

# CITY OF LYNNWOOD

## ORDINANCE NO. 2869

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, RELATING TO THE CITY'S TRANSPORTATION IMPACT FEES; AMENDING SECTIONS 3.105.040 AND 3.105.210 OF THE LYNNWOOD MUNICIPAL CODE, EXHIBIT A TO CHAPTER 3.105 OF THE LYNNWOOD MUNICIPAL CODE, AND SECTION 4 AND EXHIBITS B AND C TO ORDINANCE 2850; AND PROVIDING FOR SEVERABILITY, ESTABLISHING AN EFFECTIVE DATE, AND PROVIDING FOR SUMMARY PUBLICATION.

WHEREAS, the City of Lynnwood (the "City") is authorized by Chapter 82.02 RCW to require new growth and development within the City to pay a proportionate share of the cost of new facilities to serve such new development activity through the assessment of Transportation Impact Fees ("TrIF"); and

WHEREAS, the City Council of the City of Lynnwood (the "Council") passed Ordinance No. 2850 on September 13, 2010 which amended the Lynnwood Municipal Code (the "LMC") and enacted a new Chapter 3.105 entitled Transportation Impact Fees; and

WHEREAS, in an effort to better ensure fairness and better define those areas within the City which have smaller traffic impacts than others, the City conducted additional analysis as part of Amendment No. 1 to the Rate Study for Transportation Impact Fees, dated November 2010, and desires to modify the zone limits of traffic impact Zone A and Zone B identified in Chapter 3.105 LMC; and

WHEREAS, in consideration of the current economic conditions and in an effort to further incentivize development activity, a more aggressive phasing of fees is desired;

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

Section 1. Purpose. The purpose of this ordinance is to amend Chapter 3.105 LMC.

Section 2. Findings. The recitals of this ordinance are hereby adopted as findings in support of the ordinance's adoption.

Section 3. Section 3.105.040 of the Lynnwood Municipal Code is hereby amended as follows:

**3.105.040 Definitions.** The following words and terms shall have the following meanings for the purposes of this chapter, unless the context clearly requires otherwise. Terms not defined herein shall be defined pursuant to RCW 82.02.090, or given their usual and customary meaning.

A. *Applicant* means a person who applies for a Building Permit under the LMC and who is the owner of the subject property or the authorized agent of the property owner.

B. *Building Permit* means an official document or certification which is issued by the City and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving, or repair of a building or structure.

C. *Capital Facilities Plan* means the capital facilities element of the City's Comprehensive Plan adopted pursuant to Chapter 36.70A RCW and such plan as amended.

D. *City* means the City of Lynnwood.

E. *Council* means the City Council of the City.

F. *Department* means the City's Department of Public Works.

G. *Development Activity* means any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any changes in the use of land, that creates additional demand for Public Facilities. Development Activity does not include buildings or structures constructed by a regional transit authority.

H. *Development Approval* means any written authorization from the City which authorizes the commencement of a Development Activity.

I. *Director* means the Director of the Department of Public Works of the City of Lynnwood or her/his designee.

J. *Encumber/Encumbered* means to reserve, set aside, or otherwise earmark the TrIFs in order to pay for commitments, contractual obligations, or other liabilities incurred for Public Facilities.

K. *Fee Schedule* means the list of TrIF rates per land use category and per the two (2) zoned service areas adopted by the Council and as set forth by Chapter 3.104 LMC.

L. *Hearing Examiner* means the Hearing Examiner operating pursuant to the powers and duties set forth by Chapter 2.22 LMC.

M. *Independent Fee Calculation* means the Street and Road impact calculation, and/or economic documentation prepared by an Applicant, to support the assessment of a TrIF other than by the use of the rates listed in the Fee Schedule, or the calculations prepared by the Director where none of the fee categories or fee amounts in the Fee Schedule accurately describe or capture the impacts of the Development Activity on Public Facilities.

N. *LMC* means the City of Lynnwood Municipal Code.

O. *P.M. Peak Hour Trips* means the total vehicular trips entering and leaving a place of new Development Activity on the adjacent public Streets or Roads during the P.M. Peak Hour. The P.M. Peak Hour is the highest volume of traffic for a continuous hour between 4:00 p.m. and 6:00 p.m. on weekdays.

P. *Project Improvements* mean site improvements and facilities that are planned and designed to provide service for a particular Development Activity and are necessary for the use and convenience of the occupants or users of the project and are not System Improvements. No improvement or facility included in a Capital Facilities Plan adopted by the Council shall be considered a Project Improvement.

Q. *Public Facilities*, for purposes of this chapter, means the following capital facilities owned or operated by the City or other governmental entities: public Streets and Roads.

R. *Rate Study* means the “Rate Study for Transportation Impact Fees, City of Lynnwood” dated July 2010, associated Amendment No. 1 dated November 2010, and other studies relied upon by the City in establishing the TrIF methodology and Fee Schedule.

S. *RCW* means the Revised Code of Washington or, when followed or proceeded by a numerical designation, a provision of the Revised Code of Washington.

T. *Square Footage* means the square footage of the gross floor area of the development as defined in the LMC.

U. *Street or Road* means a public right-of-way and all related appurtenances, which enables motor vehicles, transit vehicles, bicycles, and pedestrians to travel between destinations, and affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, street, and other thoroughfare. For purposes of this chapter, public streets and roads are collectively referred to as Transportation Facilities.

V. *System Improvements* means Public Facilities that are included in the City of Lynnwood Comprehensive Plan Transportation Element 20-Year List, and such plan as amended, and are designed to provide service to service areas within the community at large, in contrast to Project Improvements.

W. *Transportation Facilities* means public Streets and Roads and related appurtenances.

X. *Transportation Impact Fee (TrIF)* means a payment of money imposed by the City on Development Activity pursuant to this chapter as a condition of granting Development Approval. “Transportation Impact Fee” does not include a Building Permit fee, administrative fee for collecting and handling TrIFs, appeal fee, or Independent Fee Calculation review fee.

Y. *Transportation Impact Fee Account(s)* means the account(s) established for the TrIFs that are collected. The account(s) shall be established pursuant to LMC 3.105.110, and shall comply with the requirements of RCW 82.02.070.

Section 4. Section 3.105.210 of the Lynnwood Municipal Code is hereby amended as follows:

**3.105.210 Phasing of Fees.**

In consideration of the current economic conditions and in an effort to incentivize Development Activity the TrIFs identified in the adopted Fee Schedule, as adjusted per LMC 3.105.150, shall be phased in over a period of five (5) years as follows:

1. From January 1, 2011 to December 31, 2011, the Applicant is required to pay 20% of the TrIF as identified in the Fee Schedule.
2. From January 1, 2012 to December 31, 2012, the Applicant is required to pay 40% of the TrIF as identified in the Fee Schedule.
3. From January 1, 2013 to December 31, 2013, the Applicant is required to pay 60% of the TrIF as identified in the Fee Schedule.
4. From January 1, 2014 to December 31, 2014, the Applicant is required to pay 80% of the TrIF as identified in the Fee Schedule.
5. Beginning January 1, 2015, the Applicant is required to pay 100% of the TrIF as identified in the Fee Schedule.

Section 5. TrIF Zones. Exhibit A, Transportation Impact Fee Zones, Chapter 3.105 LMC, shall be amended to read as Exhibit A, Transportation Impact Fee Zones, attached hereto.

Section 6. Amendment to Section 4 of Ordinance No. 2850. Section 4 of Ordinance No. 2850 is amended to read as follows:

Fees and Charges. Chapter 3.104 LMC is hereby amended to include the fees and charges set forth in Exhibit B attached hereto relating to transportation impact fees and charges. The fees and charges shall take effect on January 1, 2011, January 1, 2012, January 1, 2013, January 1, 2014, and January 1, 2015 respectively.

Section 7. Fees and Charges. Exhibit B, Fee Schedule (80%), and Exhibit C, Fee Schedule (100%) to Ordinance 2850 shall be amended and replaced with Exhibit B, Fee Schedule, attached hereto. The fees and charges shall take effect on January 1, 2011, January 1, 2012, January 1, 2013, January 1, 2014, and January 1, 2015 respectively, as stated on Exhibit B, attached hereto.

Section 8. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase or word of this ordinance.

Section 9. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in force January 1, 2011 as provided by law.

PASSED BY THE CITY COUNCIL, the 29<sup>th</sup> day of November, 2010 and approved by the Mayor this 9<sup>th</sup> day of December, 2010.

APPROVED:



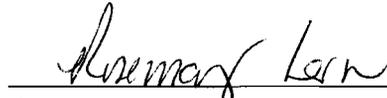
Don Gough  
Mayor

ATTEST/AUTHENTICATED:



Patrick Dugan  
Interim Finance Director

APPROVED AS TO FORM:



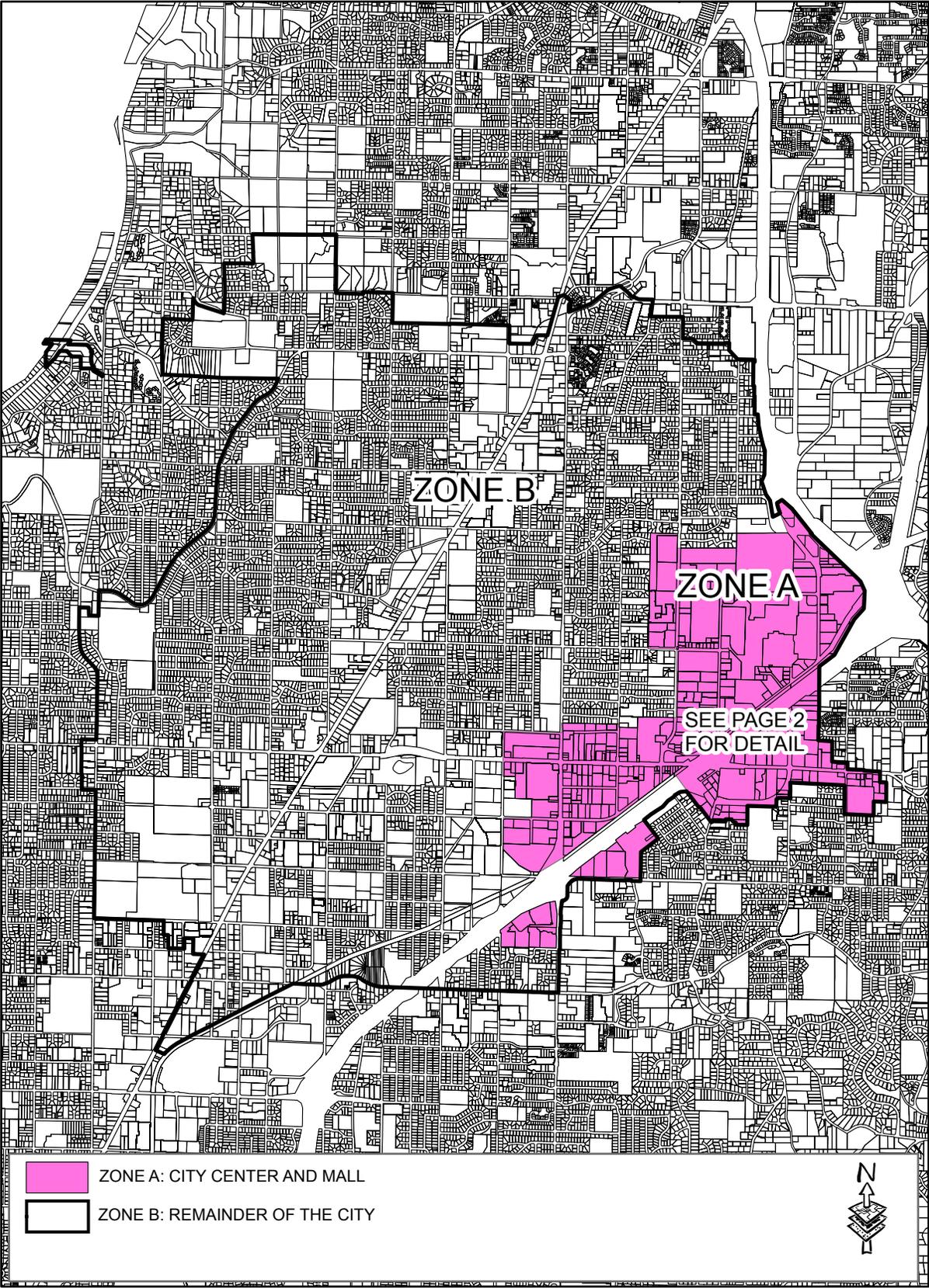
Rosemary Larson  
City Attorney

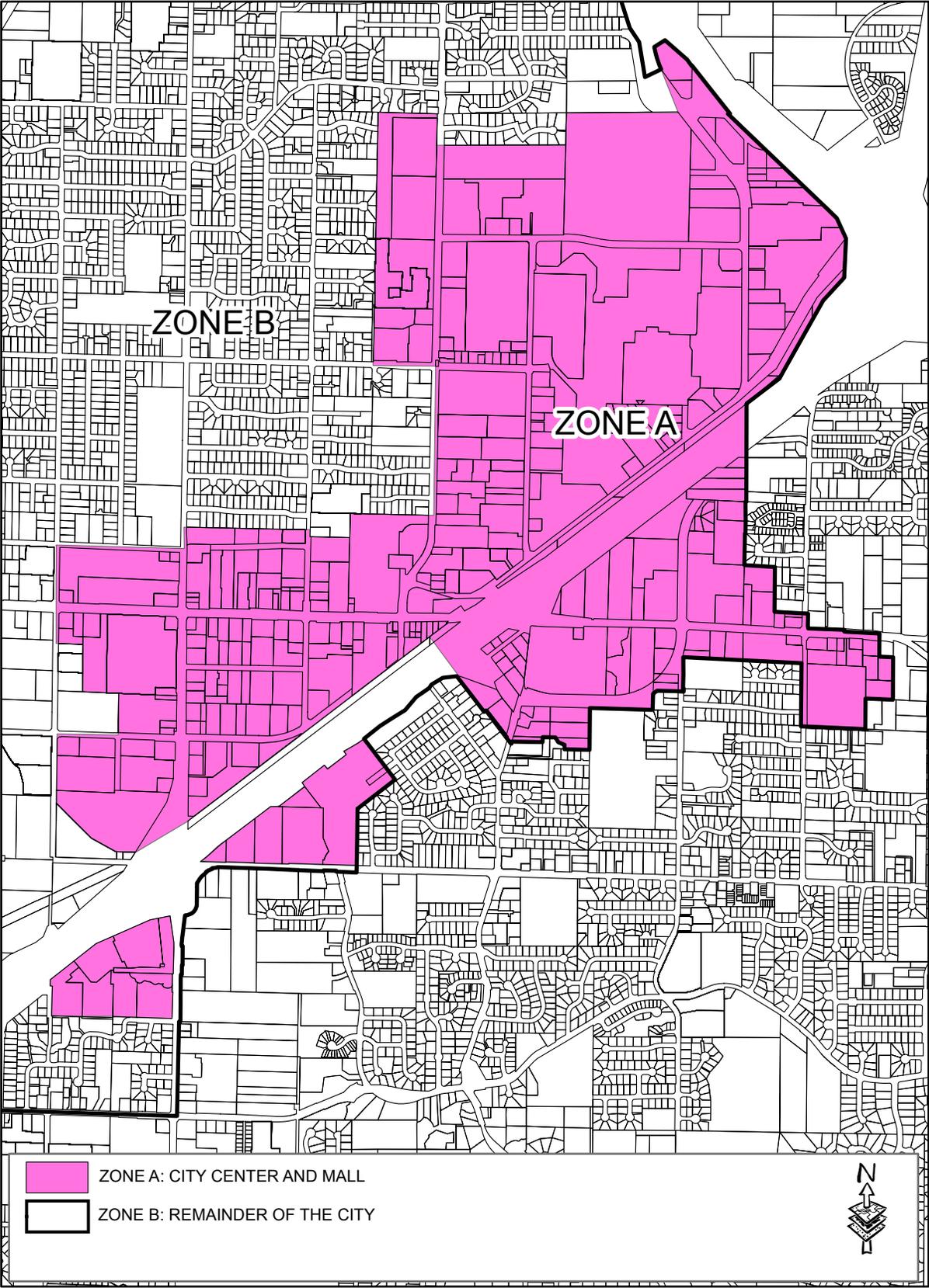
PASSED BY THE CITY COUNCIL: 11-29-10

PUBLISHED: \_\_\_\_\_

EFFECTIVE DATE: \_\_\_\_\_

ORDINANCE NUMBER: 2869





## Exhibit B: Fee Schedule

The following is to be inserted into LMC 3.104.010 Fees and charges on January 1, 2011:

<b>Zone A - City Center and Mall</b>						
<b>Transportation Impact Fee - Rates Per Land Use Category</b>						
(Fee Rate per Peak Hour Trip = \$5,107)						
ITE Land Use (Code)	Unit	Fee per Unit				
		Effective from January 1, 2011 (20%)	Effective from January 1, 2012 (40%)	Effective from January 1, 2013 (60%)	Effective from January 1, 2014 (80%)	Effective from January 1, 2015 (100%)
Single-Family (Detached) Dwelling (210)	Dwelling	\$ 1,031.60	\$ 2,063.20	\$ 3,094.80	\$ 4,126.40	\$ 5,158.00
Duplex (Detached) Dwelling (210)	Dwelling	\$ 1,031.60	\$ 2,063.20	\$ 3,094.80	\$ 4,126.40	\$ 5,158.00
Multi-family - 3 or More Bedrooms (231)	Dwelling	\$ 796.60	\$ 1,593.20	\$ 2,389.80	\$ 3,186.40	\$ 3,983.00
Multi-family - Under 3 Bedrooms (blend 220,221,230)	Dwelling	\$ 612.80	\$ 1,225.60	\$ 1,838.40	\$ 2,451.20	\$ 3,064.00
Mobile Home Park (240)	Dwelling	\$ 572.00	\$ 1,144.00	\$ 1,716.00	\$ 2,288.00	\$ 2,860.00
Self-contained Retirement Community (251)	Dwelling	\$ 265.60	\$ 531.20	\$ 796.80	\$ 1,062.40	\$ 1,328.00
Senior Adult Housing - Attached (252)	Dwelling	\$ 112.40	\$ 224.80	\$ 337.20	\$ 449.60	\$ 562.00
Office Building/Park - (blend 710,714,715,750)	Sq. Ft.	\$ 1.53	\$ 3.06	\$ 4.60	\$ 6.13	\$ 7.66
Business Park - Multiple Buildings (770)	Sq. Ft.	\$ 1.32	\$ 2.64	\$ 3.95	\$ 5.27	\$ 6.59
Research & Development Center (760)	Sq. Ft.	\$ 1.10	\$ 2.21	\$ 3.31	\$ 4.42	\$ 5.52
Manufacturing (140)	Sq. Ft.	\$ 0.76	\$ 1.51	\$ 2.27	\$ 3.02	\$ 3.78
Industrial Park (130)	Sq. Ft.	\$ 0.88	\$ 1.76	\$ 2.63	\$ 3.51	\$ 4.39
General Light Industrial (110)	Sq. Ft.	\$ 1.00	\$ 2.00	\$ 3.01	\$ 4.01	\$ 5.01
General Heavy Industrial (120)	Sq. Ft.	\$ 0.69	\$ 1.39	\$ 2.08	\$ 2.78	\$ 3.47
Warehousing - Industrial (150)	Sq. Ft.	\$ 0.48	\$ 0.96	\$ 1.44	\$ 1.92	\$ 2.40
Self Service Storage (151)	Sq. Ft.	\$ 0.27	\$ 0.53	\$ 0.80	\$ 1.06	\$ 1.33
High-Cube Warehouse (152)	Sq. Ft.	\$ 0.10	\$ 0.20	\$ 0.31	\$ 0.41	\$ 0.51
Truck Terminal (30)	Acres	\$ 6,690.20	\$ 13,380.40	\$ 20,070.60	\$ 26,760.80	\$ 33,451.00
Church (560)	Sq. Ft.	\$ 0.41	\$ 0.82	\$ 1.22	\$ 1.63	\$ 2.04
School - High (530)	Sq. Ft.	\$ 0.94	\$ 1.88	\$ 2.81	\$ 3.75	\$ 4.69
School - Elementary and Middle (520)	Sq. Ft.	\$ 0.16	\$ 0.33	\$ 0.49	\$ 0.66	\$ 0.82
Nursing Home (620)	Beds	\$ 202.20	\$ 404.40	\$ 606.60	\$ 808.80	\$ 1,011.00
Congregate Care Facility, Elderly Housing (253)	Living Unit	\$ 156.20	\$ 312.40	\$ 468.60	\$ 624.80	\$ 781.00
Auto Parts Sales (843)	Sq. Ft.	\$ 3.05	\$ 6.11	\$ 9.16	\$ 12.22	\$ 15.27
Auto Care Center - Multiple Stores (942)	Sq. Ft.	\$ 2.76	\$ 5.52	\$ 8.29	\$ 11.05	\$ 13.81
Car Sales - New and Used (841)	Sq. Ft.	\$ 2.57	\$ 5.15	\$ 7.72	\$ 10.30	\$ 12.87
Tire Store (848,849)	V.S.P.	\$ 1,695.60	\$ 3,391.20	\$ 5,086.80	\$ 6,782.40	\$ 8,478.00
Service Station - No Minimart (944)	V.S.P.	\$ 2,974.40	\$ 5,948.80	\$ 8,923.20	\$ 11,897.60	\$ 14,872.00
Service Station - with Minimart (945)	V.S.P.	\$ 2,733.20	\$ 5,466.40	\$ 8,199.60	\$ 10,932.80	\$ 13,666.00
Quick-Lube Vehicle Servicing (941)	V.S.P.	\$ 2,650.60	\$ 5,301.20	\$ 7,951.80	\$ 10,602.40	\$ 13,253.00
Carwash (947)	V.S.P.	\$ 2,829.20	\$ 5,658.40	\$ 8,487.60	\$ 11,316.80	\$ 14,146.00
Drinking Place - Pub, Tavern, Bar (936)	Sq. Ft.	\$ 9.27	\$ 18.53	\$ 27.80	\$ 37.06	\$ 46.33
Restaurant - Fast Food (934)	Sq. Ft.	\$ 7.08	\$ 14.15	\$ 21.23	\$ 28.30	\$ 35.38

**Zone A - City Center and Mall (Continued)**  
**Transportation Impact Fee - Rates Per Land Use Category**  
(Fee Rate per Peak Hour Trip = \$5,107)

ITE Land Use (Code)	Unit	Fee per Unit				
		Effective from January 1, 2011 (20%)	Effective from January 1, 2012 (40%)	Effective from January 1, 2013 (60%)	Effective from January 1, 2014 (80%)	Effective from January 1, 2015 (100%)
Restaurant - Quality (931)	Sq. Ft.	\$ 6.12	\$ 12.24	\$ 18.36	\$ 24.48	\$ 30.60
Restaurant - Sit Down (932)	Sq. Ft.	\$ 5.58	\$ 11.15	\$ 16.73	\$ 22.30	\$ 27.88
Lodge, Fraternal Org., w/ dining facilities (591)	Sq. Ft.	\$ 5.52	\$ 11.03	\$ 16.55	\$ 22.06	\$ 27.58
Library (590)	Sq. Ft.	\$ 6.52	\$ 13.04	\$ 19.55	\$ 26.07	\$ 32.59
Health/Fitness Club (492)	Sq. Ft.	\$ 3.72	\$ 7.45	\$ 11.17	\$ 14.90	\$ 18.62
Bowling Alley (437)	Sq. Ft.	\$ 3.25	\$ 6.51	\$ 9.76	\$ 13.02	\$ 16.27
Recreational Community Center (495)	Sq. Ft.	\$ 1.51	\$ 3.02	\$ 4.52	\$ 6.03	\$ 7.54
Racquet/Tennis Club (491)	Sq. Ft.	\$ 0.77	\$ 1.54	\$ 2.32	\$ 3.09	\$ 3.86
Multiplex Movie Theater (445)	Sq. Ft.	\$ 4.80	\$ 9.60	\$ 14.39	\$ 19.19	\$ 23.99
Bank - Walk-In (911)	Sq. Ft.	\$ 11.85	\$ 23.70	\$ 35.55	\$ 47.40	\$ 59.25
Bank - Drive-In (912)	Sq. Ft.	\$ 11.68	\$ 23.36	\$ 35.04	\$ 46.72	\$ 58.40
Convenience Market (851-853)	Sq. Ft.	\$ 7.66	\$ 15.32	\$ 22.98	\$ 30.64	\$ 38.30
Hardware/Paint Store (816)	Sq. Ft.	\$ 3.71	\$ 7.42	\$ 11.12	\$ 14.83	\$ 18.54
Shopping Ctr, under 65,000 sq. ft. (820)	Sq. Ft.	\$ 2.45	\$ 4.90	\$ 7.36	\$ 9.81	\$ 12.26
Building Materials & Lumber Store (812)	Sq. Ft.	\$ 3.67	\$ 7.34	\$ 11.00	\$ 14.67	\$ 18.34
Apparel Store (870)	Sq. Ft.	\$ 3.13	\$ 6.26	\$ 9.39	\$ 12.52	\$ 15.65
Video Rental Store (896)	Sq. Ft.	\$ 6.25	\$ 12.50	\$ 18.76	\$ 25.01	\$ 31.26
Supermarket - Discount (850,854)	Sq. Ft.	\$ 6.18	\$ 12.36	\$ 18.54	\$ 24.72	\$ 30.90
Pharmacy/Drug Store (880,881)	Sq. Ft.	\$ 6.09	\$ 12.18	\$ 18.28	\$ 24.37	\$ 30.46
Specialty Retail Center - Strip Mall (814)	Sq. Ft.	\$ 2.21	\$ 4.43	\$ 6.64	\$ 8.86	\$ 11.07
Discount Club - Membership Warehouse Store (861)	Sq. Ft.	\$ 3.46	\$ 6.93	\$ 10.39	\$ 13.86	\$ 17.32
Electronics Superstore (863)	Sq. Ft.	\$ 3.22	\$ 6.44	\$ 9.65	\$ 12.87	\$ 16.09
Freestanding Discount Store (815)	Sq. Ft.	\$ 3.62	\$ 7.24	\$ 10.85	\$ 14.47	\$ 18.09
Toy / Children's Superstore (864)	Sq. Ft.	\$ 3.57	\$ 7.14	\$ 10.70	\$ 14.27	\$ 17.84
Free-Standing Discount Superstore (813)	Sq. Ft.	\$ 3.16	\$ 6.32	\$ 9.49	\$ 12.65	\$ 15.81
Home Improvement Superstore (862)	Sq. Ft.	\$ 2.25	\$ 4.50	\$ 6.76	\$ 9.01	\$ 11.26
Factory Outlet Center (823)	Sq. Ft.	\$ 2.11	\$ 4.21	\$ 6.32	\$ 8.42	\$ 10.53
Furniture Store (890)	Sq. Ft.	\$ 0.42	\$ 0.84	\$ 1.27	\$ 1.69	\$ 2.11
Nursery - Garden Center (817)	Acres	\$ 6,912.80	\$ 13,825.60	\$ 20,738.40	\$ 27,651.20	\$ 34,564.00
Nursery - Wholesale (818)	Acres	\$ 487.20	\$ 974.40	\$ 1,461.60	\$ 1,948.80	\$ 2,436.00
State Motor Vehicles / Licensing Agency (731)	Sq. Ft.	\$ 12.22	\$ 24.44	\$ 36.66	\$ 48.88	\$ 61.10
US Post Office (732)	Sq. Ft.	\$ 4.45	\$ 8.90	\$ 13.35	\$ 17.80	\$ 22.25
Medical/Dental Office or Clinic (630,720)	Sq. Ft.	\$ 3.36	\$ 6.73	\$ 10.09	\$ 13.46	\$ 16.82
Hospital (610)	Sq. Ft.	\$ 1.08	\$ 2.17	\$ 3.25	\$ 4.34	\$ 5.42
Day Care (565)	Sq. Ft.	\$ 2.69	\$ 5.38	\$ 8.08	\$ 10.77	\$ 13.46
Hotel/Motel - No Convention Facilities (310-312,320)	Room	\$ 487.20	\$ 974.40	\$ 1,461.60	\$ 1,948.80	\$ 2,436.00

**Zone B - Remainder of the City**  
**Transportation Impact Fee - Rates Per Land Use Category**  
(Fee Rate per Peak Hour Trip = \$7,944)

ITE Land Use (Code)	Unit	Fee per Unit				
		Effective from January 1, 2011 (20%)	Effective from January 1, 2012 (40%)	Effective from January 1, 2013 (60%)	Effective from January 1, 2014 (80%)	Effective from January 1, 2015 (100%)
Single-Family (Detached) Dwelling (210)	Dwelling	\$ 1,604.60	\$ 3,209.20	\$ 4,813.80	\$ 6,418.40	\$ 8,023.00
Duplex (Detached) Dwelling (210)	Dwelling	\$ 1,604.60	\$ 3,209.20	\$ 4,813.80	\$ 6,418.40	\$ 8,023.00
Multi-family - 3 or More Bedrooms (231)	Dwelling	\$ 1,239.20	\$ 2,478.40	\$ 3,717.60	\$ 4,956.80	\$ 6,196.00
Multi-family - Under 3 Bedrooms (blend 220,221,230)	Dwelling	\$ 953.20	\$ 1,906.40	\$ 2,859.60	\$ 3,812.80	\$ 4,766.00
Mobile Home Park (240)	Dwelling	\$ 889.80	\$ 1,779.60	\$ 2,669.40	\$ 3,559.20	\$ 4,449.00
Self-contained Retirement Community (251)	Dwelling	\$ 413.00	\$ 826.00	\$ 1,239.00	\$ 1,652.00	\$ 2,065.00
Senior Adult Housing - Attached (252)	Dwelling	\$ 174.80	\$ 349.60	\$ 524.40	\$ 699.20	\$ 874.00
Office Building/Park - (blend 710,714,715,750)	Sq. Ft.	\$ 2.38	\$ 4.77	\$ 7.15	\$ 9.54	\$ 11.92
Business Park - Multiple Buildings (770)	Sq. Ft.	\$ 2.05	\$ 4.10	\$ 6.15	\$ 8.20	\$ 10.25
Research & Development Center (760)	Sq. Ft.	\$ 1.72	\$ 3.43	\$ 5.15	\$ 6.86	\$ 8.58
Manufacturing (140)	Sq. Ft.	\$ 1.18	\$ 2.35	\$ 3.53	\$ 4.70	\$ 5.88
Industrial Park (130)	Sq. Ft.	\$ 1.37	\$ 2.73	\$ 4.10	\$ 5.46	\$ 6.83
General Light Industrial (110)	Sq. Ft.	\$ 1.56	\$ 3.12	\$ 4.67	\$ 6.23	\$ 7.79
General Heavy Industrial (120)	Sq. Ft.	\$ 1.08	\$ 2.16	\$ 3.24	\$ 4.32	\$ 5.40
Warehousing - Industrial (150)	Sq. Ft.	\$ 0.75	\$ 1.49	\$ 2.24	\$ 2.98	\$ 3.73
Self Service Storage (151)	Sq. Ft.	\$ 0.41	\$ 0.83	\$ 1.24	\$ 1.66	\$ 2.07
High-Cube Warehouse (152)	Sq. Ft.	\$ 0.16	\$ 0.32	\$ 0.47	\$ 0.63	\$ 0.79
Truck Terminal (30)	Acres	\$ 10,406.60	\$ 20,813.20	\$ 31,219.80	\$ 41,626.40	\$ 52,033.00
Church (560)	Sq. Ft.	\$ 0.64	\$ 1.27	\$ 1.91	\$ 2.54	\$ 3.18
School - High (530)	Sq. Ft.	\$ 1.46	\$ 2.92	\$ 4.37	\$ 5.83	\$ 7.29
School - Elementary and Middle (520)	Sq. Ft.	\$ 0.25	\$ 0.51	\$ 0.76	\$ 1.02	\$ 1.27
Nursing Home (620)	Beds	\$ 314.60	\$ 629.20	\$ 943.80	\$ 1,258.40	\$ 1,573.00
Congregate Care Facility, Elderly Housing (253)	Living Unit	\$ 243.00	\$ 486.00	\$ 729.00	\$ 972.00	\$ 1,215.00
Auto Parts Sales (843)	Sq. Ft.	\$ 4.75	\$ 9.50	\$ 14.25	\$ 19.00	\$ 23.75
Auto Care Center - Multiple Stores (942)	Sq. Ft.	\$ 4.30	\$ 8.59	\$ 12.89	\$ 17.18	\$ 21.48
Car Sales - New and Used (841)	Sq. Ft.	\$ 4.00	\$ 8.01	\$ 12.01	\$ 16.02	\$ 20.02
Tire Store (848,849)	V.S.P.	\$ 2,637.40	\$ 5,274.80	\$ 7,912.20	\$ 10,549.60	\$ 13,187.00
Service Station - No Minimart (944)	V.S.P.	\$ 4,626.60	\$ 9,253.20	\$ 13,879.80	\$ 18,506.40	\$ 23,133.00
Service Station - with Minimart (945)	V.S.P.	\$ 4,251.60	\$ 8,503.20	\$ 12,754.80	\$ 17,006.40	\$ 21,258.00
Quick-Lube Vehicle Servicing (941)	V.S.P.	\$ 4,123.00	\$ 8,246.00	\$ 12,369.00	\$ 16,492.00	\$ 20,615.00
Carwash (947)	V.S.P.	\$ 4,401.00	\$ 8,802.00	\$ 13,203.00	\$ 17,604.00	\$ 22,005.00
Drinking Place - Pub, Tavern, Bar (936)	Sq. Ft.	\$ 14.41	\$ 28.83	\$ 43.24	\$ 57.66	\$ 72.07
Restaurant - Fast Food (934)	Sq. Ft.	\$ 11.01	\$ 22.02	\$ 33.02	\$ 44.03	\$ 55.04
Restaurant - Quality (931)	Sq. Ft.	\$ 9.52	\$ 19.04	\$ 28.56	\$ 38.08	\$ 47.60
Restaurant - Sit Down (932)	Sq. Ft.	\$ 8.67	\$ 17.35	\$ 26.02	\$ 34.70	\$ 43.37

**Zone B - Remainder of the City (Continued)**  
**Transportation Impact Fee - Rates Per Land Use Category**  
(Fee Rate per Peak Hour Trip = \$7,944)

ITE Land Use (Code)	Unit	Fee per Unit				
		Effective from January 1, 2011 (20%)	Effective from January 1, 2012 (40%)	Effective from January 1, 2013 (60%)	Effective from January 1, 2014 (80%)	Effective from January 1, 2015 (100%)
Lodge, Fraternal Org., w/ dining facilities (591)	Sq. Ft.	\$ 8.58	\$ 17.16	\$ 25.74	\$ 34.32	\$ 42.90
Library (590)	Sq. Ft.	\$ 10.14	\$ 20.28	\$ 30.41	\$ 40.55	\$ 50.69
Health/Fitness Club (492)	Sq. Ft.	\$ 5.79	\$ 11.58	\$ 17.38	\$ 23.17	\$ 28.96
Bowling Alley (437)	Sq. Ft.	\$ 5.06	\$ 10.12	\$ 15.19	\$ 20.25	\$ 25.31
Recreational Community Center (495)	Sq. Ft.	\$ 2.35	\$ 4.69	\$ 7.04	\$ 9.38	\$ 11.73
Racquet/Tennis Club (491)	Sq. Ft.	\$ 1.20	\$ 2.40	\$ 3.61	\$ 4.81	\$ 6.01
Multiplex Movie Theater (445)	Sq. Ft.	\$ 7.46	\$ 14.93	\$ 22.39	\$ 29.86	\$ 37.32
Bank - Walk-In (911)	Sq. Ft.	\$ 18.43	\$ 36.87	\$ 55.30	\$ 73.74	\$ 92.17
Bank - Drive-In (912)	Sq. Ft.	\$ 18.17	\$ 36.34	\$ 54.50	\$ 72.67	\$ 90.84
Convenience Market (851-853)	Sq. Ft.	\$ 11.92	\$ 23.83	\$ 35.75	\$ 47.66	\$ 59.58
Hardware/Paint Store (816)	Sq. Ft.	\$ 5.77	\$ 11.54	\$ 17.30	\$ 23.07	\$ 28.84
Shopping Ctr, under 65,000 sq. ft. (820)	Sq. Ft.	\$ 3.81	\$ 7.63	\$ 11.44	\$ 15.26	\$ 19.07
Building Materials & Lumber Store (812)	Sq. Ft.	\$ 5.71	\$ 11.42	\$ 17.12	\$ 22.83	\$ 28.54
Apparel Store (870)	Sq. Ft.	\$ 4.87	\$ 9.74	\$ 14.60	\$ 19.47	\$ 24.34
Video Rental Store (896)	Sq. Ft.	\$ 9.72	\$ 19.45	\$ 29.17	\$ 38.90	\$ 48.62
Supermarket - Discount (850,854)	Sq. Ft.	\$ 9.61	\$ 19.22	\$ 28.84	\$ 38.45	\$ 48.06
Pharmacy/Drug Store (880,881)	Sq. Ft.	\$ 9.48	\$ 18.95	\$ 28.43	\$ 37.90	\$ 47.38
Specialty Retail Center - Strip Mall (814)	Sq. Ft.	\$ 3.44	\$ 6.89	\$ 10.33	\$ 13.78	\$ 17.22
Discount Club - Membership Warehouse Store (861)	Sq. Ft.	\$ 5.39	\$ 10.78	\$ 16.17	\$ 21.56	\$ 26.95
Electronics Superstore (863)	Sq. Ft.	\$ 5.00	\$ 10.01	\$ 15.01	\$ 20.02	\$ 25.02
Freestanding Discount Store (815)	Sq. Ft.	\$ 5.63	\$ 11.26	\$ 16.88	\$ 22.51	\$ 28.14
Toy / Children's Superstore (864)	Sq. Ft.	\$ 5.55	\$ 11.10	\$ 16.65	\$ 22.20	\$ 27.75
Free-Standing Discount Superstore (813)	Sq. Ft.	\$ 4.92	\$ 9.84	\$ 14.76	\$ 19.68	\$ 24.60
Home Improvement Superstore (862)	Sq. Ft.	\$ 3.50	\$ 7.01	\$ 10.51	\$ 14.02	\$ 17.52
Factory Outlet Center (823)	Sq. Ft.	\$ 3.27	\$ 6.55	\$ 9.82	\$ 13.10	\$ 16.37
Furniture Store (890)	Sq. Ft.	\$ 0.66	\$ 1.32	\$ 1.97	\$ 2.63	\$ 3.29
Nursery - Garden Center (817)	Acres	\$ 10,753.00	\$ 21,506.00	\$ 32,259.00	\$ 43,012.00	\$ 53,765.00
Nursery - Wholesale (818)	Acres	\$ 757.80	\$ 1,515.60	\$ 2,273.40	\$ 3,031.20	\$ 3,789.00
State Motor Vehicles / Licensing Agency (731)	Sq. Ft.	\$ 19.01	\$ 38.01	\$ 57.02	\$ 76.02	\$ 95.03
US Post Office (732)	Sq. Ft.	\$ 6.92	\$ 13.84	\$ 20.76	\$ 27.68	\$ 34.60
Medical/Dental Office or Clinic (630,720)	Sq. Ft.	\$ 5.23	\$ 10.47	\$ 15.70	\$ 20.94	\$ 26.17
Hospital (610)	Sq. Ft.	\$ 1.69	\$ 3.38	\$ 5.06	\$ 6.75	\$ 8.44
Day Care (565)	Sq. Ft.	\$ 4.19	\$ 8.38	\$ 12.56	\$ 16.75	\$ 20.94
Hotel/Motel - No Convention Facilities (310-312,320)	Room	\$ 757.80	\$ 1,515.60	\$ 2,273.40	\$ 3,031.20	\$ 3,789.00

<b>Transportation Impact Fee - Miscellaneous Fees</b>		
Independent Fee Calculation Review	cost per calculation	\$ 250.00
Administrative Fee	cost per building permit application	The greater of \$100 or 3% of the TrIFs payable under this chapter and not to exceed \$3,000
Appeal Fee: Filing of an appeal of code interpretation or acceptable alternates with the hearing examiner	filing fee plus cost of hearing	\$ 286.50

Note 1: The above fees will become effective January 1, 2011 and will be phased per 3.105.210 LMC.

Note 2: The above fees will be indexed every two years beginning January 1, 2013 per 3.105.150 LMC.

Note 3: If a Development Activity is located within the City Center Core (CC-C), City Center-West (CC-W), and City Center-North (CC-N) districts as defined in Chapter 21.60 LMC, than the trip generation (as determined by the ITE Trip Generation Manual) can be reduced 15% for said Development Activity.

Note 4: V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"