

ORDINANCE NO. 1198

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY,
WASHINGTON, ADOPTING AN UPDATED SCHEDULE OF
TRANSPORTATION IMPACT FEES.

WHEREAS, Bonney Lake Municipal Code § 19.04.050 states that the schedule of transportation impact fees is set forth in "Attachment B," which the Code incorporates by reference; and

WHEREAS, the transportation impact fees contained in Attachment B was updated on August 8, 2006,

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

Section 1. The updated schedule of transportation impact fees, as shown in the new Attachment B, shall be adopted. The new Attachment B, dated August 8, 2006, is hereby incorporated by reference.

Section 2. This Ordinance shall take effect thirty (30) days after its passage, approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this 22nd day of August, 2006.

Neil Johnson, Jr., Mayor

ATTEST:

Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

James J. Dionne, City Attorney

Passed: August 22, 2006

Valid: August 22, 2006

Published: August 24, 2006

Effective Date: September 21, 2006

Schedule of Transportation Impact Fees

Land Use Category - ITE 7th Edition	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Net New Trip Rate (4)	Impact Fee Per Unit (5)
RESIDENTIAL							
Single-Family Detached Housing	3	210	1.01	Dwelling Unit	1.00	1.01	\$4,043
Apartment	3	220	0.62	Dwelling Unit	1.00	0.62	\$2,482
Low-Rise Apartment (1-2 Floors)	3	221	0.58	Occupied Dwelling Unit	1.00	0.58	\$2,322
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	0.52	\$2,081
Mobile Home Park	3	240	0.59	Occupied Dwelling Unit	1.00	0.59	\$2,362
Senior Adult Housing-Detached	3	251	0.26	Dwelling Unit	1.00	0.26	\$1,041
Senior Adult Housing-Attached		252	0.11	Occupied Dwelling Unit	1.00	0.11	\$440
Congregate Care Facility	1	253	0.17	Occupied Dwelling Unit	1.00	0.17	\$680
Recreational Homes	1	260	0.26	Dwelling Unit	1.00	0.26	\$1,041
Residential Planned Unit Development (PUD)	3	270	0.62	Dwelling Unit	1.00	0.62	\$2,482
INSTITUTIONAL							
County Park	1	412	0.06	Acre	1.00	0.06	\$240
Beach Park	1	415	1.30	Acre	1.00	1.30	\$5,204
Regional Park	1	417	0.20	Acre	1.00	0.20	\$801
Golf Course	1	430	0.30	Acre	1.00	0.30	\$1,201
Multipurpose Recreational Facility	1	435	3.35	1,000 sf GFA	1.00	3.35	\$13,410
Movie Theater with Matinee	1	444	0.07	Seat	1.00	0.07	\$280
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	13.43	\$53,759
Tennis Courts	1	490	3.88	Tennis Court	1.00	3.88	\$15,531
Health/Fitness Club	1	492	4.05	1,000 sf GFA	1.00	4.05	\$16,212
Elementary School	4	520	n/a	1,000 sf GFA	1.00	n/a	n/a
Middle School/Junior High School		522	1.19	1,000 sf GFA	1.00	1.19	\$4,763
High School		530	0.97	1,000 sf GFA	1.00	0.97	\$3,883
Church		560	0.66	1,000 sf GFA	1.00	0.66	\$2,642
Day Care Center		565	13.18	1,000 sf GFA	1.00	13.18	\$52,758
Library		590	7.09	1,000 sf GFA	1.00	7.09	\$28,380
Hospital		610	1.18	1,000 sf GFA	1.00	1.18	\$4,723
Nursing Home	1	620	0.42	1,000 sf GFA	1.00	0.42	\$1,681
BUSINESS & COMMERCIAL							
Hotel		310	0.59	Room	1.00	0.59	\$2,362
All Suites Hotel	1	311	0.40	Room	1.00	0.40	\$1,601
Motel		320	0.47	Room	1.00	0.47	\$1,881
Resort Hotel	3	330	0.42	Room	1.00	0.42	\$1,681
Building Materials and Lumber Store	2(a), 3	812	4.49	1,000 sf GFA	0.75	3.37	\$13,480
Free-Standing Discount Superstore		813	3.87	1,000 sf GFA	0.72	2.79	\$11,154
Specialty Retail Center	1, 2(b), 3	814	2.71	1,000 sf GLA	0.66	1.79	\$7,160
Free-Standing Discount Store		815	5.06	1,000 sf GFA	0.83	4.20	\$16,811
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	3.58	\$14,337
Nursery (Garden Center)	2(a)	817	3.80	1,000 sf GFA	0.72	2.74	\$10,952
Nursery (Wholesale)	2(a)	818	5.17	1,000 sf GFA	0.72	3.72	\$14,900
Shopping Center	5	820	n/a	1,000 sf GLA	0.66	n/a	n/a
Factory Outlet Center	2(b)	823	2.29	1,000 sf GFA	0.66	1.51	\$6,050
Quality Restaurant		931	7.49	1,000 sf GFA	0.96	4.19	\$16,790
High Turnover (Sit-Down) Restaurant		932	10.92	1,000 sf GFA	0.57	6.22	\$24,915
Fast Food Restaurant without Drive-Through	1, 2(g)	933	26.15	1,000 sf GFA	0.50	13.08	\$52,337
Fast Food Restaurant with Drive-Through		934	34.64	1,000 sf GFA	0.50	17.32	\$69,330
Quick Lubrication Vehicle Shop	2(c)	941	5.19	Servicing Position	0.57	2.96	\$11,842
Automobile Care Center	1, 2(c)	942	3.38	1,000 sf GLA	0.57	1.93	\$7,712
New Car Sales	2(a)	841	2.64	1,000 sf GFA	0.75	1.98	\$7,926
Automobile Parts Sales	1, 3	843	5.98	1,000 sf GFA	0.57	3.41	\$13,644
Gasoline/Service Station		944	13.86	Vehicle Fueling Position	0.58	8.04	\$32,178
Gasoline/Service Station w/ Convenience Market		945	13.38	Vehicle Fueling Position	0.44	5.89	\$23,566
Gasoline/Service Station w/ Convenience Market & Car Wash		946	13.33	Vehicle Fueling Position	0.44	5.87	\$23,478
Self-Service Car Wash	2(d)	947	5.54	Wash Stall	0.53	2.94	\$11,753
Tire Store		848	4.15	1,000 sf GFA	0.72	2.99	\$11,961
Tire Superstore	2(e)	849	2.11	1,000 sf GFA	0.72	1.52	\$6,081
Supermarket	3	850	10.45	1,000 sf GFA	0.64	6.69	\$26,771
Convenience Market (Open 24 Hours)		851	52.41	1,000 sf GFA	0.39	20.44	\$81,818
Convenience Market (Open 15-16 Hours)	1, 2(i)	852	34.57	1,000 sf GFA	0.39	13.48	\$53,968
Convenience Market with Gasoline Pumps		853	19.22	Vehicle Fueling Position	0.34	6.53	\$26,158
Discount Supermarket	3	854	8.90	1,000 sf GFA	0.77	6.85	\$27,432
Discount Club	2(f)	861	4.24	1,000 sf GFA	0.77	3.26	\$13,069
Home Improvement Superstore		862	2.45	1,000 sf GFA	0.52	1.27	\$5,100
Electronic Superstore	1	863	4.50	1,000 sf GFA	0.60	2.70	\$10,808
Toy/Children's Superstore	1, 2(b)	864	4.99	1,000 sf GFA	0.66	3.29	\$13,183
Apparel Store	2(b)	870	3.83	1,000 sf GFA	0.66	2.53	\$10,118
Pharmacy/Drug Store without Drive-Through		880	8.42	1,000 sf GFA	0.47	3.96	\$15,841
Pharmacy/Drug Store with Drive-Through		881	8.62	1,000 sf GFA	0.51	4.40	\$17,597
Furniture Store		890	0.46	1,000 sf GFA	0.47	0.22	\$865
Video Rental Store	2(d), 3	896	13.60	1,000 sf GFA	0.53	7.21	\$28,853
Walk-in Bank	1, 2(d)	911	33.15	1,000 sf GFA	0.53	17.57	\$70,328
Drive-in Bank		912	45.74	1,000 sf GFA	0.53	24.24	\$97,038

Schedule of Transportation Impact Fees

Land Use Category - ITE 7th Edition	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Net New Trip Rate (4)	Impact Fee Per Unit (5)
OFFICE							
Clinic	1	630	1.23	Employee	1.00	1.23	\$4,924
General Office Building	3	710	1.49	1,000 sf GFA	1.00	1.49	\$5,964
Corporate Headquarters Building	3	714	1.40	1,000 sf GFA	1.00	1.40	\$5,604
Single Tenant Office Building	3	715	1.73	1,000 sf GFA	1.00	1.73	\$6,925
Medical-Dental Office Building	3	720	3.72	1,000 sf GFA	1.00	3.72	\$14,891
United States Post Office		732	10.89	1,000 sf GFA	1.00	10.89	\$43,591
Office Park	3	750	1.50	1,000 sf GFA	1.00	1.50	\$6,004
Research and Development Center	3	760	1.08	1,000 sf GFA	1.00	1.08	\$4,323
Business Park	3	770	1.29	1,000 sf GFA	1.00	1.29	\$5,164
INDUSTRIAL							
General Light Industrial	3	110	0.98	1,000 sf GFA	1.00	0.98	\$3,923
General Heavy Industrial	1	120	0.88	Employee	1.00	0.88	\$3,523
Industrial Park		130	0.86	1,000 sf GFA	1.00	0.86	\$3,442
Manufacturing	3	140	0.74	1,000 sf GFA	1.00	0.74	\$2,962
Warehousing	3	150	0.47	1,000 sf GFA	1.00	0.47	\$1,881
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	0.26	\$1,041
Utilities	1	170	0.76	1,000 sf GFA	1.00	0.76	\$3,042
PORT and TERMINAL							
Truck Terminal	1	30	0.55	Employee	1.00	0.55	\$2,202
Park-and-Ride Lot with Bus Service	3	90	0.62	Parking Space	1.00	0.62	\$2,482

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

** The Pass-By Trip Reduction Factor reduces the Average Trip Rate based on average Pass-By trip percentages published in the *ITE Trip Generation Handbook* (2nd Edition, 2004)

NET NEW TRIP RATE CALCULATION:

ITE Trip Rate (1)	X	Pass-By Reduction Factor (2)	=	Net New Trip Rate (3)
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IMPACT FEE CALCULATION

Net New Trip Rate (3)	X	\$4,003 Per New PM Peak Hour Trip	=	Impact Fee per Unit of Development (4)
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NOTES:

(1) *Trip Generation* (7th Edition, 2003) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.

(2) No pass-by rates are available. Pass-by rates were estimated from other similar uses.

Code	Land Use	Pass-By Trip Reduction Factor
2 (a)	No Data Available 25% Estimated Pass-by	0.75
2 (b)	Shopping Center (850)	0.66
2 (c)	Auto Parts Sales (843)	0.57
2 (d)	Bank/Drive-In (912)	0.53
2 (e)	Tire Store (848)	0.72
2 (f)	Discount Supermarket (854)	0.77
2 (g)	Fast Food Restaurant with Drive-Through (934)	0.50
2 (h)	Gasoline/Service Station w/ Convenience Market (945)	0.44
2 (i)	Convenience Market (24 Hr) (851)	0.39

(3) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation*.

(4) No Average PM peak hour trip rate available. Need to perform own PM peak hour traffic count for the identified land use to calculate impact fee.

(5) ITE *Trip Generation* (7th Edition, 2003) equation used instead of trip rate.

SOURCE: The Transpo Group (2006). Intended for the sole use by the City of Bonney Lake.