take to highlight an area, such as downtown. Some cities have distinct manhole covers made, enhance street signage design, or find creative ways to engage with pedestrians. For example, the Downtown Spokane Partnership added "mini-maps" to the sidewalks at intersections throughout the downtown.



Hatchcover Art in Seattle, Seattle City Light

Examples

The **City of Kirkland** is known for its pedestrian-oriented, walkable downtown. Residents and visitors make use of frequent and well marked crossings and a complete sidewalk network. Kirkland has a "PedFlag" program, which provides bright yellow flags that pedestrians can carry or wave while crossing streets.



Pedestrian Flags at crosswalks in Kirkland

The **Town of Waterville** added a large statue at the town's main entrance along Highway 2. In addition, Waterville added hanging flower baskets along its main street.

The **City of Ellensburg** has a quaint and charming downtown. The amenities, such as pedestrian scale lighting, benches, clocks, and mailboxes make it a pleasant place to spend time. The on-street parking and short blocks make walking an easy choice for most visitors. In addition, the downtown manages distinction from the college but

remains welcoming to students as well as permanent residents.



Clock at intersection, downtown Ellensburg

The **City of Vancouver** has focused attention on the Esther Short Park. The park is a community gathering place for the farmer's market and other events.



Farmers Market at Esther Short Park, Vancouver, WA

There are many opportunities to make public spaces and communities more memorable and enjoyable. These can be relatively simple, such as adding colorful banners to downtown area street lighting poles. Some jurisdictions may choose to change the banners seasonally, or add American flags

during certain holidays, such as Fourth of July and Veteran's Day. Adding flowering hanging baskets in summer can be a great way to enhance aesthetics, but provisions must be made for watering and maintenance. Working with a downtown association or chamber to facilitate any such enhancements may be an option.

Other strategies, such as installing welcome signs, neighborhood signs, public art, community clocks, or public plazas will likely require more planning and investment.

So, while sense of place does not directly tie to energy, communities that create a sense of place are likely to attract infill and redevelopment projects, contain densities that support transit, and promote walking and bicycling as transportation modes.

Additional Resources

Making Sense of Place, Portland, OR, YouTube [video](#)

[Eleven Principles for Creating Great Community Places](#), Project for Public Spaces

Ewing, Reid. [Pedestrian- and Transit-Friendly Design: A Primer for Smart Growth](#)

[Sense of Place: Create Paradise Where You Are](#), Online TDM Encyclopedia, Victoria Transport Policy Institute

City of Kirkland, [Pedestrian Flags FAQ](#)
Smart Growth Online, [Foster Distinctive, Attractive Communities with a Strong Sense of Place](#)

Sources

Dr. Yi-Fu Tuan, *Landscapes of Fear*. 1980.

Gertrude Stein, *Anyone's Autobiography*. 1937

Dr. Tom G. Measham (2006) Learning about environments: The significance of primal landscapes, *Environmental Management* 38(3), pp. 426–434

Bixler, R. D., M. F. Floyd, and W. E. Hammitt. Environmental socialization: Quantitative tests of the childhood play hypothesis, *Environment and Behavior*. pp. 795–818. 2002.

Derr, V., Children's sense of place in northern New Mexico. *Journal of Environmental Psychology* pp. 125–137. 2002

Don Gayton *Landscapes of the Interior: Re-explorations of Nature and the Human Spirit*. 1996.

Dr. Tom G. Measham. Primal Landscapes: insights for education from empirical research on ways of learning about environments, *International Research in Geographical and Environmental Education* pp. 339–350. 2007.

Sucher, David. *City Comforts: How to Build an Urban Village*. 2003.

Ewing, Reid. [Pedestrian- and Transit-Friendly Design: A Primer for Smart Growth](#)

[Hatchcover Art in Seattle](#), Seattle City Light

Summary of Mural Survey Responses

Total Survey Responses: 147

Online Responses: 112

Paper Responses: 35

“If I could use only 3 images to tell the story Kenmore, they would be...”

Responses mentioned by at least 5 percent of respondents:

1. Lake Washington	45%
2. Kenmore Air/Seaplanes	44%
3. Herons/Rookery	34%
4. Burke-Gilman Trail/Biking	22%
5. St. Edward State Park/Seminary	14%
6. Boats/ferries	10%
7. Loggers/logging industry	10%
8. Pier/Log Boom Park	9%
9. Parks	7%
10. Sammamish River	6%

Other notable responses:

- Families
- Canoe/kayak paddling
- Hydroplane races
- Natives/Indians
- Illegal taverns/roadhouses
- Bastyr University
- Kenmore Drive-In
- Town green
- Cement plant
- Scottish heritage
- Beer/Breweries
- Fireworks
- Kenmore Lanes
- Bike safety
- Cameras
- Salmon
- Old town (Ostrom's, etc.)

“My two favorite things about Kenmore are...”

Image-focused responses mentioned by at least 5 percent of respondents:

1. Lake Washington	27%
2. Parks	16%
3. Burke-Gilman Trail/Biking	15%
4. Kenmore Air/Seaplanes	10%
5. St. Edward State Park/Seminary	10%
6. Sammamish River	5%

Other favorites themes:

- Location: on lake, but also close to Seattle and East Side
- Neighbors/people (friendly)
- Nature
- Quiet/small
- Schools
- Potential/possibility
- New development/city center

“What events in Kenmore’s past do you think are an important part of the community’s story?”

“History of incorporation”

“The work environmentalists have done to preserve and protect our wetlands and streams. I think Kenmore was a stopping off Native Americans and pioneers.”

“I find historic themed murals unimaginative & cutsey. Historic illegal speak easies on the slough.”

“The hydro races on the Sammamish River! And the fact that Native Americans lived here and fished here, if you can stretch "event" to include that. “

“The early native peoples; the lake and slow transportation (for logging, farm produce, settlement); the train; present-day inhabitants caring for their community”

“Anna-Lisa Notter: former IHS student who has done murals”

“Summer concerts; 4th of July Fireworks; parks”

“Logging it all. Darn. :(Reclaiming it now for the public. Please increase public access to the water. Thanks!”

“Steam ship going up slough; railroad”

"4th of July; summer concerts"

"Logging, railroad, driving around lake"

"Kenmore's Time-Line of events & symbols: The Native Americans who first lived in the area, Scottish heritage, the timber trade, the railroad line... Lake Washington, The drive in movie theater, the hydroplane races (on the slough), Kenmore air, The bowling alley, Frontier days (carnival), the annual Christmas tree lighting, the GTE golf tournament, the skate park, the Blue herons nesting, parks & recreation. "

"Frontier days Good Ol Days Parade "

"Rail road tracks"

"Connection to Scotland. I believe we should capitalize on that as part of Kenmore's unique image."

"boat races"

"Concerts and food trucks for recent history, St.Eds for continuing history and speakeasys and resort town that represent old history."

"hydros-carnivals"

"1. Our ties to Kenmore, Scotland 2. Logging Industry 3. Travel from Kenmore to Seattle in olden times. How did people travel before SR522? 4. Early businesses and leisure activities 5. Family life and the first school in Kenmore "

"All events that have honored, protected, and nurtured all life, in every generation."

"How it came to be a city . All about Ostrom's Drugs and how it is a community leader & a big part of Kenmore's growth."

"log boom park "

"Slough races; logging; slough travel before lake lowering; trains up the current trail; the old drive in; old road houses; city incorporation"

"The Kangaroo incident of July '15, The Mystery Yard-Urinator"

"Native people living here, white settlement, logging, fishing, farming, railroad, development of bike trail, modern development"

St. Vincent de Paul Wall Mural Proposal

October 12, 2015

Artist Team

Amberly “Gaul” Culley and Staci Adman

City of Kenmore

Brennan Jernigan, Management Intern

St. Vincent de Paul of Seattle / King County

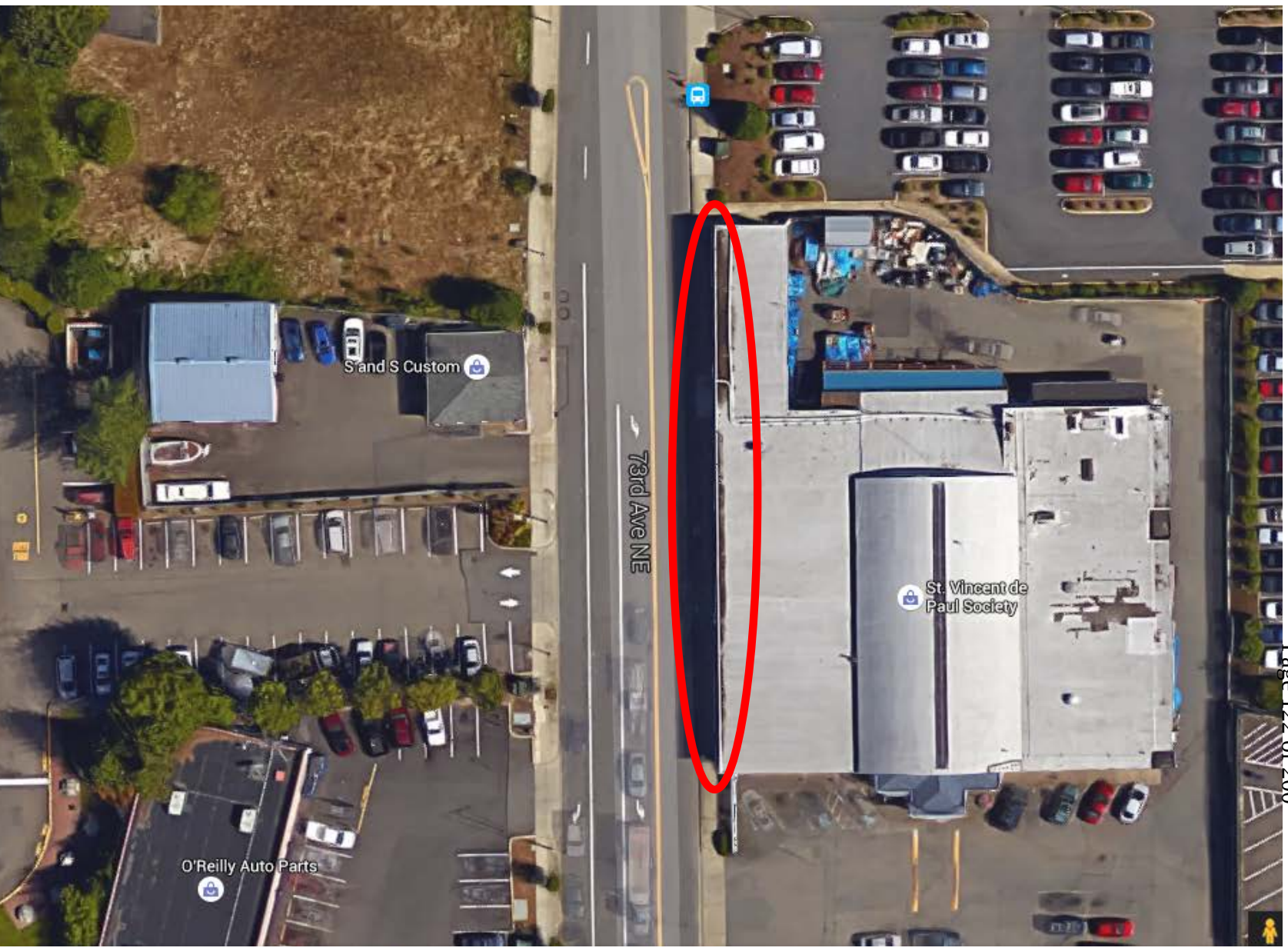
Jim McFarland, Director of Marketing & Communications

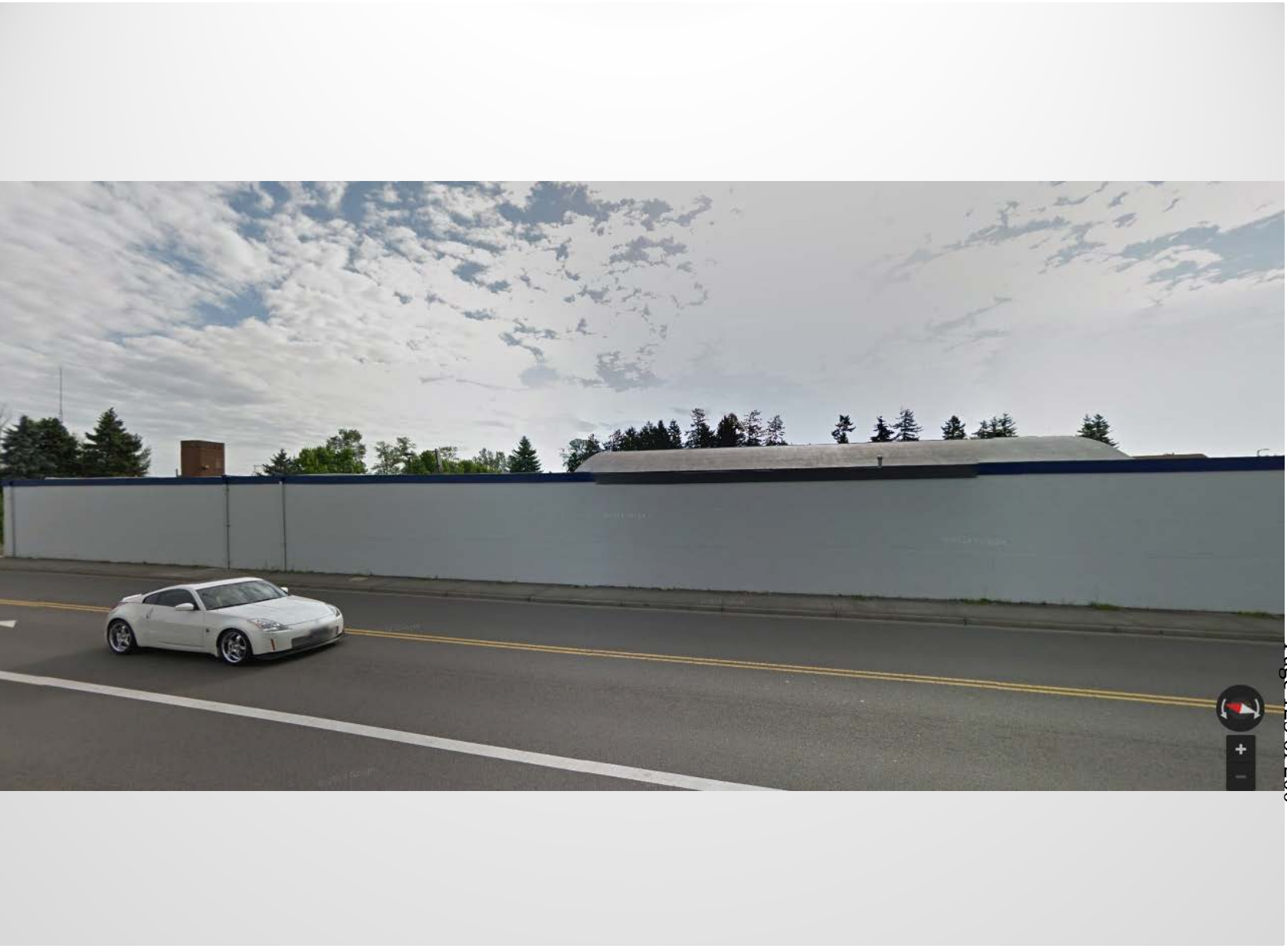


Background

- “For the Love of Kenmore”
- St. Vincent de Paul thrift store: long, blank wall on western side







Background

- “For the Love of Kenmore”
- St. Vincent de Paul (SVdP) thrift store: long, blank wall on western side
- Opportunity for a mural—a community “love note”
- Partnered with SVdP of Seattle / King County
- Sought community feedback
- Proposal from Kenmore artists



Vision and Outcome

“tell the history of Kenmore through imagery that resonates with the community in the form of an interactive, educational mural about eh cultural history of our city”



Property of Museum of History & Industry, Seattle







Timeline

- **Oct. – Dec. 2015:** research, build partnerships, design scale drawing of proposed mural
- **Jan. 2016:** design proposal goes to oversight committee for approval
- **Feb. – Mar. 2016:** mural marketing and publicity, community fundraising (in-kind and cash)
- **Apr. – Jun. 2016:** mural painted and completed



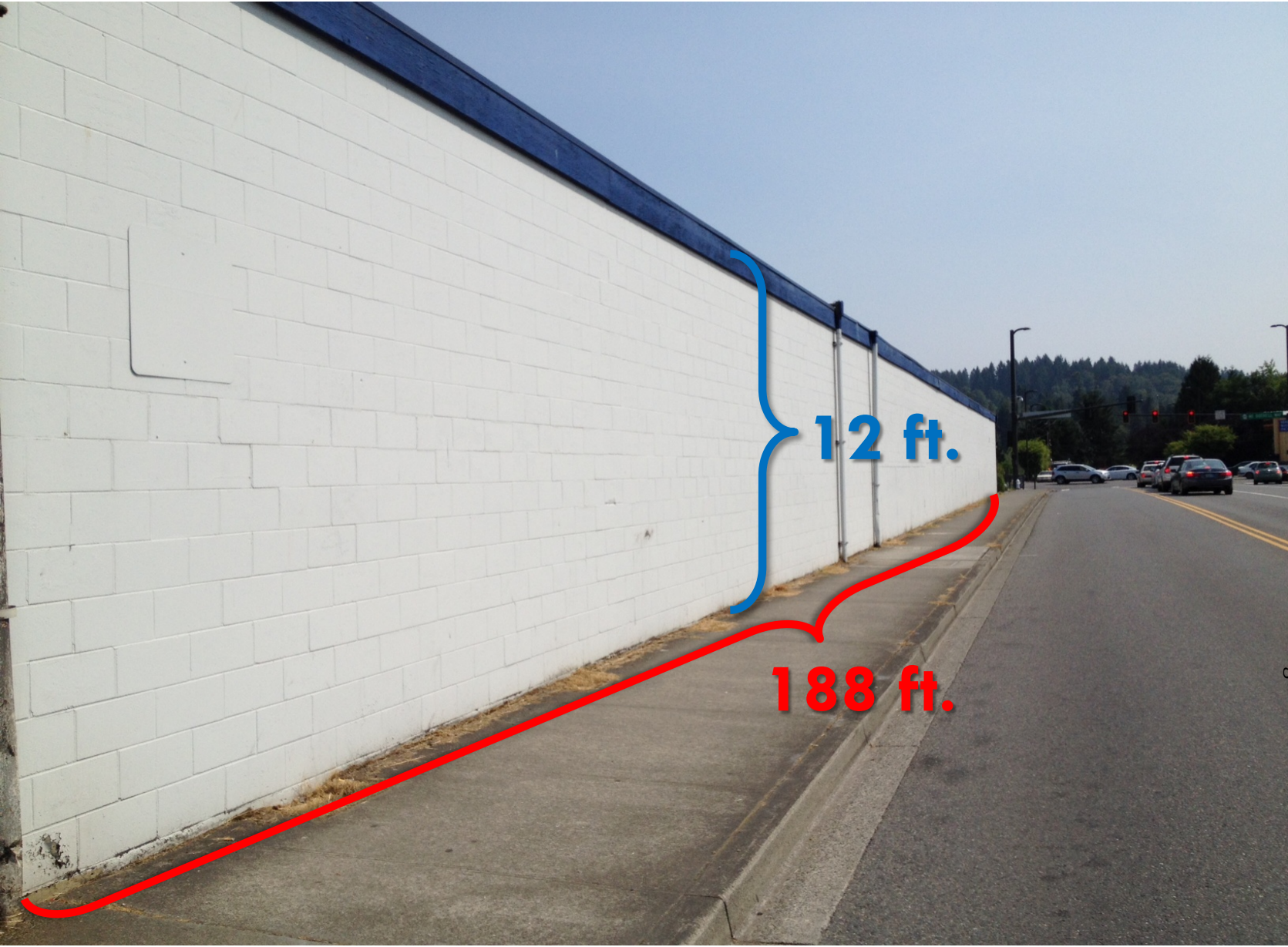
Partnership

City of Kenmore	St. Vincent de Paul	Community
• Pay initial design fee • Match initial community donations for painting of mural • Pay a portion of materials cost • Assist in getting the word out • Cover 50% cost of "Coming Soon" banner	• Prepare wall for mural application • Accept responsibility for wall liability • Assist in getting the word out • Maintain integrity of mural after completion • Cover 50% cost of "Coming Soon" banner	• Raise funds for painting of mural • Donate in-kind materials and supplies



Proposal Costs





Proposal Costs

Mural design and implementation (\$10/ft ² x 2256 ft ²)	\$22,560
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Materials	\$4000
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“Coming Soon” Banner	\$700
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GRAND TOTAL	\$27,260
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Funding Breakdown

City of Kenmore	\$11,850
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- \$3,500 initial design fee
- Up to \$6,500 in dollar-for-dollar match of community donations
- Up to \$1,500 for supplies and materials
- \$350 for 50% of the “Coming Soon” banner

St. Vincent de Paul	\$350
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- \$350 for 50% of the “Coming Soon” banner

Community Donations	\$15,060
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GRAND TOTAL	\$27,260
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Fundraising



City of Kenmore

Appropriation of \$11,850

- \$3,500 initial design fee
- Up to \$6,500 in dollar-for-dollar match of community donations
- Up to \$1,500 for supplies and materials
- \$350 for 50% of the “Coming Soon” banner



Questions?



Property of Museum of History & Industry, Seattle





**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: Adopt 2016 Fee Schedule; Resolution No. 15-264 Proposed Council Action/Motion: Approve Resolution No. 15-264. the City of Kenmore, Washington, Adopting the City of Kenmore's 2016 Fee Schedule	For Council Meeting Agenda of: <u>October 12, 2015</u> Department: <u>Development Services</u> Prepared by: <u>Bryan Hampson</u> <table style="width:100%;"> <tr> <td style="width:70%;"></td> <td style="width:30%; text-align: center;"><u>Initial & Date</u></td> </tr> <tr> <td>Approved by Department Head:</td> <td style="text-align: center;">BA 9/25/15</td> </tr> <tr> <td>Approved by City Attorney:</td> <td style="text-align: center;">✓ RK VIA EMAIL</td> </tr> <tr> <td>Approved by Finance Director:</td> <td style="text-align: center;">Dye 10/2/15</td> </tr> <tr> <td>Approved by City Manager:</td> <td style="text-align: center;">RK</td> </tr> </table> Exhibits/Attachments: 1. Resolution No. 15-264 with 2016 Fee Schedule (Exhibit A) 2. Attachment 2. The 2015 Fee Schedule, adopted by City Council on September 8, 2015.		<u>Initial & Date</u>	Approved by Department Head:	BA 9/25/15	Approved by City Attorney:	✓ RK VIA EMAIL	Approved by Finance Director:	Dye 10/2/15	Approved by City Manager:	RK
	<u>Initial & Date</u>										
Approved by Department Head:	BA 9/25/15										
Approved by City Attorney:	✓ RK VIA EMAIL										
Approved by Finance Director:	Dye 10/2/15										
Approved by City Manager:	RK										
Expenditure Required \$ NA	Amount Budgeted \$ NA	Appropriation Required \$ NA									
<u>INFORMATION/BACKGROUND:</u> Annually the City of Kenmore's fee schedule is reviewed and updated as provided for in Ordinance 02-0139. We are not proposing to increase the 2015 fees by the Consumer Price Index (CPI). The City Staff is proposing the following revisions and additions to the 2015 Fee Schedule: #1. Page 3 – Adds a new regulatory business license fee for heavy manufacturing businesses. The recommended City business license and annual fee is \$200. #2. Page 3- Removes the business license fees for the businesses that were eliminated from licensing requirements by Ordinance No. 15-0402. #3. Pages 4-18 Adjusts the permitting, review and inspection fees by the Consumer Price Index (CPI) of 1.1%. The park impact fees are included in the adjustment. However, the transportation impact fees are not included in the adjustment. A separate transportation impact fee analysis will be performed in the near future. #4. Page 13- Adds the State Building Code Council's required fee. This is not a new fee, this clarifies an existing fee the city collects as required by the State Building Code Council. #5. Page 17- Adds an annual use fee for communication facilities within Kenmore right-of-way.											
<u>FISCAL CONSIDERATION:</u> The proposed annual review and adjustments to the City's fee schedule are needed to ensure the City is recovering costs necessary with performing associated services.											
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Economic development and to continue to improve City services and processes.											

CITY OF KENMORE
WASHINGTON

RESOLUTION NO. 15-264

**A RESOLUTION OF THE CITY OF KENMORE,
WASHINGTON, REVISING THE CITY FEE SCHEDULE
AND ADOPTING THE 2016 FEE SCHEDULE.**

WHEREAS, for the convenience of Kenmore residents and other city customers, the City Council has adopted all City fees by resolution; and

WHEREAS, the City reviews all fees annually and makes adjustments to them as necessary and appropriate; and

WHEREAS, the City Council desires to adopt a revised fee schedule as set forth in this resolution;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES RESOLVE to adopt the "City of Kenmore, Washington 2016 Fee Schedule", attached as "Exhibit A" to this resolution, which shall be effective on the adoption of this resolution

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 12th DAY OF OCTOBER, 2015.

CITY OF KENMORE

Mayor

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk

Approved as to form:

Rod Kaseguma, City Attorney

EXHIBIT A

City of Kenmore, Washington 2016 Fee Schedule



Resolution No. 15-264

Effective Date: October 13, 2015

City of Kenmore, Washington – 2016 Fee Schedule cont.

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1. BUSINESS REGISTRATION AND LICENCES

Business Registration	2016 Fee
General Business - New Application for a new business	\$10
General Business Renewal	\$10
Home Occupation - New Application for a new business	\$10
Home Occupation Renewal	\$10
The business registration program is managed through Washington State Department of Revenue (DOR). The City registration fee is in addition to the DOR administration fee, which is currently \$19 for new applications and \$11 for renewals.	

Regulatory Business Licenses	2016 Fee
Adult Entertainment	
Device	\$50 each
Operator	\$500/year
Premises	\$200/year
Panoram Manager License	\$50/year
Adult Cabaret	
Operator	\$500/year
Cabaret Manager License	\$50/year
Cabaret Entertainer License	\$50/year
Adult Retail Business License	\$500/year
Heavy Manufacturing Business	\$200/year
Live Entertainment: music (other than mechanical); boxing or wrestling; pool halls; and bowling alleys.	\$200/year \$100/six months \$50/day
Junk Shop License	\$300/year
Junk Wagon License	\$40/year
Marijuana Business License	\$500/year
Massage Business and Public Bathhouse	\$150/year
Massage Practitioner	\$50/year
Theaters	\$100/each screen
Pawnbroker	\$500/year
Peddler/Solicitor	No fee
Secondhand dealer	\$40/year
Renewal of License, registration or permit late penalty	10% of required fee
Transferability of license of permit	\$25

2. CODE ENFORCEMENT

Code Enforcement	2016 Fee
Inspection/Posting	\$50
Re-inspection	\$50
Abatement	Actual City costs
Abatement Hearing	\$360
Hearing Officer	\$215/hour
Notice of Violation Appeal Hearing	\$125
Removal of Declaration	\$20
Violation of a stop work order	\$500

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Housing Code Enforcement		2016 Fee
	Inspection/Posting	\$255/hour
	Re-Inspection plus Notice and Order	\$510
	Hourly Rate	\$255
	Appeal Fee	\$150/each
	Closing Fee	\$255
	Contract Abatement Fee	\$15% of the contract
	Late Fee	\$25% of amount due
	Hearing Officer	\$215/hour

The following fees apply to all enforcement actions:		2016 Fee
	Inspection Warrant	\$350/each
Attorney Fees	Rate per hour to be determined as established by the City Attorney contract for legal services	
	Paralegal Services	\$60/hour
	Notary Services	\$10
	Abatement	Actual cost of labor

3. COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENTS

Type	2016 Fee
Prescreening/threshold review fee	\$200
Annual amendment cycle fee (applicants whose amendment proposals are approved for consideration by the City Council)	\$400

4. DEVELOPMENT SERVICES

General Fees	2016 Fee
Development Review Technology Fee Applies to all fees listed in Section 4. Exception: Items marked with an asterisk "*" are exempt from the technology fee	3%
P-Suffix and other required site plan reviews	
Initial plan review	\$1,090
Each additional review for compliance, including signs and tenant improvements.	\$165
Amend adopted P-suffix conditions	\$2,266
Mobile home park and RV park plan review	\$3,600
Site plan application fee (Land-use permit associated to KMC 18.105)	\$368
Construction permit site plan review	\$101
Landscape and tree management plan review	
Initial plan review based on site area	
0 – 1 site acre	\$213
> 1 – 2 site acres	\$341
> 2 – 5 site acres	\$513
> 5 – 10 site acres	\$683
More than 10 site acres	\$1,367
Each plan revision review	\$328
Request for modification requiring public notice	\$680

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Landscape and tree management inspections	
Landscape installation inspection	\$272
Landscape maintenance bond release inspection	\$272
Additional excessive reviews and inspection fees	
Applies to all development permits; additional plan review or inspections required by changes, additions or revisions to the plans or excess reviews of re-submittals will be billed at an hourly rate.	\$101/hour
Hourly fees throughout this section may be billed in ½ hour intervals	

Development Agreement	2016 Fee
Threshold review with City Council	\$200*
Development Agreement requested by the applicant (proposal is approved for consideration by the City Council)	\$5,000 + City Attorney fees
Development Agreement requested by the City	No Fee

Pre-Application	2016 Fee
Pre-application review fee	No Fee

Zoning and Land Use	2016 Fee
Request for site specific rezone	\$3,033
Conditional use permits (CUP) and special use permits (SUP)	
Administrative CUP	\$3,673
SUP with public hearing	\$8,595
Daycare with 24 children or less	\$1,380
Request for time extension	\$147
Variances (including variances from KMC 18.55)	
Application review	\$2,527
Added fee when public hearing required	\$1,644
Request for time extension	\$147
Boundary line adjustment	\$580
Communications facility application fee	\$368
Accessory dwelling unit	\$51
Change of use (zoning only)	\$51
Reuse of closed public school facilities	\$1,415
Land use inspections	\$101/hour
Reasonable use exception	\$2,527
Public agency and utility exception	\$1,974
Zoning letter inquiry/request	\$101
Design review	\$101/hour
Temporary Use Permit	\$101
Public notice mailing fee	\$202*

Subdivision – Preliminary Application Review	2016 Fee
Preliminary short subdivisions	
Short subdivision 4 lots or less	
Base fee	\$1,123

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Plus per lot	\$142
Short subdivision 5 to 9 lots	
Base fee	\$7,110
Plus per lot	\$155
Revision to approved preliminary	\$908
Short subdivision alteration	\$1,259
Request for time extension	\$101
Preliminary subdivisions	
Initial application	
50 lots or less	
Base fee	\$13,098
Plus per lot	\$169
More than 50 lots	
Base fee	\$22,452
Plus per lot	\$37
Surcharge for applications utilizing lot clustering or flexible yard provisions (percent of initial fee)	10%
Major revision requiring new public hearing	\$3,909
Minor revisions submitted after preliminary approval (not necessitating additional hearings)	\$935
Request for time extension	\$101
Subdivision alterations or subdivision vacations	
With public hearing	\$3,929
Without public hearing	\$1,965
Supplemental fee – a surcharge for applications involving significant environmentally sensitive areas (percentage of total initial fee)	10%
Supplemental fee – remanded applications (percentage of initial fee)	50%
Binding site plan	
Building permit, as-built or site plan review based plan	\$4,915
Conceptual plan	\$5,796
Revision to a preliminary approved plan	\$1,124
Revision to a final binding site plan	\$2,018

Shoreline Management Permit	2016 Fee
Substantial development permit	
Total cost of proposed development:	
Up to \$10,000	\$1,294
>\$10,000 to \$100,000	\$2,588
>\$100,000 to \$500,000	\$6,469
>\$500,000 to \$1,000,000	\$9,704
>\$1,000,000	\$12,938
Single family joint-use dock	\$2,588
Shoreline conditional use permit	
Non-forest practices	\$7,298

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Forest practices	\$1,327
Shoreline variance	
Up to \$10,000 project value	\$2,190
>\$10,000 project value	\$7,298
Shoreline re-designation	
Base fee	\$14,597
Per shoreline lineal foot	\$28
Maximum	\$54,740
Shoreline review of other permits or approvals for conditions	\$179
Shoreline exemption	\$279
Supplemental fees	
Request for an extension of a permit, calculated as a percentage of the original permit	20%
Shoreline permit revision, calculated as a percentage of the original permit	20%
Surcharge when public hearing required	12%
Minimum	\$2,070
Permit compliance inspections	
Hourly rate (including travel time)	\$101/hour
Plus per mile	\$0.51/mile

Special Reviews	2016 Fee
State Environmental Policy Act (SEPA) review	
Environmental checklist	
Base fee	\$601
After six hours	\$101/hour
Supplemental Determination of Nonsignificance (DNS), Mitigated Determination of Nonsignificance (MDNS), or Determination of Significance (DS) review	\$101/hour
MDNS deposit	\$1,327
Environmental Impact Statement (EIS) deposit – a percentage of total estimated cost	33%
Draft Environmental Impact Statement (DEIS), Final Environmental Impact Statement (FEIS), Supplemental Environmental Impact Statement (SEIS) or addenda preparation and review costs – including scoping, writing, editing, publishing, mailing, distributing and contract administration:	
All fixed and contract costs, and time costs, per hour	\$101/hour
Post MDNS, DEIS, FEIS or SEIS publication work preparing or consulting on staff reports, permit conditions or public hearing testimony, per hour	\$101/hour
Critical areas review	
Applicants will be eligible for a refund of the portion of the base fee that is less than the city's costs (including consultants, public notice (as necessary) and other associated expenses).	
Review of residential building permits, shoreline permits, individual short subdivision, boundary line adjustments and right-of-way use permits:	
Site review base fee	\$1,011

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Plus, per hour	\$101/hour
Review of commercial building permits, grading permits, engineering permits, subdivisions, PUDs, declassifications, variances, conditional use permits and unclassified use permits:	
Site review base fee	\$1,0011
Plus, per hour	\$101/hour
Flood plain determination – certificate of elevation	\$101
Plus, per hour	\$101/hour
Review of mitigation plan compliance, per hour	\$101/hour
Critical areas inspection	\$101/hour
Inspection and monitoring, per hour	\$101/hour
Appeals	
Appeals to the hearing examiner from decisions of the City	\$126*
Departmental review of non-departmental permits	\$101/hour
Review and monitoring of master drainage plans, per hour	\$101/hour
Legal lot status request	\$202

Engineering: General Permitting & Inspections		2016 Fee
Parking review		
New or additional spaces		
First 0-25 spaces		\$23/each space
Next 26-50		\$21/each space
Next 51-75		\$17/each space
Next 76-150		\$17/each space
Anything above 150		\$12/each space
Minimum fee		\$299
Clearing		
0 – 5 site acres		
Base fee		\$74
Hourly fee		No fee
5.1 site acres or more		
Base fee		\$372
Hourly fee		\$101/hour
Field inspections		\$101/hour
Tree removal		\$74
Drainage review		
Residential drainage requirement review base fee		\$241
Small site drainage review		\$145
Targeted drainage review		\$237
Full drainage review		
Simplex review		\$296
Complex review		\$683
Commercial drainage plan review base fee		\$576
Total distributed area	Targeted drainage review #1, 2 and 3	Full drainage review and targeted drainage review for #4
0 – .50 site acre	\$905	\$1,131
.51 – 1 site acre	\$1,248	\$1,560
1.1 – 2 site acres	\$2,280	\$2,850
2.1 – 5 site acres	\$5,005	\$6,257
5.1 – 10 site acres	\$6,030	\$7,538

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More than 10 acres	\$6,713	\$8,391	
Traffic impact analysis review			
Level 1 (10 P.M. peak hour trips or less)		\$341	
Level 2 (11-75 P.M. peak hour trips)		\$809	
Level 3 (Over 75 P.M. peak hour trips)		\$1,618	
Road standards/drainage standards variance		\$202	
Grading permits for small projects that do not exceed 500 cubic yards (volume and disturbed area) and that do not require engineered drawings as determined by the director.		\$303	
Grading permits –all other grading permits (based on the total of the two tables listed below)			
Table 1			
Volume	Base fee	Per 100 cubic yards	
0 to 500 cubic yards	\$0	+	\$28.40
>500 to 3,000 cubic yards	\$55	+	\$39.20
>3,000 to 10,000 cubic yards	\$343	+	\$26.10
>10,000 to 20,000 cubic yards	\$2,183	+	\$7.90
>20,000 to 40,000 cubic yards	\$3,355	+	\$2.10
>40,000 to 80,000 cubic yards	\$3,639	+	\$1.40
>80,000 cubic yards	\$4,286	+	\$0.60
Table 2			
Disturbed Area	Base fee	+	Per acre
Up to 1 acre	\$178	+	\$819.40
1.1 to 10 acres	\$385	+	\$614.30
10.1 to 40 acres	\$2,948	+	\$360.80
40.1 to 120 acres	\$10,543	+	\$176
120.1 to 360 acres	\$23,196	+	\$68.70
360.1 acres or more	\$34,552		\$36
Grading plan revision			
Hourly rate			\$101/hour
Grading permit operation monitoring (inspection fee when not associated to a Bond Quantity Worksheet)			
The operation monitoring fee shall be calculated by adding the applicable amount from the Annual Volume Table (below) to an amount equal to \$215 per acre disturbed and not rehabilitated during the monitoring period, to a maximum of \$10,000.			
Annual Volume Table			
Volume deposited or removed	Base fee		Per 100 cubic yards
0 to 3,000 cubic yards	\$0	+	\$102.20
>3,000 to 10,000 cubic yards	\$2,578	+	\$17.20
>10,000 to 20,000 cubic yards	\$3,801	+	\$5.10
>20,000 to 40,000 cubic yards	\$4,327	+	\$2.50
>40,001 cubic yards	\$4,731	+	\$1.50
Reclamation bond release inspection			
\$258			
Re-inspection of non-bonded actions			
\$227			
Construction inspections (when associated to a Bond Quantity Worksheet)			
Bond quantities worksheet amount (line T)		Initial fee + additional fee based on bond	

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\$0 – \$30,000	\$215 + \$119 / \$1,000 bond
>\$30,000 – 120,000	\$2,278 + \$51 / \$1,000 bond
>\$120,000	\$6,767 + \$14 / \$1,000 bond
Addition inspection after 1 year	\$101/hour
Maintenance bond inspections	
Bond quantities worksheet amount (line T)	Initial fee + additional fee based on bond
\$0 – \$30,000	\$466 + \$15.30 / \$1,000 bond
>\$30,000 – 120,000	\$778 + \$5 / \$1,000 bond
>\$120,000	\$1,179 + \$1.70 / \$1,000 bond

Engineering: Subdivision Plan Review and Inspections		2016 Fee
Short subdivision engineering plan review		
Short subdivision 4 lots or less		
Base fee		\$2,110
Plus per lot		\$211
Short subdivision 5 to 9 lots		
Base fee		\$4,194
Plus per lot		\$211
Additional review in excess of initial fees		\$101/hour
Subdivision engineering plan review		
Subdivision 30 lots or less		
Base fee		\$6,277
Plus per lot		\$34
Subdivision 31 lots or more		
Base fee		\$6,784
Plus per lot		\$17
Revisions and re-submittals		
Each occurrence		\$120
Additional review in excess of initial fees		\$101/hour
Planned unit development engineering plan review		
30 units or less		
Base fee		\$6,277
Plus per unit		\$47
31 units or more		
Base fee		\$6,987
Plus per unit		\$23
Revisions and re-submittals		
Each occurrence		\$120
Additional review in excess of initial fees		\$101/hour
Conceptual binding site plan (including conceptual commercial binding site plan)		
Plan and profile base fee		\$4,177
Revisions and re-submittals		
Each occurrence		\$120
Additional review in excess of initial fees		\$101/hour
Construction inspections (when associated to a Bond Quantity Worksheet)		
Bond quantities worksheet amount (line T)	Initial fee + additional fee based on bond	
\$0 – \$30,000	\$215 + \$119 / \$1,000 bond	

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\$30,001 – 120,000	\$2,278 + \$51 / \$1,000 bond
\$120,001 or more	\$6,767 + \$14 / \$1,000 bond
Addition inspection after 1 year	\$101/hour
Subdivision final approval	
Final short subdivision 4 lots or less	\$1,943
Final short subdivision 5 to 9 lots	\$3,916
Final short subdivision alteration	\$722
Final subdivision 30 lots or less	
Base fee	\$5,889
Plus per lot	\$70
Final subdivision 31 lots or more	
Base fee	\$6,541
Plus per lot	\$48
Subdivision alteration	\$1,089
Modification of a recorded building envelope	\$547
Request for name change	\$194
Final planned unit development	\$4,580
Request for time extension	\$147
Request for name change	\$194
Final building site plan	\$3,115
Subdivision – post final fees	
Maintenance bond inspection	
Bond amount	Initial fee + additional fee based on bond
\$0 – \$30,000	\$466 + \$15.30 / \$1,000 bond
>\$30,000 – 120,000	\$778 + \$5 / \$1,000 bond
>\$120,000	\$1,179 + \$1.70 / \$1,000 bond

Building Permits		2016 Fee
Building permit fees are based on valuation. The table below establishes the permit fee from the valuation. Valuation is determined by type of construction and square footage or from a contractor's bid. The most recent edition of the Building Safety Journal determines the type of construction and square footage factor.		
Total valuation	fee	
\$1 – \$500	\$24	
>\$500 – \$2,000	\$24 for the first \$500 plus \$3.10 for each additional \$100 or fraction thereof, to and including \$2,000.	
>\$2,000 – \$25,000	\$70 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000.	
>\$25,000 – \$50,000	\$396 for the first \$25,000 plus \$10.20 for each additional \$1,000 or fraction thereof, to and including \$50,000.	
>\$50,000 – \$100,000	\$651 for the first \$50,000 plus \$7.10 for each additional \$1,000 or fraction thereof, to and including \$100,000.	
>\$100,000 – \$500,000	\$1005 for the first \$100,000 plus \$6 for each additional \$1,000 or fraction thereof, to and including \$500,000.	
>\$500,000 – \$1,000,000	\$3,259 for the first \$500,000 plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.	

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>\$1,000,000	\$5,670 for the first \$1,000,000 plus \$4 for each additional \$1,000 or fraction thereof.
Building plan review	
Plan review fees shall be 65% of the building permit fee (this does not include other review type costs). If the plan is a "basic", as determined by the Building Official, the plan check fee shall be 25% of the permit fee.	
Additional plan review required for changes, additions or revisions to plans (minimum charge ½ hour)	\$101/hour
For use of outside consultants for plan review and inspections	Actual costs
Building code change in use or occupancy	Minimum 2 hour inspection charge (\$202) plus actual inspections at hourly rate (\$101/hour)
Mobile homes	
Mobile home permit	\$218
Temporary mobile home permit	\$266
Temporary mobile home for hardship	\$266
Non-insignia mobile home inspection	\$266
Re-Roof permits	
Single family residential	\$95
Commercial and multi-family	Based on permit per fee valuation table
Special review of oversized buildings	\$140
Condominium conversion review	
Project fee	
1 to 30 units	\$674
31 to 99 units	\$1,683
100 or more units	\$3,369
Plus per unit	\$336
Special plan review	\$101/hour
Pre-inspections	
Fire or flood damage	\$314
Minimum housing or other code compliance	\$314
Relocation of structures	\$314
Demolition inspection	\$95
Re-inspection (Ordinance 00-0098)	\$101/hour
Inspections outside of normal hours	\$101/hour
Inspections for which no fee is specifically indicated	\$101/hour
Billboard alteration or relocation site review	\$674
Certification of permit completion	
Temporary occupancy certificate, per building or tenant space	\$287
Final occupancy certification when more than one building permit, each additional building	\$287
Final occupancy certification for individual condominium or other portions of buildings, per unit	\$129
Letter of completion for shell construction permits when more than one building permit, each additional building	\$287
Extension and renewal	
Extensions for final inspection only	
Single family residential	\$101

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All other permits	\$101
All other extensions or renewals (including temporary reinstatement)	
Single family residential and all other permits	\$101
Temporary mobile home	\$132
Temporary hardship mobile home	\$120
State Building Code Council surcharge	\$4.50/ building permit \$2.00 dwelling unit after first
Plumbing Permits	
2016 Fee	
Commercial and Multi-family (Non one- and two-family dwellings and townhouses)	Based on actual valuation of all fixtures materials and installation as submitted and determined by the Building Official. When plan review is required, as determined by the Building Official, the plan review fee for all permits will be 65% of the permit fee.
New one- and two-family dwellings and townhouses	\$227/dwelling
Alterations or additions to one- and two-family dwellings and townhouses	Based on the table below
Base fee	\$24
Plus:	
For each plumbing fixture on one trap or set of fixtures on one trap	\$10/each
Roof drain	\$10/each
Electric water heater	\$10/each
Grease trap	\$10/each
Alteration or repair of water piping or water treating equipment	\$10/each
Back flow devices (other than atmospheric vacuum breakers)	\$10/each
Other	\$10/each
Mechanical Permits	
2016 Fee	
Commercial and Multi-family (Non one- and two-family dwellings and townhouses)	Based on actual valuation of all fixtures materials and installation as submitted and determined by the Building Official. When plan review is required, as determined by the Building Official, the plan review fee for all permits will be 65% of the permit fee.
New one- and two-family dwellings and townhouses	\$227/dwelling
Alterations or additions to one- and two-family dwellings and townhouses	Based on the table below
Base fee	\$24
Plus:	
Furnaces	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$15
For the installation or relocation of each forced-air or gravity-	\$18.40

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type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3kW)	
For the installation or relocation of each floor furnace, including vent	\$15
For the installation or relocation of each suspended heating, recessed wall heater or floor-mounted unit heater	\$15
Appliance vent	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$7.25
Repairs, alterations and additions	
For the repair or alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$14
Boilers, compressors and absorption systems	
For the installation and relocation of each boiler or compressor to and including 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$15
For the installation and relocation of each boiler or compressor to and including 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$27
For the installation and relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (512.9 kW)	\$38
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,00,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$56
For the installation or relocation of each boiler or compressor over 50 horse power (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$94
Air handlers	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 Us), including ducts attached thereto. Note: this fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code)	\$11
For each air-handling unit over 10,000 cfm (4719 Us)	\$18
Evaporative Coolers	
For each evaporative cooler other than the portable type	\$11
Ventilation and exhaust	
For each ventilation fan connected to a single duct	\$8
For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$11
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$11

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Incinerators		
	For the installation or relocation of each domestic-type incinerator	\$18.20
	For the installation or relocation of each commercial or industrial-type incinerator	\$15
Gas piping	Gas pipe (1-5 outlets)	\$11
	Gas pipe (outlets over 5)	\$1/each
Miscellaneous		
	For each appliance of piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table	\$11
	Gas water heater	\$11

Transportation Impact Fees*		ITE Code	2016 Fee
	Single family residence	210	\$8,434.02/unit
	Multi-family	220	\$5,462.31/unit
	Per peak hour trip		
	General light industrial	110	\$11.93/sq. ft.
	Manufacturing	140	\$9.01/sq. ft.
	Mini-warehousing	151	\$3.16/sq. ft.
	Condominium/townhouse	230	\$4,581.29/unit
	Mobile home park	240	\$4,926.81/unit
	Hotel	310	\$5,650/unit
	Motel	320	\$4,500.85/unit
	Marina	420	\$1,411.92/berth
	Golf course	430	\$2,298.31/acre
	Movie Theater	444	\$28.79/sq. ft.
	Racquet club	492	\$4.76/sq. ft.
	High School	530	\$4.61/sq. ft.
	Church	560	\$5.81/sq. ft.
	Hospital	610	\$14.10/sq. ft.
	Nursing home	620	\$1,466.32/bed
	General office building	710	\$18.15/sq. ft.
	Medical-dental building	720	\$42.74/sq. ft.
	Shopping center	820	\$9.30/sq. ft.
	Restaurant	932	\$49.66/sq. ft.
	Fast food restaurant without drive through	933	\$64.58/sq. ft.
	Fast food restaurant with drive through	934	\$83.91/sq. ft.
	Gas station	944	\$33,765.80/pump
	Gas station with convenience store	945	\$25,533.86/pump
	Supermarket	850	\$28.62/sq. ft.
	Convenience market	851	\$62.64/sq. ft.
	Drive-in bank	912	\$83.99/sq. ft.
Park Impact Fees*			2016 Fee
	Single family residence		\$2,565/unit
	Multi-family		\$1,677/unit
	Mobile home		\$797/unit

City of Kenmore, Washington – 2016 Fee Schedule cont.

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Fire Department Review*		2016 Fee
The fire review fee will be assessed per the approved contract with the Northshore Fire District #16 for all single family, multi-family and commercial projects.		

Limited Right-of-Way Permits		2016 Fee
Type A permit may be issued for activities within the right-of-way which will alter the surface or subsurface of the right-of-way. Examples include: • Open cut trenching • Culvert installation • Driveways • Shoulder improvements • Sidewalks • Above ground pedestals or utility boxes • Paving operations in right-of-way • Landscaping • Beautification (no fee)		
Application fee (includes review and 1 hour inspection)		\$202
Inspections in excess of 1 hour		\$101/hour
Type B permit may be issued for temporary use of the right-of-way (24 hours or less) for activities that will not alter the right-of-way surface or subsurface. Examples include: • Parade • Block party • Temporary parking • Temporary storage of dumpster/storage container		
Application fee (includes review and inspection)		\$76*
Type C permit may be issued for temporary use of the right-of-way (more than 24 hours) for activities that will not alter the right-of-way surface or subsurface. Also includes activities that require traffic plan and traffic plan review. Examples include: • Street closures • Extended storage in the right-of-way • Commercial activities in the right-of-way • Right-of-way used as construction site for private development		
Application fee (includes 1 hour inspection)		\$152*
Inspection in excess of 1 hour		\$101/hour*
Use fee		Fee = (use area) x \$20 per sq. ft. x days of usage/365 or a minimum of \$100, whichever is greater*

Access Right-of-Way Permits*		2016 Fee
Application fee (includes 1 hour review and 1 hour inspection)		\$202*
Review fee in excess of 1 hour		\$101/hour*
Inspection fee in excess of 1 hour		\$101/hour*
Use fee		
Open to the public		No fee
Limited (not open to the public)		Fee = (use area) x value ¹ x 25% or a minimum of \$100 whichever is greater*
¹ value of adjacent land (in area, sq ft) according to the County Assessor records		

Encroachment Right-of-Way Permits		2016 Fee
Application fee (includes 1 hour review and 1 hour inspection)		\$202
Review fee in excess of 1 hour		\$101/hour

City of Kenmore, Washington – 2016 Fee Schedule cont.

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Inspection fee in excess of 1 hour	\$101/hour
Use fee	Fee = (use area) x value ¹ x No. of Years x 12% or a minimum of \$100 whichever is greater
¹ value of adjacent land (in area, sq ft) according to the County Assessor records	

Utility franchise Right-of-Way Permits*	2016 Fee
Application fee	\$202
Review fee	\$101/hour
Inspection fee	\$101/hour
Use fee	No fee

Annual Use Payment for Use of Right-of-Way*	2016 Fee
Type of Equipment/Facility within the right-of-way	
Separate support structure (such as a monopole or lattice) used solely for wireless antenna, with antenna/receiver transmitter and/or equipment cabinet	\$5,000/year
Antenna/receiver transmitter (on an existing or replacement pole) and equipment cabinet	\$3,000/year
Antenna/receiver transmitter (on an existing or replacement pole) or equipment cabinet, but not both	\$2,000/year

State Route 522 driveway connection permit*	2016 Fee
Fee structure. The following nonrefundable fee structure is established for the processing, review and inspection of the connection permit application. A description of each category can be found in section 12.85.040 of the KMC. Due to the potential complexity of Category II and Category III connection proposals, and required mitigation measures that may involve construction on SR 522, the city may require a developer agreement in addition to the connection permit. The developer agreement may include, but is not limited to: plans; specifications; maintenance requirements; bonding requirements; inspection requirements; division of costs by the parties, where applicable; and provisions for payment by the applicant of actual costs incurred by the city in the review and administration of the applicant's proposal that exceed the required base fees in the following schedule: Category I – Base fee for one connection: - Agricultural, forest, utility operation and maintenance - Residential dwelling units (up to 10)- single connection - Other, with 100 average weekday vehicle trip ends - Fee per additional connection point Category II – Base fee for one connection: - Less than 1,000 average weekday vehicle trip ends 1,000 to 1,500 average weekday vehicle trip ends - Fee per additional connection point Category III - Base fee for one connection: 1,500 to 2,500 average weekday vehicle trip ends - Over 2,500 average weekday vehicle trip ends - Fee per additional connection point Category IV – Base fee per connection:	
	\$50
	\$50/dwelling
	\$500
	\$50
	\$1,000
	\$1,500
	\$250
	\$2,500
	\$4,000
	\$1,000
	\$100

City of Kenmore, Washington – 2016 Fee Schedule cont.

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Surety Bond. Prior to the beginning of construction of any connection, the city may require the permit holder to provide a surety bond as specified in WAC 468-34-020(3).

Special Event Permit	2016 Fee
Application fee	\$100*

Memorial Sign	2016 Fee
Application fee and sign	\$300*

5. ANIMAL CARE AND CONTROL

Animal License and Registration	2016 Fee
Pet license – dog or cat	
Unaltered	\$60
Altered	\$30
Juvenile pet license – dog or cat	\$15
Discounted pet license – dog or cat	\$15
Replacement tag	\$5
Transfer fee	\$3
Guard dog registration	\$100
Exotic pet	
New	\$500
Renewal	\$250
Service animal	No fee
K-9 police dog	No fee
Late fees	
Received 45-90 days following license expiration	\$15
Received 90-135 days following license expiration	\$20
Received more than 135 days following license expiration	\$30
Received more than 365 days following license expiration	\$30 plus license fee(s) for any previous year pet was unlicensed

Animal Business and Activity Permits	2016 Fee
Hobby kennel and hobby cattery license	\$50
Private animal placement permit	No fee

Civil Penalties	2016 Fee
General	
No previous similar code violation within one year	\$50
One previous similar code violation within one year	\$100
Two previous similar code violation within one year	Double the rate of the previous penalty, up to a maximum of \$1,000.
Vicious animal or animal cruelty violations	
First violation within one year	\$500
Subsequent violations within one year	\$1,000
Dog leash law violations	
First violation within one year	\$25

City of Kenmore, Washington – 2016 Fee Schedule cont.
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Additional violation within one year	\$50
Animal abandonment	\$500
Unlicensed cat or dog	
Altered cat or dog	\$125
Unaltered cat or dog	\$250
Service Fees	2016 Fee
Adoptions –including licensing and spaying or neutering or the animal	\$75-\$250 based upon adoptability/animal
Spay or neutering deposit	\$150/animal
Impound or redemption – dogs, cats or other small animals	
First impound within one year	\$45
Second impound within one year	\$85
Third impound within one year	\$125
Impound or redemption – livestock, small	\$45
Impound or redemption – livestock, large	\$45 or actual cost of sheltering, whichever is greater
Kenneling at King County animal shelter – per 24 hours or portion thereof in-field pick-up of an owner's deceased unlicensed pet or pick-up of an unlicensed pet released voluntarily to the regional animal service section.	\$20
Owner-requested euthanasia (unlicensed pets)	\$50
Optional micro-chipping for adopted pets	\$25

6. MISCELLANEOUS

Type	2016 Fee
NSF (insufficient check)	\$25
Reports, copies, maps, etc.	
Accident reports, case reports	\$0.15/page
Ordinances, resolutions or findings	\$0.15/page
Copies or computer printouts	\$0.15/page
Audio or Electronic duplications	\$5 per tape or CD (other than budget documents)
Recording documents	Actual costs or \$100 minimum, whichever is greater
Note: any maps, plans, blueprints, as-built maps, or budget documents to be provided at cost. Other items not specifically listed will be charged at a rate that will reimburse the City's total cost of duplicating that item. Additionally, if any requested items are to be mailed, the cost of the envelope and postage shall be charged to the requestor.	
Use of City owned property, other than right-of-way, for event parking, storage or similar use	\$100/day
City Sponsored Event - Vendor Fees	
Food Vendor	\$30/day
Craft Vendor	\$30/day
Non-Profit Booth or Vendor	\$10/day
Public Safety Fees	
First three false alarms	No fee
Fourth and fifth false alarms	\$50 each
Sixth and additional false alarms	\$100 each

ATTACHMENT #2

City of Kenmore, Washington 2015 Fee Schedule



Resolution No. 14-245

Effective Date: September 8, 2014

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Note: Solid vertical lines (|) in the margins indicate a change and a plus sign (+) in the margin of the fee schedule indicates a new fee from the previous schedule.

City of Kenmore, Washington – 2015 Fee Schedule cont.

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1. BUSINESS REGISTRATION AND LICENCES

Business Registration	2015 Fee
General Business - New Application for a new business	\$10
General Business Renewal	\$10
Home Occupation - New Application for a new business	\$10
Home Occupation Renewal	\$10
The business registration program is managed through Washington State Department of Revenue (DOR). The City registration fee is in addition to the DOR administration fee, which is currently \$19 for new applications and \$11 for renewals.	

Business Licenses	2015 Fee
Adult Entertainment	
Device	\$50 each
Operator	\$500/year
Premises	\$200/year
Panoram Manager License	\$50/year
Adult Cabaret	
Operator	\$500/year
Cabaret Manager License	\$50/year
Cabaret Entertainer License	\$50/year
Adult Retail Business License	\$500/year
Dance	\$200/year \$100/six months \$50/day
Dance (non-profit, educational or City-sponsored)	Exempt
Live Entertainment: music (other than mechanical); boxing or wrestling; exhibition skating; video arcades; pool halls; bowling alleys; race tracks and drag strips (if attendance more than 2,000 at a single event). Covers more than one skating rink, shooting gallery.	\$200/year \$100/six months \$50/day
Amusement Parks – Permanent	\$200/year
For one to 10 units, inclusive	\$100/six months
For more than 10 units	\$400/year \$200/six months
Carnivals	
For one to 10 units, inclusive	\$40.00/day
For more than 10 units	\$100/day
Closing out sales	
Closing out sale license – original license	\$300/year
First 30-day renewal	\$200/year
Second 30-day renewal	\$200/year
Junk Shop License	\$300/year
Junk Wagon License	\$40/year
Marijuana Business License	\$500/year
Massage Parlor/Bathhouse	\$150/year
Massage Practitioner	\$50/year
Theaters	\$100/each screen

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Outdoor Musical Event (not sponsored by the City and with an admission fee)	\$750/year
Pawnbroker	\$500/year
Peddler/Solicitor	No fee
Secondhand dealer	\$40/year
Shuffleboard License	\$50/year
Renewal of License, registration or permit late penalty	10% of required fee
Transferability of license of permit	\$25

2. CODE ENFORCEMENT

Code Enforcement	2015 Fee
Inspection/Posting	\$50
Re-inspection	\$50
Abatement	Actual City costs
Abatement Hearing	\$360
Hearing Officer	\$215/hour
Notice of Violation Appeal Hearing	\$125
Removal of Declaration	\$20
Violation of a stop work order	\$500

Housing Code Enforcement	2015 Fee
Inspection/Posting	\$255/hour
Re-Inspection plus Notice and Order	\$510
Hourly Rate	\$255
Appeal Fee	\$150/each
Closing Fee	\$255
Contract Abatement Fee	\$15% of the contract
Late Fee	\$25% of amount due
Hearing Officer	\$215/hour

The following fees apply to all enforcement actions:	2015 Fee
Inspection Warrant	\$350/each
Attorney Fees	Rate per hour to be determined as established by the City Attorney contract for legal services
Paralegal Services	
Notary Services	\$10
Abatement	Actual cost of labor

3. COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENTS

Type	2015 Fee
Prescreening/threshold review fee	\$200
Annual amendment cycle fee (applicants whose amendment proposals are approved for consideration by the City Council)	\$400

City of Kenmore, Washington – 2015 Fee Schedule cont.

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4. DEVELOPMENT SERVICES

General Fees	2015 Fee
Development Review Technology Fee Applies to all fees listed in Section 4. Exception: Items marked with an asterisk "*" are exempt from the technology fee	3%
P-Suffix and other required site plan reviews	
Initial plan review	\$1,078
Each additional review for compliance, including signs and tenant improvements.	\$163
Amend adopted P-suffix conditions	\$2,241
Mobile home park and RV park plan review	\$3,561
Site plan application fee (Land-use permit associated to KMC 18.105)	\$364
Construction permit site plan review	\$100
Landscape and tree management plan review	
Initial plan review based on site area	
0 – 1 site acre	\$211
> 1 – 2 site acres	\$337
> 2 – 5 site acres	\$507
> 5 – 10 site acres	\$676
More than 10 site acres	\$1,352
Each plan revision review	\$324
Request for modification requiring public notice	\$673.00
Landscape and tree management inspections	
Landscape installation inspection	\$269
Landscape maintenance bond release inspection	\$269
Additional excessive reviews and inspection fees Applies to all development permits; additional plan review or inspections required by changes, additions or revisions to the plans or excess reviews of re-submittals will be billed at an hourly rate.	\$100/hour
Hourly fees throughout this section may be billed in ½ hour intervals	

Development Agreement	2015 Fee
Threshold review with City Council	\$200*
Development Agreement requested by the applicant (proposal is approved for consideration by the City Council)	\$5,000 + City Attorney fees
Development Agreement requested by the City	No Fee

Pre-Application	2015 Fee
Pre-application review fee	No Fee

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Zoning and Land Use	2015 Fee
Request for site specific rezone	\$3,000
Conditional use permits (CUP) and special use permits (SUP)	
Administrative CUP	\$3,633
SUP with public hearing	\$8,501
Daycare with 24 children or less	\$1,365
Request for time extension	\$146
Variances (including variances from KMC 18.55)	
Application review	\$2,500
Added fee when public hearing required	\$1,626
Request for time extension	\$146
Boundary line adjustment	\$574
Communications facility application fee	\$364
Accessory dwelling unit	\$50
Change of use (zoning only)	\$50
Reuse of closed public school facilities	\$1,400
Land use inspections	\$100/hour
Reasonable use exception	\$2,500
Public agency and utility exception	\$1,953
Zoning letter inquiry/request	\$100
Design review	\$100/hour
Temporary Use Permit	\$100
Public notice mailing fee	\$200*

Subdivision – Preliminary Application Review	2015 Fee
Preliminary short subdivisions	
Short subdivision 4 lots or less	
Base fee	\$1,111
Plus per lot	\$140
Short subdivision 5 to 9 lots	
Base fee	\$7,033
Plus per lot	\$153
Revision to approved preliminary	\$898
Short subdivision alteration	\$1,245
Request for time extension	\$100
Preliminary subdivisions	
Initial application	
50 lots or less	
Base fee	\$12,955
Plus per lot	\$167
More than 50 lots	
Base fee	\$22,208
Plus per lot	\$37
Surcharge for applications utilizing lot clustering or flexible yard provisions (percent of initial fee)	10%
Major revision requiring new public hearing	\$3,886

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Minor revisions submitted after preliminary approval (not necessitating additional hearings)	\$925
Request for time extension	\$100
Subdivision alterations or subdivision vacations	
With public hearing	\$3,886
Without public hearing	\$1,944
Supplemental fee – a surcharge for applications involving significant environmentally sensitive areas (percentage of total initial fee)	10%
Supplemental fee – remanded applications (percentage of initial fee)	50%
Binding site plan	
Building permit, as-built or site plan review based plan	\$4,862
Conceptual plan	\$5,733
Revision to a preliminary approved plan	\$1,112
Revision to a final binding site plan	\$1,996

Shoreline Management Permit	2015 Fee
Substantial development permit	
Total cost of proposed development:	
Up to \$10,000	\$1,280
\$10,001 to \$100,000	\$2,560
\$100,001 to \$500,000	\$6,399
\$500,001 to \$1,000,000	\$9,598
\$1,000,001 or more	\$12,797
Single family joint-use dock	\$2,560
Shoreline conditional use permit	
Non-forest practices	\$7,219
Forest practices	\$1,313
Shoreline variance	
Up to \$10,000 project value	\$2,166
\$10,001 or more project value	\$7,219
Shoreline re-designation	
Base fee	\$14,438
Per shoreline lineal foot	\$27.60
Maximum	\$54,144
Shoreline review of other permits or approvals for conditions	\$177
Shoreline exemption	\$276
Supplemental fees	
Request for an extension of a permit, calculated as a percentage of the original permit	20%
Shoreline permit revision, calculated as a percentage of the original permit	20%
Surcharge when public hearing required	12%
Minimum	\$2,048

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Permit compliance inspections	
Hourly rate (including travel time)	\$100/hour
Plus per mile	\$0.50/mile
Special Reviews	2015 Fee
State Environmental Policy Act (SEPA) review	
Environmental checklist	
Base fee	\$600
After six hours	\$100/hour
Supplemental Determination of Nonsignificance (DNS), Mitigated Determination of Nonsignificance (MDNS), or Determination of Significance (DS) review	\$100/hour
MDNS deposit	\$1,313
Environmental Impact Statement (EIS) deposit – a percentage of total estimated cost	33%
Draft Environmental Impact Statement (DEIS), Final Environmental Impact Statement (FEIS), Supplemental Environmental Impact Statement (SEIS) or addenda preparation and review costs – including scoping, writing, editing, publishing, mailing, distributing and contract administration: All fixed and contract costs, and time costs, per hour	\$100/hour
Post MDNS, DEIS, FEIS or SEIS publication work preparing or consulting on staff reports, permit conditions or public hearing testimony, per hour	\$100/hour
Critical areas review	
Applicants will be eligible for a refund of the portion of the base fee that is less than the city's costs (including consultants, public notice (as necessary) and other associated expenses).	
Review of residential building permits, shoreline permits, individual short subdivision, boundary line adjustments and right-of-way use permits:	
Site review base fee	\$1,000
Plus, per hour	\$100/hour
Review of commercial building permits, grading permits, engineering permits, subdivisions, PUDs, declassifications, variances, conditional use permits and unclassified use permits:	
Site review base fee	\$1,000
Plus, per hour	\$100/hour
Flood plain determination – certificate of elevation	\$100
Plus, per hour	\$100/hour
Review of mitigation plan compliance, per hour	\$100/hour
Critical areas inspection	\$100/hour
Inspection and monitoring, per hour	\$100/hour
Appeals	
Appeals to the hearing examiner from decisions of the City	\$125*
Departmental review of non-departmental permits	\$100/hour
Review and monitoring of master drainage plans, per hour	\$100/hour
Legal lot status request	\$200

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Engineering: General Permitting & Inspections			2015 Fee
Parking review			
New or additional spaces			
	First 0-25 spaces		\$23/each space
	Next 26-50		\$20.70/each space
	Next 51-75		\$16.30/each space
	Next 76-150		\$16.30/each space
	Anything above 150		\$11.80/each space
	Minimum fee		\$296.10
Clearing			
0 – 5 site acres			
	Base fee		\$73.50
	Hourly fee		No fee
5.1 site acres or more			
	Base fee		\$367.50
	Hourly fee		\$100/hour
Field inspections			\$100/hour
Tree removal			\$73.50
Drainage review			
Residential drainage requirement review base fee			\$238
	Small site drainage review		\$143
	Targeted drainage review		\$234
Full drainage review			
	Simplex review		\$293
	Complex review		\$676
Commercial drainage plan review base fee			\$570
Total distributed area	Targeted drainage review #1, 2 and 3	Full drainage review and targeted drainage review for #4	
0 – .50 site acre	\$895	\$1,119	
.51 – 1 site acre	\$1,234	\$1,543	
1.1 – 2 site acres	\$2,255	\$2,819	
2.1 – 5 site acres	\$4,951	\$6,189	
5.1 – 10 site acres	\$5,964	\$7,456	
More than 10 acres	\$6,640	\$8,300	
Traffic impact analysis review			
	Level 1 (10 P.M. peak hour trips or less)		\$337
	Level 2 (11-75 P.M. peak hour trips)		\$800
	Level 3 (Over 75 P.M. peak hour trips)		\$1,600
Road standards/drainage standards variance			\$200
Grading permits for small projects that do not exceed 500 cubic yards (volume and disturbed area) and that do not require engineered drawings as determined by the director.			\$300
Grading permits –all other grading permits (based on the total of the two tables listed below)			
Table 1			
Volume	Base fee		Per 100 cubic yards
0 to 500 cubic yards	\$0	+	\$28.40
501 to 3,000 cubic yards	\$54	+	\$39.20
3,001 to 10,000 cubic yards	\$339	+	\$26.10

City of Kenmore, Washington – 2015 Fee Schedule cont.

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10,001 to 20,000 cubic yards	\$2,159	+	\$7.90
20,001 to 40,000 cubic yards	\$3,319	+	\$2.10
40,001 to 80,000 cubic yards	\$3,599	+	\$1.40
80,001 cubic yards or more	\$4,239	+	\$0.60
Table 2			
Disturbed Area	Base fee	+	Per acre
Up to 1 acre	\$176	+	\$819.40
1.1 to 10 acres	\$381	+	\$614.30
10.1 to 40 acres	\$2,916	+	\$360.80
40.1 to 120 acres	\$10,428	+	\$176
120.1 to 360 acres	\$22,944	+	\$68.70
360.1 acres or more	\$34,716		\$36
Grading plan revision			
Hourly rate		\$100/hour	
Grading permit operation monitoring (inspection fee when not associated to a Bond Quantity Worksheet)			
The operation monitoring fee shall be calculated by adding the applicable amount from the Annual Volume Table (below) to an amount equal to \$215 per acre disturbed and not rehabilitated during the monitoring period, to a maximum of \$10,000.			
Annual Volume Table			
Volume deposited or removed	Base fee		Per 100 cubic yards
0 to 3,000 cubic yards	\$0	+	\$102.20
3,001 to 10,000 cubic yards	\$2,550	+	\$17.20
10,001 to 20,000 cubic yards	\$3,760	+	\$5.10
20,001 to 40,000 cubic yards	\$4,280	+	\$2.50
40,001 cubic yards or more	\$4,680	+	\$1.50
Reclamation bond release inspection		\$255	
Re-inspection of non-bonded actions		\$225	
Construction inspections (when associated to a Bond Quantity Worksheet)			
Bond quantities worksheet amount (line T)	Initial fee + additional fee based on bond		
\$0 – \$30,000	\$213 + \$119 / \$1,000 bond		
\$30,001 – 120,000	\$2,253 + \$51 / \$1,000 bond		
\$120,001 or more	\$6,693 + \$14 / \$1,000 bond		
Addition inspection after 1 year	\$100/hour		
Maintenance bond inspections			
Bond quantities worksheet amount (line T)	Initial fee + additional fee based on bond		
\$0 – \$30,000	\$461 + \$15.30 / \$1,000 bond		
\$30,001 – 120,000	\$770 + \$5 / \$1,000 bond		
\$120,001 or more	\$1,166 + \$1.70 / \$1,000 bond		

City of Kenmore, Washington – 2015 Fee Schedule cont.
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Engineering: Subdivision Plan Review and Inspections		2015 Fee
Short subdivision engineering plan review		
Short subdivision 4 lots or less		
Base fee		\$2,087
Plus per lot		\$209
Short subdivision 5 to 9 lots		
Base fee		\$4,148
Plus per lot		\$209
Additional review in excess of initial fees		\$100/hour
Subdivision engineering plan review		
Subdivision 30 lots or less		
Base fee		\$6,209
Plus per lot		\$33.60
Subdivision 31 lots or more		
Base fee		\$6,710
Plus per lot		\$16.90
Revisions and re-submittals		
Each occurrence		\$119
Additional review in excess of initial fees		\$100/hour
Planned unit development engineering plan review		
30 units or less		
Base fee		\$6,209
Plus per unit		\$46.10
31 units or more		
Base fee		\$6,911
Plus per unit		\$22.70
Revisions and re-submittals		
Each occurrence		\$119
Additional review in excess of initial fees		\$100/hour
Conceptual binding site plan (including conceptual commercial binding site plan)		
Plan and profile base fee		\$4,132
Revisions and re-submittals		
Each occurrence		\$119
Additional review in excess of initial fees		\$100/hour
Construction inspections (when associated to a Bond Quantity Worksheet)		
Bond quantities worksheet amount (line T)		Initial fee + additional fee based on bond
\$0 – \$30,000		\$213 + \$119 / \$1,000 bond
\$30,001 – 120,000		\$2,253 + \$51 / \$1,000 bond
\$120,001 or more		\$6,693 + \$14 / \$1,000 bond
Addition inspection after 1 year		\$100/hour
Subdivision final approval		
Final short subdivision 4 lots or less		\$1,922
Final short subdivision 5 to 9 lots		\$3,873
Final short subdivision alteration		\$714

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Final subdivision 30 lots or less	
Base fee	\$5,825
Plus per lot	\$69.10
Final subdivision 31 lots or more	
Base fee	\$6,470
Plus per lot	\$47.60
Subdivision alteration	\$1,077
Modification of a recorded building envelope	\$541
Request for name change	\$192
Final planned unit development	\$4,530
Request for time extension	\$145
Request for name change	\$192
Final building site plan	\$3,081
Subdivision – post final fees	
Maintenance bond inspection	
Bond amount	Initial fee + additional fee based on bond
\$0 – \$30,000	\$461 + \$15.30 / \$1,000 bond
\$30,001 – 120,000	\$770 + \$5 / \$1,000 bond
\$120,001 or more	\$1,166 + \$1.70 / \$1,000 bond

Building Permits	2015 Fee
Building permit fees are based on valuation. The table below establishes the permit fee from the valuation. Valuation is determined by type of construction and square footage or from a contractor's bid. The most recent edition of the Building Safety Journal determines the type of construction and square footage factor.	
Total valuation	fee
\$1 – \$500	\$23.50
\$501 – \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 – \$25,000	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 – \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 – \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 – \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 – \$1,000,000	\$3,223.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 or more	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof.
Building plan review	
Plan review fees shall be 65% of the building permit fee (this does not include other review type costs). If the plan is a "basic", as determined by the Building Official, the plan check fee shall be 25% of the permit fee.	
Additional plan review required for changes, additions or revisions to plans (minimum charge ½ hour)	\$100/hour

City of Kenmore, Washington – 2015 Fee Schedule cont.

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For use of outside consultants for plan review and inspections		Actual costs
Building code change in use or occupancy	Minimum 2 hour inspection charge (\$200) plus actual inspections at hourly rate (\$100/hour)	
Mobile homes		
Mobile home permit		\$216
Temporary mobile home permit		\$263
Temporary mobile home for hardship		\$263
Non-insignia mobile home inspection		\$263
Re-Roof permits		
Single family residential		\$94
Commercial and multi-family		Based on permit per fee valuation table
Special review of oversized buildings		\$138
Condominium conversion review		
Project fee		
1 to 30 units		\$667
31 to 99 units		\$1,665
100 or more units		\$3,332
Plus per unit		\$332
Special plan review		\$100/hour
Pre-inspections		
Fire or flood damage		\$311
Minimum housing or other code compliance		\$311
Relocation of structures		\$311
Demolition inspection		\$94
Re-inspection (Ordinance 00-0098)		\$100/hour
Inspections outside of normal hours		\$100/hour
Inspections for which no fee is specifically indicated		\$100/hour
Billboard alteration or relocation site review		\$667
Certification of permit completion		
Temporary occupancy certificate, per building or tenant space		\$284
Final occupancy certification when more than one building permit, each additional building		\$284
Final occupancy certification for individual condominium or other portions of buildings, per unit		\$128
Letter of completion for shell construction permits when more than one building permit, each additional building		\$284
Extension and renewal		
Extensions for final inspection only		
Single family residential		\$100
All other permits		\$100
All other extensions or renewals (including temporary reinstatement)		
Single family residential and all other permits		\$100
Temporary mobile home		\$131
Temporary hardship mobile home		\$119

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Plumbing Permits		2015 Fee
Commercial and Multi-family (Non one- and two-family dwellings and townhouses)	Based on actual valuation of all fixtures materials and installation as submitted and determined by the Building Official. When plan review is required, as determined by the Building Official, the plan review fee for all permits will be 65% of the permit fee.	
New one- and two-family dwellings and townhouses		\$225/dwelling
Alterations or additions to one- and two-family dwellings and townhouses		Based on the table below
Base fee		\$23.50
Plus:		
For each plumbing fixture on one trap or set of fixtures on one trap		\$10/each
Roof drain		\$10/each
Electric water heater		\$10/each
Grease trap		\$10/each
Alteration or repair of water piping or water treating equipment		\$10/each
Back flow devices (other than atmospheric vacuum breakers)		\$10/each
Other		\$10/each

Mechanical Permits		2015 Fee
Commercial and Multi-family (Non one- and two-family dwellings and townhouses)	Based on actual valuation of all fixtures materials and installation as submitted and determined by the Building Official. When plan review is required, as determined by the Building Official, the plan review fee for all permits will be 65% of the permit fee.	
New one- and two-family dwellings and townhouses		\$225/dwelling
Alterations or additions to one- and two-family dwellings and townhouses		Based on the table below
Base fee		\$23.50
Plus:		
Furnaces		
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)		\$14.80
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3kW)		\$18.20
For the installation or relocation of each floor furnace, including vent		\$14.80
For the installation or relocation of each suspended heating, recessed wall heater or floor-mounted unit heater		\$14.80

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Appliance vent	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$7.25
Repairs, alterations and additions	
For the repair or alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$13.70
Boilers, compressors and absorption systems	
For the installation and relocation of each boiler or compressor to and including 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$14.70
For the installation and relocation of each boiler or compressor to and including 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$27.15
For the installation and relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (512.9 kW)	\$37.25
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$55.45
For the installation or relocation of each boiler or compressor over 50 horse power (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$92.65
Air handlers	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 Us), including ducts attached thereto. Note: this fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code)	\$10.65
For each air-handling unit over 10,000 cfm (4719 Us)	\$18.10
Evaporative Coolers	
For each evaporative cooler other than the portable type	\$10.65
Ventilation and exhaust	
For each ventilation fan connected to a single duct	\$7.25
For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$10.65
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$10.65

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Incinerators		
	For the installation or relocation of each domestic-type incinerator	\$18.20
	For the installation or relocation of each commercial or industrial-type incinerator	\$14.50
Gas piping		
	Gas pipe (1-5 outlets)	\$10.65
	Gas pipe (outlets over 5)	\$1/each
Miscellaneous		
	For each appliance of piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table	\$10.65
	Gas water heater	\$10.65

Transportation Impact Fees*		ITE Code	2015 Fee
	Single family residence	210	\$8,434.02/unit
	Multi-family	220	\$5,462.31/unit
	Per peak hour trip		
	General light industrial	110	\$11.93/sq. ft.
	Manufacturing	140	\$9.01/sq. ft.
	Mini-warehousing	151	\$3.16/sq. ft.
	Condominium/townhouse	230	\$4,581.29/unit
	Mobile home park	240	\$4,926.81/unit
	Hotel	310	\$5,650/unit
	Motel	320	\$4,500.85/unit
	Marina	420	\$1,411.92/berth
	Golf course	430	\$2,298.31/acre
	Movie Theater	444	\$28.79/sq. ft.
	Racquet club	492	\$4.76/sq. ft.
	High School	530	\$4.61/sq. ft.
	Church	560	\$5.81/sq. ft.
	Hospital	610	\$14.10/sq. ft.
	Nursing home	620	\$1,466.32/bed
	General office building	710	\$18.15/sq. ft.
	Medical-dental building	720	\$42.74/sq. ft.
	Shopping center	820	\$9.30/sq. ft.
	Restaurant	932	\$49.66/sq. ft.
	Fast food restaurant without drive through	933	\$64.58/sq. ft.
	Fast food restaurant with drive through	934	\$83.91/sq. ft.
	Gas station	944	\$33,765.80/pump
	Gas station with convenience store	945	\$25,533.86/pump
	Supermarket	850	\$28.62/sq. ft.
	Convenience market	851	\$62.64/sq. ft.
	Drive-in bank	912	\$83.99/sq. ft.
Park Impact Fees*			2015 Fee
	Single family residence		\$2,537/unit
	Multi-family		\$1,658.82/unit

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Mobile home	\$788.25/unit
Fire Department Review*	2015 Fee
The fire review fee will be assessed per the approved contract with the Northshore Fire District #16 for all single family, multi-family and commercial projects.	

Limited Right-of-Way Permits	2015 Fee
Type A permit may be issued for activities within the right-of-way which will alter the surface or subsurface of the right-of-way. Examples include: • Open cut trenching • Culvert installation • Driveways • Shoulder improvements • Sidewalks • Above ground pedestals or utility boxes • Paving operations in right-of-way • Landscaping • Beautification (no fee)	
Application fee (includes review and 1 hour inspection)	\$200
Inspections in excess of 1 hour	\$100/hour
Type B permit may be issued for temporary use of the right-of-way (24 hours or less) for activities that will not alter the right-of-way surface or subsurface. Examples include: • Parade • Block party • Temporary parking • Temporary storage of dumpster/storage container	
Application fee (includes review and inspection)	\$75*
Type C permit may be issued for temporary use of the right-of-way (more than 24 hours) for activities that will not alter the right-of-way surface or subsurface. Also includes activities that require traffic plan and traffic plan review. Examples include: • Street closures • Extended storage in the right-of-way • Commercial activities in the right-of-way • Right-of-way used as construction site for private development	
Application fee (includes 1 hour inspection)	\$150*
Inspection in excess of 1 hour	\$100/hour*
Use fee	Fee = (use area) x \$20 per sq. ft. x days of usage/365 or a minimum of \$100, whichever is greater*

Access Right-of-Way Permits*	2015 Fee
Application fee (includes 1 hour review and 1 hour inspection)	\$200*
Review fee in excess of 1 hour	\$100/hour*
Inspection fee in excess of 1 hour	\$100/hour*
Use fee	
Open to the public	No fee
Limited (not open to the public)	Fee = (use area) x value ¹ x 25% or a minimum of \$100 whichever is greater*
¹ value of adjacent land (in area, sq ft) according to the County Assessor records	

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Encroachment Right-of-Way Permits		2015 Fee
Application fee (includes 1 hour review and 1 hour inspection)		\$200
Review fee in excess of 1 hour		\$100/hour
Inspection fee in excess of 1 hour		\$100/hour
Use fee		Fee = (use area) x value ¹ x No. of Years x 12% or a minimum of \$100 whichever is greater
¹ value of adjacent land (in area, sq ft) according to the County Assessor records		

Utility franchise Right-of-Way Permits*		2015 Fee
Application fee		\$200
Review fee		\$100/hour
Inspection fee		\$100/hour
Use fee		No fee

State Route 522 driveway connection permit*		2015 Fee
Fee structure. The following nonrefundable fee structure is established for the processing, review and inspection of the connection permit application. A description of each category can be found in section 12.85.040 of the KMC. Due to the potential complexity of Category II and Category III connection proposals, and required mitigation measures that may involve construction on SR 522, the city may require a developer agreement in addition to the connection permit. The developer agreement may include, but is not limited to: plans; specifications; maintenance requirements; bonding requirements; inspection requirements; division of costs by the parties, where applicable; and provisions for payment by the applicant of actual costs incurred by the city in the review and administration of the applicant's proposal that exceed the required base fees in the following schedule: Category I – Base fee for one connection: • Agricultural, forest, utility operation and maintenance • Residential dwelling units (up to 10)- single connection • Other, with 100 average weekday vehicle trip ends • Fee per additional connection point Category II – Base fee for one connection: • Less than 1,000 average weekday vehicle trip ends • 1,000 to 1,500 average weekday vehicle trip ends • Fee per additional connection point Category III - Base fee for one connection: • 1,500 to 2,500 average weekday vehicle trip ends • Over 2,500 average weekday vehicle trip ends • Fee per additional connection point Category IV – Base fee per connection:		
		\$50
		\$50/dwelling
		\$500
		\$50
		\$1,000
		\$1,500
		\$250
		\$2,500
		\$4,000
		\$1,000
		\$100
Surety Bond. Prior to the beginning of construction of any connection, the city may require the permit holder to provide a surety bond as specified in WAC 468-34-020(3).		

City of Kenmore, Washington – 2015 Fee Schedule cont.
Page 19 of 21

Special Event Permit	2015 Fee
Application fee	\$100*

Memorial Sign	2015 Fee
Application fee and sign	\$300*

5. ANIMAL CARE AND CONTROL

Animal License and Registration	2015 Fee
Pet license – dog or cat	
Unaltered	\$60
Altered	\$30
Juvenile pet license – dog or cat	\$15
Discounted pet license – dog or cat	\$15
Replacement tag	\$5
Transfer fee	\$3
Guard dog registration	\$100
Exotic pet	
New	\$500
Renewal	\$250
Service animal	No fee
K-9 police dog	No fee
Late fees	
Received 45-90 days following license expiration	\$15
Received 90-135 days following license expiration	\$20
Received more than 135 days following license expiration	\$30
Received more than 365 days following license expiration	\$30 plus license fee(s) for any previous year pet was unlicensed

Animal Business and Activity Permits	2015 Fee
Hobby kennel and hobby cattery license	\$50
Private animal placement permit	No fee

Civil Penalties	2015 Fee
General	
No previous similar code violation within one year	\$50
One previous similar code violation within one year	\$100
Two previous similar code violation within one year	Double the rate of the previous penalty, up to a maximum of \$1,000.
Vicious animal or animal cruelty violations	
First violation within one year	\$500
Subsequent violations within one year	\$1,000
Dog leash law violations	
First violation within one year	\$25
Additional violation within one year	\$50
Animal abandonment	\$500

City of Kenmore, Washington – 2015 Fee Schedule cont.

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Unlicensed cat or dog	
Altered cat or dog	\$125
Unaltered cat or dog	\$250
Service Fees	2015 Fee
Adoptions –including licensing and spaying or neutering or the animal	\$75-\$250 based upon adoptability/animal
Spay or neutering deposit	\$150/animal
Impound or redemption – dogs, cats or other small animals	
First impound within one year	\$45
Second impound within one year	\$85
Third impound within one year	\$125
Impound or redemption – livestock, small	\$45
Impound or redemption – livestock, large	\$45 or actual cost of sheltering, whichever is greater
Kenneling at King County animal shelter – per 24 hours or portion thereof in-field pick-up of an owner's deceased unlicensed pet or pick-up of an unlicensed pet released voluntarily to the regional animal service section.	\$20
Owner-requested euthanasia (unlicensed pets)	\$50
Optional micro-chipping for adopted pets	\$25

6. MISCELLANEOUS

Type	2015 Fee
NSF (insufficient check)	\$25
Reports, copies, maps, etc.	
Accident reports, case reports	\$0.15/page
Ordinances, resolutions or findings	\$0.15/page
Copies or computer printouts	\$0.15/page
Audio or Electronic duplications	\$5 per tape or CD (other than budget documents)
Recording documents	Actual costs or \$100 minimum, whichever is greater
Note: any maps, plans, blueprints, as-built maps, or budget documents to be provided at cost. Other items not specifically listed will be charged at a rate that will reimburse the City's total cost of duplicating that item. Additionally, if any requested items are to be mailed, the cost of the envelope and postage shall be charged to the requestor.	
Use of City owned property, other than right-of-way, for event parking, storage or similar use	\$100/day
City Sponsored Event - Vendor Fees	
Food Vendor	\$30/day
Craft Vendor	\$30/day
Non-Profit Booth or Vendor	\$10/day
Public Safety Fees	
First three false alarms	No fee
Fourth and fifth false alarms	\$50 each
Sixth and additional false alarms	\$100 each

City of Kenmore, Washington – 2015 Fee Schedule cont.
Page **21** of **21**

Subject/Topic: 2015 Development Services Mid-Year Review Presentation Proposed Council Action/Motion: No Action needed. Receive 2015 Development Services Mid-Year Review Report	For Council Meeting Agenda of: October 12, 2015 Department: <u>Development Services</u> Prepared by: <u>Bryan Hampson</u> <u>Initial & Date</u> Approved by Department Head: <u>[Signature] 9-30-15</u> Approved by City Attorney: <u>NA</u> Approved by Finance Director: <u>[Signature] 10/2/15</u> Approved by City Manager: <u>[Signature]</u> Exhibits/Attachments: Development Services Report – 2015 Mid-Year Report
Expenditure Required N/A Amount Budgeted N/A Appropriation Required N/A	
<u>INFORMATION/BACKGROUND:</u> This report provides the Council and the community the opportunity to receive information on the City's 2015 mid-year development activities in comparison with previous years. It also provides information about the Development Services Department.	
<u>FISCAL CONSIDERATION:</u> Development revenues overall are showing improvement. Comparing 2015 to 2014, revenue experienced a 29% increase.	
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Council Goal #2: To continue to implement the Economic Development Plan.	



City Of Kenmore, Washington

Memorandum

Date: September 30, 2015

To: Rob Karlinsey, City Manager

From: Bryan Hampson, Development Services Director *BH*

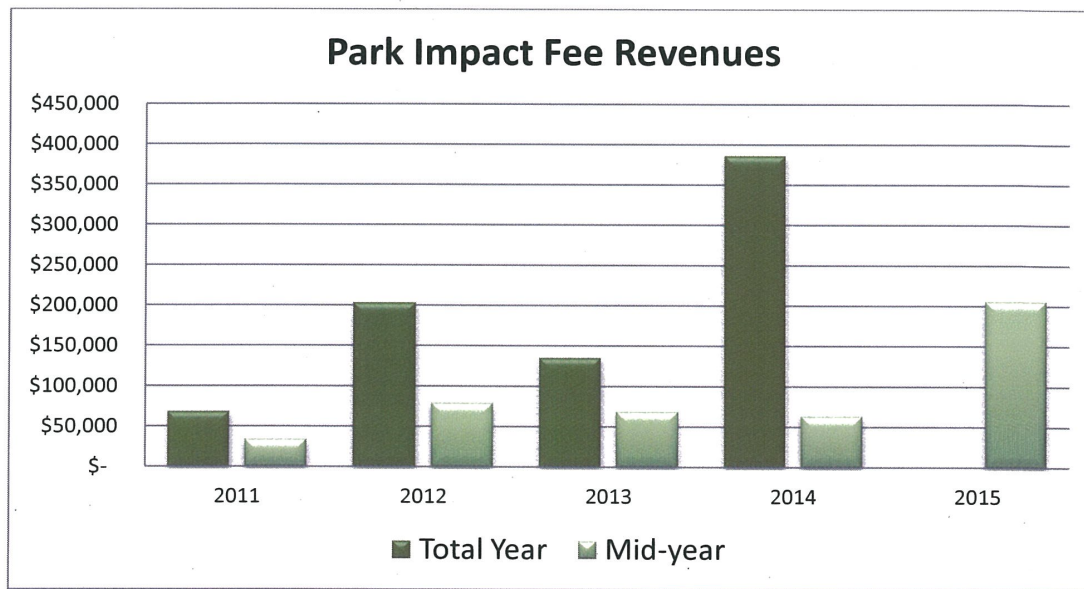
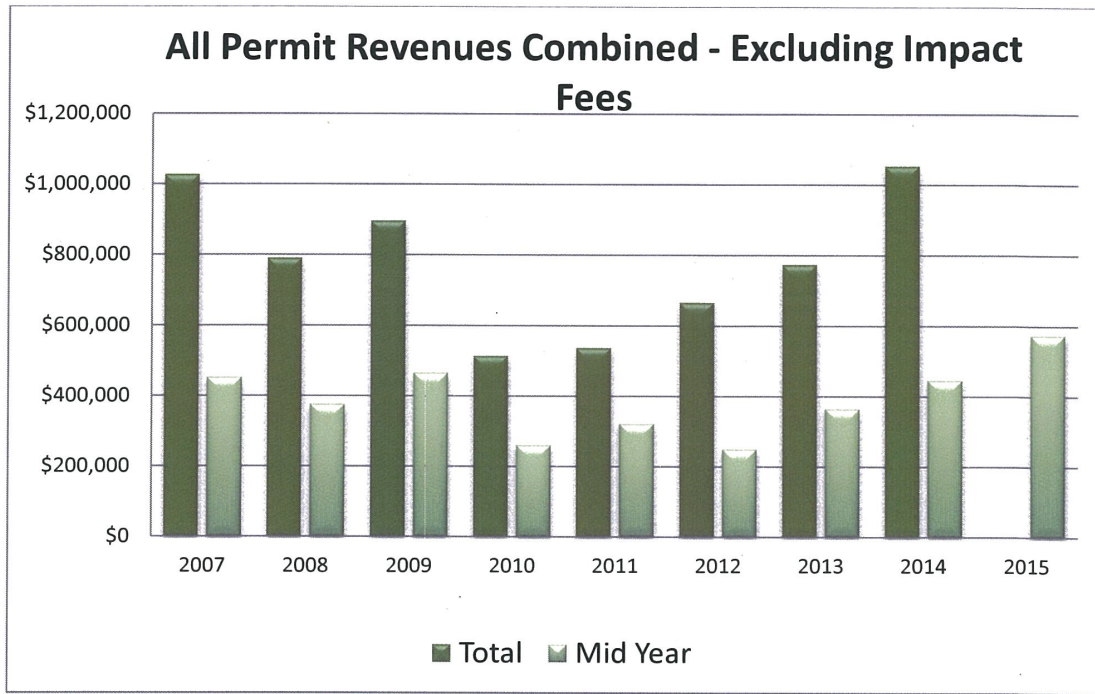
Re: Development Services Report – 2015 Mid-Year

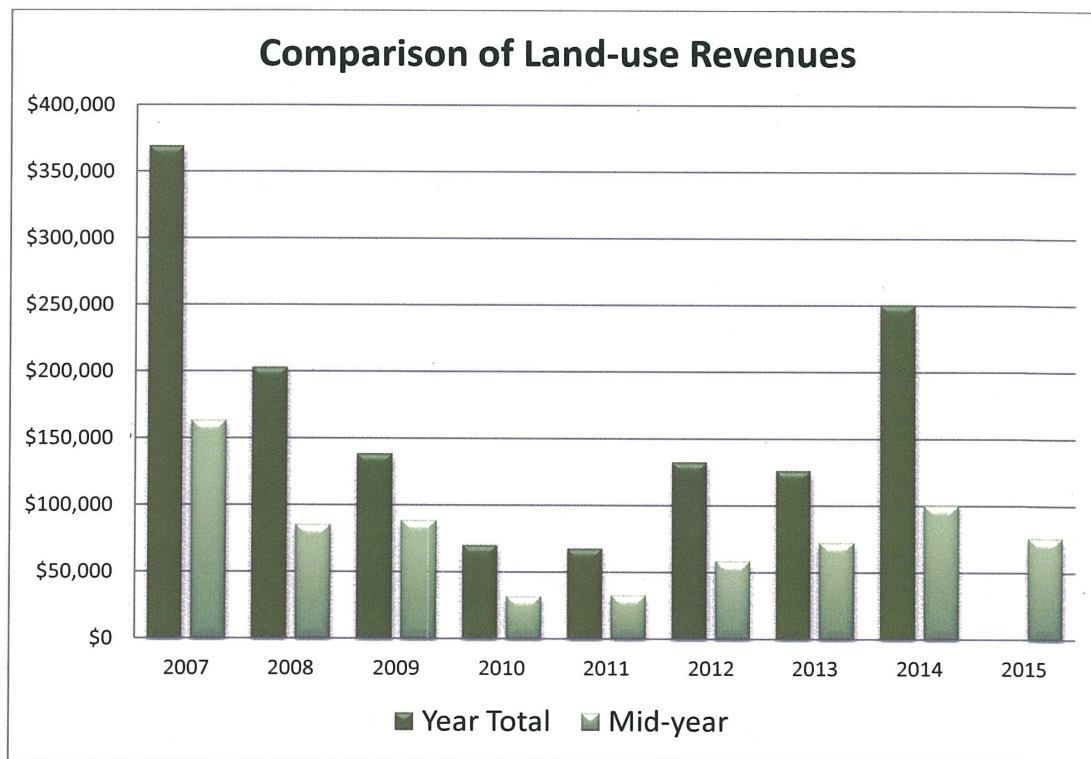
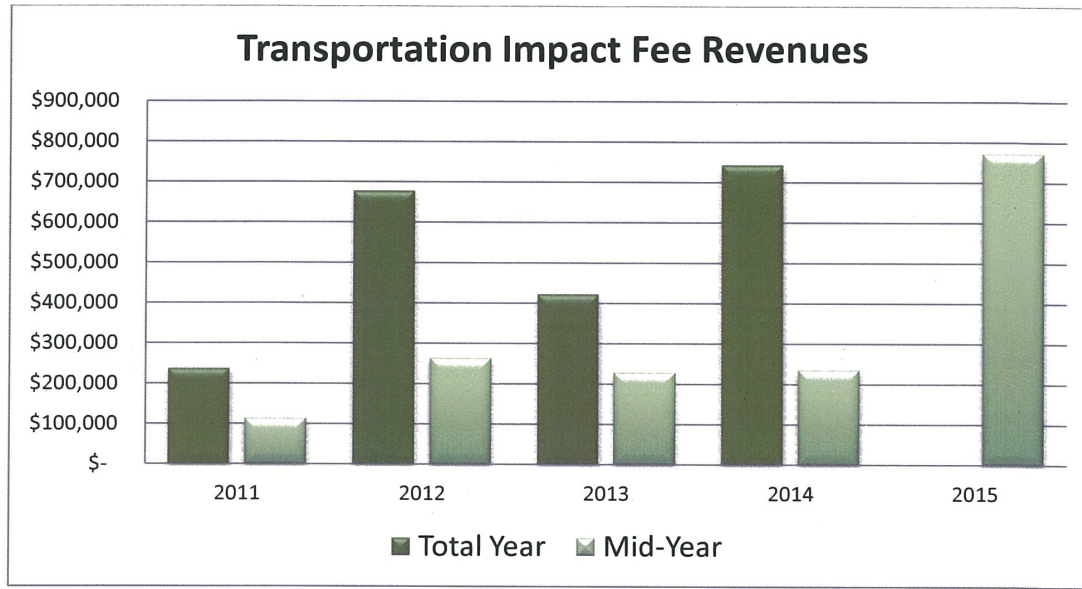
Executive Summary:

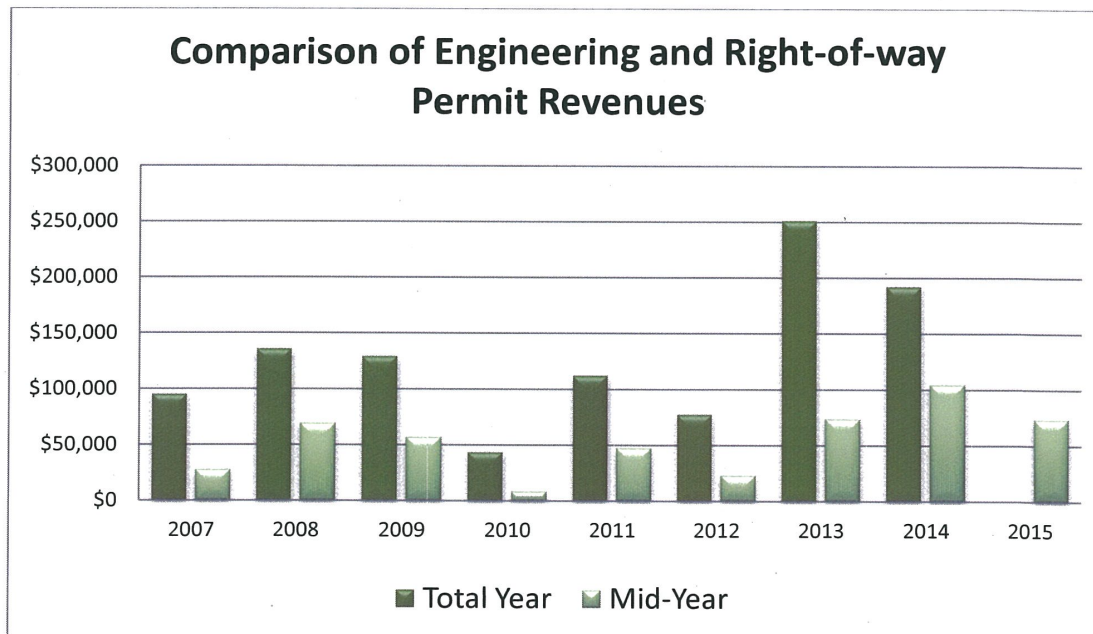
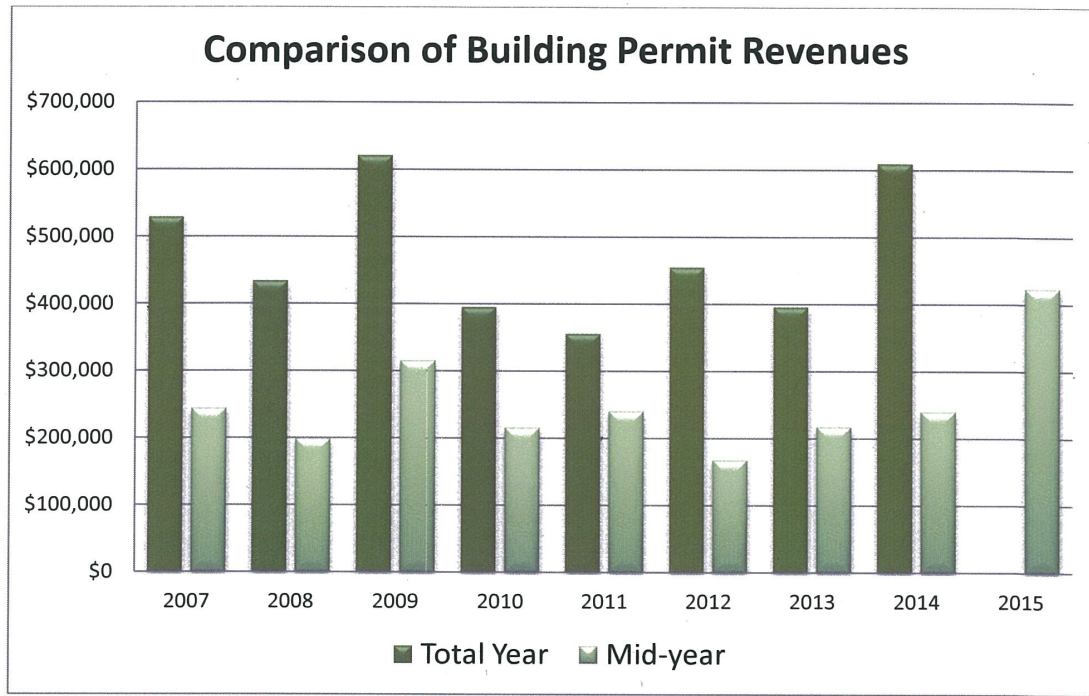
Development activities continue to experience an upward trend, which is an indication the local economy is growing. Permit revenues are up 29% compared to last year and appear as if they will exceed the budgeted projections for a second year in a row. Permit applications are up across the board in the 1st half of 2015, review times have extended as a result and some of our level of service has been affected.

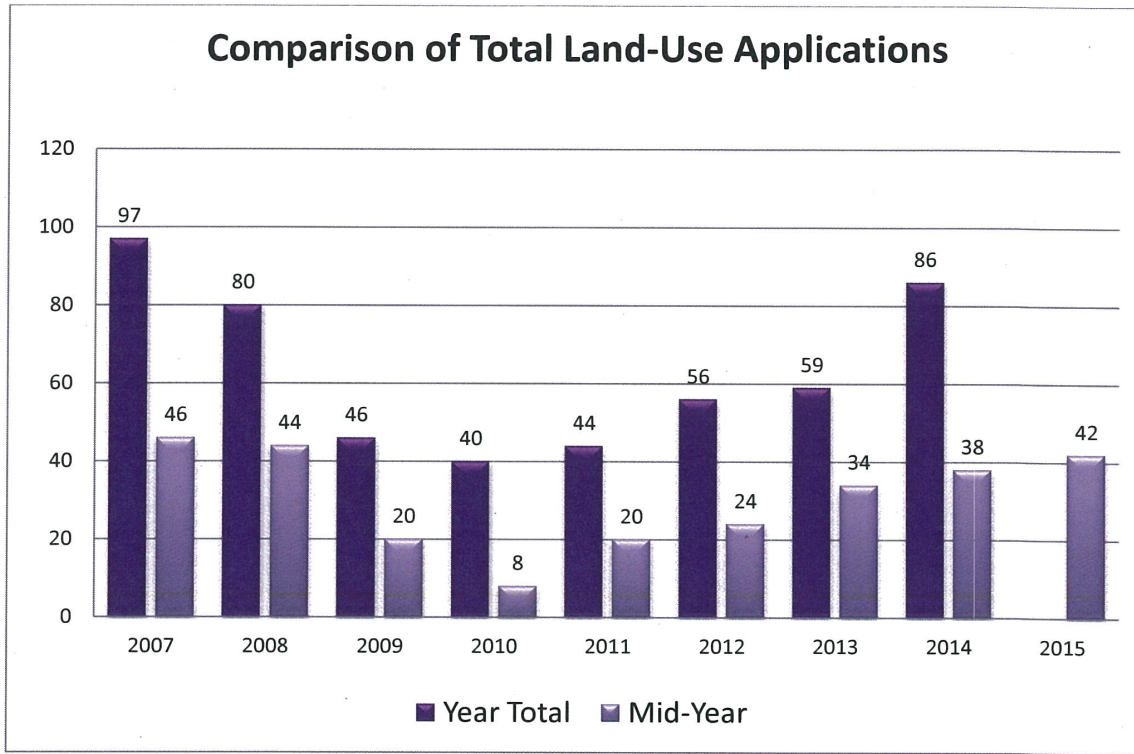
Other key items – 2015 First Half:

- Although land-use applications have slightly increased, up 11% compared to last year, the revenues have decreased slightly.
- Park impact fees are up 225% and transportation impact fees are up 229% compared to the same period last year, mainly because of the Spencer68 project.
- Building permit applications and revenues are substantially up compared to last year.
- As building applications increase so do inspections. Almost 1,900 inspections have been conducted, roughly 600 more compared to this time last year.
- New single-family applications are currently processed in approximately 4-5 weeks; the goal is 3-4 weeks.
- MainStreet's development agreement, site plan, SEPA, and engineering applications were all processed in approximately 3 months.

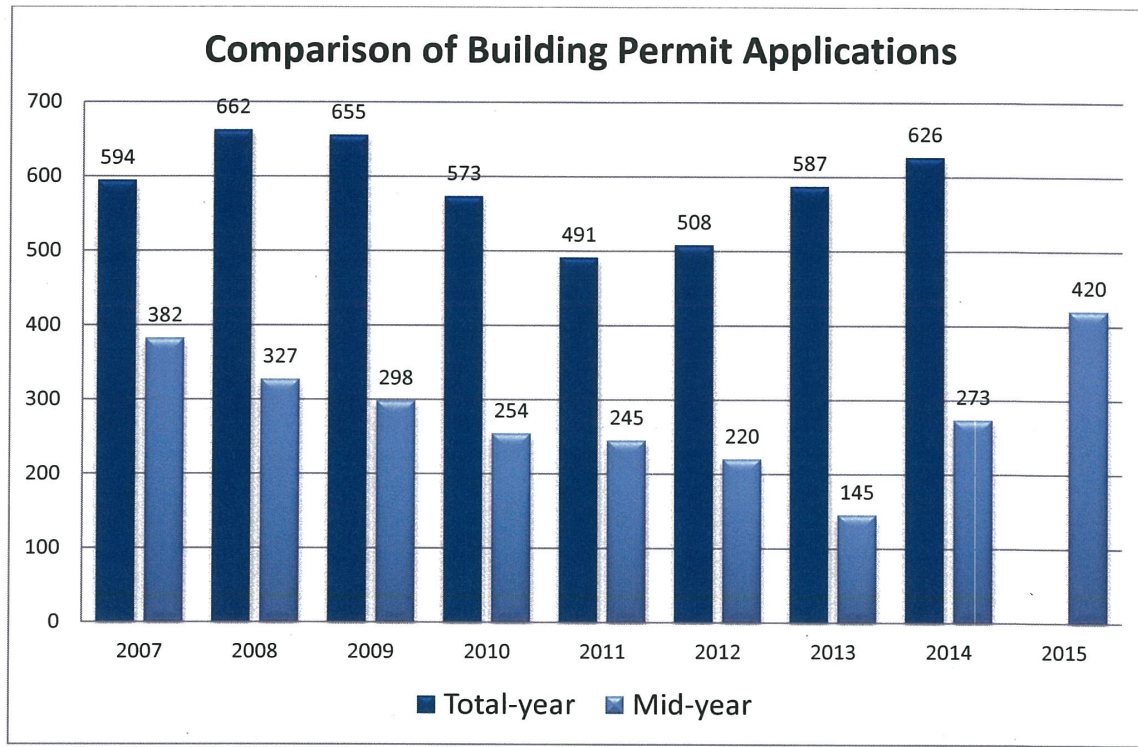




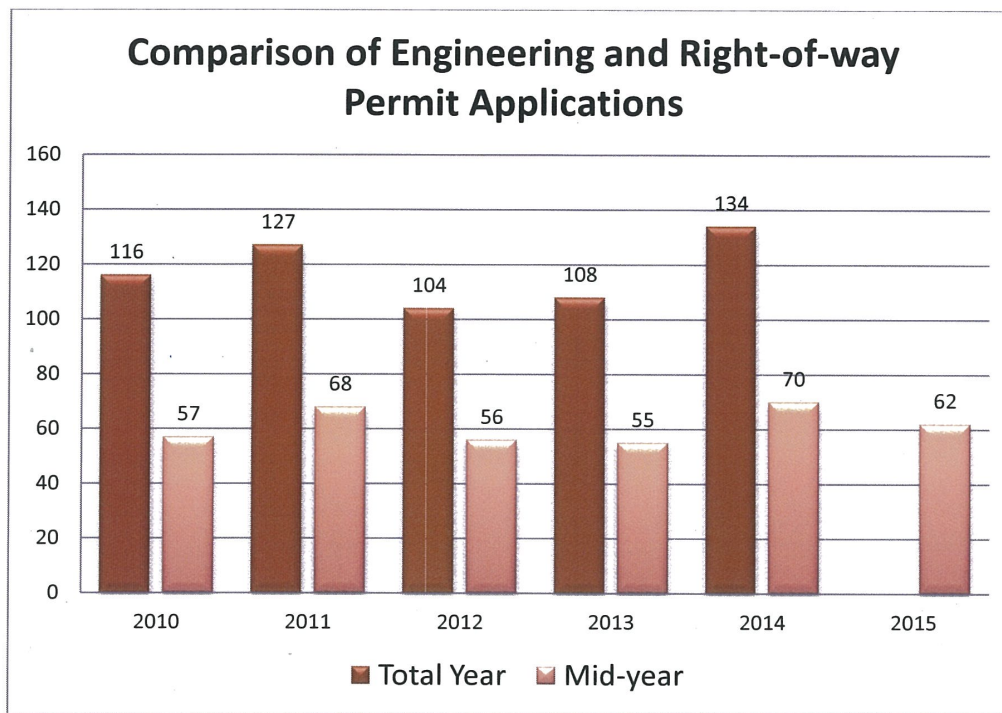




	Total '07	Total '08	Total '09	Total '10	Total '11	Total '12	Total '13	Total '14	Mid- Year '15
Accessory Dwelling Unit	4	2	5	8	4	7	8	10	5
Boundary Line Adjustment	5	6	3	4	2	7	5	4	3
Commercial Site Development	4	7	1	1	2	0	3	0	2
Communications Facilities					4	6	4	9	2
New Multi-Family Development	6	1	1	0	0	0	0	1	2
Long Plat	4	3	1	0	0	1	0	0	1
Short Plat	12	9	3	1	1	3	3	10	6
Shoreline Substantial Development	9	5	12	10	6	9	10	18	6
Variance/Modification	10	3	2	1	1	4	5	5	0
Notices of Applications Published	28	28	10	7	9	15	13	20	10
SEPA	15	16	8	8	15	10	8	9	5
Total	97	80	46	40	44	56	59	86	42



	2007	2008	2009	2010	2011	2012	2013	2014	Mid-Year 2015
New Single-family Residence	76	69	67	79	46	71	58	93	61
Single-family addition	57	43	28	36	21	22	14	24	16
Single-family remodel	39	36	41	47	33	23	35	40	30
Single-family reroof	42	60	49	30	31	18	12	18	14
Mechanical	168	227	269	243	179	205	244	272	179
Plumbing	72	93	84	60	66	64	71	77	47
New Multi-family	5	12	0	0	0	0	8	11	3
Multi-family alteration	16	11	0	2	2	8	4	1	0
New Commercial	2	2	2	1	13	5	5	3	2
Commercial Tenant Imp	12	14	15	16	16	16	12	23	7
Communications Facility	1	3	2	1	5	4	1	5	2
Demolition	17	13	10	8	9	9	26	17	10
Sign	25	22	20	22	16	12	15	12	10
Other	62	57	68	28	54	51	82	30	39
Total	594	662	655	573	491	508	587	626	420

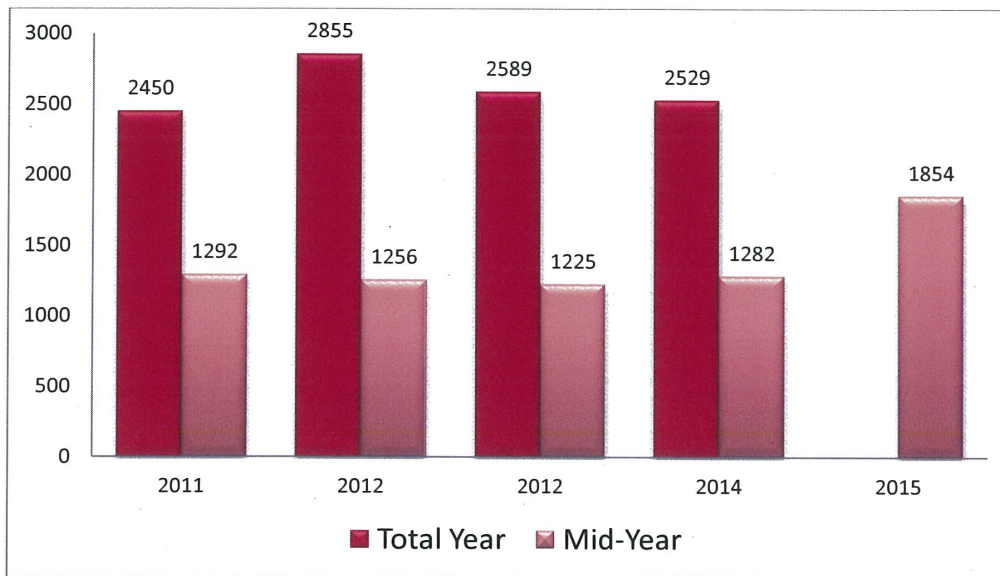


Prior to October 2010 the right of way processes and utility inspections were contracted through King County and the grading permits were lumped in with the land-use permits.

	2010	2011	2012	2013	2014	Mid-year 2015
Engineering	1	13	9	19	26	8
Grading	27	10	4	1	4	1
Tree Removal	85	72	56	39	52	25
Right-of-way	3	24	21	40	36	12
Special Events	0	8	14	9	16	16
Total	116	127	104	108	134	39

Inspections

The inspections include all inspections performed by the building inspector, planning inspector, engineering inspector, and code enforcement officer.



Inspections Performed per year:	2011	2012	2013	2014	Mid-year 2015
Residential Building	1026	1492	1309	1613	1116
Residential Plumbing	300	359	362	301	278
Residential Mechanical	457	419	507	263	311
Commercial Building	207	248	149	98	50
Commercial Plumbing	61	35	54	13	9
Commercial Mechanical	79	46	35	13	8
Re-roof	63	47	41	36	14
Sign	16	11	10	2	0
Other	26	35	62	43	0
Landscape	19	26	9	18	13
Engineering	176	122	50	128	37
Grading	20	15	1	1	12
Total	2450	2855	2589	2529	1848

Development Services Functions, Projects & Goals

Basic Functionality: Day-to-day business

Permit Counter M-F 9AM-4:30PM • Permit intake & issuance • General Inquiries: permitting, planning, building code, code compliance, etc. Staffing commitments: Permit specialist, assistant planner, building plans examiner/inspector, code compliance officer & Civil Engineer	Pre-Application Services • Reviews applications prior to submittal – typically for land use actions and larger projects. Staffing commitments: Permit specialist, assistant planner, planner, building plans examiner/inspector, Civil Engineer.	Plan Review • Review permit and land use applications. Staffing commitments: Permit specialist, Planner, Assistant planner, Building plans examiner/Inspector, Civil Engineer, building and code inspector, & director.
Inspections • Review permit and land use applications. Staffing commitments: Building plans examiner/Inspector, building and code inspector, Civil Engineer, Planner, & assistant planner	EGov Alliance • Code development • Mybuildingpermit.com • NWMaps.net Staffing commitments: Building Official, Permit specialist, Assistant planner, & Planner.	Records Management • Manage files and records • Records retention Staffing commitments: Administrative assistant, permit specialist, planner and assistant planner

Projects: Limited term projects

Permit Tracking Software

- Configure and implement new permit tracking software to replace the existing system.

Staffing commitments:
director, assistant planner, building plans examiner/Inspector

Spencer68 Phase II

- Site plan, engineering plans, and building permits for phase II.

Staffing commitments:
Planner, director, building plans examiner/inspector, building and code inspector, & Civil Engineer.

Spencer Square

- Development agreement, site plan, engineering, and building permits

Staffing commitments:
Planner, director, building inspector/plans examiner, and Civil Engineer

St. Edwards State Park Seminary Building

- Discussions regarding re-use of existing seminary building

Staffing commitments:
Planner, & director

LakePointe

- Discussions regarding future mixed –use development

Staffing commitments:
director, planner & Civil Engineer

Cooperative Odor Complaints

- Respond and report odor complaints to Puget Sound Clean Air Agency

Staffing commitments:
Building and code inspector, building plans examiner/inspector, & director

Emergency Management Program

- ESCA dissolution.
- Northshore coalition.
- Update plans and programs
- Training

Staffing commitments:
Director, and administrative assistant

Goals: The future

**Tree Inspections /
Arborist**

- Landscape and tree protection inspections.
- Tree reviews.
- Public outreach and tree education.

Staffing commitments:
Planner, Assistant planner

**Beautification
Project**

- Promote beautification efforts by recognizing residents and businesses who take pride in their properties.

Staffing commitments:
Building and code inspector,
Assistant planner, Administrative
assistant

**Education /
Outreach**

- Community education and outreach program to help residents and businesses better understand the local rules.

Staffing commitments:
Planner, Assistant planner,
Building and code inspector,
Administrative assistant

**Code Regulation
Amendments**

- Billboard Amortization.
- 2015 Building Codes
- Alcohol in parks

Staffing commitments:
Planner, Director, Building and
code inspector, and
Administrative assistant

**Update Handouts
and Resource
Guides**

- Provide useful handouts for citizens and developers that explain permitting and land use processes and codes.

Staffing commitments:
Planner, Director, Building and
code inspector, and
Administrative assistant

**Update Contracted
Services**

- Building review and inspections.
- Design Standard and Landscaping Review
- Hearing examiner services

Staffing commitments:
Director, Planner and
Administrative assistant

Address Update

- Addressing along NE 170th ST and Simonds has long been an issue for King County, the Post Office, the City and citizens. Inconsistent addresses in this area cause confusion and citizen complaints.

Staffing commitments:
Planner, Assistant planner

**522 Beatification
Project**

- Work with property owners on south side of SR 522 to remove or cut back blackberries.

Staffing commitments:
Building and code inspector

Development Services Staff

- Andrew Bauer, Planner
- Bryan Hampson, Director
- Jody Conyers, Civil Engineer (Public Works Department)
- Julie Vaughan, Permit Specialist (limited term/part time)
- Mike Thomas, Building and Code Inspector
- Rebecca Coleman, Permit Specialist (limited term/part time)
- Ryan Mumma, Building Plans Examiner/Inspector
- Samantha Loyuk, Assistant Planner
- Tela Whiteman, Administrative Assistant (1/2 time)

DEVELOPMENT SERVICES: AT A GLANCE

Development Services:

Who are we?



★ Our Team:

1. Andrew Bauer, Planner
2. Bryan Hampson, Director
3. Julie Vaughan, Permit Specialist (part-time, limited term)
4. Jody Conyers, Civil Engineer (Public Works Dept)
5. Mike Thomas, Code Compliance Officer & Building Inspector
6. Ryan Mumma, Building Inspector & Plans Examiner
7. Samantha Loyuk, Assistant Planner
8. Tela Whiteman, Administrative Assistant (1/2 time)

Fact:

In 2007 the department had 7 staff members and contracted out most of the plan review.

Development Services:

Where are we now?

- **Increased Development and Revenues**

Permit and Land Use applications at highest point since 2007

- **Big Projects**

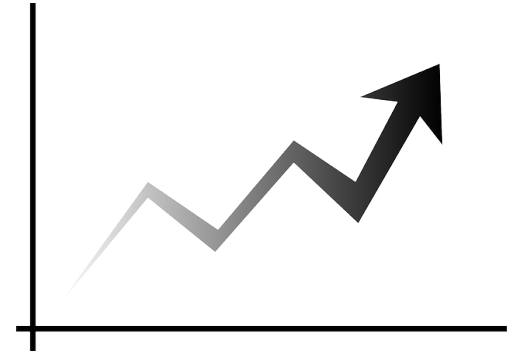
Certain projects due to size or complexity which require additional staff time include Spencer68 Phase II, Spencer Square and Lakepointe

- **1,854 inspections**

(that's about 600 more than last year)

- **Customer Service**

The department continues to receive positive feedback from citizens and developers alike



Development Services:

What do our customers say? 😊

“I walked in to check on the procedure for a permit but I ended up finishing the complete application at the time of my visit.”

“Everyone I’ve dealt with was super informative and nice for which I’m grateful...very kind indeed”

“I was pleased that staff paid a visit to my site based on the uniqueness of my property”

Quotes taken from surveys received 1/2015-present

Development Services:

Where are we going?



- Downtown
- LakePointe
- Update Contracted Services
- Beautification, Public Outreach, Education, and Fun!
- Customer Service
 - Increase efficiency
 - Shorter review times
 - Site visits
- Citizen Resources
 - Increased focus on technology and website tools and features
 - Integrated online permit tracking system
- Northshore Emergency Management Coalition



**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: Contract No. 15-C1462 for construction of the Town Green Project and Contract No. 15-C1475 for inspection services

Proposed Council Action/Motion:

Motion authorizing the City Manager to enter into Contract No. 15-C1462 with Skyward Construction Inc for the Town Green Project in an amount of \$3,266,570.06.

Motion authorizing the City Manager to enter into Contract No. 15-C1475 with a qualified consultant for inspection services in an amount not to exceed \$114,000

For Council Meeting Agenda of: October 12, 2015

Department: City Manager

Prepared by: Rob Karlinsey, City Manager

Initial & Date

Approved by Department Head: _____

Approved by City Attorney: _____ N/A

Approved by Finance Director: _____

Approved by City Manager: ROK

Exhibits/Attachments:

1. 3/16/15 Town Green project budget estimate

Expenditure Required

\$3,429,898.56 (includes construction, sales tax and 5% construction contingency)

Amount Budgeted

\$4.2 million

Appropriation Required

\$ 203,000 (See Fiscal Consideration below)

INFORMATION/BACKGROUND: On 9/21/15 the Council authorized the City Manager to enter into Contract No. 15-C1462 with a qualified bidder for construction of the Town Green Project, not to exceed \$2,800,000 including Washington State Sales Tax. On 9/23/15 bids were opened. The table below summarizes the bid results. All bid results exceeded the amount authorized by Council on 9/21/15. Staff has completed reference checks and confirmed that Skyward Construction Inc is the qualified low bidder. Staff recommends that Council pass a motion authorizing the City Manager to enter into Contract No. 15-C1462 with Skyward Construction Inc in an amount of \$3,266,570.06. This amount includes alternate#1 which is the green roof.

	Skyward Construction (Ridgefield, WA)	Synergy Construction (Woodinville, WA)	CDK Construction Services (Duvall, WA)	Western Ventures (Mountlake Terrace, WA)
Base Bid	\$3,239,195.06	\$3,715,090.82	\$3,749,328.18	\$3,827,025.00
Alternate 1	\$27,375.00	\$31,726.53	\$29,455.50	\$37,000.05

The Town Green construction estimate reviewed and approved by Council on 3/16/15 was a total of \$3,227,406 for construction (includes sales tax and a 10% construction contingency). The contract amount of \$3,266,570.06 (includes sales tax) plus an additional \$163,328.50 (5% contingency) gives a total of \$3,429,898.56 as a new construction estimate. The difference between the budget and the low bid plus 5% contingency is about \$203,000 (See Fiscal Consideration).

Construction Administration:

The budget estimate for construction administration and testing approved by Council 3/16/15 (see Attachment #1) was \$186,280. The revised cost estimate below is for \$184,300. Staff will be responsible for project management and civil inspection services. Staff is currently developing a contract for materials testing that will be approved under the City Manager's contracting authority. Staff issued a Request for Proposals on 10/7/15 (RFP NO.: 15-C1475) for inspection services with proposals due 10/26/15. Staff recommends that Council pass a motion

authorizing the City Manager to enter into Contract No. 15-C1475 with a qualified consultant in an amount not to exceed \$114,000.

Task	Basis of Estimate			Estimate of Cost
	Staffing	Time Dedication	Duration	
Project Management	City Staff	15 hrs/week	50 weeks	\$47,900
Inspection, Civil	City Staff	4 hrs/week	40 weeks	\$9,800
Inspection, Building	Consultant	20 hrs/week @ \$108/hr + 10% for administration	48 weeks	\$114,000
Material Testing	Consultant	Quote received		\$12,600
TOTAL				\$184,300

The Town Green project includes the construction of an approximate 21,000 square foot plaza area (utilities, seating options, paving, landscaping, and water feature) plus the new 4,600 square foot community building.

FISCAL CONSIDERATION: At the 3/16/15 Council meeting staff presented a funding recommendation for increasing the Town Green project budget from \$3.5 million to \$4.2 million. The recommended funding sources were \$3.5 million Kenmore Village Fund (budgeted 2014-2016), \$600,000 General Fund and \$100,000 Strategic Opportunities Fund. Staff recommends that at an upcoming meeting, City Council authorize an additional budget appropriation of \$ 203,000. Both Park Impact Fee revenue and the General Fund are performing better than budgeted so far this year, and the city manager is confident that sufficient unallocated funds are available. For example, with higher than anticipated park impact fee revenue so far this year, the fund balance of the park impact fee fund is projected to stay above \$500,000 through the year 2020. Staff will be bringing forward a follow-up budget amendment and Parks CIP amendment to a future Council meeting (prior to the end of this year) consistent with Council direction to proceed with the design and costs presented at the 3/16/15 meeting plus the additional \$203,000 needed for construction.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED: Council goal #2 develop downtown is part of implementing the Economic Development Plan. A central gathering space is identified in the positioning statement for Kenmore Village. Developing a central gathering space is also consistent with the adopted Downtown Plan and Park and Recreation Open Space (PROS) plan.

Attachment 1

March 16th 2015

**KENMORE TOWN GREEN
DESIGN DEVELOPMENT ESTIMATE
CONSTRUCTION COST SUMMARY**

CONSTRUCTION COSTS (including contractors fee)

Pavilion Building (4,576 sf)	\$1,629,614
Plaza, Landscaping & Site Work	\$989,883
67th Avenue & 181st Street Intersection	\$80,014

TOTAL CONSTRUCTION COST [excluding Sales Tax]	\$2,679,511
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Washington State Sales Tax (For King County)	\$254,554
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TOTAL CONSTRUCTION COST [including Sales Tax]	\$2,934,064
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SOFT COSTS

Design Fees	\$565,500
Geotech Fee	\$17,159
FEE by Owner (furnishings and equipment)	\$165,000
Owners Construction Administration	\$161,280
Permit Fees (1.35% of construction costs)	\$36,173
Owners Testing	\$25,000
Construction Contingency (10% of construction costs plus WSST)	\$293,406

TOTAL PROJECT COSTS	\$4,197,583
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Construction Cost Notes

Construction costs are based on Design Development level drawings and subject to slight modification while working within the overall 4.2 million budget.