

Community Development Fees

Table 6 - 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) ^b	0.61	DU	\$ 1,185.00
*	accessory dwelling unit (< 450 sf) ^b	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

Attachment B

Table 7 - 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

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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

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