

CITY OF WEST RICHLAND
ORDINANCE NO. 34-20

AN ORDINANCE OF THE CITY OF WEST RICHLAND, WASHINGTON,
RELATING TO TRANSPORTATION IMPACT FEES, AMENDING APPENDIX
"A" OF ORD 2-10 AND REPEALING ORD 26-19.

THE CITY COUNCIL FOR THE CITY OF WEST RICHLAND, WASHINGTON, does
hereby resolve as follows:

Section 1. Appendix "A" of Ordinance 2-10 is hereby amended as shown in the
attachment.

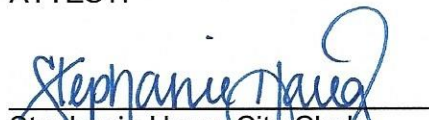
Section 2. Ordinance 26-19 is hereby repealed in its entirety.

Section 3. This ordinance shall become effective five (5) days after its passage and
publication as required by law or January 1, 2021, whichever is later.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND,
WASHINGTON, this 6th day of October, 2020.**


Brent Gerry, Mayor

ATTEST:


Stephanie Haug, City Clerk

APPROVED AS TO FORM:


Bronson Brown, City Attorney

Type of Land Use	ITE Trip Generation Code	Peak Hour PM Trips per Unit	Unit	Pass-by-Factor	Economic Development Factor	Impact Fee Effective (1/1/21)	
						Impact Fee (TIF) per PM Peak Hour (Adjacent Street Traffic)	TIF(A)(C)(D)
Port and Terminal							
000 - 099							
Commercial Airport	21	5.12	Average Flights Per Day	1.00	1.00	\$7,961.60	
General Aviation Airport	22	0.37	Based Aircraft	1.00	1.00	\$575.35	
Truck Terminal	30	1.72	1000 SF/GFA	1.00	1.00	\$2,674.60	
Park-and-Ride Lot with Bus Service	90	0.43	Parking Spaces	1.00	1.00	\$668.65	
Industrial/Agricultural							
100 - 199							
General Light Industrial	110	0.63	1000 SF/GFA	1.00	0.85	\$832.70	
General Heavy Industrial	120	0.19	1000 SF/GFA	1.00	0.85	\$251.13	
Industrial Park	130	0.40	1000 SF/GFA	1.00	0.85	\$528.70	
Manufacturing	140	0.67	1000 SF/GFA	1.00	0.85	\$885.57	
Warehousing	150	0.19	1000 SF/GFA	1.00	0.85	\$251.13	
Mint-Warehousing	151	0.17	1000 SF/GFA	1.00	0.85	\$224.70	
Utilities	170	2.27	1000 SF/GFA	1.00	0.85	\$3,000.37	
Residential							
200 - 299							
Single-Family, Accessory Dwelling Unit & Duplex	210	0.99	Dwelling Unit	1.00	1.00	\$1,539.45	
Multi-Family	220	0.56	Dwelling Unit	1.00	1.00	\$870.80	
Mid-Rise Residential w/ 1st Floor Commercial	231	0.36	Dwelling Unit	1.00	1.00	\$559.80	
Mobile Home Park	240	0.46	Dwelling Unit	1.00	1.00	\$715.30	
Senior Adult Housing - Detached	251	0.30	Dwelling Unit	1.00	1.00	\$466.50	
Congregate Care Facility	253	0.16	Dwelling Unit	1.00	1.00	\$248.80	
Assisted Living	254	0.48	1000 SF/GFA	1.00	1.00	\$746.40	
Residential Planned Unit Development	270	0.69	Dwelling Unit	1.00	1.00	\$1,072.95	
Lodging							
300 - 399							
Hotel	310	0.60	Per Room	1.00	0.90	\$839.70	
Motel	320	0.38	Per Room	1.00	0.90	\$531.81	

ITE Trip Generation Code	Type of Land Use	Peak Hour PM Trips per Unit			Unit	Pass-by-Factor	Economic Development Factor	Impact Fee Effective (1/1/21)		
		A	B	C				D	Impact Fee (TIF) per PM Peak Hour (Adjacent Street Traffic)	TIF(A)(C)(D)
Retail										
800 - 899										
812	Building Materials and Lumber Store	2.06	1000 SF/GFA	0.60	0.41	\$788.01				
813	Freestanding Discount Superstore	4.33	1000 SF/GFA	0.60	0.41	\$1,656.35				
814	Variety Store	6.84	1000 SF/GFA	0.60	0.41	\$2,616.51				
815	Freestanding Discount Store	4.83	1000 SF/GFA	0.60	0.41	\$1,847.62				
816	Hardware/Paint Store	2.68	1000 SF/GFA	0.60	0.41	\$1,025.18				
817	Nursery/Garden Center	6.94	1000 SF/GFA	0.60	0.41	\$2,654.76				
820	Shopping Center	3.81	1000 SF/GFA (leasable)	0.60	0.41	\$626.70				
932	High-Turnover (Sit-Down) Restaurant	9.77	1000 SF/GFA	0.60	0.41	\$3,737.32				
933	Fast Food Restaurant w/o Drive-Thru	28.34	1000 SF/GFA	0.60	0.41	\$10,840.90				
934	Fast Food Restaurant w/ Drive-Thru	32.67	1000 SF/GFA	0.60	0.41	\$12,497.26				
935	Fast Food Restaurant w/ Drive-Thru (no indoor seating)	42.65	1000 SF/GFA	0.60	0.41	\$16,314.90				
941	Quick Lubrication Vehicle Shop	8.70	1000 SF/GFA	0.60	0.41	\$3,328.01				
840	Automobile Sales (New)	2.43	1000 SF/GFA	0.60	0.41	\$929.55				
841	Automobile Sales (Used)	3.75	1000 SF/GFA	0.60	0.41	\$1,434.49				
843	Auto Parts Sales	4.91	1000 SF/GFA	0.60	0.41	\$1,878.22				
925	Drinking Place	11.36	1000 SF/GFA	0.60	0.41	\$4,345.54				
926	Food Cart Pod	3.08	Food Carts	0.60	0.41	\$1,178.19				
930	Casual Restaurant	14.13	1000 SF/GFA	0.60	0.41	\$5,405.15				
948	Automatic Car Wash	14.20	1000 SF/GFA	0.60	0.41	\$5,431.93				
848	Tire Store	3.98	1000 SF/GFA	0.60	0.41	\$1,522.47				
850	Supermarket	9.24	1000 SF/GFA	0.60	0.41	\$3,534.58				
853	Convenience Market w/ Gasoline Pumps	49.29	1000 SF/GFA	0.60	0.41	\$18,854.90				
861	Sporting Goods Store	2.02	1000 SF/GFA	0.60	0.41	\$772.71				
862	Home Improvement Store	2.33	1000 SF/GFA	0.60	0.41	\$891.29				
863	Electronic Store	4.26	1000 SF/GFA	0.60	0.41	\$1,629.58				
880	Pharmacy (w/o Drive-Thru)	8.51	1000 SF/GFA	0.60	0.41	\$3,255.33				
881	Pharmacy (w/ Drive-Thru)	10.29	1000 SF/GFA	0.60	0.41	\$3,936.23				
890	Furniture Store	0.52	1000 SF/GFA	0.60	0.41	\$198.92				
897	Medical Equipment Store	1.24	1000 SF/GFA	0.60	0.41	\$474.34				
Services										
900 - 999										
912	Bank w/ Drive-in	20.45	1000 SF/GFA	0.60	0.95	\$18,125.86				

Unless otherwise noted: all values for traffic generation are based on the Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 p.m.
 (1) Weekday PM Peak Hour of Generator (Not Peak Hour of Adjacent Street Traffic)
 (2) Weekday AM Peak Hour of Generator (Not Peak Hour of Adjacent Street Traffic)