

Road Impact Fee

January 9, 2023

Overview

- Roadway Impact Need
- Prior Council Direction
- Roadway Impact Fee Overview
 - Existing vs Maximum Calculated
 - Proposed Fees based on City Council Input
 - Preferred Economic Development Uses
- Next Steps



Roadway Impact Need

- Estimate Cost for Arterial Buildout From Study: \$633,819,310 (2021)
- Current Capital Need escalating 2021 estimates by CDOT
 CCI (29.99%) = \$823,901,721 (2022)
- Road Impact Fee Current Fund Balance = \$3,863,476
- Shortfall = \$820,038,245
- "modified consumption-based" methodology
 - New development should pay for the cost of replacing the capacity
 - New development is only paying its proportionate share for growth-related infrastructure

- Oct 25, 2021 1st Study Session
 - Impact of 6A & 6B on Infrastructure Funding
 - Include Core City in the study
- Dec 13, 2021- 2nd Study Session
 - Phasing vs Adopt Proposed
 - Changing Boundaries One Fee Averaged across 3 districts
 - Core City Fee
- Feb 7, 2022 postpone the drainage fee impact presentation to be included in the road impact fee discussion at a later date.

- April 11, 2022 Study Session
 - The City cannot charge more than the fee calculated in the road impact fee study.
 - The City can adopt a lower fee for different land uses. Fees can be adjusted in the future at anytime.
 - The City can phase the fee
 - Escalator that is tied to the CDOT CCI adjusted automatically every 2 years starting in 2023



- April 11, 2022 Study Session
 - Options
 - 1. Full Road Impact Fees
 - 2. Full Residential and Industrial and percentage of Commercial fee.
 - 3. Full Residential and Industrial and reduce Commercial fee by 50%.
 - Council recommended Opt. 3



- October 03, 2022 Council Meeting
 - Ordinance Presented
 - Bring back to study session
- October 24, 2022 Study Session
 - Staff to look at differentiating traffic that passes through vs residents that live in the City
 - Core City Redevelopment incentive?
 - Marijuana dispensaries
 - Can the City legally charge specific rates for different uses in the same Land Use Type?
 - Incentivize Targeted Uses being recruited by Economic Development per Council direction
 - Disincentivize marijuana dispensaries

Roadway Impact Fee Overview Existing vs. Maximum Calculated - Northern Range

Land Use Type										
O		Land Use Type		Development	Maximum Fee per		Land Use Type			New Calculated Maximum Fee per Development Unit
100	Industrial	(1)				Office				
100 Industrial Park 1000 Sq. Ft. 1000 Sq. Ft. 595 510.67 770 Bosines Park 1000 Sq. Ft. 54.279 516.965 510 Mini-Warchone 1000 Sq. Ft. 53.06 1000 Sq. Ft. 53.079 1000 Sq. Ft. 54.471 510.446 1000 Sq. Ft. 54.771 54.07	110	General Light Industrial	1000 Sq. Ft.	\$1,146	\$3,393	710	General Office Building	1000 Sq. Ft.	\$1,741	\$5,642
100 Superiorition 1000 Sq. Ft. 3595 \$1,067 \$70 Bookes Park 1000 Sq. Ft. \$1,048 \$2,059 \$1,044 \$1,048 \$1,	130	Industrial Park	1000 Sq. Ft.	n/a	\$2,173	720				\$16.965
Mail-Warehouse	150	Warehouse	1000 Sq. Ft.	\$595	\$1,067					
State Part Transportation Terminal Per Lacre \$18,468 n/a State State Part Part Part State Part Part State Part Part State Part Part Part State Part Part Part State Part Part Part State Part Part Part Part State Part Part Part State Part Part Part State Part Part Part Part State Part Part Part Part Part Part Part Part State Part Pa	151	Mini-Warehouse	1000 Sq. Ft.	\$306	n/a			1000 04. 11.	11/ 4	Ψ2,037
Single-family Detached Housing Dwelling Units \$1,181 \$4,842 \$1,000 \$4,174 \$1,000 \$4,17	030	Transportation Terminal	Per 1 acre	\$18,468	n/a					
10 Single-Family Decached Housing Dwelling Units \$1,181 \$4,842 \$20 Shopping Center/Gen Renal 1000 Sq. Ft. \$3,229 \$10,446 \$10 Multifamily Housing (MorkRes) Dwelling Units n/a \$2,173 \$20 Shopping Center/Gen Renal \$100 Sq. Ft. \$2,695 \$10,446 \$10 Mohle Home Park Per stre \$656 n/a \$2,173 \$25 Shopping Center/Gen Renal \$100 Sq. Ft. \$2,695 \$10,446 \$100 Sq. Ft. \$1,046 \$10 Mohle Home Park Per stre \$656 n/a \$2,915 \$10,446 \$100 Sq. Ft. \$1,046 \$100 Sq. Ft.	Residentia	1				820		1000 Sq. Ft.	\$4,471	\$10,446
Multifamily Housing Multikse Dwelling Units N/a S2,175 S2,000,000 S4, F1 S2,000 S4, F2 S4,000 S4,000 S4, F2 S4,000	210	Single-Family Detached Housing	Dwelling Units	\$1,181	\$4,842			1000 C E	#2.220	\$10.44¢
Mobile Home Park Per site \$656 n/a	220	Multifamily Housing (low-rise)	Dwelling Units	\$726	\$2,745	820		1000 Sq. Ft.	\$3,229	\$10,446
Mobile Home Park	221	Multifamily Housing (Mid-Rise)	Dwelling Units	n/a	\$2,173	- 820		1000 Sg. Ft.	\$2,695	\$10,446
1. Cologing Estationstament, including Per room \$674 n/a \$20 millions fr) 1000 Sq. Ft. \$2,598 \$10,446 \$10.00 Sq. Ft. \$2,998 \$10,446 \$10.00 Sq. Ft. \$2,998 \$10,446 \$10.00 Sq. Ft. \$1,74 \$29,011 \$10.00 Sq. Ft. \$1,74 \$10.00 Sq. Ft.	240	Mobile Home Park	Per site	\$656	n/a		/		. ,	,
Sto Supermarker 1000 Sq. Ft. n/a \$29,011	265	9 9	Per room	\$674	n/a	820		1000 Sq. Ft.	\$2,398	\$10,446
Hotel Rooms \$674 \$2,935 \$62 Building Materials/Hardware/Nursery 1000 Sq. Ft. \$3,771 \$6,663 Hotel Rooms n/a n/a 872 Bed and Linen Superstore 1000 Sq. Ft. n/a n/a Hotel Rooms n/a n/a 872 Bed and Linen Superstore 1000 Sq. Ft. n/a n/a Hotel Rooms n/a n/a 876 Apparel Store 1000 Sq. Ft. n/a n/a Hotel Rooms n/a n/a 876 Apparel Store 1000 Sq. Ft. n/a n/a Hotel Rooms n/a n/a 876 Apparel Store 1000 Sq. Ft. n/a n/a Hotel Rooms n/a n/a \$876 Apparel Store 1000 Sq. Ft. n/a n/a Hotel Rooms n/a n/a \$879 Arts and Crafts Store 1000 Sq. Ft. n/a \$11,322 Hotel Rooms n/a n/a \$882 Marijuana Dispensary 1000 Sq. Ft. n/a \$27,296 Hotel Rooms n/a n/a 882 Marijuana Dispensary 1000 Sq. Ft. n/a \$27,296 Hotel Rooms n/a n/a 1000 Sq. Ft. n/a n/a Hotel Rooms n/a n/a 1000 Sq. Ft. n/a n/a Hotel Rooms n/a n/a 882 Marijuana Dispensary 1000 Sq. Ft. s1,636 n/a Hotel Rooms n/a n/a n/a 1000 Sq. Ft. n/a n/a Hotel Rooms n/a n/a n/a 1000 Sq. Ft. s2,231 n/a Hotel Rooms n/a n/a n/a 1000 Sq. Ft. s2,231 n/a Hotel Rooms n/a n/a n/a n/a n/a Hotel Rooms n/a n/a n/a Hotel Rooms n/a n/a Hotel Rooms n/a n/a Hotel Rooms n/a n/a Hot	Lodging	extended stay			·	850	,	1000 Sq. Ft.	n/a	\$29,011
All Suites Hotel Rooms n/a n/a 863 Electronics Superstore 1000 Sq.Ft. n/a	310	Hotel	Rooms	\$674	\$2.935	862	Building Materials/Hardware/Nursery	1000 Sq. Ft.	\$3,771	\$6,663
12 Business Hotel Rooms n/a n/a 872 Bed and Linen Superstore 1000 Sq.Ft. n/a n/a n/a 876 Apparel Store 1000 Sq.Ft. n/a n/a n/a n/a 876 Apparel Store 1000 Sq.Ft. n/a n/a n/a n/a n/a 876 Apparel Store 1000 Sq.Ft. n/a n/a n/a n/a n/a n/a 1000 Sq.Ft. n/a n/a 1000 Sq.Ft. n/a n/a 1000 Sq.Ft. n/a n/a 1000 Sq.Ft. n/a n/a 1000 Sq.Ft. significant n/a n/a 1000 Sq.Ft. n/a significant n/a signi	311			· · · · · · · · · · · · · · · · · · ·	. ,	863	Electronics Superstore	1000 Sa.Ft.	n/a	n/a
Resort Hotel Rooms n/a n/a 876 Apparel Store 1000 Sq.Ft. n/a n/a n/a 879 Arts and Crafts Store 1000 Sq.Ft. n/a n/a 881 Pharmacy w/ drive thru window 1000 Sq.Ft. n/a \$25,733 \$81 Pharmacy w/ drive thru window 1000 Sq.Ft. n/a \$25,733 \$82 Marijuana Dispensary 1000 Sq.Ft. n/a \$27,296 \$82,7296	312					872	Bed and Linen Superstore	*	n/a	n/a
Street S	330				<u> </u>	876	Apparel Store	*	n/a	n/a
Structional Community Center 1000 Sq. Ft. n/a \$11,322 881 Pharmacy w/ drive thru window 1000 Sq. Ft. n/a \$25,733 881 Miniature Golf Course 1000 Sq. Ft. n/a \$11,322 882 Marijuana Dispensary 1000 Sq. Ft. n/a \$27,296 882 Marijuana Dispensary 1000 Sq. Ft. n/a \$27,296 881 Pharmacy w/ drive thru window 1000 Sq. Ft. n/a \$27,296 882 Marijuana Dispensary 1000 Sq. Ft. n/a \$27,296 881 Pharmacy w/ drive thru window 1000 Sq. Ft. n/a \$27,296 882 Marijuana Dispensary 1000 Sq. Ft. \$1,636 n/a \$17,000 Sq. Ft. \$1,63						879	Arts and Crafts Store	*	n/a	n/a
Miniature Golf Course 1000 Sq.Ft. n/a n/a 882 Marijuana Dispensary 1000 Sq. Ft. n/a \$27,296	495		1000 Sq. Ft.	n/a	\$11,322	881	Pharmacy w/ drive thru window			
100 Sq. Ft. 100 Sq. Ft	431	Miniature Golf Course		n/a	n/a		, ,			
Bowling Alley 1000 Sq.Ft. n/a	436	Trampoline Park		n/a	n/a		* '			
14/445 Movie Theater 1000 Sq. Ft. n/a n/a 960 Convenience Store 1000 Sq. Ft. \$4,725 \$74,421	437	Bowling Alley	1000 Sq.Ft.	n/a	n/a		*	•		
Note Section	444/445	Movie Theater		n/a	n/a					
Second Strict Str	480	Amusement Park		n/a	n/a					,.
Selfutional	482	Water Slide Park		n/a	n/a					•
Elementary School 1000 Sq. Ft. \$656 \$5,032 5 Movie Theater 1000 Sq. Ft. \$3,553 n/a 22 Middle School/Junior High School 1000 Sq. Ft. \$656 \$4,384 934 Fast-Food Restaurant with Drive Thru 1000 Sq. Ft. \$4,909 \$40,067 23 Middle School 1000 Sq. Ft. \$656 \$3,584 932 High Turnover (Sit Down) Restaurant 1000 Sq. Ft. \$3,325 \$27,296 24 Middle School 1000 Sq. Ft. \$420 n/a 930 Fast Casual Restaurant 1000 Sq. Ft. \$3,325 \$27,296 25 Day Care Center 1000 Sq. Ft. \$770 \$2,402 930 Fast Casual Restaurant 1000 Sq. Ft. n/a \$37,055 26 Day Care Center 1000 Sq. Ft. \$3,701 \$13,076 931 Quality Restaurant 1000 Sq. Ft. n/a \$37,055 27 Details and Rescue Station 1000 Sq. Ft. n/a \$2,364 28 Details and Rescue Station 1000 Sq. Ft. n/a \$2,364 29 Details and Rescue Station 1000 Sq. Ft. n/a \$11,704 29 Details and Rescue Station 1000 Sq. Ft. n/a \$10,255 29 Details and Rescue Station 1000 Sq. Ft. n/a \$10,255 29 Details and Rescue Station 1000 Sq. Ft. n/a \$10,255 29 Details and Rescue Station 1000 Sq. Ft. n/a \$10,255 29 Details and Rescue Station 1000 Sq. Ft. n/a \$10,255 29 Details and Rescue Station 1000 Sq. Ft. n/a \$10,255 29 Details and Rescue Station 1000 Sq. Ft. n/a \$10,255 29 Details and Rescue Station 1000 Sq. Ft. n/a \$10,255 29 Details and Rescue Station 1000 Sq. Ft. n/a \$10,255 29 Details and Rescue Station 1000 Sq. Ft. n/a \$10,255 29 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 29 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 29 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 29 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 29 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 29 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 20 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 20 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 20 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 20 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 20 Details and Rescue Station 1000 Sq. Ft. n/a \$22,683 21 Details and Rescue Station 10	Institution	al	·			_	Furniture Store	1000 Sq. Ft.	\$420	n/a
Middle School/Junior High School 1000 Sq. Ft. \$656 \$4,384 934 Fast-Food Restaurant with Drive Thru 1000 Sq. Ft. \$4,909 \$40,067	520	Elementary School	1000 Sq. Ft.	\$656	\$5,032		Movie Theater	1000 Sq. Ft.	\$3,553	n/a
High School 1000 Sq. Ft \$656 \$3,584 932 High Turnover (Sit Down) Restaurant 1000 Sq. Ft. \$3,325 \$27,296 Nursing Home/Assisted Living 1000 Sq. Ft. \$420 n/a 50 Church 1000 Sq. Ft. \$770 \$2,402 Day Care Center 1000 Sq. Ft. \$3,701 \$13,076 Fire and Rescue Station 1000 Sq. Ft. n/a \$2,364 High Turnover (Sit Down) Restaurant 1000 Sq. Ft. n/a \$37,055 Quality Restaurant 1000 Sq. Ft. n/a \$37,055 Quality Restaurant 1000 Sq. Ft. n/a \$11,704 Hedical 940 Bread/Donut/Bagel w/ drive thru 1000 Sq. Ft. n/a \$10,255 High Turnover (Sit Down) Restaurant 1000 Sq. Ft. n/a \$37,055 P31 Quality Restaurant 1000 Sq. Ft. n/a \$11,704 P40 Bread/Donut/Bagel w/ drive thru 1000 Sq. Ft. n/a \$10,255 P40 Bread/Donut/Bagel w/ drive thru 1000 Sq. Ft. n/a \$6,328 P41 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P42 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P43 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P44 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P45 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P46 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P47 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P48 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P40 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P40 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P40 Car Wash & Detail Center 1000 Sq. Ft. n/a \$22,683 P40 Car Wash & Detail Center 1000	522	Middle School/Junior High School	1000 Sq. Ft.	\$656	\$4,384		Fast-Food Restaurant with Drive Thru	1000 Sg. Ft.	\$4,909	\$40,067
Nursing Home/Assisted Living 1000 Sq. Ft. \$420 n/a 930 Fast Casual Restaurant 1000 Sq. Ft. n/a \$37,055 Day Care Center 1000 Sq. Ft. \$3,701 \$13,076 Fire and Rescue Station 1000 Sq. Ft. n/a \$2,364 Fire and Rescue Station 1000 Sq. Ft. n/a \$2,364 Fire and Rescue Station 1000 Sq. Ft. n/a \$11,704 Fedical 940 Bread/Donut/Bagel w/ drive thru 1000 Sq. Ft. n/a \$10,255 Fire Standing Emergency Room 1000 Sq. Ft. n/a \$7,472 P49 Car Wash & Detail Center 1000 Sq. Ft. n/a \$2,683 P40 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P40 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P40 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P40 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P40 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P40 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P41 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P42 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P43 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P44 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P45 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P46 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P47 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P48 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 Sq. Ft. n/a \$22,683 P49 Brewery Tap Room 1000 S	530	High School	1000 Sq. Ft	\$656	\$3,584					
Solution 1000 Sq. Ft. \$770 \$2,402	620	Nursing Home/Assisted Living	1000 Sq. Ft.	\$420	n/a		, ,	<u>.</u>		
Day Care Center 1000 Sq. Ft. \$3,701 \$13,076 937 Coffee/Donut Shop w/ drive thru 1000 Sq. Ft. n/a \$11,704	560	Church	1000 Sq. Ft.	\$770	\$2,402			-		
Fire and Rescue Station	565	Day Care Center	1000 Sq. Ft.	\$3,701	\$13,076					
Hospital 1000 Sq. Ft. \$1,076 n/a 943 Automobile Parts & Service Center 1000 Sq. Ft. n/a \$6,328	575	Fire and Rescue Station	1000 Sq. Ft.	n/a	\$2,364					
Hospital 1000 Sq. Ft. \$1,076 11/4 76 Telemental Telement 1000 Sq. Ft. 1,076 11/4 949 Car Wash & Detail Center 1000 Sq. Ft.	Medical						, , , ,			
971 Brewery Tap Room 1000 Sq. Fr. n/a n/a	610	Hospital	1000 Sq. Ft.	\$1,076						. ,
n/a – Category was not included in the study	650	Free-Standing Emergency Room	1000 Sq. Ft.	n/a	\$7,472					_
	n/a –	Category was not included i	n the study			971	Brewery Tap Room	1000 Sq. Ft.	n/a	n/a

Roadway Impact Fee Overview Existing vs. Maximum Calculated - Core City

		Development	Current Fee per	New Calculated			Development	Current Fee per	
	Land Use Type	Unit	Development Unit	Maximum Fee per		Land Use Type	Unit	Development Unit	
Industrial	(1)			Development Unit	Office				Development On
110	General Light Industrial	1000 Sq. Ft.	\$0	\$1,899					¢2.145
130	Industrial Park	1000 Sq. Ft.	n/a	\$1,187	710	General Office Building	1000 Sq. Ft.	\$0	. , ,
150	Warehouse	1000 Sq. Ft.	\$0	\$593	720	Medical-Dental Office Building	1000 Sq. Ft.	\$0	\$9,376
151	Mini-Warehouse	1000 Sq. Ft.	\$0	n/a	770	Business Park	1000 Sq. Ft.	n/a	\$1,127
030	Transportation Terminal	Per 1 acre	\$0	n/a	Retail/Co	ommercial			
Residentia				,	820	Shopping Center/Gen Retail	1000 Sq. Ft.	\$0	\$5.024
210	Simple Francisco Details of Hermite	Dwelling	\$0	\$2,670	020	(<100,000 sf)	1000 Sq. Ft.	\$ U	
210	Single-Family Detached Housing	Units	\$0	\$2,070	820	Shopping Center/Gen Retail	1000 Sq. Ft.	\$0	\$3,145 \$9,376
220	Multifamily Housing (low-rise)	Dwelling	\$0	\$1,543		(<500,000 sf)	1000 04. 14.		
	Withtenanny Flousing (low-rise)	Units	ΨΟ	Ψ1,515	820	Shopping Center/Gen Retail (<1	1000 Sq. Ft.	\$0	\$5,934
221	Multifamily Housing (Mid-Rise)	Dwelling	n/a	\$1,187		million sf) Shopping Center/Gen Retail (1			¢5 024
110		Units	ΦΩ		820	million sf+)	1000 Sq. Ft.	\$0	\$5,93 4
240	Mobile Home Park Lodging Establishment, including	Per site	\$0	n/a	850	Supermarket	1000 Sq. Ft.	n/a	\$16,022
.65	extended stay	Per room	\$0	n/a		1	-	\$0	
odging	extended stay				862	Building Materials/Hardware/Nursery	1000 Sq. Ft.	- 11	. ,
10	Hotel	Rooms	\$0	\$1,602	863	Electronics Superstore	1000 Sq.Ft.	n/a	
11	All Suites Hotel	Rooms	n/a	n/a	872	Bed and Linen Superstore	1000 Sq.Ft.	n/a	n/a
12	Business Hotel	Rooms	n/a	n/a	876	Apparel Store	1000 Sq.Ft.	n/a	n/a
30	Resort Hotel	Rooms	n/a	n/a	879	Arts and Crafts Store	1000 Sq.Ft.	n/a	n/a
Recreation	nal				881	Pharmacy w/ drive thru window	1000 Sq. Ft.	n/a	\$14.242
195	Recreational Community Center	1000 Sq. Ft.	n/a	\$6,290	882	Marijuana Dispensary	1000 Sq. Ft.	n/a	
31	Miniature Golf Course	1000 Sq.Ft.	n/a	n/a	841		1000 Sq. Ft.	\$0	
36	Trampoline Park	1000 Sq.Ft.	n/a	n/a		Auto Sales/Repair		<u></u>	
·37	Bowling Alley	1000 Sq.Ft.	n/a	n/a	912	Bank	1000 Sq. Ft.	\$0	
44/445	Movie Theater	1000 Sq.Ft.	n/a	n/a	960	Convenience Store	1000 Sq. Ft.	\$0	\$41,361
80	Amusement Park	1000 Sq.Ft.	n/a	n/a	857	Discount Store	1000 Sq. Ft.	\$0	n/a
82	Water Slide Park	1000 Sq.Ft.	n/a	n/a	890	Furniture Store	1000 Sq. Ft.	\$0	n/a
nstitutior					444/44	Movie Theater	1000 Sq. Ft.	\$0	/-
20	Elementary School	1000 Sq. Ft.	\$0	\$2,789	5	Movie Theater	1000 Sq. Ft.	Ф О	n/ a
22	Middle School/Junior High School	1000 Sq. Ft.	\$0	\$2,433	934	Fast-Food Restaurant with Drive Thru	1000 Sq. Ft.	\$0	\$22,134
30	High School	1000 Sq. Ft	\$0	\$1,958	932	High Turnover (Sit Down) Restaurant	1000 Sq. Ft.	\$0	\$15,132
20	Nursing Home/Assisted Living	1000 Sq. Ft.	\$0	n/a	930	Fast Casual Restaurant	1000 Sq. Ft.	n/a	\$20,532
60	Church	1000 Sq. Ft.	\$0	\$1,306	931	Quality Restaurant	1000 Sq. Ft.	n/a	_
65 75	Day Care Center Fire and Rescue Station	1000 Sq. Ft. 1000 Sq. Ft.	\$0 n/a	\$7,240 \$1,306			1000 Sq. Ft.	,	
15 1edical	THE AND RESCUE STATION	1000 Sq. Ft.	11/ a	φ1,300	937	Coffee/Donut Shop w/ drive thru	•	n/a	
10	Hospital	1000 Sq. Ft.	\$0	n/a	940	Bread/Donut/Bagel w/ drive thru	1000 Sq. Ft.	n/a	
50	Free-Standing Emergency Room	1000 Sq. Ft.	n/a	\$4,095	943	Automobile Parts & Service Center	1000 Sq. Ft.	n/a	\$3,501
	,	•	11/ a	ψτ,022	949	Car Wash & Detail Center	1000 Sq. Ft.	n/a	\$12,521
n/a –	Category was not included i	in the study			971	Brewery Tap Room	1000 Sq. Ft.	n/a	,

Roadway Impact Fee Overview Proposed Fees Based on City Council Input

Based on City Council input on April 11, 2022 and October 24, 2022, the following proposed fees take the following into consideration:

- Fee Adjustment for Commercial Districts. The applicable roadway impact fee shall be half of the maximum calculated fee required for new commercial developments in the C-1, C-2, and C-3 districts.
- Furthermore, no fee shall be charged for Preferred Economic Development uses (see slide 11 for those land uses)



Roadway Impact Fee Overview Preferred Economic Development Uses*

ITE Land Use	Description				
Lodging					
310	Hotel				
311	All Suites Hotel				
312	Business Hotel				
330	Resort Hotel				
Recreational La	nd Uses				
431	Miniature Golf Course				
436	Trampoline Park				
437	Bowling Alley				
444/445	Movie Theater				
480	Amusement Park				
482	Water Slide Park				
Medical					
610	Hospital				
650	Free-Standing Emergency Room				
Office					
710	General Office Building				
720	Medical-Dental Office Building				

	• • • • • • • • • • • • • • • • • • • •
ITE Land Use	Description
Retail	
820	Shopping Center
850	Supermarket
862	Home Improvement Superstore
863	Electronics Superstore
872	Bed and Linen Superstore
876	Apparel Store
879	Arts and Crafts Store
890	Furniture Store
Services	
930	Fast Casual Restaurant
931	Quality Restaurant
932	High Turnover (Sit Down) Restaurant
971	Brewery Tap Room

^{*} Recruited by Economic Development per City Council direction

Roadway Impact Fee Overview Proposed Fees Based on Council Input – Northern Range

Land Use Type								_
100 General Light Industrial 100 Sq. Ft. \$3,393 100 Intuitival Fark 100 Sq. Ft. \$1,067 170 Busines Park 1000 Sq. Ft. \$00^{\circ}\$ 150 Marehause 1000 Sq. Ft. \$1,067 170 Busines Park 1000 Sq. Ft. \$00^{\circ}\$ 150 Marehause 1000 Sq. Ft. \$1,067 170 Busines Park 1000 Sq. Ft. \$00^{\circ}\$ 170		Land Use Type		Development Unit Based on Council		Land Use Type	Development Unit	
100 Industrial Park 100 Sp. Fr. \$2,173 720 Medical Chemic Office Bulding 100 Sp. Fr. \$0.00	Industrial	(1)			Office			
130 Industrial Park 1000 Sq. Fr. 52,173 720 Medical-Dental Office Building 1000 Sq. Fr. 50°* 50°* 151 Mini-Warehouse 1000 Sq. Fr. n/a 770 Medical-Dental Office Building 1000 Sq. Fr. 50°* 151 Mini-Warehouse 1000 Sq. Fr. n/a 770 Medical-Dental Office Building 1000 Sq. Fr. 50°* 151 Mini-Warehouse 1000 Sq. Fr. n/a 770 Medical-Dental Office Building 1000 Sq. Fr. 50°* 151 Mini-Warehouse 1000 Sq. Fr. 1000 Sq. Fr. 50°* 151 Mini-Warehouse 1000 Sq. Fr. 50°* 150° 150	110	General Light Industrial	1000 Sq. Ft.		710	General Office Building	1000 Sq. Ft	\$0**
150 Warehouse				' '				\$0**
Per second Per				\$1,067			*	7.7
Residential					770	Business Park	1000 Sq. Ft.	\$0""
210 Single-Family Penached Hossing Dwelling Units \$48.492 202 Shopping Center/Cen Retail (\$40,000.693 1,000.84 Ft. \$50^{**}\$			Per 1 acre	n/a	Retail/Com	mercial		
220 Multifamily Housing (Bowrise) Dwelling Units \$2,745 \$20 Shopping Center/Cen Retail (\$50,000 s) 1000 Sq. Ft. \$0°*			D 11: II :	¢4.042	820	Shopping Center/Gen Retail (<100,000 sf)	1000 Sq. Ft.	\$0**
221 Multifamity Housing (MidRise) Dwelling Units \$2,173 \$20 Shopping Center/Gen Retail (1 million sf) 1000 Sq. Ft. \$0°*					820	Shopping Center/Gen Retail (<500,000 sf)	1000 Sq. Ft.	\$0**
240 Mobile Home Park Per site n/s 820 Shopping Center/Gen Retail (1 million sfe) 1000 Sq. Ft. 50°*		, 0,			820	11 0	*	\$0**
Lodging Stablishment, including extended Per room Iv/a 850 Supermarker 1000 Sq. Ft. \$0°° \$0°° \$100 Sq. Ft. \$0°° \$100 Sq. Ft. \$0°° \$11 All Suites Horel Rooms \$0°° \$63 Electronics Superstore 1000 Sq. Ft. \$0°° \$121 Business Horel Rooms \$0°° \$72 Bed and Linen Superstore 1000 Sq. Ft. \$0°° \$130 Resort Horel Rooms \$0°° \$75 Recreational Community Center 1000 Sq. Ft. \$11,322 Supermore 1000 Sq. Ft. \$0°° \$100 Sq. Ft. \$10°		, , ,			_		<u> </u>	\$0**
				· · · · · · · · · · · · · · · · · · ·				
Second S	265		Per room			*	<u> </u>	1 -
Solution	Lodging	,				Building Materials/Hardware/Nursery	1000 Sq. Ft.	\$0**
312 Busines Hotel Rooms \$0°* 876 Apparel Store 1000 Sq.Ft. \$0°* \$30°* 879 Arts and Crafts Store 1000 Sq.Ft. \$0°* \$79* \$79* Arts and Crafts Store 1000 Sq.Ft. \$0°* \$79* \$79* Arts and Crafts Store 1000 Sq.Ft. \$0°* \$79* Arts and Cra	310	Hotel	Rooms		863	Electronics Superstore	1000 Sq.Ft.	\$0**
Susines Hotel Rooms \$0°° 876	311	All Suites Hotel	Rooms		872	Bed and Linen Superstore	1000 Sq.Ft.	\$0**
Resertational Some Soft					876	Apparel Store	*	\$0**
Recreational Recreational Community Center 1000 Sq. Ft. \$11,322 \$81 Pharmacy w/ drive thru window 1000 Sq. Ft. \$0°* \$27,296 \$436 Trampoline Park 1000 Sq. Ft. \$0°* \$82 Marijuana Dispensary 1000 Sq. Ft. \$27,296 \$437 Bowling Alley 1000 Sq. Ft. \$0°* \$44/445 Movie Theater 1000 Sq. Ft. \$0°* \$44/445 Movie Theater 1000 Sq. Ft. \$0°* \$912 Bank 1000 Sq. Ft. \$16,298* \$480 Amusement Park 1000 Sq. Ft. \$0°* \$960 Convenience Store 1000 Sq. Ft. \$37,360.50° \$482 Water Slide Park 1000 Sq. Ft. \$0°* \$870 Discount Store 1000 Sq. Ft. \$37,360.50° \$870 Discount Store 1000 Sq. Ft. \$0°* \$1000 Sq. Ft. \$4,384 \$44/445 Movie Theater 1000 Sq. Ft. \$0°* \$1000 Sq. Ft. \$4,384 \$44/445 Movie Theater 1000 Sq. Ft. \$0°* \$1000 Sq. Ft. \$1,345 \$44/445 Movie Theater 1000 Sq. Ft. \$0°* \$1000 Sq. Ft. \$1,3076 \$1000			Rooms	\$0**	879	Arts and Crafts Store		
100 100				444.000			1	,
Trampoline Park 1000 Sq.Ft. \$0** 841 Auto Sales/Repair 1000 Sq.Ft. \$10/4 1000 Sq.Ft. \$0**		,		' '		, ,	*	7.7
Second					882	Marijuana Dispensary	1000 Sq. Ft.	\$27,296
444/445 Movie Theater 1000 Sq. Ft. \$0** 912 Bank 1000 Sq. Ft. \$16,298* 480 Amusement Park 1000 Sq. Ft. \$0** 960 Convenience Store 1000 Sq. Ft. \$37,360.50* 482 Water Slide Park 1000 Sq. Ft. \$0** 857 Discount Store 1000 Sq. Ft. \$0** 520 Elementary School 1000 Sq. Ft. \$5,032 444/445 Movie Theater 1000 Sq. Ft. \$0** 522 Middle School/Junior High School 1000 Sq. Ft. \$4,384 444/445 Movie Theater 1000 Sq. Ft. \$0** 530 High School 1000 Sq. Ft. \$3,584 934 Fast-Food Restaurant with Drive Thru 1000 Sq. Ft. \$0** 620 Nursing Home/Assisted Living 1000 Sq. Ft. \$2,402 934 Fast-Food Restaurant with Drive Thru 1000 Sq. Ft. \$0** 565 Day Care Center 1000 Sq. Ft. \$13,076 93 Fast Casual Restaurant 1000 Sq. Ft. \$0** Medical ***********************************					– 841	Auto Sales/Repair	1000 Sq. Ft.	n/a
480 Amusement Park 1000 Sq. Ft. \$0** 960 Convenience Store 1000 Sq. Ft. \$37,360.50* 482 Water Slide Park 1000 Sq. Ft. \$0** 857 Discount Store 1000 Sq. Ft. \$0** Institutional 890 Furniture Store 1000 Sq. Ft. \$0** 520 Elementary School 1000 Sq. Ft. \$5,032 444/445 Movie Theater 1000 Sq. Ft. \$0** 522 Middle School/Junior High School 1000 Sq. Ft. \$5,384 934 Fast-Food Restaurant with Drive Thru 1000 Sq. Ft. \$0** 530 High School 1000 Sq. Ft. \$3,584 934 Fast-Food Restaurant with Drive Thru 1000 Sq. Ft. \$0** 620 Nursing Home/Assisted Living 1000 Sq. Ft. \$2,402 932 High Turnover (Sit Down) Restaurant 1000 Sq. Ft. \$0** 560 Church 1000 Sq. Ft. \$13,076 93.07 Fast Casual Restaurant 1000 Sq. Ft. \$0** 575 Fire and Rescue Station 1000 Sq. Ft. \$13,076 931 Q		<u> </u>			912	Bank	1000 Sq. Ft.	\$16,298*
100 100					960	Convenience Store	1000 Sg. Ft.	\$37,360.50*
Second S					857	Discount Store	*	\$0**
Second							•	
522 Middle School/Junior High School 1000 Sq. Ft. \$4,884 Fire Adjustment for Commercial Districts per Council - 50% max. calculated for \$4,884 Fast-Food Restaurant with Drive Thru 1000 Sq. Ft. \$20,034* 530 High School 1000 Sq. Ft. \$3,584 934 Fast-Food Restaurant with Drive Thru 1000 Sq. Ft. \$20,034* 620 Nursing Home/Assisted Living 1000 Sq. Ft. \$1,076 932 High Turnover (Sit Down) Restaurant 1000 Sq. Ft. \$0** 560 Church 1000 Sq. Ft. \$13,076 930 Fast Casual Restaurant 1000 Sq. Ft. \$0** 575 Fire and Rescue Station 1000 Sq. Ft. \$2,364 931 Quality Restaurant 1000 Sq. Ft. \$0** 610 Hospital 1000 Sq. Ft. \$0** 940 Bread/Donut/Bagel w/ drive thru 1000 Sq. Ft. \$5,127.50* 650 Free-Standing Emergency Room 1000 Sq. Ft. \$0** 943 Automobile Parts & Service Center 1000 Sq. Ft. \$3,164* **Pee Adjustment for Commercial Districts per Council - 50% max. calculated for Ft. \$0.00 Sq. Ft.			1000 Sq. Ft.	\$5,032			*	
Solution Figure		Middle School/Junior High School	1000 Sq. Ft.	\$4,384	444/445	Movie Theater	1000 Sq. Ft.	1 -
560 Church 1000 Sq. Ft. \$2,402 930 Fast Casual Restaurant 1000 Sq. Ft. \$0** 565 Day Care Center 1000 Sq. Ft. \$13,076 931 Quality Restaurant 1000 Sq. Ft. \$0** 575 Fire and Rescue Station 1000 Sq. Ft. \$2,364 931 Quality Restaurant 1000 Sq. Ft. \$0** 610 Hospital 1000 Sq. Ft. \$0** 940 Bread/Donut/Bagel w/ drive thru 1000 Sq. Ft. \$5,127.50* 650 Free-Standing Emergency Room 1000 Sq. Ft. \$0** 940 Bread/Donut/Bagel w/ drive thru 1000 Sq. Ft. \$5,127.50* n/a - Category not included in the study 943 Automobile Parts & Service Center 1000 Sq. Ft. \$3,164* 949 Car Wash & Detail Center 1000 Sq. Ft. \$11,341.50* 971 Brewery Tap Room 1000 Sq. Ft. \$0**		High School			934	Fast-Food Restaurant with Drive Thru	1000 Sq. Ft.	
565 Day Care Center 1000 Sq. Ft. \$13,076 575 Fire and Rescue Station 1000 Sq. Ft. \$2,364 575 Fire and Rescue Station 1000 Sq. Ft. \$2,364 575 Sq. Fire and Rescue Station 1000 Sq. Ft. \$2,364 575 Sq. Fire and Rescue Station 1000 Sq. Ft. \$2,364 575 Sq. Fire and Rescue Station 1000 Sq. Ft. \$2,364 575 Sq. Fire and Rescue Station 1000 Sq. Ft. \$2,364 575 Sq. Fire and Rescue Station 1000 Sq. Ft. \$3,582* Sq. Fire Standing Emergency Room 1000 Sq. Ft. \$5,582* Sq. Fire Standing Emergency Room 1000 Sq. Ft. \$5,127.50* Sq. Fire Standing Emergency Room 1000 Sq. Ft. \$3,164* Sq. Fire Adjustment for Commercial Districts per Council - 50% max. calculated for 50% max. calculated for Sq. Fire Room 1000 Sq. Ft. \$11,341.50* Sq. Fire Room 1000 Sq. Ft. \$3,164* Sq. Fire Room 1000 Sq. Ft. \$3,164* Sq. Fire Room Sq. Ft. \$3,164* Sq. Ft. \$3,		<u> </u>			932	High Turnover (Sit Down) Restaurant	1000 Sq. Ft.	\$0**
565 Day Care Center 1000 Sq. Ft. \$13,076 575 Fire and Rescue Station 1000 Sq. Ft. \$2,364 Medical 937 Coffee/Donut Shop w/ drive thru 1000 Sq. Ft. \$5,582* 610 Hospital 1000 Sq. Ft. \$0** 940 Bread/Donut/Bagel w/ drive thru 1000 Sq. Ft. \$5,127.50* 650 Free-Standing Emergency Room 1000 Sq. Ft. \$0** 943 Automobile Parts & Service Center 1000 Sq. Ft. \$3,164* n/a - Category not included in the study 949 Car Wash & Detail Center 1000 Sq. Ft. \$11,341.50* *Fee Adjustment for Commercial Districts per Council - 50% max. calculated for 971 Brewery Tap Room 1000 Sq. Ft. \$0**					930	Fast Casual Restaurant	1000 Sq. Ft.	\$0**
Style="background-color: blue; border-right: blue; background-color: blue; blue; background-color: b		,					*	\$0**
610 Hospital 1000 Sq. Ft. \$0** 650 Free-Standing Emergency Room 1000 Sq. Ft. \$0** n/a - Category not included in the study *Fee Adjustment for Commercial Districts per Council – 50% max. calculated for 1000 Sq. Ft. \$0** *Fee Adjustment for Commercial Districts per Council – 50% max. calculated for 1000 Sq. Ft. \$0**		Fire and Rescue Station	1000 Sq. Ft.	\$2,364				1 -
650 Free-Standing Emergency Room 1000 Sq. Ft. \$0** n/a - Category not included in the study *Fee Adjustment for Commercial Districts per Council - 50% max. calculated for 971 Brewery Tap Room 1000 Sq. Ft. \$3,164* 943 Automobile Parts & Service Center 1000 Sq. Ft. \$3,164* 949 Car Wash & Detail Center 1000 Sq. Ft. \$11,341.50*		Uganital	1000 C - E-	¢^**		* '		
n/a - Category not included in the study *Fee Adjustment for Commercial Districts per Council - 50% max. calculated for *Revery Tap Room 1000 Sq. Ft. \$11,341.50*		1						
Fee Adjustment for Commercial Districts per Council – 50% max. calculated for Solid Center 1000 Sq. Ft. \$11,341.50		0 0 7	1000 Sq. 1 t.	ΨΟ	943	Automobile Parts & Service Center	-	\$3,164*
9/1 Brewery Tan Room 1000 Sq. Ft DU"	•		r Council FOO/	nov golovlotod for	949	Car Wash & Detail Center	1000 Sq. Ft.	\$11,341.50*
		•			971	Brewery Tap Room	1000 Sq. Ft.	\$0**

new commercial developments in the C-1, C-2, and C-3 districts.

^{**}Furthermore, no fee shall be charged for Preferred Economic Development uses based on discussion at October 24th Council Study Session (see slide 13 for those

Roadway Impact Fee Overview
Proposed Fees Based on Council Input – Core City

	Land Use Type	Development Unit	Proposed Fee per Development Unit Based on Council Direction
Industrial	(1)		
110	General Light Industrial	1000 Sq. Ft.	\$1,899
130	Industrial Park	1000 Sq. Ft.	\$1,187
150	Warehouse	1000 Sq. Ft.	\$593
151	Mini-Warehouse	1000 Sq. Ft.	n/a
030	Transportation Terminal	Per 1 acre	n/a
Residentia	1		
210	Single-Family Detached Housing	Dwelling Units	\$2,670
220	Multifamily Housing (low-rise)	Dwelling Units	\$1,543
221	Multifamily Housing (Mid-Rise)	Dwelling Units	\$1,187
240	Mobile Home Park	Per site	n/a
265	Lodging Establishment, including extended stay	Per room	n/a
Lodging	,		
310	Hotel	Rooms	\$0**
311	All Suites Hotel	Rooms	\$0**
312	Business Hotel	Rooms	\$0**
330	Resort Hotel	Rooms	\$0**
Recreation	al		
495	Recreational Community Center	1000 Sq. Ft.	\$6,290
431	Miniature Golf Course	1000 Sq.Ft.	\$0**
436	Trampoline Park	1000 Sq.Ft.	\$0**
437	Bowling Alley	1000 Sq.Ft.	\$0**
444/445	Movie Theater	1000 Sq.Ft.	\$0**
480	Amusement Park	1000 Sq.Ft.	\$0**
482	Water Slide Park	1000 Sq.Ft.	\$0**
Institution	al		
520	Elementary School	1000 Sq. Ft.	\$2,789
522	Middle School/Junior High School	1000 Sq. Ft.	\$2,433
530	High School	1000 Sq. Ft	\$1,958
620	Nursing Home/Assisted Living	1000 Sq. Ft.	n/a
560	Church	1000 Sq. Ft.	\$1,306
565	Day Care Center	1000 Sq. Ft.	\$7,240
575	Fire and Rescue Station	1000 Sq. Ft.	\$1,306
Medical			
610	Hospital	1000 Sq. Ft.	\$0**
650	Free-Standing Emergency Room	1000 Sq. Ft.	\$0**

	Land Use Type	Development Unit	Proposed Fee per Development Unit Based on Council Direction
Office			
710	General Office Building	1000 Sq. Ft.	\$0**
720	Medical-Dental Office Building	1000 Sq. Ft.	\$0**
770	Business Park	1000 Sq. Ft.	\$0**
Retail/Con	nmercial		
820	Shopping Center/Gen Retail (<100,000 sf)	1000 Sq. Ft.	\$0**
820	Shopping Center/Gen Retail (<500,000 sf)	1000 Sq. Ft.	\$0**
820	Shopping Center/Gen Retail (<1 million sf)	1000 Sq. Ft.	\$0**
820	Shopping Center/Gen Retail (1 million sf+)	1000 Sq. Ft.	\$0**
850	Supermarket	1000 Sq. Ft.	\$0**
862	Building Materials/Hardware/Nursery	1000 Sq. Ft.	\$0**
863	Electronics Superstore	1000 Sq.Ft.	\$0**
872	Bed and Linen Superstore	1000 Sq.Ft.	\$0**
876	Apparel Store	1000 Sq.Ft.	\$0**
879	Arts and Crafts Store	1000 Sq.Ft.	\$0**
881	Pharmacy w/ drive thru window	1000 Sq. Ft.	\$0**
882	Marijuana Dispensary	1000 Sq. Ft.	\$15,073
841	Auto Sales/Repair	1000 Sq. Ft.	n/a
912	Bank	1000 Sq. Ft.	\$9,020*
960	Convenience Store	1000 Sq. Ft.	\$20,681*
857	Discount Store	1000 Sq. Ft.	\$0*
890	Furniture Store	1000 Sq. Ft.	\$0*
444/445	Movie Theater	1000 Sq. Ft.	\$0*
934	Fast-Food Restaurant with Drive Thru	1000 Sq. Ft.	\$11,607*
932	High Turnover (Sit Down) Restaurant	1000 Sq. Ft.	\$0*
930	Fast Casual Restaurant	1000 Sq. Ft.	\$0*
931	Quality Restaurant	1000 Sq. Ft.	\$0*
937	Coffee/Donut Shop w/ drive thru	1000 Sq. Ft.	\$3,234*
940	Bread/Donut/Bagel w/ drive thru	1000 Sq. Ft.	\$2,849*
943	Automobile Parts & Service Center	1000 Sq. Ft.	\$1,751*
949	Car Wash & Detail Center	1000 Sq. Ft.	\$6,261*
971	Brewery Tap Room	1000 Sq. Ft.	\$0**



n/a – Category not included in the study

^{*}Fee Adjustment for Commercial Districts per Council – 50% max. calculated for new commercial developments in the C-1, C-2, and C-3 districts.

^{**}Furthermore, no fee shall be charged for Preferred Economic Development uses based on discussion at October 24th Council Study Session (see slide 13 for those land uses)

Next Steps

- Direction for Staff
 - What fee to charge per land use type?
- First Reading of Ordinance February 6, 2023
- Second Reading of Ordinance March 6, 2023
- Begin charging new fees May 1, 2023





Questions & Discussion