

Resolution No. 18-07

A RESOLUTION AMENDING THE CITY OF SCAPPOOSE'S SYSTEM DEVELOPMENT CHARGES FOR TRANSPORTATION SERVICES

WHEREAS, the City of Scappoose System Development Charge (SDC) Code (Scappoose Municipal Code (SMC) Chapter 13.24), provides for the establishing of SDCs upon completion of an analysis of capital improvements already constructed and projected capital improvements to be constructed and adoption of a methodology explaining how the SDCs are calculated; and,

WHEREAS, the SMC Chapter 13.24.030 (B) specifies that such charges shall be set by separate Resolution of the Scappoose City Council following a public hearing; and,

WHEREAS, the Oregon Revised Statutes (ORS) provide the framework for establishing an SDC, and for notification and public hearing of the City of Scappoose's intent to impose SDCs; and,

WHEREAS, the Scappoose City Council has adopted a Transportation System Plan (DKS Associates, September 6, 2016) which includes a list of completed and proposed capital improvements which affect SDCs; and,

WHEREAS, the City's current schedule of transportation SDCs consists of a reimbursement fee, improvement fee, and administration fee; and,

WHEREAS, the City concludes it is appropriate to charge a transportation SDC based on PM Peak Hour Vehicle Trips (PMPHVTs), consistent with the methodology used in the 2016 Transportation System Plan; and,

WHEREAS, the City has prepared the methodology and schedule of SDCs by PMPHVT (Transportation System Development Charge Update, June, 2017, Donovan Enterprises, Inc.), and made part of this Resolution as Exhibit A; and,

WHEREAS, the City provided 90 days' notice to interested persons of the proposed change to the methodology and made the methodology available at least 60 days prior to the public hearing, as required by ORS 223.304(7); and,

WHEREAS, the Scappoose City Council has determined the methodology and rates hereinafter specified and established are just, reasonable, and necessary.

NOW, THEREFORE BE IT RESOLVED,

Section 1: Amendment and updating of transportation SDCs. In accordance with SMC Chapter 13.24, this Resolution establishes the methodology and provides the basis for a transportation SDC that consists of a reimbursement, improvement, and administration fee.

Section 2: Scope of amendment and update of transportation SDCs. The SDCs established by this Resolution are separate from, and in addition to, any other applicable taxes, fees, assessments, or charges, including but not limited to SDCs, which are required by the City of Scappoose or represent a condition of a land use or development approval.

Section 3: Methodology. The methodology for the transportation SDCs is described in the attached Exhibit "A" and, by this reference, hereby made a part of this Resolution.

Section 4: Fees and charges. The City amends and updates its transportation SDCs as described in the attached Exhibit "B," hereby made a part of this resolution.

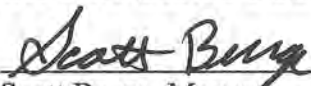
Section 5: Effective Date. This Resolution shall become effective upon its adoption by the Scappoose City Council.

Section 6: Review. This Resolution may be reviewed at the pleasure of the City Council, and the rates may be amended as appropriate.

Section 7: Repeal transportation portion of current fee Resolution 17-22, as shown by Exhibit 1, and rescind current FY 17-18 rates for Transportation SDCs with the new rates effective immediately.

PASSED AND ADOPTED by the City Council this 16th day of April, 2018 and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON



Scott Burge, Mayor

Attest:



Susan M Reeves, MMC, City Recorder

EXHIBIT "A"

Transportation System Development Charge Update Final Report

June, 2017

Donovan Enterprises, Inc.

Presented by:



June

2017

Transportation
System Development
Charge Update

Final
Report

Prepared for:



SCAPPOOSE
Oregon

Donovan Enterprises, Inc.
9600 SW Oak Street, Suite 335
Tigard, Oregon 97223-6596
☎ 503.517.0671
www.donovan-enterprises.com

Introduction

The City of Scappoose conducts periodic updates to its Comprehensive Plan and its various Public Facility Plans to provide orderly and sustainable growth of local roads, water, sewer, stormwater, and parks. A key component to funding these public facilities is the system development charge (SDC) program. SDCs are one-time charges for new development—designed to recover the costs of infrastructure capacity needed to serve new development. This section describes the policy context and project scope upon which the body of this report is based. It concludes with a non-numeric overview of the calculations presented in subsequent sections of this report.

The city's current schedule of SDCs for transportation were last reviewed in July of 2005. In September, 2016, the City completed the task of updating the capital improvement plan (CIP) for the transportation system. With the preparation/adoption of the new transportation CIP and Transportation System Plan (TSP), the City commissioned this update of its transportation SDCs to get the methodology and rates current. With this review and update, the City has stated a number of objectives:

- Review the basis for transportation charges to ensure a consistent methodology;
- Address specific policy, administrative, and technical issues which had arisen from application of the existing transportation SDCs;
- Determine the most appropriate and defensible fees, ensuring that development is paying its way;
- Consider possible revisions to the structure or basis of the charges which might improve equity or proportionality to demand;
- Provide clear, orderly documentation of the assumptions, methodology, and results, so that City staff could, by reference, respond to questions or concerns from the public.

This report provides the documentation of that effort, and was done in close coordination with City staff and available facilities planning documents. The transportation SDC update complies with City municipal code section 13.24.

Table 1 gives a component breakdown for the current and proposed residential equivalent SDCs for transportation. Appendix A to this report shows the detailed calculations that were used to arrive at the proposed SDCs for transportation collection and treatment services.

and planned/future capital facilities that serve the developing property. Statute further provides the framework for the development and imposition of SDCs and establishes that SDC receipts may only be used for capital improvements and/or related debt service.

The methodology used to determine the improvement fee portion of the SDC must consider the cost of projected capital improvements needed to increase system capacity or level of performance. In other words, the cost of planned projects that correct existing deficiencies or do not otherwise increase capacity would not be SDC eligible. The improvement fee must also provide a credit for construction of a qualified public improvement.

Finally, two cost basis adjustments are potentially applicable to both reimbursement and improvement fees: fund balance and compliance costs.

Fund Balance - To the extent that SDC revenue is currently available in fund balance, that revenue should be deducted from its corresponding cost basis. For example, if the city has transportation improvement fees that it has collected but not spent, then those unspent improvement fees should be deducted from the transportation system’s improvement fee cost basis to prevent charging twice for the same capacity.

Compliance Costs - ORS 223.307(5) authorizes the expenditure of SDCs on “the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures.” To avoid spending monies for compliance that might otherwise have been spent on growth-related projects, this report includes an estimate of compliance costs in its SDCs. All estimates of compliance costs in this report are based on historical transfers from the appropriate SDC fund to the General Fund.

SDC Methodology

The essential ingredient in the development of an SDC methodology for transportation services is valid sources of data. For this project, the consultant team has relied on a number of data sources. The primary sources have been the adopted 2016 TSP and plan updates for these municipal facilities. We have supplemented these data sources with City utility billing records, certified census data, and other documents that we deemed helpful, accurate, and relevant to this study. Table 2 contains a bibliography of the key documents/sources that we relied upon to facilitate our analysis and hence the resulting SDCs.

Table 2 - Data Sources for the Calculation of Transportation SDC

Service	Master Plan Document and/or Corroborating Source Documentation
Transportation	<ul style="list-style-type: none"> • Transportation System Plan for the City of Scappoose; September, 2016; DKS Associates. • 2016 Scappoose Transportation Facilities Plan Amendment and Capital Improvement Plan Update; September, 2017; DKS Associates; Angelo Planning Group. • Scappoose transportation system fixed asset schedule; June 30, 2016; City records. • City of Scappoose Utility Billing System – active utility accounts and Equivalent Dwelling Units in service report; December 31, 2016. • Portland State University, College of Urban Affairs, Population Research Center; Certified census for Scappoose, Oregon; June, 2016

driven” method, and has relied on the capital improvement plans that are incorporated in the 2016 TSP, and plan updates for transportation services.

For this SDC methodology update, the improvement fee represents a proportionate share of the cost to expand the systems to accommodate growth. This charge is based on the capital improvement plans established by the City in the master plans for transportation services. The costs that can be applied to the improvement fees are those that can reasonably be allocable to growth. Statute requires that the capital improvements used as a basis for the charge be part of an adopted capital improvement schedule, whether as part of a system plan or independently developed, and that the improvements included for SDC eligibility be capacity or level of service expanding. The improvement fee is intended to protect existing customers from the cost burden and impact of expanding a system that is already adequate for their own needs in the absence of growth.

The key step in determining the improvement fee is identifying capital improvement projects that expand the system and the share of those projects attributable to growth. Some projects may be entirely attributable to growth, such as a new street to serve a developing area. Other projects, however, are of mixed purpose, in that they may expand capacity, but they also improve service or correct a deficiency for existing customers. An example might be an intersection that both expands transportation collection system capacity and corrects a chronic capacity issue for existing users. In this case, a rational allocation basis must be defined.

The improvement portion of the SDC is based on the proportional approach toward capacity and cost allocation in that only those facilities (or portions of facilities) that either expand the transportation system capacity to accommodate growth or increase its respective level of performance have been included in the cost basis of the fee. As part of this SDC update, City Staff and their engineering consultants were asked to review the planned capital improvement lists in order to assess SDC eligibility. The criteria in Figure 1 were developed to guide the City’s evaluation:

Methodology for the Granting of Credits, Exemptions, and Discounts

SDC Credits Policy

ORS 223.304 requires that credit be allowed for the construction of a "qualified public improvement" which is required as a condition of development approval, is identified in the Capital Improvement Plan, and either is not located on or contiguous to property that is the subject of development approval, or is located on or contiguous to such property and is required to be built larger or with greater capacity than is necessary for the particular development project. The credit for a qualified public improvement may only be applied against an SDC for the same type of improvement, and may be granted only for the cost of that portion of an improvement which exceeds the minimum standard facility size or capacity needed to serve the particular project. For multi-phase projects, any excess credit may be applied against SDCs that accrue in subsequent phases of the original development project. In addition to these required credits, the City may, if it so chooses, provide a greater credit, establish a system providing for the transferability of credits, provide a credit for a capital improvement not identified in the Capital Improvement Plan, or provide a share of the cost of an improvement by other means.

The City has adopted a policy for granting SDC credits, and has codified this policy in the Scappoose Municipal Code (SMC) §13.24.110. The adopted SDC credit policy consists of four (4) items as follows:

- A. The city may grant a credit against the SDC, which is otherwise assessed for a new development, for any qualified public improvements(s) constructed or dedicated as part of that new development. The applicant bears the burden of evidence and persuasion in establishing entitlement to an SDC credit and to a particular value of SDC credit. The credit provided shall be only for the improvement fee charged for the type of improvement being constructed and shall not exceed the improvement fee even if the cost of the capital improvement exceeds the applicable improvement fee.
- B. A change in use results whenever a building permit is issued to expand an existing structure or construct a new structure on a parcel of land which had an established use of all facilities upon the effective date of the ordinance codified in this chapter. When such a change of use occurs, a system development charge is imposed, but credit shall be given for all systems charge portions of the computed system development charge in an amount equal to what would otherwise be the charge for the existing structure and use. The credit so computed shall not exceed the calculated systems development charge. No refund shall be made on account of such credit.
- C. Credit shall not be transferable from one development to another, but may be transferred from one phase of a development to another phase of the same development. Credits shall be used within a period of ten years from the date the credit is given.
- D. Credit shall not be transferable from one type of capital improvement to another.

Partial and Full SDC Exemptions Policy

The City may exempt certain types of development, from the requirement to pay SDCs. Exemptions reduce SDC revenues and, therefore, increase the amounts that must come from other sources, such as user fees and property taxes. As in the case of SDC credits, the City has articulated a policy relative to partial and full SDC exemption. This SDC exemption policy is codified in SMC §13.24.100, and is as follows:

Appendix A

SDC Calculations

Table 3 - Trip Generation by TAZ - PMPHVTs

Trip Generation by TAZ - Average PM Peak Hour									
TAZ	2013 Observed			2035 Projected			Growth (2013 - 2035)		
	Trips In	Trips Out	Total	Trips In	Trips Out	Total	Trips In	Trips Out	Total
101	178	181	359	776	715	1,491	598	534	1,132
102	28	33	61	43	40	83	15	7	22
103	13	19	32	942	1,673	2,615	929	1,654	2,583
104	39	74	113	231	383	614	192	309	501
105	18	35	53	133	232	365	115	197	312
106	0	0	0	0	0	0	0	0	0
107	66	44	110	127	82	209	61	38	99
108	7	4	11	8	5	13	1	1	2
109	54	39	93	145	102	247	91	63	154
110	82	49	131	157	124	281	75	75	150
111	114	70	184	125	67	192	11	(3)	8
112	92	62	154	134	82	216	42	20	62
113	68	47	115	110	73	183	42	26	68
114	48	32	80	86	54	140	38	22	60
115	74	46	120	111	68	179	37	22	59
116	43	35	78	117	87	204	74	52	126
117	72	44	116	89	51	140	17	7	24
118	60	42	102	156	110	266	96	68	164
119	29	22	51	58	47	105	29	25	54
120	149	96	245	274	171	445	125	75	200
121	478	545	1,023	639	650	1,289	161	105	266
122	39	29	68	226	148	374	187	119	306
123	4	8	12	4	7	11	0	(1)	(1)
124	50	33	83	109	74	183	59	41	100
125	117	71	188	135	73	208	18	2	20
126	74	45	119	82	46	128	8	1	9
127	89	115	204	350	341	691	261	226	487
128	43	31	74	128	91	219	85	60	145
129	14	10	24	87	68	155	73	58	131
130	41	26	67	48	27	75	7	1	8
131	64	61	125	103	87	190	39	26	65
132	46	58	104	129	134	263	83	76	159
133	219	244	463	287	300	587	68	56	124
134	19	35	54	114	198	312	95	163	258
135	23	44	67	439	787	1,226	416	743	1,159
136	83	53	136	109	65	174	26	12	38
137	10	7	17	117	104	221	107	97	204
138	23	23	46	31	34	65	8	11	19
139	0	0	0	0	0	0	0	0	0
140	78	98	176	143	148	291	65	50	115
141	0	0	0	0	0	0	0	0	0
142	55	84	139	82	101	183	27	17	44
143	3	5	8	5	9	14	2	4	6
144	34	33	67	55	46	101	21	13	34
145	220	233	453	1,028	953	1,981	808	720	1,528
146	16	29	45	53	61	114	37	32	69
147	84	80	164	135	114	249	51	34	85
148	0	0	0	0	0	0	0	0	0
149	0	0	0	0	0	0	0	0	0
150	6	4	10	230	210	440	224	206	430
151	64	39	103	71	38	109	7	(1)	6
152	3	3	6	166	162	328	163	159	322
153	70	79	149	106	101	207	36	22	58
Total	3,303	3,099	6,402	9,033	9,343	18,376	5,730	6,244	11,974

2016 TSP “Constrained” Projects Costs and Funding Sources

Project No.	Project Location	Project Description	TSP Priority	2015 Cost	City SDCs	Columbia Co.	State	Developer
Transit Projects:								
T1	US 30	Park and ride lot(s) near US 30 to support express and local bus service	High	\$ 1,550,000			1,550,000	
T6	US 30	Add northbound US 30 bus stop at Havlik	High	\$ 65,000			65,000	
Intersection Projects:								
I1	US 30/West Lane Rd.	Install major capacity improvement (e.g. traffic signal, roundabout, additional turn lanes)	Low	\$ 1,000,000			1,000,000	
I5	West Lane Rd./Honeyman Rd.	Install traffic signal or roundabout Southbound left-turn lane Westbound right-turn lane Eastbound left-turn lane Westbound left-turn lane OR two-lane roundabout	Low	\$ 1,000,000				1,000,000
I6	US 30/Scappoose-Vernonia Hwy./Crown Zellerbach Rd.	Install intersection capacity improvement (e.g. 2nd westbound left-turn lane)	Low	\$ 645,000			645,000	
I10	SE 3rd St./Elm St.	Convert to all-way stop control	High	\$ 4,000	4,000			
I11	SW 1st St./J.P. West Rd.	Extend southeast curb to better align east and west intersection approaches and provide shorter pedestrian crossing.	High	\$ 20,000	20,000			
I12	SE 6th St./Elm St.	Realign 6th Street to reduce skew angle. Realign 6th to reduce offset. Close private driveway on north side of intersection.	High	\$ 975,000	975,000			
Driving Projects:								
D1	Crown Zellerbach Rd.	New collector from West Lane Rd. to UGB, to the north of and separated from the existing Crown Zellerbach Trail	High	\$ 5,850,000				5,850,000
D13	Wheeler St. Improvement	Improve Wheeler St. to neighborhood standards from NW 5th Street to Scappoose-Vernonia Hwy. along Blair Ln. alignment	Medium	\$ 445,000	445,000			
D15	West Lane Rd. Improvement	Improve West Lane Rd. to collector standards from US 30 to Honeyman Rd.	Low	\$ 5,930,000				5,930,000
D16	Moore Rd. Improvement	Improve Moore Rd. to collector standards from Honeyman Rd. to end	Low	\$ 5,060,000				5,060,000
D20	US 30 Corridor	Signal Timing and Phasing Optimization and Truck Signal Priority (partially funded by ODOT ARTS)	High	\$ 600,000			600,000	
D21	US 30 Corridor	Upgrade existing traffic signals to provide protective/permissive phasing (where appropriate)	High	\$ 225,000			225,000	
D22	Honeyman Rd.	Improve Honeyman Rd. to collector standards from West Lane Rd. to Moore Rd.	Low	\$ 4,230,000				4,230,000
D23	Old Portland Rd.	Upgrade to collector standards from US 30 (south end) to D12	Medium	\$ 10,770,000	5,385,000			5,385,000
D24	JP West Rd.	Upgrade to collector standards between SW 2nd St. and SW 4th St.	High	\$ 1,610,000	805,000	805,000		
D25	W. Columbia Ave.	Study to determine feasibility of converting W. Columbia Ave. to two-way traffic, including signal modification at US 30/Columbia Ave.	Medium	\$ 50,000	50,000			

Project No.	Project Location	Project Description	TSP Priority	2015 Cost	City SDCs	Columbia Co.	State	Developer
Bicycle Projects:								
B1	Old Portland Rd.	Holland Dr. (terminus of existing bike lanes) to new street	High					
B3	Walnut St.	New street to US 30	Low	\$ 3,000				3,000
B4	West Lane Rd.	E. Columbia Ave. to Crown Zellerbach Rd.	Medium	\$ 15,000	15,000			
B10	E.M. Watts Rd.	US 30 to Eggleston Ln./Keys Rd.	Medium	\$ 1,445,000	1,445,000			
B11	E. Columbia Ave.	US 30 to West Lane/SE 4th St.	High	\$ 15,000	15,000			
B17	SE 4 th St.	Elm St. to E. Columbia Ave.	High	\$ 1,785,000	1,785,000			
B18	SE Elm St.	SE 6 th St. to SE 4 th St.	High	\$ 965,000	965,000			
B19	SE 6 th Street	Frederick St. to SE Elm St.	Medium	\$ 1,895,000	1,895,000			
B22	West side of Scappoose	Sign bike route on west side of US 30 between Columbia Ave. and E.M. Watts (cross US 30 as pedestrian at Columbia Ave.) and between E.M. Watts and Old Portland Rd. via SW 4 th St.	High	\$ 180,000	90,000			90,000
B23	High School Way	US 30 to SE 6 th Ave.	High	\$ 20,000	20,000			
B24	Maple Street	SW 4 th St. to SE 4 th Ave.	Medium	\$ 25,000	25,000			
Shared Use Path Projects:								
S1	Crown Zellerbach Trail	Protect and enhance existing Crown Zellerbach Trail	High					
Transportation System Plan Capital Improvement Projects Totals				\$ 57,722,000	\$ 22,179,000	\$ 805,000	\$ 5,700,000	\$ 29,038,000

Transportation SDC Model Summary

The 2017 transportation SDC methodology update was done in accordance with Scappoose Municipal Code Chapter 13.24, and with the benefit of adopted capital improvement plans and plan updates for transportation services. We recommend the City update the SDC charge and methodology to reflect the current capital improvement program. Our analysis indicates the City can charge a maximum of \$1,954 per PMPHVT. To charge the appropriate SDC, the City must estimate how many PMPHVTs will be generated by the development in question. That number can then be multiplied by \$1,954 to determine the amount of SDC owed by new development projects.

The number of PMPHVTs that a property will generate is a function of the increase in scope and scale of activities that will occur on that property. By “scope of activities,” we mean land use. For example, a new single-family residence will generate trip-ends differently from a new retail store of the same size. By “scale of activities,” we mean some measure of quantity. For residential land uses, the number of dwelling units is an appropriate measure of scale. For many commercial and industrial land uses, building floor area is the best measure. For example, a 20,000-square-foot store is likely to generate twice the number of trip-ends as a 10,000-square-foot store of the same type. Table 6 presents proposed transportation SDCs per unit of scale for several land uses in the 9th edition of Trip Generation Manual, published by the Institute of Transportation Engineers (ITE):

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Pass-by Trips	Diverted/Linked	Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
					and pass-by Trip Adjustment						
Lodging (Land Uses 300-399)											
310	Hotel	0.60	0.00%	0.00%	-	0.60	1,084	32	56	1,172	Room
311	All Suites Hotel	0.40	0.00%	0.00%	-	0.40	723	22	37	782	Room
312	Business Hotel	0.62	0.00%	0.00%	-	0.62	1,120	33	58	1,212	Occupied Room
320	Motel	0.47	0.00%	0.00%	-	0.47	849	25	44	918	Room
330	Resort Hotel	0.42	0.00%	0.00%	-	0.42	759	23	39	821	Room
Recreational (Land Uses 400-499)											
411	City Park*	0.19	0.00%	0.00%	-	0.19	342	10	18	369	Acre
412	County Park	0.09	0.00%	0.00%	-	0.09	163	5	8	176	Acre
413	State Park*	0.07	0.00%	0.00%	-	0.07	117	4	6	127	Acre
414	Water Slide Park	1.92	0.00%	0.00%	-	1.92	3,469	104	179	3,752	1,000 square feet of gross floor area
415	Beach Park	1.30	0.00%	0.00%	-	1.30	2,349	70	121	2,540	Acre
416	Campground/Recreational Vehicle Park	0.27	0.00%	0.00%	-	0.27	488	15	25	528	Occupied camp site
417	Regional park	0.20	0.00%	0.00%	-	0.20	361	11	19	391	Acre
418	National Monument	0.42	0.00%	0.00%	-	0.42	759	23	39	821	Acre
420	Marina	0.19	0.00%	0.00%	-	0.19	343	10	18	371	Berth
430	Golf course	0.30	0.00%	0.00%	-	0.30	542	16	28	586	Acre
431	Miniature Golf Course	0.33	0.00%	0.00%	-	0.33	596	18	31	645	Hole
432	Golf Driving Range	1.25	0.00%	0.00%	-	1.25	2,259	68	116	2,443	Tees/Driving Position
433	Batting Cages	2.22	0.00%	0.00%	-	2.22	4,012	120	207	4,338	Cage
435	Multipurpose Recreational Facility	3.58	0.00%	0.00%	-	3.58	6,469	193	333	6,995	1,000 square feet of gross floor area
437	Bowling Alley	1.71	0.00%	0.00%	-	1.71	3,090	92	159	3,341	1,000 square feet of gross floor area
440	Adult Cabaret	38.67	0.00%	0.00%	-	38.67	69,877	2,088	3,598	75,563	1,000 square feet of gross floor area
441	Live Theater	0.02	0.00%	0.00%	-	0.02	36	1	2	39	Seat
443	Movie Theater without Matinee	24.00	0.00%	0.00%	-	24.00	43,368	1,296	2,233	46,897	Movie Screen
444	Movie Theater with Matinee - Friday pm peak hour	45.91	0.00%	0.00%	-	45.91	82,959	2,479	4,272	89,710	Movie screen
445	Multiplex Movie Theater - Friday pm peak hour	22.76	0.00%	0.00%	-	22.76	41,127	1,229	2,118	44,474	Movie screen
452	Horse Racetrack	0.06	0.00%	0.00%	-	0.06	108	3	6	117	Seat
453	Automobile Racetrack - Saturday peak hour	0.28	0.00%	0.00%	-	0.28	506	15	26	547	Attendee
454	Dog Racetrack	0.15	0.00%	0.00%	-	0.15	271	8	14	293	Attendee
460	Arena*	3.33	0.00%	0.00%	-	3.33	6,023	180	310	6,513	Acre
465	Ice Skating Rink	2.36	0.00%	0.00%	-	2.36	4,265	127	220	4,612	1,000 square feet of gross floor area
466	Snow Ski Area	26.00	0.00%	0.00%	-	26.00	46,982	1,404	2,419	50,805	Lift
473	Casino/Video Lottery Establishment	13.43	0.00%	0.00%	-	13.43	24,268	725	1,250	26,243	1,000 square feet of gross floor area
480	Amusement Park	3.95	0.00%	0.00%	-	3.95	7,138	213	368	7,718	Acre
481	Zoo*	11.49	0.00%	0.00%	-	11.49	20,759	620	1,069	22,448	Acre
488	Soccer Complex	17.17	0.00%	0.00%	-	17.17	31,026	927	1,598	33,551	Field
490	Tennis Courts	3.88	0.00%	0.00%	-	3.88	7,011	210	361	7,582	Court
491	Racquet/Tennis Club	3.35	0.00%	0.00%	-	3.35	6,053	181	312	6,546	Court
492	Health/Fitness Club	3.53	0.00%	0.00%	-	3.53	6,379	191	328	6,898	1,000 square feet of gross floor area
493	Athletic Club	5.96	0.00%	0.00%	-	5.96	10,770	322	555	11,646	1,000 square feet of gross floor area
495	Recreational Community Center	2.74	0.00%	0.00%	-	2.74	4,951	148	255	5,354	1,000 square feet of gross floor area

ITE Code	Land Use	Total Trip Ends	Diverted/Linked Trips	Pass-by Trips	Diverted/Linked and pass-by Trip Adjustment	Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
Retail (Land Uses 800-899)											
810	Tractor Supply Store	1.40	0.00%	0.00%	-	1.40	2,530	76	130	2,736	1,000 square feet of gross floor area
811	Construction Equipment Rental Store	0.99	0.00%	0.00%	-	0.99	1,789	53	92	1,935	1,000 square feet of gross floor area
812	Building Materials and Lumber Store	4.49	0.00%	0.00%	-	4.49	8,113	242	418	8,774	1,000 square feet of gross floor area
813	Free Standing Discount Super Store	4.35	0.00%	28.00%	1.22	3.13	5,660	169	291	6,120	1,000 square feet of gross floor area
814	Variety Store	6.82	0.00%	0.00%	-	6.82	12,324	368	635	13,327	1,000 square feet of gross floor area
815	Free Standing Discount Store	4.98	35.25%	17.00%	2.60	2.38	4,297	128	221	4,647	1,000 square feet of gross floor area
816	Hardware/Paint Store	4.84	29.50%	26.00%	2.69	2.15	3,892	116	200	4,209	1,000 square feet of gross floor area
817	Nursery (Garden Center)	6.94	0.00%	0.00%	-	6.94	12,541	375	646	13,561	1,000 square feet of gross floor area
818	Nursery (Wholesale)	5.17	0.00%	0.00%	-	5.17	9,342	279	481	10,102	1,000 square feet of gross floor area
820	Shopping Center	3.71	15.86%	34.00%	1.85	1.86	3,361	100	173	3,635	1,000 square feet of gross leasable area
823	Factory Outlet Center	2.29	0.00%	0.00%	-	2.29	4,138	124	213	4,475	1,000 square feet of gross floor area
826	Specialty Retail Center	2.71	0.00%	0.00%	-	2.71	4,897	146	252	5,295	1,000 square feet of gross leasable area
841	Automobile Sales	2.62	0.00%	0.00%	-	2.62	4,734	141	244	5,120	1,000 square feet of gross floor area
842	Recreational Vehicle Sales	2.54	0.00%	0.00%	-	2.54	4,590	137	236	4,963	1,000 square feet of gross floor area
843	Automobile Parts Sales	5.98	13.00%	43.00%	3.35	2.63	4,755	142	245	5,141	1,000 square feet of gross floor area
848	Tire Store	4.15	3.33%	28.00%	1.30	2.85	5,149	154	265	5,568	1,000 square feet of gross floor area
849	Tire Superstore	2.11	0.00%	0.00%	-	2.11	3,813	114	196	4,123	1,000 square feet of gross floor area
850	Supermarket	9.48	25.25%	36.00%	5.81	3.67	6,638	198	342	7,178	1,000 square feet of gross floor area
851	Convenience Market (Open 24 Hours)	52.41	6.47%	61.00%	35.36	17.05	30,804	921	1,586	33,311	1,000 square feet of gross floor area
852	Convenience Market (Open 15-16 Hours)	34.57	12.14%	63.50%	26.15	8.42	15,220	455	784	16,459	1,000 square feet of gross floor area
853	Convenience Market with Gasoline Pumps	50.92	17.80%	66.00%	42.67	8.25	14,906	445	768	16,119	1,000 square feet of gross floor area
854	Discount Supermarket	8.34	23.20%	23.00%	3.85	4.49	8,108	242	418	8,768	1,000 square feet of gross floor area
857	Discount Club	4.18	0.00%	0.00%	-	4.18	7,553	226	389	8,168	1,000 square feet of gross floor area
860	Wholesale Market	0.88	0.00%	0.00%	-	0.88	1,590	48	82	1,720	1,000 square feet of gross floor area
861	Sporting Goods Superstore	1.84	0.00%	0.00%	-	1.84	3,325	99	171	3,595	1,000 square feet of gross floor area
862	Home Improvement Superstore	2.33	8.00%	48.00%	1.30	1.03	1,853	55	95	2,003	1,000 square feet of gross floor area
863	Electronics Superstore	4.50	33.00%	40.00%	3.29	1.22	2,196	66	113	2,374	1,000 square feet of gross floor area
864	Toy/Children's Superstore	4.99	0.00%	0.00%	-	4.99	9,017	269	464	9,751	1,000 square feet of gross floor area
865	Baby Superstore	1.82	0.00%	0.00%	-	1.82	3,289	98	169	3,556	1,000 square feet of gross floor area
866	Pet Supply Superstore	3.38	0.00%	0.00%	-	3.38	6,108	183	315	6,605	1,000 square feet of gross floor area
867	Office Supply Superstore	3.40	0.00%	0.00%	-	3.40	6,144	184	316	6,644	1,000 square feet of gross floor area
868	Book Superstore	15.82	0.00%	0.00%	-	15.82	28,587	854	1,472	30,913	1,000 square feet of gross floor area
869	Discount Home Furnishing Superstore	1.57	0.00%	0.00%	-	1.57	2,837	85	146	3,068	1,000 square feet of gross floor area
872	Bed and Linen Superstore	2.22	0.00%	0.00%	-	2.22	4,012	120	207	4,338	1,000 square feet of gross floor area
875	Department Store	1.87	0.00%	0.00%	-	1.87	3,379	101	174	3,654	1,000 square feet of gross floor area
876	Apparel Store	3.83	0.00%	0.00%	-	3.83	6,921	207	356	7,484	1,000 square feet of gross floor area
879	Arts and Crafts Store	6.21	0.00%	0.00%	-	6.21	11,221	335	578	12,135	1,000 square feet of gross floor area
880	Pharmacy/Drugstore without Drive-Through	8.40	4.67%	53.00%	4.84	3.56	6,426	192	331	6,949	1,000 square feet of gross floor area
881	Pharmacy/Drugstore with Drive-Through	9.91	13.00%	49.00%	6.14	3.77	6,805	203	350	7,359	1,000 square feet of gross floor area
890	Furniture Store	0.45	10.33%	53.00%	0.29	0.17	298	9	15	322	1,000 square feet of gross floor area
896	DVD/Video Store	13.60	0.00%	0.00%	-	13.60	24,575	734	1,265	26,575	1,000 square feet of gross floor area
897	Medical Equipment Store	1.24	0.00%	0.00%	-	1.24	2,241	67	115	2,423	1,000 square feet of gross floor area

EXHIBIT “B”

Transportation System Development Charges Effective July 1, 2018

ITE Code	Land Use	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
Port and Terminal (Land Uses 000-099)						
010	Waterport/Marine Terminal*	\$ 32,202.42	\$ 962.33	\$ 1,722.91	\$ 34,887.66	Berth
021	Commercial Airport	\$ 10,795.47	\$ 322.61	\$ 577.58	\$ 11,695.66	Average flights per day
022	General Aviation Airport	\$ 2,741.11	\$ 81.91	\$ 146.66	\$ 2,969.68	Employee
030	Intermodal Truck Terminal	\$ 12,297.45	\$ 367.49	\$ 657.94	\$ 13,322.89	Acre
090	Park-an-Ride Lot with Bus Service	\$ 1,164.03	\$ 34.79	\$ 62.28	\$ 1,261.10	Parking space
093	Light Rail Transit Station with Parking	\$ 2,328.07	\$ 69.57	\$ 124.56	\$ 2,522.20	Parking space
Industrial (Land Uses 100-199)						
110	General light industrial	\$ 1,821.15	\$ 54.42	\$ 97.44	\$ 1,973.01	1,000 square feet of gross floor area
120	General heavy industrial	\$ 1,276.68	\$ 38.15	\$ 68.31	\$ 1,383.14	1,000 square feet of gross floor area
130	Industrial park	\$ 1,595.85	\$ 47.69	\$ 85.38	\$ 1,728.92	1,000 square feet of gross floor area
140	Manufacturing	\$ 1,370.56	\$ 40.96	\$ 73.33	\$ 1,484.84	1,000 square feet of gross floor area
150	Warehousing	\$ 600.79	\$ 17.95	\$ 32.14	\$ 650.89	1,000 square feet of gross floor area
151	Mini-warehouse	\$ 488.14	\$ 14.59	\$ 26.12	\$ 528.85	1,000 square feet of gross floor area
152	High-Cube Warehouse/Distribution Center	\$ 225.30	\$ 6.73	\$ 12.05	\$ 244.08	1,000 square feet of gross floor area
160	Data center	\$ 168.97	\$ 5.05	\$ 9.04	\$ 183.06	1,000 square feet of gross floor area
170	Utilities	\$ 1,426.88	\$ 42.64	\$ 76.34	\$ 1,545.86	1,000 square feet of gross floor area
Residential (Land Uses 200-299)						
210	Single family detached housing	\$ 1,877.47	\$ 56.11	\$ 100.45	\$ 2,034.03	Dwelling unit
220	Apartment	\$ 1,164.03	\$ 34.79	\$ 62.28	\$ 1,261.10	Dwelling unit
221	Low-Rise Apartment	\$ 1,088.93	\$ 32.54	\$ 58.26	\$ 1,179.74	Occupied dwelling unit
222	High-Rise Apartment	\$ 657.12	\$ 19.64	\$ 35.16	\$ 711.91	Dwelling unit
223	Mid-Rise Apartment	\$ 732.21	\$ 21.88	\$ 39.18	\$ 793.27	Dwelling unit
224	Rental Townhouse	\$ 1,351.78	\$ 40.40	\$ 72.32	\$ 1,464.50	Dwelling unit
230	Residential condominium/townhouse	\$ 976.29	\$ 29.18	\$ 52.23	\$ 1,057.69	Dwelling unit
231	Low-Rise Residential Condominium/Townhouse	\$ 1,464.43	\$ 43.76	\$ 78.35	\$ 1,586.54	Dwelling unit
232	High-Rise Residential Condominium/Townhouse	\$ 713.44	\$ 21.32	\$ 38.17	\$ 772.93	Dwelling unit

233	Luxury Condominium/Townhouse	\$ 1,032.61	\$ 30.86	\$ 55.25	\$ 1,118.72	Occupied dwelling unit
240	Mobile home park	\$ 1,107.71	\$ 33.10	\$ 59.27	\$ 1,200.08	Occupied dwelling unit
251	Senior Adult Housing - Detached	\$ 506.92	\$ 15.15	\$ 27.12	\$ 549.19	Dwelling unit
252	Senior Adult Housing - Attached	\$ 469.37	\$ 14.03	\$ 25.11	\$ 508.51	Dwelling unit
253	Congregate Care Facility	\$ 319.17	\$ 9.54	\$ 17.08	\$ 345.78	Dwelling unit
254	Assisted living	\$ 413.04	\$ 12.34	\$ 22.10	\$ 447.49	Bed
255	Continuing Care Retirement Community	\$ 300.40	\$ 8.98	\$ 16.07	\$ 325.44	Unit
260	Recreational Homes	\$ 488.14	\$ 14.59	\$ 26.12	\$ 528.85	Dwelling unit
265	Timeshare	\$ 1,408.10	\$ 42.08	\$ 75.34	\$ 1,525.52	Dwelling unit
270	Residential Planned Unit Development	\$ 1,164.03	\$ 34.79	\$ 62.28	\$ 1,261.10	Dwelling unit
Lodging (Land Uses 300-399)						
310	Hotel	\$ 1,126.48	\$ 33.66	\$ 60.27	\$ 1,220.42	Room
311	All Suites Hotel	\$ 750.99	\$ 22.44	\$ 40.18	\$ 813.61	Room
312	Business Hotel	\$ 1,164.03	\$ 34.79	\$ 62.28	\$ 1,261.10	Occupied Room
320	Motel	\$ 882.41	\$ 26.37	\$ 47.21	\$ 955.99	Room
330	Resort Hotel	\$ 788.54	\$ 23.56	\$ 42.19	\$ 854.29	Room
Recreational (Land Uses 400-499)						
411	City Park*	\$ 354.84	\$ 10.60	\$ 18.98	\$ 384.43	Acre
412	County Park	\$ 168.97	\$ 5.05	\$ 9.04	\$ 183.06	Acre
413	State Park*	\$ 122.04	\$ 3.65	\$ 6.53	\$ 132.21	Acre
414	Water Slide Park	\$ 3,604.75	\$ 107.72	\$ 192.86	\$ 3,905.33	1,000 square feet of gross floor area
415	Beach Park	\$ 2,440.71	\$ 72.94	\$ 130.58	\$ 2,644.24	Acre
416	Campground/Recreational Vehicle Park	\$ 506.92	\$ 15.15	\$ 27.12	\$ 549.19	Occupied camp site
417	Regional park	\$ 375.49	\$ 11.22	\$ 20.09	\$ 406.81	Acre
418	National Monument	\$ 788.54	\$ 23.56	\$ 42.19	\$ 854.29	Acre
420	Marina	\$ 356.72	\$ 10.66	\$ 19.09	\$ 386.47	Berth
430	Golf course	\$ 563.24	\$ 16.83	\$ 30.13	\$ 610.21	Acre
431	Miniature Golf Course	\$ 619.57	\$ 18.51	\$ 33.15	\$ 671.23	Hole
432	Golf Driving Range	\$ 2,346.84	\$ 70.13	\$ 125.56	\$ 2,542.54	Tees/Driving Position
433	Batting Cages	\$ 4,167.99	\$ 124.56	\$ 223.00	\$ 4,515.54	Cage
435	Multipurpose Recreational Facility	\$ 6,721.35	\$ 200.86	\$ 359.61	\$ 7,281.82	1,000 square feet of gross floor area
437	Bowling Alley	\$ 3,210.48	\$ 95.94	\$ 171.77	\$ 3,478.19	1,000 square feet of gross floor area

440	Adult Cabaret	\$ 72,601.88	\$ 2,169.62	\$ 3,884.38	\$ 78,655.88	1,000 square feet of gross floor area
441	Live Theater	\$ 37.55	\$ 1.12	\$ 2.01	\$ 40.68	Seat
443	Movie Theater without Matinee	\$ 45,059.35	\$ 1,346.54	\$ 2,410.79	\$ 48,816.68	Movie Screen
444	Movie Theater with Matinee - Friday pm peak hour	\$ 86,194.79	\$ 2,575.83	\$ 4,611.63	\$ 93,382.25	Movie screen
445	Multiplex Movie Theater - Friday pm peak hour	\$ 42,731.29	\$ 1,276.97	\$ 2,286.23	\$ 46,294.49	Movie screen
452	Horse Racetrack	\$ 112.65	\$ 3.37	\$ 6.03	\$ 122.04	Seat
453	Automobile Racetrack - Saturday peak hour	\$ 525.69	\$ 15.71	\$ 28.13	\$ 569.53	Attendee
454	Dog Racetrack	\$ 281.62	\$ 8.42	\$ 15.07	\$ 305.10	Attendee
460	Arena*	\$ 6,257.62	\$ 187.00	\$ 334.80	\$ 6,779.42	Acre
465	Ice Skating Rink	\$ 4,430.84	\$ 132.41	\$ 237.06	\$ 4,800.31	1,000 square feet of gross floor area
466	Snow Ski Area	\$ 48,814.30	\$ 1,458.76	\$ 2,611.69	\$ 52,884.74	Lift
473	Casino/Video Lottery Establishment	\$ 25,214.46	\$ 753.50	\$ 1,349.04	\$ 27,317.00	1,000 square feet of gross floor area
480	Amusement Park	\$ 7,416.02	\$ 221.62	\$ 396.78	\$ 8,034.41	Acre
481	Zoo*	\$ 21,568.41	\$ 644.55	\$ 1,153.96	\$ 23,366.92	Acre
488	Soccer Complex	\$ 32,236.21	\$ 963.34	\$ 1,724.72	\$ 34,924.27	Field
490	Tennis Courts	\$ 7,284.60	\$ 217.69	\$ 389.74	\$ 7,892.03	Court
491	Racquet/Tennis Club	\$ 6,289.53	\$ 187.96	\$ 336.51	\$ 6,814.00	Court
492	Health/Fitness Club	\$ 6,627.48	\$ 198.05	\$ 354.59	\$ 7,180.12	1,000 square feet of gross floor area
493	Athletic Club	\$ 11,189.74	\$ 334.39	\$ 598.68	\$ 12,122.81	1,000 square feet of gross floor area
495	Recreational Community Center	\$ 5,144.28	\$ 153.73	\$ 275.23	\$ 5,573.24	1,000 square feet of gross floor area
Institutional (Land Uses 500-599)						
501	Military Base	\$ 732.21	\$ 21.88	\$ 39.18	\$ 793.27	Employee
520	Elementary School	\$ 2,271.74	\$ 67.89	\$ 121.54	\$ 2,461.17	1,000 square feet of gross floor area
522	Middle School/Junior High School	\$ 2,234.19	\$ 66.77	\$ 119.53	\$ 2,420.49	1,000 square feet of gross floor area
530	High School	\$ 1,821.15	\$ 54.42	\$ 97.44	\$ 1,973.01	1,000 square feet of gross floor area
534	Private School (K-8) - pm peak hour generator	\$ 12,259.90	\$ 366.37	\$ 655.93	\$ 13,282.21	1,000 square feet of gross floor area
536	Private School (K-12) - pm peak hour generator	\$ 10,326.10	\$ 308.58	\$ 552.47	\$ 11,187.16	1,000 square feet of gross floor area
540	Junior/Community College	\$ 4,768.78	\$ 142.51	\$ 255.14	\$ 5,166.43	1,000 square feet of gross floor area

550	University/College	\$ 1,483.20	\$ 44.32	\$ 79.36	\$ 1,606.88	Employee
560	Church	\$ 1,032.61	\$ 30.86	\$ 55.25	\$ 1,118.72	1,000 square feet of gross floor area
561	Synagogue	\$ 3,172.93	\$ 94.82	\$ 169.76	\$ 3,437.51	1,000 square feet of gross floor area
562	Mosque - pm peak hour generator	\$ 20,689.75	\$ 618.29	\$ 1,106.95	\$ 22,414.99	1,000 square feet of gross floor area
565	Day Care Center	\$ 23,168.02	\$ 692.35	\$ 1,239.55	\$ 25,099.91	1,000 square feet of gross floor area
566	Cemetery	\$ 1,577.08	\$ 47.13	\$ 84.38	\$ 1,708.58	Acre
571	Prison	\$ 5,463.45	\$ 163.27	\$ 292.31	\$ 5,919.02	1,000 square feet of gross floor area
580	Museum	\$ 337.95	\$ 10.10	\$ 18.08	\$ 366.13	1,000 square feet of gross floor area
590	Library	\$ 13,705.55	\$ 409.57	\$ 733.28	\$ 14,848.41	1,000 square feet of gross floor area
591	Lodge/Fraternal Organization	\$ 56.32	\$ 1.68	\$ 3.01	\$ 61.02	Member
Medical (Land Uses 600-699)						
610	Hospital	\$ 1,746.05	\$ 52.18	\$ 93.42	\$ 1,891.65	1,000 square feet of gross floor area
620	Nursing Home	\$ 1,389.33	\$ 41.52	\$ 74.33	\$ 1,505.18	1,000 square feet of gross floor area
630	Clinic	\$ 9,725.31	\$ 290.63	\$ 520.33	\$ 10,536.27	1,000 square feet of gross floor area
630	Animal Hospital/Veterinary Clinic	\$ 8,861.67	\$ 264.82	\$ 474.12	\$ 9,600.61	1,000 square feet of gross floor area
Office (Land Uses 700-799)						
710	General office building	\$ 2,797.43	\$ 83.60	\$ 149.67	\$ 3,030.70	1,000 square feet of gross floor area
714	Corporate Headquarters Building	\$ 2,647.24	\$ 79.11	\$ 141.63	\$ 2,867.98	1,000 square feet of gross floor area
715	Single Tenant Office Building	\$ 3,266.80	\$ 97.62	\$ 174.78	\$ 3,539.21	1,000 square feet of gross floor area
720	Medical-dental office building	\$ 6,702.58	\$ 200.30	\$ 358.60	\$ 7,261.48	1,000 square feet of gross floor area
730	Government Office Building	\$ 2,271.74	\$ 67.89	\$ 121.54	\$ 2,461.17	1,000 square feet of gross floor area
731	State Motor Vehicles Department	\$ 32,086.01	\$ 958.85	\$ 1,716.68	\$ 34,761.55	1,000 square feet of gross floor area
732	United States Post Office	\$ 21,065.25	\$ 629.51	\$ 1,127.04	\$ 22,821.80	1,000 square feet of gross floor area
733	Government Office Complex	\$ 5,350.80	\$ 159.90	\$ 286.28	\$ 5,796.98	1,000 square feet of gross floor area
750	Office park - pm peak hour	\$ 2,778.66	\$ 83.04	\$ 148.67	\$ 3,010.36	1,000 square feet of gross floor area
760	Research and development center - pm peak hour	\$ 2,008.90	\$ 60.03	\$ 107.48	\$ 2,176.41	1,000 square feet of gross floor area
770	Business park - pm peak hour	\$ 2,365.62	\$ 70.69	\$ 126.57	\$ 2,562.88	1,000 square feet of gross floor area
Retail (Land Uses 800-899)						
810	Tractor Supply Store	\$ 2,628.46	\$ 78.55	\$ 140.63	\$ 2,847.64	1,000 square feet of gross floor area
811	Construction Equipment Rental Store	\$ 1,858.70	\$ 55.54	\$ 99.44	\$ 2,013.69	1,000 square feet of gross floor area
812	Building Materials and Lumber Store	\$ 8,429.85	\$ 251.92	\$ 451.02	\$ 9,132.79	1,000 square feet of gross floor area

813	Free Standing Discount Super Store	\$ 5,880.25	\$ 175.72	\$ 314.61	\$ 6,370.58	1,000 square feet of gross floor area
814	Variety Store	\$ 12,804.37	\$ 382.64	\$ 685.07	\$ 13,872.07	1,000 square feet of gross floor area
815	Free Standing Discount Store	\$ 4,464.54	\$ 133.42	\$ 238.86	\$ 4,836.82	1,000 square feet of gross floor area
816	Hardware/Paint Store	\$ 4,043.70	\$ 120.84	\$ 216.35	\$ 4,380.89	1,000 square feet of gross floor area
817	Nursery (Garden Center)	\$ 13,029.66	\$ 389.38	\$ 697.12	\$ 14,116.16	1,000 square feet of gross floor area
818	Nursery (Wholesale)	\$ 9,706.54	\$ 290.07	\$ 519.32	\$ 10,515.93	1,000 square feet of gross floor area
820	Shopping Center	\$ 3,492.46	\$ 104.37	\$ 186.86	\$ 3,783.69	1,000 square feet of gross leasable area
823	Factory Outlet Center	\$ 4,299.41	\$ 128.48	\$ 230.03	\$ 4,657.93	1,000 square feet of gross floor area
826	Specialty Retail Center	\$ 5,087.95	\$ 152.05	\$ 272.22	\$ 5,512.22	1,000 square feet of gross leasable area
841	Automobile Sales	\$ 4,918.98	\$ 147.00	\$ 263.18	\$ 5,329.15	1,000 square feet of gross floor area
842	Recreational Vehicle Sales	\$ 4,768.78	\$ 142.51	\$ 255.14	\$ 5,166.43	1,000 square feet of gross floor area
843	Automobile Parts Sales	\$ 4,940.01	\$ 147.63	\$ 264.30	\$ 5,351.94	1,000 square feet of gross floor area
848	Tire Store	\$ 5,350.17	\$ 159.88	\$ 286.25	\$ 5,796.30	1,000 square feet of gross floor area
849	Tire Superstore	\$ 3,961.47	\$ 118.38	\$ 211.95	\$ 4,291.80	1,000 square feet of gross floor area
850	Supermarket	\$ 6,896.90	\$ 206.11	\$ 369.00	\$ 7,472.00	1,000 square feet of gross floor area
851	Convenience Market (Open 24 Hours)	\$ 32,005.36	\$ 956.44	\$ 1,712.37	\$ 34,674.17	1,000 square feet of gross floor area
852	Convenience Market (Open 15-16 Hours)	\$ 15,813.92	\$ 472.58	\$ 846.08	\$ 17,132.58	1,000 square feet of gross floor area
853	Convenience Market with Gasoline Pumps	\$ 15,487.35	\$ 462.82	\$ 828.61	\$ 16,778.78	1,000 square feet of gross floor area
854	Discount Supermarket	\$ 8,424.07	\$ 251.74	\$ 450.71	\$ 9,126.52	1,000 square feet of gross floor area
857	Discount Club	\$ 7,847.84	\$ 234.52	\$ 419.88	\$ 8,502.24	1,000 square feet of gross floor area
860	Wholesale Market	\$ 1,652.18	\$ 49.37	\$ 88.40	\$ 1,789.95	1,000 square feet of gross floor area
861	Sporting Goods Superstore	\$ 3,454.55	\$ 103.24	\$ 184.83	\$ 3,742.61	1,000 square feet of gross floor area
862	Home Improvement Superstore	\$ 1,924.79	\$ 57.52	\$ 102.98	\$ 2,085.29	1,000 square feet of gross floor area
863	Electronics Superstore	\$ 2,281.13	\$ 68.17	\$ 122.05	\$ 2,471.34	1,000 square feet of gross floor area
864	Toy/Children's Superstore	\$ 9,368.59	\$ 279.97	\$ 501.24	\$ 10,149.80	1,000 square feet of gross floor area
865	Baby Superstore	\$ 3,417.00	\$ 102.11	\$ 182.82	\$ 3,701.93	1,000 square feet of gross floor area
866	Pet Supply Superstore	\$ 6,345.86	\$ 189.64	\$ 339.52	\$ 6,875.02	1,000 square feet of gross floor area
867	Office Supply Superstore	\$ 6,383.41	\$ 190.76	\$ 341.53	\$ 6,915.70	1,000 square feet of gross floor area
868	Book Superstore	\$ 29,701.62	\$ 887.60	\$ 1,589.11	\$ 32,178.33	1,000 square feet of gross floor area
869	Discount Home Furnishing Superstore	\$ 2,947.63	\$ 88.09	\$ 157.71	\$ 3,193.42	1,000 square feet of gross floor area

872	Bed and Linen Superstore	\$ 4,167.99	\$ 124.56	\$ 223.00	\$ 4,515.54	1,000 square feet of gross floor area
875	Department Store	\$ 3,510.87	\$ 104.92	\$ 187.84	\$ 3,803.63	1,000 square feet of gross floor area
876	Apparel Store	\$ 7,190.72	\$ 214.89	\$ 384.72	\$ 7,790.33	1,000 square feet of gross floor area
879	Arts and Crafts Store	\$ 11,659.11	\$ 348.42	\$ 623.79	\$ 12,631.32	1,000 square feet of gross floor area
880	Pharmacy/Drugstore without Drive-Through	\$ 6,676.29	\$ 199.51	\$ 357.20	\$ 7,233.01	1,000 square feet of gross floor area
881	Pharmacy/Drugstore with Drive-Through	\$ 7,070.19	\$ 211.28	\$ 378.27	\$ 7,659.74	1,000 square feet of gross floor area
890	Furniture Store	\$ 309.78	\$ 9.26	\$ 16.57	\$ 335.61	1,000 square feet of gross floor area
896	DVD/Video Store	\$ 25,533.63	\$ 763.04	\$ 1,366.11	\$ 27,662.79	1,000 square feet of gross floor area
897	Medical Equipment Store	\$ 2,328.07	\$ 69.57	\$ 124.56	\$ 2,522.20	1,000 square feet of gross floor area
Services (Land Uses 900-999)						
911	Walk-in Bank	\$ 22,773.75	\$ 680.57	\$ 1,218.45	\$ 24,672.76	1,000 square feet of gross floor area
912	Drive-in Bank	\$ 12,470.18	\$ 372.66	\$ 667.19	\$ 13,510.02	1,000 square feet of gross floor area
918	Hair Salon	\$ 2,722.34	\$ 81.35	\$ 145.65	\$ 2,949.34	1,000 square feet of gross floor area
920	Copy, Print and Express Ship Store	\$ 13,912.07	\$ 415.75	\$ 744.33	\$ 15,072.15	1,000 square feet of gross floor area
925	Drinking Place	\$ 21,290.54	\$ 636.24	\$ 1,139.10	\$ 23,065.88	1,000 square feet of gross floor area
931	Quality Restaurant	\$ 5,976.47	\$ 178.60	\$ 319.76	\$ 6,474.82	1,000 square feet of gross floor area
932	High-Turnover (Sit Down) Restaurant	\$ 7,351.01	\$ 219.68	\$ 393.30	\$ 7,963.98	1,000 square feet of gross floor area
933	Fast-food restaurant without drive-through	\$ 19,515.63	\$ 583.20	\$ 1,044.13	\$ 21,142.96	1,000 square feet of gross floor area
934	Fast-food restaurant with drive-through	\$ 25,098.74	\$ 750.05	\$ 1,342.84	\$ 27,191.63	1,000 square feet of gross floor area
935	Fast-food restaurant with drive-through and no indoor seating	\$ 9,291.43	\$ 277.66	\$ 497.11	\$ 10,066.20	1,000 square feet of gross floor area
936	Coffee/donut shop without drive-through	\$ 30,411.54	\$ 908.81	\$ 1,627.09	\$ 32,947.45	1,000 square feet of gross floor area
937	Coffee/donut shop with drive-through	\$ 32,901.25	\$ 983.21	\$ 1,760.30	\$ 35,644.77	1,000 square feet of gross floor area
938	Coffee/donut kiosk	\$ 57,654.07	\$ 1,722.92	\$ 3,084.63	\$ 62,461.62	1,000 square feet of gross floor area
939	Bread/Donut/Bagel Shop without Drive-Through Window	\$ 52,569.24	\$ 1,570.97	\$ 2,812.58	\$ 56,952.80	1,000 square feet of gross floor area
940	Bread/Donut/Bagel Shop with Drive-Through Window	\$ 35,653.21	\$ 1,065.45	\$ 1,907.53	\$ 38,626.20	1,000 square feet of gross floor area
941	Quick Lubrication Vehicle Shop	\$ 9,744.08	\$ 291.19	\$ 521.33	\$ 10,556.61	Servicing Position

942	Automobile Care Center	\$ 5,838.94	\$ 174.49	\$ 312.40	\$ 6,325.83	1,000 sq. ft. of occupied gross leasable area
943	Automobile Parts and Service Center	\$ 8,373.53	\$ 250.23	\$ 448.00	\$ 9,071.77	1,000 square feet of gross floor area
944	Gasoline/service station	\$ 9,114.19	\$ 272.37	\$ 487.63	\$ 9,874.19	Vehicle fueling position
945	Gasoline/service station w/conv. mkt	\$ 3,241.04	\$ 96.85	\$ 173.40	\$ 3,511.30	Vehicle fueling position
946	Gasoline/service station w/conv. mkt and car wash	\$ 6,216.31	\$ 185.77	\$ 332.59	\$ 6,734.67	Vehicle fueling position
947	Self-Service Car Wash	\$ 10,401.20	\$ 310.83	\$ 556.49	\$ 11,268.52	Wash stall
948	Automated Car Wash	\$ 26,509.92	\$ 792.22	\$ 1,418.35	\$ 28,720.48	1,000 square feet of gross floor area
950	Truck Stop	\$ 25,589.96	\$ 764.72	\$ 1,369.13	\$ 27,723.81	1,000 square feet of gross floor area

RESOLUTION NO. 17-22

A RESOLUTION ESTABLISHING ALL FEES AND CHARGES FOR THE CITY OF SCAPPOOSE AND RESCINDING RESOLUTION NO. 16-12

WHEREAS, the City of Scappoose wishes to ascertain and recover costs from providing City services, and

WHEREAS, the City Manager has caused a review of all City fees and charges and determined the cost for such services; and

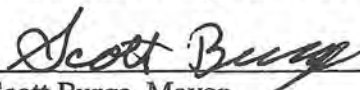
WHEREAS, Scappoose Municipal Ordinances 563, 565, 566, 579, 634, 724, 725, and 731 gives the Council authority to adopt fees by resolution, now therefore

THE CITY COUNCIL RESOLVES AS FOLLOWS;

- Section 1. The Administrative Fees attached as Exhibit "A" incorporate all administration fees, and rates for fiscal year 2017– 2018 and are hereby adopted.
- Section 2. The Police Fees attached as Exhibit "B" incorporate all police fees, and rates for fiscal year 2017– 2018 and are hereby adopted.
- Section 3. The Court Fees attached as Exhibit "C" incorporate all court fees, and rates for fiscal year 2017 – 2018 and are hereby adopted.
- Section 4. The Community Development Fees and Public Work Fees attached as Exhibit "D" incorporate all community development fees, public work fees, and rates for fiscal year 2017 – 2018 and are hereby adopted.
- Section 5. The fees and charges adopted herein shall become effective July 1, 2017 and shall continue in effect until revised. All fees and charges inconsistent with this resolution are rescinded.

PASSED AND ADOPTED by the City Council of Scappoose and signed by me, and the City Recorder in authentication of its passage this 19th day of June, 2017.

CITY OF SCAPPOOSE, OREGON



Scott Burge, Mayor

Attest:



Susan M Reeves, MMC, City Recorder

City of Scappoose Fee Schedule ~ Police Department		Exhibit "B"
	Fee	Notes
Police Reports		
Current Police Reports	\$15.00	
Customized Police Reports	\$28.00 per hour	
Reports 3 Years or Older	\$40.00	
Videos	\$25.00	Per copy
Residential		
Alarm Application & Permit	\$30.00	Previous fee was \$30 before being exempt
Age 62 & older Alarm Permit	Free	Per Ordinance 8.04.040 (C.)
Business Audible Alarm		
Alarm Permit & Application	\$60.00	Previous fee was \$100 before being exempt
Business Silent Alarm		
Alarm Permit & Application	\$60.00	Previous fee was \$100 before being exempt
False Alarm		
	4-5 = \$50.00	(No Previous Fee)
	6-8 = \$75.00	(No Previous Fee)
	9+ = \$100.00	(No Previous Fee)
Renewal Late Fee		
	\$25.00	(No Previous Fee)
Vehicle Release		
Tow release	\$50.00	Previous fee was \$100 before being exempt
Finger Printing		
Scappoose Residents	\$10.00 per card	Previous fee was \$10 before being exempt
Non Scappoose Residents	\$10.00 per card	
City of Scappoose Fee Schedule ~ Municipal Court		Exhibit "C"
	Fee	Notes
Payment Arrangement Fee		
Payment Administration Fee	\$25.00	1-6 month payment arrangement
	\$50.00	7-12 month payment arrangement
Violations Fee	\$30.00	
Crimes Fee	\$50.00	
Community Service Fee	\$5.00	
Discovery Fee-Copies of Reports	\$15.00	Waived for Court Appointed Attorney
Discovery Fee-Audio & Video CD	\$25.00	Waived for Court Appointed Attorney
Discovery Fee-Pictures	\$2.00 each	Waived for Court Appointed Attorney
Collection Agency Fee	25%	Per ORS 137.118
Illegally Parked Vehicles	\$50 per day or portion of day fine doubles to \$100 per day or portion of day if not paid within 30 days.	Per Resolution No. 16-23

City of Scappoose Fee Schedule ~ Engineering		Exhibit "D"
Applications/Review/Permit Fees	Fee	Notes
PUBLIC WORKS CONSTRUCTION		
PUBLIC WORKS DESIGN REVIEW 1st & 2nd	\$500.00	PLAN REVIEW (FIRST TWO)
PUBLIC WORKS DESIGN 3rd REVIEW	\$350.00	THIRD AND SUBSEQUENT REVIEWS (EA)
PUBLIC WORKS CONSTRUCTION INSPECTION	\$1,000 + 5% OF ENG. EST. OF CONST. COST (for estimates up to \$50,000); \$750 + 5% OF ENG. EST. OF CONST. COST (for estimates \$50,000-\$200,000); \$750 + 5% OF ENG. EST. OF CONST. COST (for estimates over \$200,000)	PRE CONSTRUCTION CONFERENCE, CITY CONSTRUCTION INSPECTION, FINAL INSPECTION, PROJECT CLOSE OUT
MISC		
EASEMENT OCCUPANCY PERMIT	\$800.00	EVAL IMPACT AND CONSEQUENCES
EROSION CONTROL	\$200.00	EROSION CONTROL PLAN REVIEW
ELEVATION CERTIFICATES	\$150.00	ELEVATION CERTIFICATE REVIEW
BUILDING PERMIT REVIEW	\$85.00	BUILDING PERMIT REVIEW-RESIDENTIAL
THIRD PARTY REVIEW	ACTUAL COST, \$1,500 DEPOSIT	THIRD PARTY REVIEW
RIGHT-OF-WAY APPLICATIONS	\$200.00	STREET, ROW, OR ACCESS WAY VACATION
SPECIAL USE PERMITS		
GRADING PERMIT (total cut & fill volume)	\$200.00	SPECIAL USE PERMIT (IN PUBLIC ROW)
51 - 10,000 CY	\$100.00	0 - 50 CUBIC YARDS
10,001 CY and higher	\$50.00	Plus \$50.00 for each additional 1,000 CY
	\$550.00	Plus \$40.00 for each additional 1,000 CY
GIS data CD	\$100.00	
Public Works Design Standards	\$35.00	Paper copy
	\$40.00	CD
	\$50.00	CD plus paper copy

City of Scappoose Fee Schedule ~ Building Fees		Exhibit "D"
STRUCTURAL PERMIT FEES	Fee	Notes
A. TOTAL VALUATION OF IMPROVEMENT: The valuation of building construction shall be the total construction cost for all classes of work. Includes architectural, structural, electrical, plumbing, heating and ventilation devices & equipment to also include contractors profit.		
		ORS 455.020 & 455.210
\$1.00 to \$6,000.00	\$94.50	
\$6,000.01 to \$7,000.00	\$103.61	
\$7,001.00 to \$25,000.00	\$103.61 for the first \$7,000.00, plus \$9.94 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.	
\$25,001.00 to \$50,000.00	\$282.60 for the first \$25,000.00, plus \$7.45 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00	\$468.97 for the first \$50,000.00, plus \$4.97 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.	
\$100,001 and up	\$717.30 for the first \$100,000.00, plus \$4.13 for each additional \$1,000.00 or fraction thereof.	
B. PLAN REVIEW FEE:		
Plan Review Fee is 65% of Structural Permit Fee	65% of structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$94.50/hr.	
Fire-Life-Safety Plan review (if required)	40% of structural fee	
Planning & Engineering Review fees could apply.	(see Planning/Eng. Fees)	
C. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$96.390/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$96.39 each	
Specially requested inspections (1 hr. min.)	\$96.39/hr.	
Inspection fee which no fee is specifically indicated	\$96.39/hr.	
Minimum Building Permit Fee	\$96.39	
D. STATE OF OREGON SURCHARGE FEE:		
Subject to yearly increases, currently for 2016-2017 = 12%	Current State Surcharge (___ % x structural fee)	
PHASED CONSTRUCTION (all types: Residential & Commercial)		
A. PERMIT FEE: Flat Fee (for all types); \$100 for commercial codes or \$50 residential codes, for each separate phase of the project.	\$102 Commercial / \$51 Residential	
B. PLAN REVIEW FEE: The plan review fee shall be increased in an amount equal to 10% of the building permit fee calculated using the value of the particular phase of the project, not to exceed an additional \$1,500 for each phase.	Additional 10% to standard plan review for construction type	OAR 918-480-0020
DEFERRED SUBMITTALS (all types: Residential & Commercial)		
A. PERMIT FEE: The fee is for administration, processing, & reviewing deferred plans; shall be an amount equal to 65% of the building permit fee calculated using the value of the particular deferred portion(s) of the project. This fee is in addition to the project plan review fee based on total project value.	65% of deferred value	OAR 918-460-0070 OAR 918-480-0030

City of Scappoose Fee Schedule ~ Building Fees

Exhibit "D"

E. PLAN REVIEW FEE:

Plan Review Fee is 25% of Plumbing Permit Fee	25% of plumbing fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$96.39/hr.	

F. INSPECTION FEES & MISC. FEES:

Inspections required outside normal business hours (min. 2 hr. charge)	\$96.39/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$96.39 each	
Specially requested inspections (1 hr. min.)	\$96.39/hr.	
Inspection fee which no fee is specifically indicated	\$96.39/hr.	
Minimum Plumbing Permit Fee	\$96.39	

G. STATE OF OREGON SURCHARGE FEE:

Subject to yearly increases, currently for 2016-2017 = 12%	Current State Surcharge (___% x Plumbing fee)	
--	--	--

MECHANICAL PERMIT

A. RESIDENTIAL: Unless otherwise noted, fees apply to both gas & electric appliances, including piping.

Gas Test: 1-4 outlets, each	\$3.86	
Gas Test; for each above 4	\$1.34	
Air Conditioning	\$10.44	
Bath/Laundry Fans; each	\$5.52	
BBQ gas line	\$10.44	
Cadet Heaters; each	\$10.44	
Dryer; gas (no permit required for electrical dryer)	\$7.71	
Dryer Vent	\$5.52	
Fireplace (all types)	\$10.44	
Furnace/Duct Work	\$10.44	
Heat Pump (electric)	\$10.44	
Propane Insert	\$10.44	
Range/Cook Top; gas (No permit required if electrical.)	\$10.44	
Range Hood/Vent	\$7.71	
Water Heater; gas (No mechanical permit required if electrical BUT a Plumbing permit is required for all types.)	\$7.71	
Woodstove	\$10.44	

B. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:

\$1.00 to \$6,000.00	\$96.39	
\$6,000.01 to \$7,000.00	\$105.68	
\$7,001.00 to \$25,000.00	\$105.75 for the first \$7,000.00, plus \$10.14 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.	
\$25,001.00 to \$50,000.00	\$295.80 for the first \$25,000.00, plus \$7.60 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00	\$483.42 for the first \$50,000.00, plus \$5.07 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.	
\$100,001 and up	\$735.85 for the first \$100,000.00, plus \$4.20 for each additional \$1,000.00 or fraction thereof.	

City of Scappoose Fee Schedule ~ Building Fees		Exhibit "D"
Specialty requested inspections (1 hr. min.)	\$96.39/hr.	
Inspection fee which no fee is specifically indicated	\$96.39/hr.	
State of Oregon Code Development Fee (currently \$30)	\$30.00	OAR 918-500-0105
F. STATE OF OREGON SURCHARGE FEE:		
Subject to yearly increases, currently for 2016-2017 = 12%	Current State Surcharge (___ % x Installation fees)	
SOLAR STRUCTURAL INSTALLATION FEES		
A. PERMIT FEE: Flat fee for installations that comply with the prescriptive path described in section 305.4 of the Oregon Solar Installation Specialty Code. This includes 1 plan review & 1 inspection	\$160.60	
Per 305.4 OSISC: All other installations shall be based on valuation of structural elements for the; Panels, including Racking, Mounting, Rails & cost of Labor (excluding electrical equipment, collector panels, & inverters). Use the above I. A. Structural Fee chart above.	Use above; Structural Fee Chart	
B. PLAN REVIEW FEE:		
Plan Review Fee is 65% of Structural Permit Fee	65% of solar structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$96.39/hr.	
Fire/Life/Safety Plan review (if required)	40% of solar structural fee	
C. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$96.39/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$96.39 each	
Specialty requested inspections (per hour)	\$96.39/hr.	
Inspection fee which no fee is specifically indicated	\$96.39/hr.	
D. STATE OF OREGON SURCHARGE FEE:		
Subject to yearly increases, currently for 2016-2017 = 12%	Current State Surcharge (___ % x Installation fees)	
FIRE SUPPRESSION SYSTEMS		
A. RESIDENTIAL PERMIT FEE: based on square footage of the structure, below. This fee covers the cost of normal		
0-2000 Square Feet	\$364.14	
2001-3600 Square Feet	\$393.06	
3601-7200 Square Feet	\$435.90	
7201 sq. ft and greater	\$494.80	
B. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:		
Fee shall be based on value of project.	Use above; Structural Fee Chart	
C. INSPECTION FEES & MISC. FEES:		
Inspections required outside normal business hours (min. 2 hr. charge)	\$96.39/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$96.39each	
Specialty requested inspections (per hour)	\$96.39/hr.	
Inspection fee which no fee is specifically indicated	\$96.39/hr.	
A backflow device could also be required.	Minor Installation fee; \$22.49 per fixture	

System Development Charges		
WATER		Increased 3.90% per
(based on water meter size)		ENR 20 City Average CCI
3/4"	\$5,019.13	
1" (single family only)	\$5,019.13	Per Resolution 17-17
1"	\$8,381.61	
1.5"	\$16,713.81	
2"	\$26,752.04	
3"	\$58,572.86	
WASTEWATER		Increased 3.90% per
(based on water meter size)		ENR 20 City Average CCI
3/4"	\$4,442.81	
1" (single family only)	\$4,442.81	Per Resolution 17-17
1"	\$7,404.32	
1.5"	\$14,807.60	
2"	\$23,692.16	
3"	\$47,384.32	
PARKS		Increased 3.90% per
(based on type of residential development)		ENR 20 City Average CCI
Single Family	\$2,008.18	
Multi-Family (per unit)	\$1,476.60	Per Resolution 17-17
Manufactured Home in a Park	\$1,573.24	
STORM WATER		Increased 3.90% per
(based on Equivalent Dwelling Unit;		ENR 20 City Average CCI
EDU=2,750 sq. ft. of impervious surface)		
Single Family	\$605.51	Per Resolution 17-17
Multi-Family & Commercial	Based on EDU	

City of Scappoose		
July 1, 2017 Transportation SDC per Unit of Development		
COMMERCIAL/SERVICES		
310 Hotel/Motel	1,766.52	/room
812 Building Materials/Lumber	3,155.77	/T.S.F.G.F.A.
813 Free-Standing Discount Superstore	-	
With Groceries	4,752.68	/T.S.F.G.F.A.
814 Specialty Retail Center	3,930.90	/T.S.F.G.L.A.
815 Free-Standing Discount Store	-	
Without Groceries	6,248.41	/T.S.F.G.F.A.
816 Hardware/Paint Stores	5,100.50	/T.S.F.G.F.A.
817 Nursery/Garden Center	3,200.06	/T.S.F.G.F.A.
820 Shopping Center	3,808.50	/T.S.F.G.L.A.
823 Factory Outlet Center	2,358.36	/T.S.F.G.F.A.
	-	
* Abbreviations used in the "Unit" column:	-	
T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area	-	
T.S.F.G.L.A. = Thousand Square Feet Gross Leaseable Area	-	
V.F.P. = Vehicle Fueling Position	-	
	-	
** Because there is no ITE Weekday Average Trip Rate for this code/category, the	-	
Trip Rate shown is the ITE P.M. Peak Hour Trip Rate multiplied by a factor of ten.	-	
ITE LAND USE CODE/CATEGORY	TOTAL SDC PER UNIT	Unit *
	-	
COMMERCIAL/SERVICES (continued)	-	
841 New Car Sales	2,957.04	/T.S.F.G.F.A.
843 Automobile Parts Sales	4,742.24	/T.S.F.G.F.A.
849 Tire Superstore	1,969.96	/T.S.F.G.F.A.
850 Supermarket	8,793.24	/T.S.F.G.F.A.
851 Convenience Market (24 hour)	19,383.22	/T.S.F.G.F.A.
853 Convenience Market With Fuel Pump	12,424.23	/V.F.P.
854 Discount Supermarket	8,327.09	/T.S.F.G.F.A.
860 Wholesale Market	750.66	/T.S.F.G.F.A.
861 Discount Club	4,662.32	/T.S.F.G.F.A.
862 Home Improvement Superstore	2,082.42	/T.S.F.G.F.A.
863 Electronics Superstore	3,631.60	/T.S.F.G.F.A.
867 Office Supply Superstore **	3,015.58	/T.S.F.G.F.A.
880 Pharmacy/Drugstore	-	
Without Drive-Thru Window	5,688.24	/T.S.F.G.F.A.
881 Pharmacy/Drugstore	-	
With Drive-Thru Window	6,042.13	/T.S.F.G.F.A.
890 Furniture Store	319.59	/T.S.F.G.F.A.
896 Video Rental Store **	21,232.70	/T.S.F.G.F.A.
911 Bank/Savings: Walk-in	17,453.60	/T.S.F.G.F.A.
912 Bank/Savings: Drive-In	17,555.91	/T.S.F.G.F.A.
	-	
* Abbreviations used in the "Unit" column:	-	
T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area	-	
T.S.F.G.L.A. = Thousand Square Feet Gross Leaseable Area	-	
V.F.P. = Vehicle Fueling Position	-	
	-	
** Because there is no ITE Weekday Average Trip Rate for this code/category, the	-	
Trip Rate shown is the ITE P.M. Peak Hour Trip Rate multiplied by a factor of ten.	-	
ITE LAND USE CODE/CATEGORY	TOTAL SDC PER UNIT	Unit *
	-	
COMMERCIAL/SERVICES (continued)	-	
931 Quality Restaurant (not a chain)	8,039.39	/T.S.F.G.F.A.
932 High Turnover, Sit-Down	-	