RESOLUTION NO. 14-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, AMENDING THE DEVELOPMENT AND PERMIT FEES, ADMINISTRATIVE FEES, AND TRANSPORTATION IMPACT FEES FOR 2015.

WHEREAS, certain sections of the Covington Municipal Code authorize the city to charge a fee for services; and

WHEREAS, the Council has established a 100% cost recovery policy for land use, development, and building permits; and

WHEREAS, the Council desires to maintain administrative fees for certain products and services; and

WHEREAS, the Council desires to maintain transportation impact fees to fund capital improvements; and

WHEREAS, the Council desires to modify the fee resolution to amend specific fees to reflect the actual time and cost of providing these services and to make other minor changes to the fee resolution; and

WHEREAS, the Council desires to apply a 2.23% cost of living adjustment to the 2015 development and permit fees, administrative fees, and transportation impact fees; and

WHEREAS, the 2.23% cost of living adjustment is based on the CPI.-W Seattle-Tacoma June to June Index published by the Bureau of Labor Statistics for the period 2013-2014; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Adoption of Fees. Effective January 1, 2015, the city's development and permit fees, administrative fees, and transportation impact fees are hereby amended and adopted in the form as attached hereto as Exhibit "A" incorporated fully herein by this reference as if fully set forth.

Section 2. Fee Waiver. The city manager shall have the right to waive a fee if deemed in the best interest of the city.

PASSED in open and regular session on this 18th day of November 2014.

Margaret Harto
MAYOR MARGARET HARTO

ATTESTED:

Sharon Scott, City Clerk

APPROVED AS TO FORM:

Sara Springer, City Attorney

RESOLUTION NO. 14-17
EXHIBIT A

2015 CITY OF COVINGTON FEE NOTEBOOK

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DEVELOPMENT AND PERMIT CHARGES

I. DEVELOPMENT FEES

A. Integrated Traffic Concurrency Modeling and Reports

		2014 Fee	2.23% Increase		2015 Fee	
1. Integrated Traffic Concurrency Modeling and Traffic Analysis Reports	See Schedule A					CMC 12.100.090
2. Request for Extension of Concurrency and Traffic Report Approval		406.66	9.07	$	416	
3. Request for an individually-determined transportation impact fee		412.73	9.20	$	422	CMC 12.105.050(5)
PLUS consultant costs	Billed separately					

B. Pre-application Conferences/Use Determinations

1. Pre-application conference	734.42	16.38	$	751	CMC 14.30.030(1)
2. Downtown permitted use determination	684.85	15.27	$	700	CMC 18.31.085

C. Residential Land Development

1. Short Subdivisions				
a. Preliminary application review fees	11,728.49	$	11,728	CMC 17.20.010
b. Request for extension	276.00	$	276	CMC 17.20.040
c. Final short plat	5,827.83	$	5,828	CMC 17.25.030
d. Alteration to recorded short plat	1,650.93	$	1,651	CMC 17.25.080
e. Vacation of short plat	769.83	$	770	CMC 17.25.090
f. Affidavit of correction	492.65	$	493	CMC 17.15.120(5)
2. Subdivisions				
a. Preliminary application review fees	26,496.84	$	26,497	CMC 17.20.010
PLUS per lot fee	303.48	$	303	
b. Major revision to approved preliminary subdivision	6,927.44	$	6,927	CMC 17.02.030
c. Request for extension	276.17	$	276	CMC 17.20.020
d. Final subdivision				
(i) Final subdivision fee	9,895.47	$	9,895	CMC 17.25.030
PLUS per lot fee	83.96	$	84	
(ii) Subdivision alteration	2,199.22	$	2,199	CMC 17.25.070(1)
e. Vacation of plat	769.83	$	770	CMC 17.25.090
f. Affidavit of correction	492.65	$	493	CMC 17.15.120(5)

CPI was not applied to Residential Land Development Fees. Staff time is adequately covered by current fee.

D. Commercial Development	2014 Fee	2.23% Incr.	2015 Fee	
1. Commercial Site Development Permit (includes multifamily)	12,827.09		$ 12,827	CMC 18.110.010(2)
2. Binding Site Plan				
a. Binding site plan	13,438.09		$ 13,438	CMC 17.30.020
b. Binding site plan, in conjunction with commercial site development permit	1,094.55		$ 1,095	CMC 17.30.020
c. Alteration of binding site plan	13,438.09		$ 13,438	CMC 17.30.040
d. Vacation of binding site plan	13,438.09		$ 13,438	CMC 17.30.050
3. Condominium Survey Map Review	1,094.55	24.41	$ 1,119	CMC 17.35.010

CPI wasn not applied to CSD and BSP. Current fee adequately covers staff review time.

E. Boundary Line Adjustment				
Request for boundary line adjustment	918.53		$ 919	CMC 17.40.010

CPI wasn not applied to BLA. Current fee adequately covers staff review time.

F. Environmental Review				
1. State Environmental Policy Act (SEPA) Review				CMC 16.10.260(1)
a. Environmental checklist & Threshold Determination	1,100.62	24.54	$ 1,125	
b. Determination of Significance (DS) Threshold determination	5,503.10	122.72	$ 5,626	
PLUS hourly fee to review EIS (Required when review exceeds 40 staff hours)	137.58	3.07	$ 141	
c. SEPA Threshold Determination Amendment	687.89	15.34	$ 703	
d. SEPA Determination of Consistency Review (Planned Actions)	2,070.00	46.16	$ 2,116	
2. Critical Area Review Fees				
a. Reviews associated with single-family residential building permits, shoreline permits, boundary line adjustments, right-of-way permits, variances, and individual grading permits (Level 1 Report)	918.53	20.48	$ 939	CMC 18.65.100(1)
b. Reviews associated with commercial and/or multifamily building permits, commercial site development, subdivisions, short subdivisions, rezones, and conditional use permits (Level 1 Report), to be collected as follows:				CMC 18.65.100(1)
(i) at time of application	2,137.51	47.67	$ 2,185	
(ii) at time of engineering review	1,068.25	23.82	$ 1,092	
(iii) at commencement of monitoring	2,047.48	45.66	$ 2,093	
c. If Level 2, 3, or 4 critical area report required	Same fees as (b) above			CMC 18.65.100(1)
PLUS hourly fee	137.58	3.07	$ 141	
e. Critical area exceptions/reasonable use	2,550.24	56.87	$ 2,607	CMC 18.65.070(4)
3. Flood Damage Prevention Variance	1,094.55	24.41	$ 1,119	CMC 16.15.180(1)

G. Parking Demand/Trip Reduction	2014 Fee	2.23% Incr.		2015 Fee	
1. Parking Management Plan Review Fee	274.14	6.11	$	280	CMC 18.31.110(6)
2. Commute Trip Reduction					CMC 12.90.050
a. Program review	137.58	3.07	$	141	
b. Request for extension	137.58	3.07	$	141	
c. Request for modification	137.58	3.07	$	141	

H. Engineering Review					
1. Engineering Plan Review Fees					CMC 17.15.145(3)
a. Short subdivision					
(i) Base fee	6,210.00	138.48	$	6,348	
(ii) Resubmittal or revision, each occurrence					
Base fee	137.58	3.07	$	141	
PLUS hourly fee	137.58	3.07	$	141	
b. Subdivision					
(i) Application plan review					
Base fee	8,100.89	180.65	$	8,282	
PLUS per lot fee	63.73	1.42	$	65	
(ii) Resubmittal or revision, each occurrence					
Base fee	137.58	3.07	$	141	
PLUS hourly fee	137.58	3.07	$	141	
c. Commercial/multifamily					CMC 18.110.030(b)
(i) Base fee	5,498.05	122.61	$	5,621	
(ii) Resubmittal or revision, each occurrence					
Base fee	137.58	3.07	$	141	
PLUS hourly fee	137.58	3.07	$	141	
2. Engineering Design Review					
a. Design and Construction Standards design deviation (Type 1)	410.71	9.16	$	420	CMC 12.60.050 (Standards 1.08G)
b. Design and Construction Standards design variance (Type 2)	684.85	15.27	$	700	CMC 12.60.050 (Standards 1.08)
3. Drainage Review Fees					
a. Drainage plan review	137.58	3.07	$	141	CMC 13.25.040(3)
b. Storm water Manual design deviation (Type 1)	410.71	9.16	$	420	CMC 13.25.050(1) (Standards 1.08G)
c. Storm water Manual design variance (Type 2)	802.20	17.89	$	820	CMC 13.25.050(6,7)

I. Clearing and Grading

1. Clearing and Grading Permit Plan Review Fees — CMC 18.60.035(1)
   a. The Clearing and Grading fee shall be calculated by adding applicable amounts from Clearing and Grading Fee Tables.

Clearing Fee Table

Clearing Fee (ac)		Fee				Plus Per/1 ac over Min
Min	Max	Min			Max	
-	1	$ 680.00			680.00	$ -
1	10	680.00			1,112.00	48.00
10	40	1,112.00			2,702.00	32.00
40	120	2,702.00			3,352.00	16.00
120	-	3,352.00			-	3.00

Grading Fee Table

Grading Volume (cv)		Fee				Plus Per/100 cv over Min
Min	Max	Min			Max	
-	50	$ 408.00			408.00	$ -
50	100	408.00			432.00	48.00
100	1,000	432.00			720.00	32.00
1,000	10,000	720.00			2,160.00	16.00
10,000	100,000	2,160.00			4,860.00	3.00
100,000	-	4,860.00			-	0.30

	2014 Fee	2.23% Incr.	2015 Fee	
b. Plan revision fee				
Base fee, each occurrence	407.67	9.09	$ 417	
PLUS hourly fee	137.58	3.07	$ 141	
2. Grading Permit Fee Reductions				
Grading fee reduction for projects reviewed in conjunction with building permits, subdivisions or short subdivisions				
3. Tree Removal and Clearing Fees				
a. Minor tree removal	272.12	6.07	$ 278	CMC 18.45.060(6)
b. Major tree removal	817.37	18.23	$ 836	CMC 18.45.060(6)

J. Construction Inspection

1. Construction and Maintenance Inspection Fee Table — CMC 17.15.145(4)

Bond Quantity Worksheet		Fee				Plus Per/1,000 over
Min	Max	Min			Max	BQW Min
$ -	$ 100,000.00	$ 5,168.00			9,248.00	$ 40.80
100,000.00	500,000.00	9,248.00			22,848.00	$ 34.00
500,000.00	1,000,000.00	22,848.00			36,448.00	$ 27.20
1,000,000.00	+	36,448.00			-	$ 27.40

	2014 Fee	2.23% Incr.	2015 Fee	
2. Landscape Installation Inspection & Bond Release	412.73	9.20	$ 422	CMC 18.40.150(4)
3. Request for Extension of Performance Guarantee	273.13	6.09	$ 279	CMC 18.40.150(4)
4. Inspection outside of business hours on weekdays	137.58	3.07	$ 141	
Billed at 2 hour minimum	137.58	3.07	$ 141	
5. Inspection on weekend/holidays				
Billed at 4 hour minimum	137.58	3.07	$ 141	

K. Re-inspections and Missed Appointments (Construction, Planning, Engineering, Fire)

Re-inspection fees will be assessed at **$141 per occurrence** when an inspection has been requested or is required and (1) the previous inspection correction items are not complete, and/or (2) access to the site is not provided, and/or (3) approved plans are not on-site.

L. Latecomers' Agreements

	2014 Fee	2.23% Incr.	2015 Fee	
1. Application Fee				CMC 13.45.020(1)
a. Latecomer's costs $20,000 or less	567.51	12.66	$ 580	
b. Latecomer's costs $21,001-$100,000	1,135.02	25.31	$ 1,160	
c. Latecomer's costs more than $100,000	2,270.03	50.62	$ 2,321	
2. Review by City Engineer; 4-hour deposit required	137.58	3.07	$ 141	CMC 13.45.020(2)
3. Processing fee	137.58	3.07	$ 141	CMC 13.45.050(6)
4. Segregation Processing Fee	137.58	3.07	$ 141	CMC 13.45.060(1)

M. Shoreline Management Fees

1. Substantial Development Permit — CMC. 16.05.050

a. **Total Cost of Proposed Development**

Total Cost of Proposed Development	Fee
$5,001 - 10,000	$ 1,652.00
$10,001 - 100,000	3,303.00
$100,001 - 500,000	8,254.00
$500,001 - 1,000,000	12,378.00
$1,000,000+	16,501.00

	2014 Fee	2.23% Incr.	2015 Fee	
b. Single-family Joint-Use Dock	3,665.03	81.73	$ 3,747	
2. Shoreline Conditional Use Permit	12,827.09	286.04	$ 13,113	
3. Shoreline Variance				
Up to $10,000 project value	3,787.43	84.46	$ 3,872	
Over $10,000 project value	10,018.89	223.42	$ 10,242	
4. Shoreline Environment Redefinition				
Base fee	18,832.96	419.97	$ 19,253	
PLUS per shoreline lineal foot	38.44	0.86	$ 39	
Maximum charge	70,616.76	1,574.75	$ 72,192	
5. Shoreline Exemption	137.58		$ 282	Staff processed the first shoreline exemption this year and found that it took 2 hours of staff time to review. The new fee is equivalent to 2 hours staff time.
6. Supplemental Fees				
a. Request for extension, calculated as % of original permit	0.20			
b. Revision, as % of original permit	0.20			
c. Surcharge when public hearing required, as % of original permit	0.12			
Minimum charge	3,908.82	87.17	$ 3,996	
d. Compliance investigation not to exceed cost of permit (including travel time)	137.58	3.07	$ 141	

N. Administrative Fees

1. Administrative fee for school impact fees, per residential unit	68.79	1.53	$ 70	CMC 18.120.030(1)
2. Administrative fee for development permits subject to transportation impact fees, per lot	68.79	1.53	$ 70	CMC 12.105.070(3)

O. Consultant Pass-Through Fees

In the review of a land-use permit application, including but not limited to environmental (SEPA) review, the City may determine that such review requires the review of the City Attorney. In addition to the above development fees that an applicant is required to submit, the applicant shall also be responsible for reimbursing the City for the cost of professional consultant services if the City determines that such services are necessary to complete its review of the application submittal. The City may also require the applicant to deposit an amount with the City which is estimated, at the discretion of the Community Development Director, to be sufficient to cover anticipated costs of retaining professional consultant services and ensure reimbursement to the City for such costs.

CMC 14.30.040(6)

1. Consultant costs
2. Administrative fee — 10% of actual consultant costs

P. City Attorney Review

The City may determine that a land-use application requires the City Attorney's review. In addition to the development fees that an applicant is required to submit, the applicant shall also be responsible for reimbursing the City for the attorney's billable hourly rate. The City may require the applicant to deposit an amount with the City which is estimated, at the discretion of the Community Development Director, to be sufficient to cover anticipated cost of attorney services and ensure reimbursement to the City for such costs.

1. Attorney's billable hourly rate

Staff proposes to add the ability to charge for attorney review. Examples include: concurrency conditions, amending agreements, draft language for certain development conditions, etc.

Traffic Review Fee Table/ SCHEDULE A

Per Council Direction 1/10/2012

Formula 1 - SMALL Developments

Formula: Total Fee = Base Fee + Rate per Unit * DevelopmentUnits

If calculated fee is **MORE** than $10,563 use formula for Large Developments instead

Land Use Category	Typical examples or indicators	Development Unit	(a) Base Fee1	(b) Rate1 Per Unit	(c) Enter Development Size	(a)+(b)*(c) Calculate Total Fee	MAXIMUM No. of Units for this formula
RESIDENTIAL							
Residential - independent living	Single family, apartments, townhomes, condos	DU	$ 2,437.50	$ 81.25		$0	100
Assisted living facilities	Residents don't drive; caregivers are employed	*bed*	$ 2,437.50	$ 20.31		$0	400
RETAIL BUSINESS							
Small Retail < 10KSF	Restaurants, banks, mini-mart [1]	1000sf	$ 2,437.50	$812.50		$0	10
General Retail 10KSF-200KSF	Most stores, small shopping centers	1000sf	$ 2,437.50	$203.13		$0	40
Large Retail >200ksf	Most shopping centers, superstores				use other table	use other table	NA
Day care	Child-care facilities	1000sf	$ 2,437.50	$203.13		$0	40
Medical facilities - all	Clinic, hospital, dental, veterinary	1000sf	$ 2,437.50	$203.13		$0	40
Hotel, motel by size	All types of rooms for rent	1000sf	$ 2,437.50	$ 81.25		$0	100
Automotive services	Gas station, car wash, quick lube, tire store [1]	*vehicle servicing position*	$ 2,437.50	$203.13		$0	40
NONRETAIL BUSINESS							
Office	Workers at desks	1000sf	$ 2,437.50	$101.56		$0	80
Industrial	Workers on shop floor	1000sf	$ 2,437.50	$101.56		$0	80
Education	Schools, colleges	1000sf	$ 2,437.50	$101.56		$0	80
Warehouse	Storage with minimal employment	1000sf	$ 2,437.50	$ 20.31		$0	400
OTHER							
Church, theater	Large space used in off-hours	1000sf	$ 2,437.50	$ 61.10		$0	133
Recreation bldg	Health club, community center	1000sf	$ 2,437.50	$ 81.25		$0	100
Movie theater	single or multi-screen	1000sf	$ 2,437.50	$ 81.25		$0	100
Recreation land	Golf course, park	*acre*	$ 2,437.50	$ 20.31		$0	400
Marina	Moorage for boats	*slip*	$ 2,437.50	$ 12.19		$0	667
Park & Ride	Transit related car parking	*stall*	$ 2,437.50	$ 61.10		$0	133
SPECIAL CASES							
Not specified above	Use rate per peak hour trip	*pk hr trip*	$ 2,437.50	$ 81.25		$0	100

[1] *If vehicle servicing is secondary to convenience market or fast food business, use small retail rate above for building space only*

Fee schedule is based on typical trip generation rates, standardized across groups of similar land use categories

Formula 2 - LARGE Developments

Fee = Base Fee + Rate per Unit * DevelopmentUnits

If calculated fee is **LESS** than $10,563, use formula for Small Developments instead

Land Use Category	Typical examples or indicators	Development Unit	(a) Base Fee1	(b) Rate1 Per Unit	(c) Enter Development Size	(a)+(b)*(c) Calculate Total Fee	MINIMUM No. of Units for this formula
RESIDENTIAL							
Residential - independent living	Single family, apartments, townhomes, condos	DU	$ 6,500.00	$ 40.63		$0	100
Assisted living facilities	Residents don't drive; caregivers are employed	*bed*	$ 6,500.00	$ 10.16		$0	400
RETAIL BUSINESS							
Small Retail < 10KSF	Restaurants, banks, mini-mart [1]	1000sf	$ 6,500.00	$ 406.25	use other table	use other table	NA
General Retail 10KSF-200KSF	Most stores, small shopping centers	1000sf	$ 6,500.00	$101.57		$0	40
Large Retail >200ksf	Most shopping centers, superstores	1000sf	$ 6,500.00	$ 18.75		$0	200
Day care	Child-care facilities	1000sf	$ 6,500.00	$101.57		$0	40
Medical facilities - all	Clinic, hospital, dental, veterinary	1000sf	$ 6,500.00	$101.57		$0	40
Hotel, motel by size	All types of rooms for rent	1000sf	$ 6,500.00	$ 40.63		$0	100
Automotive services	Gas station, car wash, quick lube, tire store [1]	*vehicle servicing position*	$ 6,500.00	$101.57		$0	40
NONRETAIL BUSINESS							
Office	High density employment	1000sf	$ 6,500.00	$ 50.78		$0	80
Industrial	Low density employment	1000sf	$ 6,500.00	$ 50.78		$0	80
Education	Schools, colleges	1000sf	$ 6,500.00	$ 50.78		$0	80
Warehouse	Storage with minimal employment	1000sf	$ 6,500.00	$ 10.16		$0	400
OTHER							
Church, theater	Large space used in off-hours	1000sf	$ 6,500.00	$ 30.55		$0	133
Recreation bldg	Health club, community center	1000sf	$ 6,500.00	$ 40.63		$0	100
Movie theater	single or multi-screen	1000sf	$ 6,500.00	$ 40.63		$0	100
Recreation land	Golf course, park	*acre*	$ 6,500.00	$ 10.16		$0	400
Marina	Moorage for boats	*slip*	$ 6,500.00	$ 6.10		$0	667
Park & Ride	Transit related car parking	*stall*	$ 6,500.00	$ 30.55		$0	133
SPECIAL CASES							
Not specified above	Use rate per peak hour trip	*pk hr trip*	$ 6,500.00	$ 40.63		$0	100

[1] *If vehicle servicing is secondary to convenience market or fast food business, use small retail rate above for building space only*

Fee schedule is based on typical trip generation rates, standardized across groups of similar land use categories

ZONING AND LAND USE FEES

II. ZONING AND LAND USE FEES

A. Zoning Fees

		2014	2.23% Increase		2015 Fee	
1. Annexation Petitions and Election Requests[2]						
Base Fee		13306.59	296.74	$	13,603	
PLUS per acre		79.92	1.78	$	82	
2. Comprehensive Plan Amendment		3972.55	88.59	$	4,061	CMC 14.25.020(2)
(includes $500 non-refundable docketing fee)						
PLUS consultant costs if accepted by Planning Commission	Billed separately					
3. Development Regulation Amendment		3405.05	75.93	$	3,481	
(includes $500 non-refundable docketing fee)						
PLUS consultant costs if accepted by Planning Commission	Billed separately					
4. Land Use Written Determination/Certification[1]						
Type 1 decision letter		429.93	9.59	$	440	Multiple citations
5. Development Agreement Fee		4140.00	92.32	$	4,232	
Plus hourly fee exceeding 30 hours of staff time		137.58	3.07	$	141	

1. Some written determinations may require additional consultant pass-through costs as authorized by the Covington Municipal Code.
2. Fee does not include any costs associated with development of Sub-Area Plans and development regulations.

Current fee for CUP covers staff time. No proposed increase for 2015.

B. Conditional Use Permits

	2014	2.23% Increase		2015 Fee	CMC 18.125.020
1. Conditional Use Permit (CUP)					
a. CUP (stand alone permit)	10515.58		$	10,516	
b. CUP w/ Commercial Site Development	2992.31		$	2,992	
c. Amendment to CUP	3677.17		$	3,677	

C. Temporary Use/Re-use of a Facility

1. Temporary Use Permit	273.13	6.09	$	279	CMC 18.85.100
2. Re-use of Closed Public School Facilities	1828.97	40.79	$	1,870	CMC 18.85.220

D. Zoning Variance/Downtown Design Departure/Appeals	2014	2.23% Increase		2015 Fee	
1. Zoning Variance (Type 3)	6878.88	153.40	$	7,032	CMC 18.125.030
2. Design Departure from the City of Covington Design Guidelines and Standards	282.00	6.29	$	288	CMC 18.31.050
3. Appeals to Hearing Examiner	643.38	14.35	$	658	CMC 14.35.110(1)

E. Sign Permits					
1. Sign Permits					CMC 18.55.050(1)
a. Freestanding sign, each	613.03	13.67	$	627	
b. Wall-mounted sign (up to 3)	414.00	9.23	$	423	
Additional per sign over 3 signs	137.58	3.07	$	141	
c. Temporary sign permit	137.58	3.07	$	141	
2. Sign Variance	6878.88	153.40	$	7,032	CMC 18.55.090

F. Wireless Communications Facilities					
1. Wireless Communications Facilities (WCF)					CMC 18.70
a. WCF - Type 1	411.72	9.18	$	421	
b. WCF - Type 2 Administrative	1508.30	33.63	$	1,542	
c. WCF - Type 3 - New WCF Tower or Height Waiver	1977.68	44.10	$	2,022	

G. Multifamily Tax Exemption Fees					
1. Multifamily property tax exemption application	789.05	17.60	$	807	CMC 3.80
2. Amendment of approved contract	548.29	12.23	$	561	
3. Extension time for the conditional tax exept certificate	274.14	6.11	$	280	
4. Application for final certificate of tax exemption	789.05	17.60	$	807	

1. If approved, a $150 processing fee for filing with King County Department of Records and Elections will be required.

H. Other Services (per hour fee)	137.58	3.07	$	141

III. RIGHT-OF-WAY FEES

		2014 Fee	2.23 % Increase	2015 Fee	CMC 12.35.040
A. Right-of-Way Use Permit[1]					
Up to 300 lineal feet		$ 442.08	$ 9.86	$ 452	
Over 300 lineal feet		$ 697.91	$ 15.56	$ 713	
PLUS $2.00 per foot over 300 lineal feet					
B. Right-of-Way Use Permit Extension					CMC 12.35.050(4)
Up to 300 lineal feet		$ 442.08	$ 9.86	$ 452	
Over 300 lineal feet		$ 697.91	$ 15.56	$ 713	
PLUS $2.00 per foot over 300 lineal feet					
C. Right-of-Way Use - Non-Construction		$ 137.58	$ 3.07	$ 141	CMC 12.35.040
(e.g. parade. Block party. Oversize load, etc.)					
D. Right-of-Way Construction Permit (Franchised Utility)					CMC 12.65.040(1)
Up to 300 lineal feet		$ 442.08	$ 9.86	$ 452	
Over 300 lineal feet		$ 697.91	$ 15.56	$ 713	
PLUS $2.00 per foot over 300 lineal feet					
E. Right-of-Way Placement Permit (Non-franchised Utility)					CMC 12.67.050(5)
Up to 300 lineal feet		$ 442.08	$ 9.86	$ 452	
Over 300 lineal feet		$ 697.91	$ 15.56	$ 713	
PLUS $2.00 per foot over 300 lineal feet					
F. Right-of-Way Use Permit - Aerial Work					
Base fee (non-construction)		$ 137.58	$ 3.07	$ 141	
Per pole fee		$ 137.58	$ 3.07	$ 141	
G. Right-of-Way Use Permit - Aerial & Pole Replacement					
Base fee (construction)		$ 442.08	$ 9.86	$ 452	
Per pole fee		$ 276.30	$ 6.16	$ 282	
H. Failure to Call in Job Start		$ 137.58	$ 3.07	$ 141	
I. Petition for Vacation of Right-of-Way		$ 994.68	$ 22.18	$ 1,017	CMC 12.55.070
PLUS pass through consultant costs	Billed separately				
J. Limited Special Permit to Exceed Bridge Load Limit (hourly rate)		$ 137.58	$ 3.07	$ 141	CMC 12.20.020

1. The fee is applicable to a request for the relocation of an existing driveway.

IV. BUILDING FEES

A. Building Code Fees

CMC 15.05.060

1. Building Permit Fee Table

Project Value	Fee
$1 - $500	**$35**
$500 - $2,000	**$35** for first $500, plus **$7** per each additional $100 or fraction thereof up to and including $2,000
$2,001 - $25,000	**$140** for first $2,000, plus **$17** per each additional $1,000 or fraction thereof up to and including $25,000
$25,001 - $50,000	**$531** for first $25,000, plus **$14** per each additional $1,000 or fraction thereof up to and including $50,000
$50,001 - $100,000	**$881** for first $50,000, plus **$13** per each additional $1,000 or fraction thereof up to an including $100,000
$100,001 - $500,000	**$1,531** for first $100,000 plus **$13** per each additional $1,000 or fraction thereof up to and including $500,000
$500,001 - $1,000,000	**$6,731** for first $500,000, plus **$6** per each additional $1,000 or fraction thereof up to and including $1,000,000
$1,000,001+	**$9,731** for first $1,000,000, plus **$7** per each additional $1,000 or fraction thereof

These numbers have been reduced from $9 to $6 for each additional thousand for valuations 500,001 to 1 million and from $9 to $7 for each additional thousand for valuations exceeding 1 million. This change will bring us more in line with actual costs.

		2014 Fee	2.23% Increase	2015 Fee
2. Other Inspections and Fees				
a. Inspections outside of normal business hours				
Base fee	$	275.76	$6.15	$282
PLUS hourly rate beyond two hours	$	137.58	$3.07	$141
b. Reinspecton fees assessed per IBC 305.8	$	137.58	$3.07	$141
c. Other inspections	$	137.58	$3.07	$141
d. Additional plan review	$	137.58	$3.07	$141
e. Plan review and/or inspection by outside consultants	Actual costs			
3. Building Permit Plan Review (due at time of application)	65% of building permit fee			
4. Misc. Single-Family Residential Building Permit Fees				
a. Re-roofs	$	198.91	$4.44	$203
b. Manufactured home placement, per unit	$	414.00	$9.23	$423
c. Energy Code review				
i. New Residential	$	282.00		$282
ii. New Commercial	$	564.00		$564
d. Fences over 6 feet tall	Valuation-based			
e. Demolition, per site	$	414.00	$9.23	$423
f. Permit Extension Request	$	138.00	$3.08	$141

These are new fees for 2015. Energy codes have become more and more complex requiring additional review and inspection time.

5. Miscellaneous Commercial Building Permit Fees				
a. Permit Extension Request	$	138.00	$3.08	$141
b. Temporary Certificate of Occupancy	$	274.00	$6.11	$280

B. Mechanical Permit Fees

CMC 15.05.060

1. Commercial Mechanical Permit Fee Table

Project Value	Fee
$1 - $500	**$141**
$501 - $2,000	**$141** for first $501, plus **$3** per each additional $500 or fraction thereof up to and including $2,000
$2,001 - $25,000	**$186** for first $2,001, plus **$11** per each additional $1,000 or fraction thereof up to and including $25,000
$25,001 - $50,000	**$439** for first $25,001, plus **$10** per each additional $100 or fraction thereof, up to and including $100,000
$50,001 - $100,000	**$689** for first $50,001, plus **$8** per each additional $1,000 or fraction thereof, up to and including $100,000
$100,001 +	**$1089** for first $100,001, plus **$17** per each additional $1,000 or fraction thereof

Staff proposes moving to a valuation based fee for commercial mechanical. This will more adequately cover actual time spent on review and inspection. The unit based fees did not.

		2014 Fee	2.23% Increase	2015 Fee	
2. Permit Issuance	$	50.00	$1.12	$51	CMC 18.125.020
3. Supplemental Permit Issuance	$	14.98	$0.33	$15	
4. Mechanical Unit Fee Schedule					
a. Furnace	$	21.69	$0.48	$22	
b. Furnace over 100,000 Btu/h (29.3 kw)	$	26.12	$0.58	$27	
c. Floor furnace	$	21.69	$0.48	$22	
d. Unit heater	$	21.69	$0.48	$22	
e. Appliance vent	$	11.56	$0.26	$12	
f. Boiler or compressor up to 3 hp, or absorption system up to 100,000 Btu/h	$	21.69	$0.48	$22	
g. Boiler or compressor over 3 up to 15 hp, or absorption system 100,001-500,000 Btu/h	$	35.53	$0.79	$36	
h. Boiler or compressor over 30 up to 50 hp, or absorption system 1,000,001-1,750,000 Btu/h	$	73.07	$1.63	$75	
i. Boiler or compressor over 50 hp or absorption system over 1,750,00 Btu/h	$	120.01	$2.68	$123	
j. Air-handling unit up to 10,000 cfm	$	14.98	$0.33	$15	
k. Air-handling unit over 10,000 cfm	$	26.12	$0.58	$27	
l. Evaporative cooler	$	14.98	$0.33	$15	
m. Ventilation fan	$	11.56	$0.26	$12	
n. Mechanical hood	$	14.98	$0.33	$15	
o. Domestic-type incinerator	$	26.12	$0.58	$27	
p. Commercial or industrial-type incinerator	$	21.69	$0.48	$22	
q. Miscellaneous appliance	$	14.98	$0.33	$15	
r. Gas piping system					
1-5 outlets	$	9.53	$0.21	$10	
Each outlet over 5	$	5.71	$0.13	$6	
s. Hazardous process piping system (HPP),					
1-4 outlets	$	9.53	$0.21	$10	
5 or more outlets, each	$	5.71	$0.13	$6	
5. Residential New Single family	$	200.00			
6. Commercial Mechanical Permit by Valuation					
7. Commercial Mechanical Permit Plan Review				65% of Mechanical Permit Fee	

Staff proposes a flat fee for single family mechanical. This simplifies entry and verification of fees and alleviates the need for additional fees should the home buyer wish to add on fixtures such as air conditioning or other options.

C. Plumbing Permit Fees

CMC 15.05.060

1. Commercial Plumbing Permit Fee Table

Project Value	Fee
$1 - $500	**$141**
$501 - $2,000	**$141** for first $501, plus **$3** per each additional $500 or fraction thereof up to and including $2,000
$2,001 - $25,000	**$186** for first $2,001, plus **$11** per each additional $1,000 or fraction thereof up to and including $25,000
$25,001 - $50,000	**$439** for first $25,001, plus **$10** per each additional $100 or fraction thereof, up to and including $100,000
$50,001 - $100,000	**$689** for first $50,001, plus **$8** per each additional $1,000 or fraction thereof, up to and including $100,000
$100,001 +	**$1089** for first $100,001, plus **$17** per each additional $1,000 or fraction thereof

	2014 Fee	2.23% Increase	2015 Fee
2. Permit Issuance	$ 37.67	$0.84	$39
3. Supplemental Permit Issuance	$ 14.98	$0.33	$15
4. Plumbing Unit Fee Schedule			
a. One trap or set of fixtures on one trap	$ 12.00	$0.27	$12
b. Building sewer and each trailer park sewer	$ 23.00	$0.51	$24
c. Rainwater systems, per drain (inside building)	$ 12.00	$0.27	$12
d. Water heater and/or vent	$ 12.00	$0.27	$12
e. Gas-piping system, 1-5 outlets	$ 10.00	$0.22	$10
f. Additional outlet exceeding 5, each	$ 6.00	$0.13	$6
g. Industrial waste pretreatment interceptor including its trap and vent, except kitchen type grease interceptors functioning as fixture trap	$ 12.00	$0.27	$12
h. Installation or alteration of drainage or vent piping and/or water treating equipment, each	$ 12.00	$0.27	$12
i. Repair or alteration of drainage or vent piping, each fixture	$ 12.00	$0.27	$12
j. Lawn sprinkler system on any one meter including backflow protection devices	$ 12.00	$0.27	$12
k. Atmospheric-type vacuum breakers, 1-5	$ 10.00	$0.22	$10
l. Additional breakers exceeding 5, each	$ 6.00	$0.13	$6
m. Backflow device other than atmospheric-type vacuum breakers, 2-inch or smaller	$ 12.00	$0.27	$12

Staff proposes moving to a valuation based fee for commercial plumbing.This will more adequately cover actual time spent on review and inspection. The unit based fees did not.

n. Backflow device other than atmospheric-type vacuum breakers, over 2 inches	$	23.00	$0.51	$24	
o. Initial installation and testing for reclaimed water system	$	40.00	$0.89	$41	Staff proposes a flat fee for single family plumbing. This simplifies entry and verification of fees and alleviates the need for additional fees should the home buyer wish to add on fixtures .
p. Annual cross-connection testing of reclaimed water system (excluding initial test)*	$	40.00	$0.89	$41	
q. Medical gas piping system serving 1-5 inlets/outlets for a specific gas	$	68.00	$1.52	$70	
r. Additional medical gas inlets/outlets, each *Additional hourly rate may apply to complex systems	$	10.00	$0.22	$10	
5. Residential New Single family	$	250.00		$250	
6. Commercial Mechanical Permit by Valuation					
7. Commercial Plumbing Permit Plan Review				65% of Plumbing Permit Fee	

V. FIRE FEES

A. Fire Permit Fee Table

CMC 15.20.010

Project Value	Fee
Three (3) or less sprinker heads or alarm devices are exempt from plan review. Issued over counter.	Flat rate of **$141** plus tech fee
$1 - $500	**$198**
$501 - $2,000	**$198** for first $501, plus **$7** per each additional $100 or fraction thereof up to and including $2,000
$2,001 - $25,000	**$303** for first $2,001, plus **$3** per each additional $1,000 or fraction thereof up to and including $25,000
$25,001 - $50,000	**$372** for first $25,001, plus **$8** per each additional $100 or fraction thereof, up to and including $100,000
$50,001 - $100,000	**$572** for first $50,001, plus **$6** per each additional $1,000 or fraction thereof, up to and including $100,000
$100,001 - $500,000	**$872** for first $100,001, plus **$4** per each additional $10,000 or fraction thereof, up to and including $500,000
$500,0001+	**$1,032** for first $500,001, plus **$4** per each additional $10,000 or fraction thereof

This is a new proposed fee for 2015 that adequately covers actual time spent.

B. Fire Code Construction Permit

CMC 15.20.010

		2014 Fee	2.23% Increase	2015 Fee
1. Plan Review Fee (due at application)	65% of fire permit fee			
2. Permit Fee (due at issuance)	See fire permit fee table			
3. Commercial Tanks				
a. First tank		$ 274.14	$ 6.11	$280
b. Additional tanks		$ 274.14		
4. Residential Tanks				
a. First tank		$ 274.14	$ 6.11	$280
b. Additional tanks		$ 137.58	$ 3.07	$141
5. Residential tank removal/fill		$ 205.35	$ 4.58	$210
6. Commercial tank removal/fill		$ 274.14	$ 6.11	$280
7. Residential Emergency Generator		$ 274.14	$ 6.11	$280
8. Commercial Emergency Generator		$ 548.29	$ 12.23	$561
9. Hazardous Materials (per hour)		$ 137.58	$ 3.07	$141
10. Permit extensions or approvals				
a. Single family residential		$ 163.88	$ 3.65	$168
b. Final and correction inspections		$ 264.03	$ 5.89	$270
c. Full fire inspection	20% of original permit fee			

CMC 18.125.020

C. Building and Land Use Plan Review					CMC 15.20.010
1. Commercial Building Permit					
0 - 10,000 sq. ft.		$ 548.29	$ 12.23	$561	
10,001 - 50,000 sq. ft.		$ 1,508.30	$ 33.63	$1,542	
50,001 sq. ft. and up		$ 2,056.58	$ 45.86	$2,102	
2. Multi-Family Building Permit	5% of building permit fee				
3. Single-family Permit	5% of building permit fee				
4. Subdivisions (at preliminary plat review)		$ 684.85	$ 15.27	$700	
5. Short subdivisions (at preliminary plat review)		$ 616.06	$ 13.74	$630	
6. Boundary line adjustments (case by case)		$ 137.58	$ 3.07	$141	
7. Commercial Site Development and Multi-Family					
0 - 10,000 sq. ft.		$ 548.29	$ 12.23	$561	
10,001 - 50,000 sq. ft.		$ 1,096.57	$ 24.45	$1,121	
50,001 sq. ft. and up		$ 1,370.72	$ 30.57	$1,401	
8. Binding site plan, in conjunction with commercial site development permit		$ 205.35	$ 4.58	$210	
D. Annual Fire Code Enforcement Inspection					CMC 15.20.010
1. Fire Code Permitted Business (per hour)		$ 137.58	$ 3.07	$141	
2. General Business (per hour)		$ 137.58	$ 3.07	$141	
E. Fireworks					CMC 15.20.250
1. Fireworks stands (rate set by state law)		$ 100.00		$100	
2. Fireworks displays (rate set by state law)		$ 100.00		$100	
F. Other					CMC 15.20.010
1. Inspections outside of normal business hours					
Base fee		$ 275.16	$ 6.14	$281	
PLUS hourly rate beyond two hours (per hour)		$ 137.58	$ 3.07	$141	
2. Re-inspection (per hour)		$ 137.58	$ 3.07	$141	
3. Other inspections (per hour)		$ 137.58	$ 3.07	$141	
4. Additonal plan review (per hour)		$ 137.58	$ 3.07	$141	
5. Request for a code modification (per hour)		$ 137.58	$ 3.07	$141	
6. Request for alternative material and method (per hour)		$ 137.58	$ 3.07	$141	
7. Plan review and/or inspection by outside consultants					

VI. TECHNOLOGY MANAGEMENT FEE

A $40.00 technology surcharge is assessed for each of the following transactions: Building permit, plumbing permit, mechanical permit, fire permit, sign permit, demolition permit, right-of-way use permit, etc. The fee is collected at the time of issuance for the building specific permits and right-of-way use permits. A technology surcharge will be assessed for development projects at each step in the land-use process (Concurrency Review, Preliminary, Engineering, Notice to Proceed and Final approvals). Individual impact fees not paid with an associated building permit will be required to pay a separate technology surcharge fee at the time of payment.

No proposed changes to tech fee for 2015.

ADMINISTRATIVE CHARGES

A. Business Licenses	2014 Fee	2.23% Increase	2015 Fee
1. Business license fee, (New)	$60		$60
2. Business license for home occupation or home industry (New)	$60		$60
3. Business license renewal fee	$60		$60
4. Peddler's permit fee	$100	$ 2.23	$102
PLUS technology surcharge	$40		$40
5. Special event license (3-day license)	$143	$ 3.19	$146
PLUS technology surcharge	$40		$40

Staff proposes to keep business license fee at $60 for 2015.

B. City Clerk's Office	
1. Agenda-only subscription (City Council and all commissions)	No charge
2. Copies of audio tapes of meetings, per tape	Actual cost
3. Verbatim transcripts, requires $400 deposit when ordered	Actual cost
4. Copy - CD ROM	Actual cost
5. Paper copies on copier (no charge first 5 pages), per page	$0.15

C. Finance Department	
1. Finance Documents - copies available at City Hall for viewing	
a. Final Budget	Actual Cost
b. Preliminary Budget	No charge
c. Financial Statement	Actual Cost
2. Returned item fee (i.e. NSF, chargeback, etc.)	Actual Cost

D. Miscellaneous Fees	
1. Maps larger than 11" x 17"	Actual Cost
2. Community Room	
a. Reservation fees - Weekdays during normal City Hall business hours (8am to 5pm)	$28/hour
b. Reservation fees - Weekends, holidays, times other than normal City Hall business hours	$64/hour
c. Facility monitor hourly rate (set by Executive Department)	$12/hour

d. Facility monitor lock-up fee	$6
e. Kitchen use fee (set by Executive Department)	$30
f. Refundable damage/cleaning deposit	$250
g. Processing fee for refunds for cancellations (set by Executive Department)	$10/per transaction
3. Promotional Items	
a. City of Covington hats, mugs, etc.	Actual Cost
b. Covington historical books	Actual Cost

Impact Fees / Other
Section A

Transportation Impact Fees (TIF)
CMC Chapter 12. 105

Residential Subdivisions: The TIF is based on fees in effect at the time of building permit issuance. Fees are calculated on a per lot basis and are paid prior to (or at time of) building permit issuance.

Commercial Site Development (includes multi-family): The TIF is based on fees in effect at the time of the building permit issuance. Fees are paid prior to (or at time of) building permit issuance.

Fees are determined by the City on a project by project basis, same methodology set forth in the code section cited above.

Refer to the Traffic Impact Fee Rate Table and Caluclation Sheet for specific fees.

Worksheet for Transportation Impact Fee of New Development

Pursuant to Ordinance No. 08-10 (Effective October 1, 2010)

Development Name:

Street Location:

City Case Number:

Size of Development:

Residential: Enter number of dwelling units: (a)

Other: Enter building square feet / 1000, or other unit if applicable. (see Table 1)

Total sq. ft. / units

Enter ITE Land Use Code (or word description) from Table 1 columns 1-2, for reference:

ITE L.U. Code:

Transportation Impact Fee Rate per Unit of Development:

Enter corresponding Fee per Land Use Unit from Table 1 last column: (b)

Note: Fee rate per Land Use Unit is based on adopted Fee per Vehicle-Mile of impact at top of Table 1.

Transportation Impact Fee:

Size of Development x Impact Fee Rate: **(a) x (b) =** (c)

Total Transportation Impact Fee Due for this Development: (c)

Appendix B. Traffic Impact Rate Table

PM Avg K-factor = 0.091 | Avg Daily Fee/Trip = $ 406

This table uses ITE [3] driveway trip rates, with adjustments, to derive the net new impact per unit of development, in vehicle-miles-traveled (VMT). See ITE for details of land use categories.[9]

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT [11]	ITE Avg SIZE [8]	ITE GROSS TRIP RATE / UNIT [3] PM	ITE GROSS TRIP RATE / UNIT [3] DAILY	DISCOUNT PASS-BY TRIPS [4]	ITE Pk/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT [5]	FEE PER LAND USE UNIT	
RESIDENTIAL	***Signature elements: places where people live with active lifestyles. Afternoon peak hour traffic is mainly inbound.***									
Single-Family (Detached) Housing	210	Dwelling	214	1.00	9.52	0%	10.5%	9.52	$ 4,461	
Duplex (Detached) Housing	use 210	Dwelling	same	1.00	9.52	0%	10.5%	9.52	$ 4,461	
Multifamily, 3+ Bedrooms	use 231	Dwelling	234	0.78	7.41	0%	10.5%	7.41	$ 3,479	
Multifamily, under 3 Bedrooms	blend 220, 221, 230	Dwelling	250	0.60	6.00	0%	10.0%	6.00	$ 2,676	
Mobile Home Park	240	Dwelling	168	0.59	4.99	0%	11.8%	4.99	$ 2,632	
Self-contained Retirement Community (7)	251	Dwelling	862	0.27	3.68	0%	7.3%	3.68	$ 1,204	
Senior Adult Housing-Attached	252	Dwelling	147	0.25	3.44	0%	7.3%	3.44	$ 1,115	
Congregate Care Facility, Nursing Home, Elderly Housing (Attached)	*please see Non-Retail, assisted living facilities*									
NON-RETAIL	***Signature elements: places where most traffic is generated by employees, rather than customers, patrons or residents. Includes some public facilities and some assisted-living types of residential facilities. Peak hour main direction varies.***									
Employment Centers										
Office Building (Single Building)	blend 710, 714, 715	1000 sq. ft.	150-300	1.50	11.42	0%	13.1%	11.42	$ 6,691	
Office Park (Multiple Buildings)	750	1000 sq. ft.	370	1.48	11.42	0%	13.0%	11.42	$ 6,602	
Business Park (Multiple Buildings)	770	1000 sq. ft.	379	1.26	12.44	0%	10.1%	12.44	$ 5,621	
Research & Development Center	760	1000 sq. ft.	306	1.07	8.11	0%	13.2%	8.11	$ 4,773	%T[10]
General Light Industrial	110	1000 sq. ft.	357	0.97	6.97	0%	13.9%	6.97	$ 4,327	%T[10]
Industrial Park	130	1000 sq. ft.	447	0.85	6.83	0%	12.4%	6.83	$ 3,792	%T[10]
Manufacturing	140	1000 sq. ft.	325	0.73	3.82	0%	19.1%	3.82	$ 3,256	%T[10]
General Heavy Industrial	120	1000 sq. ft.	1544	0.68	1.50	0%	45.3%	1.50	$ 3,033	%T[10]
Trucking and Storage Facilities										
1 Warehousing (Industrial)	150	1000 sq. ft.	354	0.32	3.56	0%	9.0%	3.56	$ 1,427	%T[10]
2 Mini-Warehouse (Self-Service Storage)	151	1000 sq. ft.	58	0.26	2.50	0%	10.4%	2.50	$ 1,160	
3 High-Cube Warehouse/Distribution Center	152	1000 sq. ft.	302	0.12	1.68	0%	7.1%	1.68	$ 535	%T[10]
4 Intermodal Truck Terminal	30	Acres	12	6.55	81.90	0%	8.0%	81.90	$ 29,218	%T[10]
Institutions										
Church, with Weekday Programs	560	1000 sq. ft.	17	2.00	30.00	20%	6.7%	24.00	$ 7,137	
High School	530	1000 sq. ft.	225	0.97	12.89	10%	7.5%	11.60	$ 3,894	
Elementary and Junior High School	520	1000 sq. ft.	55	0.20	14.49	20%	1.4%	11.59	$ 714	
Church, No Weekday Programs	560	1000 sq. ft.	17	0.40	6.00	0%	6.7%	6.00	$ 1,784	
Assisted Living Facilities										
Nursing Home	620	Beds	99	0.22	2.74	10%	8.0%	2.47	$ 883	
Congregate Care Facility, Elderly Housing (Attached)	253	Living unit	164	0.17	2.02	10%	8.4%	1.82	$ 682	

Notes:

(1) V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"
(2) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. Excludes facilities with major restaurants and meeting places.
(3) ITE Trip Generation Manual, 9th edition. Some ITE rates are smoothed and averaged to eliminate statistically insignificant differences.
(4) Pass-by Reduction eliminates trips diverted from the stream of traffic "passing by" a retail site, which add no vehicle-miles of impact on the road system.
(5) Net New VMT Impact Trip Rate = ITE Gross Trip Rate * (1 - % Pass-by) .
(6) For shopping centers over 65,000 sq. ft., see ITE for logarithmic trip rate formula.
(7) A retirement community is "self-contained" only if it provides a full range of facilities on-site for medical care, recreation, shopping, dining, etc.
For "assisted living" retirement facilities serving the non-driving elderly with caregivers employed on-site, use Congregate Care Centers under NON-RETAIL.
(8) Average size of developments comprising the ITE database. May be useful to distinguish between otherwise similar-sounding classes.
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Appendix B. Traffic Impact Rate Table

PM Avg K-factor = 0.091	Avg Daily Fee/Trip =	$ 406

This table uses ITE [3] driveway trip rates, with adjustments, to derive the net new impact per unit of development, in vehicle-miles-traveled (VMT). See ITE for details of land use categories.[9]

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT [11]	ITE Avg SIZE [8]	ITE GROSS TRIP RATE / UNIT [3] PM	ITE GROSS TRIP RATE / UNIT [3] DAILY	DISCOUNT PASS-BY TRIPS [4]	ITE Pk/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT [5]	FEE PER LAND USE UNIT
RETAIL	*Signature elements: non-residential activity with traffic generated mainly by customers or patrons, not employees. Inbound and outbound are roughly equal most of the day. Some public facilities are thus "retail".*								
Automobile-related Sales									
Auto Parts Sales	843	1000 sq. ft.	8	5.98	61.91	50%	9.7%	30.96	$ 13,338
Auto Care Center (Multiple Stores)	942	1000 sq. ft.	12	3.11	38.87	20%	8.0%	31.10	$ 11,098
Car Sales, New and Used	841	1000 sq. ft.	30	2.62	32.30	10%	8.1%	29.07	$ 10,518
Automobile Servicing									
Gasoline/Service Station no Mini-Mart	944	V.S.P. [1]	8	13.87	168.56	80%	8.2%	33.71	$ 12,374
Self-Service Car Wash	947	V.S.P. [1]	7	5.54	75.00	50%	7.4%	37.50	$ 12,356
Gasoline/Service Station with Mini-Mart	945	V.S.P. [1]	10	13.51	162.78	80%	8.3%	32.56	$ 12,053
Quick-Lube Vehicle Shop	941	V.S.P. [1]	2	5.19	40.00	50%	13.0%	20.00	$ 11,576
Tire Store	848, 849	V.S.P. [1]	8	3.32	32.00	50%	10.4%	16.00	$ 7,405
Social-Recreational Activities									
Coffee and Donut Shop w/o Drive-Throuth Window	936	1000 sq. ft.	4	40.75	503.09	80%	8.1%	100.62	$ 36,355
Fast-Food Restaurant with Drive-Through Window	934	1000 sq. ft.	4	32.65	496.12	80%	6.6%	99.22	$ 29,128
Library	590	1000 sq. ft.	16	7.30	56.24	10%	13.0%	50.62	$ 29,307
Quality Restaurant	931	1000 sq. ft.	9	7.49	89.95	20%	8.3%	71.96	$ 26,729
Sit-Down Restaurant	932	1000 sq. ft.	6	9.85	127.15	50%	7.7%	63.58	$ 21,969
Lodge/Fraternal Organization, with dining facilities	591	1000 sq. ft.	n/a	6.00	48.00	10%	12.5%	43.20	$ 24,088
Health/Fitness Club	492	1000 sq. ft.	36	3.53	32.93	10%	10.7%	29.64	$ 14,172
Bowling Alley	437	1000 sq. ft.	24	1.71	33.33	10%	5.1%	30.00	$ 6,865
Recreational Community Center	495	1000 sq. ft.	65	2.74	33.82	10%	8.1%	30.44	$ 11,000
Racquet/Tennis Club	491	1000 sq. ft.	48	0.84	14.03	10%	6.0%	12.63	$ 3,372

Notes:

(1) V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"
(2) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. Excludes facilities with major restaurants and meeting places.
(3) ITE Trip Generation Manual, 9th edition. Some ITE rates are smoothed and averaged to eliminate statistically insignificant differences.
(4) Pass-by Reduction eliminates trips diverted from the stream of traffic "passing by" a retail site, which add no vehicle-miles of impact on the road system.
(5) Net New VMT Impact Trip Rate = ITE Gross Trip Rate * (1 - % Pass-by) .
(6) For shopping centers over 65,000 sq. ft., see ITE for logarithmic trip rate formula.
(7) A retirement community is "self-contained" only if it provides a full range of facilities on-site for medical care, recreation, shopping, dining, etc.
For "assisted living" retirement facilities serving the non-driving elderly with caregivers employed on-site, use Congregate Care Centers under NON-RETAIL.
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ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT [11]	ITE Avg SIZE [9]	ITE GROSS TRIP RATE / UNIT [3] PM	ITE GROSS TRIP RATE / UNIT [3] DAILY	DISCOUNT PASS-BY TRIPS [4]	ITE Pk/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT [5]	FEE PER LAND USE UNIT
RETAIL	***Signature elements: non-residential activity with traffic generated mainly by customers or patrons, not employees. Inbound and outbound are roughly equal most of the day. Some public facilities are thus "retail".***								
Community Retail Focus									
Walk-in Bank	911	1000 sq. ft.	5	12.13	156.48	65%	7.8%	54.77	$ 18,938
Drive-in Bank	912	1000 sq. ft.	4	24.30	148.15	75%	16.4%	37.04	$ 27,099
Convenience Market	851 - 853	1000 sq. ft.	3	50.00	640.00	85%	7.8%	96.00	$ 33,455
DVD/Video Rental Store	896	1000 sq. ft.	7	13.60	140.00	55%	9.7%	63.00	$ 27,300
Pharmacy/Drug Store	880, 881	1000 sq. ft.	13	8.71	89.10	30%	9.8%	62.37	$ 27,203
Supermarket and Discount Supermarket	850, 854	1000 sq. ft.	62	10.45	102.24	45%	10.2%	56.23	$ 25,638
Hardware/Paint Store	816	1000 sq. ft.	21	4.84	51.29	25%	9.4%	38.47	$ 16,192
Building Materials & Lumber Store	812	1000 sq. ft.	11	4.49	45.16	20%	9.9%	36.13	$ 16,023
Apparel Store	876	1000 sq. ft.	5	3.83	66.40	20%	5.8%	53.12	$ 13,668
Shopping Center, under 65,000 sq. ft. [6]	820	1000 sq. ft.	50	3.71	42.70	50%	8.7%	21.35	$ 8,275
Specialty Retail Center (Strip Mall)	826	1000 sq. ft.	105	2.71	44.32	20%	6.1%	35.46	$ 9,671
Destination Retail Focus									
1 Free-Standing Discount Store	815	1000 sq. ft.	111	4.98	57.24	30%	8.7%	40.07	$ 15,550
2 Toy/Children's Superstore	864	1000 sq. ft.	46	4.99	60.00	30%	8.3%	42.00	$ 15,581
3 Discount Club (Membership Warehouse Store)	857	1000 sq. ft.	112	4.18	41.80	20%	10.0%	33.44	$ 14,917
4 Electronics Superstore	863	1000 sq. ft.	37	4.50	45.04	30%	10.0%	31.53	$ 14,051
5 Free-Standing Discount Superstore	813	1000 sq. ft.	154	4.35	50.75	20%	8.6%	40.60	$ 15,523
6 Factory Outlet Center	823	1000 sq. ft.	146	2.29	26.59	10%	8.6%	23.93	$ 9,194
7 Home Improvement Superstore	862	1000 sq. ft.	100	2.33	30.74	10%	7.6%	27.67	$ 9,354
8 Furniture Store	890	1000 sq. ft.	67	0.45	5.06	10%	8.9%	4.55	$ 1,807
11 Nursery (Garden Center)	817	Acres	4	8.06	108.10	10%	7.5%	97.29	$ 32,358
12 Nursery (Wholesale)	818	Acres	24	0.45	19.50	10%	2.3%	17.55	$ 1,807
SPECIAL CASES	***Signature Elements: Characteristics not matched with groups above***								
State Motor Vehicles Department/Licensing Agency	731	1000 sq. ft.	10	17.09	166.02	30%	10.3%	116.21	$ 53,364
US Post Office	732	1000 sq. ft.	31	11.22	108.19	60%	10.4%	43.28	$ 20,020
Medical/Dental Office or Clinic	630, 720	1000 sq. ft.	71	3.66	33.00	10%	11.1%	29.70	$ 14,694
Day Care Center	565	1000 sq. ft.	4	12.34	74.06	80%	16.7%	14.81	$ 11,009
Hospital	610	1000 sq. ft.	500	0.93	13.22	10%	7.0%	11.90	$ 3,734
Hotel/Motel - No Convention Facilities	310-312, 320	*Total Rooms* [2]	200	0.53	6.50	10%	8.2%	5.85	$ 2,128

Notes:

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Impact Fees / Other
Section B

School Impact Fee
CMC Chapter 18.120

The School Impact Fee is collected for residential development projects or projects with a residential component.

For a Plat/Subdivision, 100% of the fees can be paid per the fee schedule that is in effect at the time of Final Plat approval. Alternately, the School Impact Fee for each individual single family residence can be paid prior to issuance of the building permit for that SF residence, based on the impact fees in effect at the time of application for that building permit.

For development of existing lots (including plats that were finaled without payment of school impact fees) 100% of the fess are to be paid per the schedule in effect at the time of building permit application, and are to be paid prior to building permit issuance (or at time of issuance).

The only exception to the above references of when fees are assessed and paid are: 1) lots covered under a Plat Condition of Approval with different requirements.

ORDINANCE NO. 12-11 (Exhibit B)

2013 Kent School Disctrict Impact Fee Schedule

Single-family, per dwelling unit	$ 5,486.00
Multi-family, per dwelling unit	$ 3,378.00

Impact Fees / Other
Section C

Park Impact Fee
CMC 14.92

Park Impact Fees have been authorized by City Council, but are not being collected at this time.

Impact Fees / Other
Section D

Fee-in-Lieu of Recreation Space
CMC 18.35.160

Most residential developments are required to provide on-site recreation space. The City may, at it's sole discretion, allow the applicant to meet some or all of the on-site recreational space requirements by paying a fee in lieu of recreation space. Fees are determined by the City on a project-by-project basis, using the methodology set forth in the code section cited above.

CITY OF COVINGTON
Permit Services
16720 SE 271st Street, Suite 100
Covington, WA 98042

Phone: 253-480-2400
Fax: 253-480-2401
www.covingtonwa.gov

FEE-IN-LIEU OF OPEN SPACE CALCULATION SHEET

Plat Name: _____ Plat Number: _____

Zoning: _____ Date: _____

1. Valuation per Residential Acre $5.00 SF multiplied by required SF*
Valuation per Commercial Acre $18.00 SF multiplied by required SF**
Valuation of Improvements $6.00 SF multiplied by required SF***

2. Required Open Space:

_____sq. ft. x _____ = _____ sq. ft. (___acres)****
Open space per unit / lot x # of units / lots = required open space

3. Fee-in-Lieu of Open Space:

_____ + $_____ x _____ = $_____
Improvement Value** + Land Value x required open space = Fee DUE

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* Value based on Department estimates of land value, as amended annually; King County Office of Assessment data or average land cost in King County indicates a land value of $199,170 per acre in 1999. Covington area value ranges from $100,000 to $150,000 per acre.

** Value based on Department estimates of land value, as amended annually; Today's Real Estate, Inc. data on average commercial land cost in Covington area, year 2000 sales.

*** Improvement value is calculated by the Department based on an average cost for providing improvements ($4.00 per SF).

**** 43,560 sq. ft./acre

Impact Fees / Other
Section E

Storm and Surface Water Service Charge