

**2023
Community Development Fees**

Building				
	Description	Base Fee	Variable Fee	Additional Fees/Permits that may be Required
Building Permits	Building	See: Table 1	permit/action related	application of currently adopted Building, Mechanical & Plumbing codes. Building: application of the City of Winlock Standardized Building Valuation/Fee Schedules based on adopted modifiers; see Standardized Building Valuation/Fee Schedules. <i>Other fee(s) may apply, depending on permit(s)/approvals required in conjunction with Building Permit Application</i>
	Fire			
	Mechanical			
	Plumbing			
Factory Assembled Structure (FAS)	Storage Unit - single wide	\$ 200.00		\$200 Planning Review MSR or \$50 Re-Review \$50 Application Fee <i>additional fees may apply</i>
	Commercial Coach	\$ 300.00		
	Classroom Unit	\$ 465.00		
	Office Unit	\$ 465.00		
Miscellaneous	Above Ground Level	\$ 25.00		plus linear footage
	Clearing Permit	\$ 350.00		plus all costs involved
	Conditional Use Permit	\$ 350.00		
	Fence - property improvement	\$ 25.00		
	Fill & Grade Permit	See: Table 2		
	Flood Development Permit	\$ 45.00		<i>other fees may apply;</i> depending on development type
	Mechanical Permit - non-supplemental	\$ 23.50	See: Table 3	\$100 Inspection Fee
	Structure Relocation Application	\$ 750.00		
Mobile Homes	Placement Permit - single wide	\$ 325.00		\$200 Planning Review MSR or \$50 re-review \$50 Application Fee <i>additional fees may apply</i>
	Placement Permit - double wide	\$ 490.00		
	Placement Permit - triple wide	\$ 590.00		
	RV/Travel Trailer - temp	\$ 225.00		
	Park Model	\$ 325.00		
	Tiny Home - mobile	\$ 325.00		
	Title Elimination	\$ -		\$100 site visit - if required
	Plumbing Permit - non-supplemental	\$ 20.00	See: Table 4	\$100 Inspection Fee
Right-of-Way	Linear Footage	.10¢ per foot		
	Right-of-Way Permit - non-residential under 250 linear feet	\$ 75.00		
	Right-of-Way Permit - non-residential over 250 linear feet	\$ 250.00		
	Right-of-Way Permit - residential	\$ 25.00		
Marijuana Activity				
Business License	Producers, Processors, Retailers	\$ 1,000.00		

**2023
Community Development Fees**

Planning (see combined departments activities/fees for total submittal fee for any development activity)				
	Description	Base Fee	Variable Fee	Additional Fees/Permits that may be Required
Administrative	Approval	\$ 280.00		\$200 Planning Review - MSR \$200 Traffic Impact Analysis - TIA <i>additional Fees may apply</i>
	Reduction	\$ 280.00		\$200 Planning Review - MSR
	Variance	\$ 170.00		\$200 Planning Review - MSR or \$50 Re-Review Fee <i>additional fees may apply</i>
Long Plat (1) Large Plat 10-24	Alteration	\$ 1,000.00		\$200 Planning Review \$200 Traffic Impact Analysis - TIA \$850 SEPA FEE \$750 Hearing Examiner Fee <i>additional fees may apply</i>
	Simple Segregation	\$ 905.00	\$355 Application Fee \$200 Land-Use Review Fee \$200 Review Fee \$150 Final Map Review Fee	Review Fee Water & Sewer Review Fee \$6.50 State Fee \$100 City Fee
	Subdivision (Application)	\$ 5,800.00	\$4000 Application Fee \$850 SEPA Fee \$200 Land Use Review Fee \$225 Review Fee \$225 Review Fee \$300 Review Fee	Soil Evaluations Design Review Fee Water/Sewer Review Fee Water/Sewer Availability (each lot) Road Approach Fee Stormwater Review Fee \$200 Traffic Impact Analysis Review Fee Final Approval Review Fee \$100 City Fee <i>other Department Reviews/Fees may apply</i>
Long Plat (2) Large Plat 24 →	Subdivision (Application)	\$ 5,400.00	\$50 Application Fee \$850 SEPA Fee \$225 Review Fee \$225 Review Fee \$300 Review Fee \$150 Final Map Review Fee	Soil Evaluations Design Review Fee Water/Sewer Review Fee Water/Sewer Availability (each lot) Road Approach Fee Road Plan Review Fee Stormwater Review Fee \$200 Traffic Impact Analysis Review Fee Final Approval/Review Fee \$100 City Fee <i>other department reviews/rees may apply</i>
	Subdivision (Final Approval)	\$ 2,550.00		
Master Planned Area	Requires a development contract to pay for additional actual costs for environmental and development review in conjunction with the application and permit	\$ 7,000.00		\$200 Planned Review - MSR \$850 SEPA Fee \$200 Traffic Impact Analysis - TIA \$100 City Fee Engineering costs paid out from fee - <i>only for proper submittals</i> Stormwater Review Fee (if applicable)
	<i>*(type III applications for Master Plan - Rural Area Uses, Master Planned Industrial, & Master Planned Resort are charged Master Planned Area Fee in addition to Binding Site Plan Application Fee)</i>			

**2023
Community Development Fees**

Land Divisions				
	Description	Fee	Fee Includes	Additional Applications/Fees/Permits may be Required
Miscellaneous	Appeal of Administrative Decision	\$ 450.00		\$250 Legal Publication Fee \$750 Examiner Fee required for Type I & Type II Applications
	Annexation Petition	\$ 600.00		plus all costs involved
	Binding Site Plan Application or Amendment	\$ 2,700.00		\$200 Planning Review \$850 SEPA Fee \$200 Traffic Impact Analysis - TIA <i>additional fees may apply</i>
	Boundary Line Adjustment	\$ 925.00	\$375 Application Fee \$200 Land-Use Review Fee \$200 Review Fee \$150 Final Map Review Fee	Review Fee Water & Sewer Review Fee
	Hillside Development Performance Standard	\$ 600.00		\$50 per each lot
	Lot Line Adjustment	\$ 600.00		\$50 per each lot
	Preliminary Review Modifications to Existing Development	\$ 600.00		\$50 for each lot plus all engineering costs
	Preliminary Subdivision	\$ 600.00		\$50 for each lot plus all engineering costs
	Rezoning Application	\$ 2,700.00		plus all engineering costs
	Street/Alley Vacation Request	\$ 500.00		\$100 City Fee Attorney Fees (<i>if applicable</i>)
	UGA - Preliminary & Final Review Fee	\$ 300.00		
	Vacation	\$ 1,600.00		
	Variance (except Administrative Variance)	\$ 2,100.00		
	Wireless Communications Facility	\$ 2,250.00		\$200 Planning Review \$850 SEPA Fee
SEPA	Checklist & Administrative Approvals	\$ 1,050.00	\$850 Application Fee \$200 Review Fee	Review Fee Water & Sewer Review Fee Traffic Impact Analysis Review Fee
	Checklist Review & Threshold Determination	\$ 850.00		\$200 Traffic Impact Analysis - TIA

**2023
Community Development Fees**

Land Divisions				
	Description	Fee	Fee Includes	Additional Applications/Fees/Permits may be Required
Short Plat	Subdivision - lots 1 - 4	\$ 2,485.00	\$1385 Application Fee \$200 Land-Use Review Fee \$225 Review Fee \$225 Review Fee \$300 Review Fee \$150 Final Map Review Fee	Soil Evaluations Water & Sewer Review Fee Water/Sewer Availability (each lot) Road Approach Fees Road Plan Review Fee Stormwater Review Fee Traffic Impact Analysis Review Fee \$1050 SEPA Checklist Fee \$250 Legal Publication Fee \$6.50 State Fee \$100 City Fee <i>other department reviews/fees may apply</i>
	Subdivision - lots 5 - 9	\$ 3,335.00	\$1385 Application Fee \$200 Land-Use Review Fee \$225 Review Fee \$225 Review Fee \$300 Review Fee \$150 Final Map Review Fee	Soil Evaluations Water & Sewer Review Fee Water/Sewer Availability (each lot) Road Approach Fees Road Plan Review Fee Stormwater Review Fee Traffic Impact Analysis Review Fee \$1050 SEPA Checklist Fee \$250 Legal Publication Fee \$6.50 State Fee \$100 City Fee <i>other department reviews/fees may apply</i>
Short Subdivision	Alteration	\$ 1,000.00		
	Application	\$ 1,385.00		\$200 Planning Review \$6.50 State Fee \$100 City Fee \$200 Traffic Impact Analysis - TIA <i>other fees/reviews may apply depending on scope of development</i>
	Vacation	\$ 1,600.00		
Shoreline	Conditional Use Permit	\$ 3,300.00		\$200 Planning Review - MRS \$850 SEPA Fee \$100 City Fee <i>other fees may apply depending on scope of development</i>
	Exemption Review	\$ 100.00		
	Substantial Development Permit	\$ 1,385.00		\$200 Planning Review Fee - MSR \$850 SEPA Fee <i>other fees may apply depending on scope of development</i>
	Substantial Development w/Shoreline Conditional Use Permit	\$ 200.00		
	Variance	\$ 3,300.00		\$200 Planning Review Fee <i>other fees may apply depending on scope of development</i>
Special Use	Amendment or Revision	\$ 2,500.00		
	Permit	\$ 3,200.00		\$200 Planning Review \$850 SEPA \$200 Traffic Impact Analysis - TIA

**2023
Community Development Fees**

Private Roads				
	Name Application	\$ 160.00	\$35 Application Fee \$125 Installation Fee	\$100 Application Fee (note: owner provides sign after approval)
Agreements	Pass-Thru Agreement	Actual Costs +15%		
Amendments	Comprehensive Plan Amendment	\$ 1,000.00		plus engineering costs
	Rezone/Comprehensive Plan Amendment	\$ 2,700.00		\$850 SEPA Review Fee \$200 Traffic Impact Analysis - TIA
Fees	Application Fee	\$ 100.00		
	City Fee	\$ 150.00		
	Hearing Examiner Fee	\$ -		owners costs + materials submitted for review
	Legal Publication Fee	\$ 250.00		per each publication time
	Map Change Application	\$ 500.00		
	Site Inspection Fee	\$ 100.00		
	State Fee	\$ 350.00		
	Traffic Impact Analysis (TIA)	\$ 200.00		
Inspections	Inspection Fee - 1hr minimum (per person)	\$ 100.00		
	Inspection Fee - per house (if required)	\$ 100.00		
Planning Review	Land Development Review Fee (LDR)	\$ 200.00		
	Master Site Review Fee (MSR)	\$ 200.00		\$50 for Re-Reviews/minor additions
Review Fees	Peer Review of Assessment & Mitigation Report	Actual Costs		
	Land-Use Review Fee	\$ 200.00		
	Review Fee	\$200 - \$350		
	Re-Review Fee	\$ 50.00		
	Design Review Fee	\$ -		All Engineering Cost for Plat or Plan Review Fee
	Final Approval Review Fee	\$ -		All Engineering Costs All Building Department Costs
	Final Map Review Fee	\$ -		All Engineering Costs All Building Department Costs
	Traffic Impact Analysis Review Fee	\$ -		All Engineering Costs
	Water & Sewer Review Fee	\$ -		All Engineering Costs
	Stormwater Review Fee	\$ -		All Engineering Costs
Roads	Road Approach Fee	\$ -		All Engineering Costs All Public Works Costs
	Road Plan Review Fee	\$ -		

Community Development Fees

Table 1: STANDARDIZED BUILDING VALUATION/FEE SCHEDULE

Valuation Factors for Non-Commercial Development					
Type	Category/Grade	Factor	Type	Category/Grade	Factor
U-Structures			Other		
Wood Frame	Unfinished	\$ 26.25 s.f.	Basement	Unfinished	\$ 37.50 s.f.
	Finished	\$ 30.00 s.f.		Finished	\$ 75.00 s.f.
Pole Type	Unfinished	\$ 18.13 s.f.	Green House	Plastic	\$ 4.50 s.f.
	Finished	\$ 20.63 s.f.		All Others	\$ 14.50 s.f.
	Roof ONLY	\$ 10.65 s.f.	Re-Roofing	Residential ONLY	\$ 93.75 s.f.
	Open Lean-To	\$ 10.65 s.f.	Decks	Open (no roof)	\$ 7.50 s.f.
Masonry	Unfinished	\$ 30.00 s.f.		Covered	\$ 18.13 s.f.
	Finished	\$ 33.75 s.f.	Porch	Enclosed	\$ 30.00 s.f.
Heavy Steel	Unfinished	\$ 26.25 s.f.	Foundation		\$ 62.50 lin ft
	Finished	\$ 30.00 s.f.	Miscellaneous		
2nd Floor Loft		*	Cargo Containers		\$100 Inspection Fee
Prefabricated Carport Canopy		\$ 4.50 s.f.	Solar Panel Installation		
	All Others	\$ 8.50 s.f.	Demolition Permit (non-commercial)		\$ 30.85 each
Definitions			Chimneys, Fences, Signs		Bid Price
→ FAS - Factory Assembled Structure			Remodel/Repairs (all)		Bid Price
→ Finished - structures that are insulated and sheet rocked			Swimming Pools (all)		Bid Price
→ Modular Home - FAS built to IRC or IBC standards			State Fees		
→ Mobile Home - FAS constructed for residential use			residential building permits		\$ 6.50 each
→ Residential - structures approved for habitation			commercial building permits		\$ 25.00 each
→ Roof ONLY - open structure, 2 or more sides (i.e. carport)			multi-living units (per living unit when more than 1)		\$ 2.00 each
→ Heavy Steel - all steel framing			City Fees		
			City Fee		\$ 100.00
			Application Fee		\$ 50.00
*2nd Floor/Loft: use same factor as ground floor for type of structure being constructed - finished or unfinished			Additions (non-commercial): valuation for additions are calculated at the same rate as new construction using the factors listed on this chart.		
**Modular Home - foundation permit required, full valuation/plan review fee. Home permit calculated at 1/2 valuation, no plan review fee. Plumbing permit required.			Agricultural Buildings: valued as U-Structures using the factors listed in this chart with a reduced plan review fee if applicable. see: Table 1 - Building Permit Fees		
Commercial (building, mechanical, plumbing & fire), Industrial Development or Demolition: valued at bid price. City of Winlock Building Official has the authority to determine valuation if bid price is questionable. Fees will conform to the fee table identified as Table 1 - City of Winlock Building Permit Fees.					
<i>Structures or developments not identified on this chart will be valued at bid price or by determination of the Building Official</i>					

Community Development Fees

Table 2 - City of Winlock Grading Permit Fees

TOTAL Yard Materials	Fee
50 or less cubic yards	NO fee
51 to 100 cubic yards	\$50.00
101 to 1,000 cubic yards	\$50.00 for the first 100 cubic yards plus \$13.79 for each additional 100 yards or fraction thereof to, and including to 1,000 cubic yards
1,001 to 10,000 cubic yards	\$174.11 for the first 1,000 cubic yards plus \$11.81 for each additional 1,000 yards or fraction there thereof to, and including to 10,000 cubic yards
10,001 to 100,000 cubic yards	\$280.40 for the first 10,00 cubic yards plus \$53.16 for each additional 10,000 yards or fraction thereof to, and including to 100,000 cubic yards
100,001 to 200, 000 cubic yards	\$758.84 for the first 100,000 cubic yards plus \$50.00 for each additional 10,000 yards or fraction thereof
200,001 or more cubic yards	\$998.03 for the first 200,00 cubic yards plus \$5.91 for each additional 10,000 yards or fraction thereof
Other	Fee
additional plan review required by changes, additions or revisions to approve plans	\$100 per hour ¹ (minimum charge - 1 hour)
for use outside consultant's plan for checking and inspections or both	Actual Costs ²
Site Inspection	\$100.00
Inspections <i>outside normal business hours</i>	\$100.00 per hour ¹ (2 hour minimum charge)
Special Inspections	\$100.00 per hour ¹ (2 hour minimum charge)
Investigative Fee - <i>commencing work w/out permit</i>	Double Permit Fee
Permit Change Fee-assessed when changes are requested to approved/issued permits - in addition to permit fees	\$50.00
¹ or the total hourly cost to the city, whichever is the greatest. This cost shall include supervision, overhead, and equipment, hourly wages and fringe benefits of the employees involved.	
² actual costs include administrative and overhead costs.	

Community Development Fees

Table 3 - City of Winlock Mechanical Permit Fees	
Elements	Fee (each element)
Air Handlers < 100 cfm	\$ 10.65
Air Handlers > 100 cfm	\$ 18.10
Furnace < 100,000 btu	\$ 14.80
Furnace > 100,000 btu	\$ 18.20
Appliance Vent	\$ 7.25
Boiler/Compressor 3 hp / 100,000 btu	\$ 14.70
Evaporative Cooler	\$ 10.65
Gas Heating Unit	\$ 10.65
Exhaust Hood	\$ 10.65
Fireplace - zero clearance	\$ 10.65
Fireplace Insert	\$ 10.65
Floor Furnace	\$ 14.80
Suspended Wall Heater	\$ 14.80
Floor Mounted Heater	\$ 14.80
Gas Piping (1-4 connections)	\$ 5.50
Gas Piping (over 4 connections)	\$ 1.00
Heat Pump < 100,000 btu	\$ 14.80
Heat Pump > 100,000 btu	\$ 18.20
Fireplace	\$ 10.65
Pellet Stove	\$ 10.65
Wood Stove	\$ 10.65
Refrigerating Unit	\$ 13.70
Ventilation Fan/Duct	\$ 7.25
Incinerator - residential	\$ 18.20
Incinerator - commercial	\$ 14.50
Radiant Floor Heat	\$ 21.70
Other Mechanical	\$ 10.65
Permit - non-supplemental base fee	\$ 23.50
Permit Inspection Fee	\$ 100.00
Permit - supplemental fee/residential (no additional fixture fee)	\$ 41.25
Permit - commercial	<i>Bid Price</i>

Table 4 - City of Winlock Plumbing Permit Fees	
Elements	Fee (each element)
Sewer Connection	\$ 15.00
All fixtures (i.e. bathtub, sink, shower, toilet, dishwasher, kitchen sink, urinal, water heater, bidet, clothes washer, etc.)	\$ 7.00
Other Plumbing	\$ 7.00
Permit - non-supplemental base fee	\$ 20.00
Permit - Inspection fee	\$ 100.00
Permit - supplemental fee / residential (non additional fixture fee)	\$ 99.00
Permit - commercial	<i>Bid Price</i>

Community Development Fees

Table 5 - City of Winlock Traffic Impact Fee Rate Schedule

Residential

ITE Code ¹	ITE Land Use Category ¹	ITE Trip Rate ¹	Rate Per Unit ³	Impact Fee per Unit
210	single-family detached housing	0.94	DU	\$ 1,826.00
215	single-family attached housing (duplex/townhouse)	0.57	DU	\$ 1,108.00
220	multi-family housing (1-3 floors)	0.51	DU	\$ 991.00
221	multi-family housing (4-10 floors)	0.39	DU	\$ 758.00
230	low-rise residential w/1 floor commercial	0.36	DU	\$ 699.00
240	mobile home park	0.58	DU	\$ 1,127.00
251	senior adult housing - single family	0.30	DU	\$ 583.00
252	senior adult housing - multi family	0.25	DU	\$ 486.00
253	congregate care facility	0.18	DU	\$ 350.00
254	assisted living	0.24	DU	\$ 466.00
255	continuing care retirement community	0.19	DU	\$ 369.00
260	recreational home	0.29	DU	\$ 563.00
*	accessory dwelling unit (≥450 sf) ⁵	0.61	DU	\$ 1,185.00
*	accessory dwelling unit (<450 sf) ⁹	0.30	DU	\$ 583.00

¹Institute of Transportation Engineers, Trip Generation Manual (11th Edition)

²Trip generation rate per development unit for PM peak hour of the adjacent street traffic (4-6pm)

³DU = dwelling unit

*No ITE rate exists for ADU's, ADU trip rates modeled consistent with "Clackamas County Residential TSDC Analysis" (2019)

**Traffic impact fees for PRD's will be based on the type of dwellings

Community Development Fees

Table 6 - City of Winlock Traffic Impact Fee Rate Schedule						
Non-Residential LUC 1-799						
ITE Code ¹	ITE Land Use Category ¹	Base Trip Rate ²	% Primary Trips ³	Net Trip Rates	Rate Per Unit ³	Impact Fee per Unit
PORT AND TERMINAL						
30	Intermodal Truck Terminal	1.87	*	1.870	KSF \$	3,633.00
90	Park and Ride with Bus Service	0.49	*	0.490	space \$	952.00
INDUSTRIAL						
110	General Light Industrial	0.65	*	0.650	KSF \$	1,263.00
130	Industrial Park	0.34	*	0.340	KSF \$	661.00
140	Manufacturing	0.74	*	0.740	KSF \$	1,438.00
150	Warehousing	0.18	*	0.180	KSF \$	350.00
151	Mini Warehouse	0.15	*	0.150	KSF \$	291.00
170	Utilities	2.16	*	2.160	KSF \$	4,197.00
180	Specialty Trade Contractor	1.93	*	1.930	KSF \$	3,750.00
LODGING						
310	Hotel	0.59	*	0.590	room \$	1,146.00
311	All Suites Hotel	0.36	*	0.360	room \$	699.00
312	Business Hotel	0.31	*	0.310	room \$	602.00
320	Motel	0.36	*	0.360	room \$	699.00
RECREATIONAL						
411	Public Park	0.11	*	0.110	acre \$	214.00
416	Campground/RV Park	0.27	*	0.270	site \$	525.00
430	Golf Course	0.28	*	0.280	acre \$	544.00
432	Golf Driving Range	1.25	*	1.250	tee \$	2,429.00
433	Batting Cages	2.22	*	2.220	cage \$	4,313.00
434	Rock Climbing Gym	1.64	*	1.640	KSF \$	3,187.00
435	Multi-Purpose Recreational Facility	3.58	*	3.580	KSF \$	6,956.00
437	Bowling Alley	1.16	*	1.160	KSF \$	2,254.00
445	Movie Theater	13.96	*	13.960	screen \$	27,124.00
488	Soccer Complex	16.43	*	16.430	field \$	31,923.00
490	Tennis Courts	4.21	*	4.210	court \$	8,180.00
491	Racquet/Tennis Club	3.82	*	3.820	court \$	7,422.00
492	Health Fitness Club	3.45	*	3.450	KSF \$	6,703.00
493	Athletic Club	6.29	*	6.290	KSF \$	12,221.00
495	Recreational Community Center	2.50	*	2.500	KSF \$	4,858.00
INSTITUTIONAL						
520	Elementary School	0.16	*	0.160	student \$	311.00
522	Middle/Junior High School	0.15	*	0.150	student \$	291.00
525	High School	0.14	*	0.140	student \$	272.00
528	School District Office	2.04	*	2.040	student \$	3,964.00
536	Charter Elementary School	0.16	*	0.160	student \$	311.00
540	Junior/Community College	0.11	*	0.110	student \$	214.00
560	Church	0.49	*	0.490	KSF \$	952.00
565	Day Care Center	11.12	44%	4.893	KSF \$	9,507.00
566	Cemetery	0.46	*	0.460	acre \$	894.00
571	Adult Detention Facility	0.08	*	0.080	bed \$	155.00
575	Fire & Rescue Station	0.48	*	0.480	KSF \$	933.00
590	Library	8.16	*	8.160	KSF \$	15,855.00
MEDICAL						
610	Hospital	0.86	*	0.860	KSF \$	1,671.00
620	Nursing Home	0.14	*	0.140	bed \$	272.00
630	Clinic	3.69	*	3.690	KSF \$	7,170.00
640	Animal Hospital/Veterinary Clinic	3.53	*	3.530	KSF \$	6,859.00
650	Freestanding Emergency Room	1.52	*	1.520	KSF \$	2,953.00
OFFICE						
710	General Office	1.44	*	1.440	KSF \$	2,798.00
712	Small Office Building (<10,000 sf)	2.16	*	2.160	KSF \$	4,197.00
714	Corporate Headquarters Building	1.30	*	1.300	KSF \$	2,526.00
715	Single Tenant Office (≥10,000 sf)	1.76	*	1.760	KSF \$	3,420.00
720	Medical/Dental Office (stand-alone)	3.93	*	3.930	KSF \$	7,636.00
730	Government Office Building	1.71	*	1.710	KSF \$	3,323.00
732	US Post Office	11.21	*	11.210	KSF \$	21,781.00
750	Office Park	1.30	*	1.300	KSF \$	2,526.00
760	Research and Development Center	0.98	*	0.980	KSF \$	1,904.00
770	Business Park	1.22	*	1.220	KSF \$	2,370.00

¹ Institute of Transportation Engineers, Trip Generation Manual (11th Edition)

² Trip generation rate per development unit, for PM peak hour of the adjacent street traffic (4-6pm)

³ DU = dwelling unit; KSF = 1,000 sf; VSP =vehicle servicing position

*pass-by and diverted trip rate data not available. Primary trip rates may be applied based on local data, development context, and engineering judgement

Community Development Fees

Table 8 - City of Winlock Traffic Impact Fee Rate Schedule

Non-Residential LUC 800-999

ITE Code ¹	ITE Land Use Category ¹	Base Trip Rate ²	% Primary Trips ³	Net Trip Rates	Rate Per Unit ³	Impact Fee per Unit
RETAIL						
810	Tractor Supply Store	1.40	66%	0.924	KSF \$	1,795.00
811	Construction Equipment Rental Store	0.99	74%	0.733	KSF \$	1,423.00
812	Building Materials and Lumber Store	2.25	74%	1.665	KSF \$	3,235.00
813	Free-Standing Discount Superstore (w/grocery)	4.33	71%	3.074	KSF \$	5,973.00
814	Variety Store	6.70	66%	4.422	KSF \$	8,592.00
815	Free Standing Discount Store (w/out grocery)	4.86	83%	4.034	KSF \$	7,838.00
816	Hardware/Paint Store	2.98	74%	2.205	KSF \$	4,285.00
817	Nursery (garden center)	6.94	74%	5.136	KSF \$	9,978.00
818	Nursery (wholesale)	5.24	74%	3.878	KSF \$	7,534.00
820	Shopping Center (>150k)	3.40	66%	2.244	KSF \$	4,360.00
821	Shopping Plaza (40-150k) w/supermarket	9.03	66%	5.960	KSF \$	11,580.00
821	Shopping Plaza (40-150k) w/out supermarket	5.19	66%	3.425	\$	6,656.00
822	Strip Retail Plaza (<40k)	6.59	66%	4.349	KSF \$	8,451.00
823	Factory Outlet Center	2.29	66%	1.511	KSF \$	2,937.00
840	Automobile Sales (new)	2.42	100%	2.420	KSF \$	4,702.00
841	Automobile Sales (used)	3.75	100%	3.750	KSF \$	7,286.00
842	Recreational Vehicle Sales	0.77	100%	0.770	KSF \$	1,496.00
843	Automobile Parts Sales	4.90	44%	2.156	KSF \$	4,189.00
848	Tire Store	3.75	72%	2.700	KSF \$	5,246.00
849	Tire Superstore	2.11	72%	1.519	KSF \$	2,952.00
850	Supermarket	8.95	64%	5.728	KSF \$	11,130.00
851	Convenience Store	49.11	49%	24.064	KSF \$	46,756.00
857	Discount Club	4.19	63%	2.640	KSF \$	5,129.00
861	Sporting Goods Superstore	2.14	66%	1.412	KSF \$	2,744.00
862	Home Improvement Superstore	2.29	58%	1.328	KSF \$	2,581.00
863	Electronics Superstore	4.25	60%	2.550	KSF \$	4,955.00
866	Pet Supply Store	3.55	66%	2.343	KSF \$	4,552.00
867	Office Supply Store	2.77	66%	1.828	KSF \$	3,552.00
875	Department Store	1.95	66%	1.287	KSF \$	2,501.00
876	Apparel Store	4.12	66%	2.719	KSF \$	5,283.00
879	Arts and Crafts Store	6.21	66%	4.099	KSF \$	7,964.00
880	Pharmacy/Drug Store w/out Drive-Thru	8.51	47%	4.000	KSF \$	7,771.00
881	Pharmacy/Drug Store w/Drive-Thru	10.25	38%	3.895	KSF \$	7,568.00
882	Marijuana Dispensary	18.92	100%	18.920	KSF \$	36,762.00
890	Furniture Store	0.52	47%	0.244	KSF \$	475.00
899	Liquor Store	16.62	64%	10.637	KSF \$	20,667.00
SERVICES						
911	Walk-in Bank	12.13	65%	7.885	KSF \$	15,320.00
912	Drive-in Bank	21.01	65%	13.657	bed \$	26,535.00
918	Hair Salon	1.45	65%	0.943	KSF \$	1,831.00
920	Copy, Print, and Express Ship Store	7.42	66%	4.897	KSF \$	9,515.00
930	Fast Casual Restaurant	12.55	57%	7.154	KSF \$	13,899.00
931	Fine Dining Restaurant	7.80	56%	4.368	KSF \$	8,487.00
932	High Turnover (sit-down) Restaurant	9.05	57%	5.159	KSF \$	10,023.00
933	Fast Food w/out Drive-Thru	33.21	57%	18.930	KSF \$	36,780.00
934	Fast Food w/Drive-Thru	33.03	50%	16.515	KSF \$	32,089.00
935	Fast Food Restaurant w/Drive-Thru w/out Indoor Seating	59.50	50%	29.750	lane \$	57,804.00
936	Coffee/Donut Shop w/out Drive-Thru	32.29	57%	18.405	KSF \$	35,761.00
937	Coffee/Donut Shop w/Drive-Thru	38.99	50%	19.495	KSF \$	37,879.00
938	Coffee/Donut Shop w/Drive-Thru w/out Indoor Seating (espresso stand)	15.08	11%	1.659	lane \$	3,223.00
941	Quick Lubrication Vehicle Stop	8.70	72%	6.264	VSP \$	12,171.00
942	Automobile Care Center	3.11	72%	2.239	KSF \$	4,351.00
943	Automobile Parts and Services Center	2.06	72%	1.483	VFP \$	2,882.00
944	Gasoline/Service Station	13.91	58%	8.068	VFP \$	15,676.00
945	Convenience Store/Gas Station (<4,000 sf)	18.42	12%	2.210	VFP \$	4,295.00
945	Convenience Store/Gas Station (4,000 sf-5,500 sf)	22.76	12%	2.731	VFP \$	5,307.00
945	Convenience Store/Gas Station (>5,500 sf)	26.90	12%	3.228	VFP \$	6,272.00
947	Self-Serve Car Wash	5.54	58%	3.213	stall \$	6,243.00
948	Automated Car Wash	77.50	58%	44.950	stall \$	87,338.00
950	Truck Stop (truck trips only)	15.42	58%	8.944	VFP \$	17,377.00
970	Winery	7.31	100%	7.310	KSF \$	14,203.00
971	Brewery Taproom	9.83	100%	9.830	KSF \$	19,100.00
975	Drinking Place	11.36	100%	11.360	KSF \$	22,072.00

¹ Institute of Transportation Engineers, Trip Generation Manual (11th Edition)

² Trip generation rate per development unit, for PM peak hour of the adjacent street traffic (4-6pm)

³ DU = dwelling unit; KSF = 1,000 sf; VSP = vehicle servicing position

*pass-by and diverted trip rate data not available. Primary trip rates may be applied based on local data, development context, and engineering judgement