



DEVELOPMENT SERVICES
DEPARTMENT

Planning Division

CITY OF SACRAMENTO
CALIFORNIA

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November 30, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: HOUSING TRUST FUND FEE MODIFICATION, M04-047

LOCATION AND COUNCIL DISTRICT: Citywide, D-All

RECOMMENDATION:

Staff recommends that Council adopt the resolution reducing the Housing Trust Fund fee increase to 44 percent effective on December 11, 2004 to address potential concerns related to infill and economic development, and to allow for the full 81.3 percent increase approved under Ordinance 2004-057 to take effect on July 1, 2005.

- A. Resolution** amending the amount of the housing fee established by Chapter 17.188 of the City Code.

CONTACT PERSONS: Michael Medema, Interim Director of Development Services, 808-1915

FOR COUNCIL MEETING OF: December 7, 2004 (afternoon)

SUMMARY:

The City Council approved an 81.3 percent increase to the Housing Trust Fund fee on October 12, 2004. The fee increase is scheduled to take effect 60-days after the date of adoption on December 11, 2004. Due to concerns regarding adequate noticing, Council received additional public testimony on the fee increase at its November 30, 2004 Council meeting. Based on this public testimony regarding the potential impact on infill and economic development, Council adopted a motion of intent to reduce the fee increase from 81.3 percent to 44 percent effective December 11, 2004 and to allow for the full 81.3 percent increase, as

identified in Ordinance 2004-057 and Exhibit 2 of the attached resolution, to take effect on July 1, 2005.

COMMITTEE/COMMISSION ACTION:

As discussed in the staff reports for the October 12th and the November 30th Council meetings, the Housing Trust Fund fee increase was brought before the SHRA Commission, the Development Oversight Commission, the City's Planning Commission, and the Law and Legislation Committee.

BACKGROUND:

This report is designed to fulfill the intent motion adopted by Council on November 30, 2004. A full description of the background related to the Housing Trust Fund fee is included in the staff reports on the issue for the Council meetings on October 12, 2004 and November 30, 2004.

FINANCIAL CONSIDERATIONS:

The financial considerations of both a 44 percent increase and an 81.3 percent increase were previously discussed in the staff reports for the Council meeting on November 30, 2004.

POLICY CONSIDERATIONS:

Any increase in the Housing Trust Fund supports several of the City's policies, including those in the 2002-2007 Housing Element and the City's 2001-2004 Strategic Plan.

ENVIRONMENTAL CONSIDERATIONS:

The Housing Trust Fund resolution is not a project under the Section 21065 of CEQA and CEQA Guidelines Section 15378 (b)(4). The activity is therefore covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15601(b)(3)).

ESBD CONSIDERATIONS:

No goods or services are being purchased under this report.

City Council
Housing Trust Fund Fee Reduction (M04-047)
November 30, 2004

Respectfully submitted:



MICHAEL MEDEMA
Interim Director of
Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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1. Resolution to Reduce the Housing Trust Fund Fee Increase,Pgs. 4-19

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION TO REDUCE THE CITYWIDE INCREASE TO THE HOUSING TRUST FUND FEE FROM 81.3 PERCENT TO 44 PERCENT EFFECTIVE ON DECEMBER 11, 2004 AND TO ALLOW FOR THE FULL 81.3 PERCENT INCREASE APPROVED UNDER ORDINANCE 2004-057 TO TAKE EFFECT ON JULY 1, 2005

WHEREAS, the City Council of the City of Sacramento finds that both affordable housing for low-wage workers and both infill and economic development are high priorities for the City;

WHEREAS, the City has held several public hearings and done extensive noticing in order to receive public comment on this issue;

WHEREAS, the City supports the development of affordable housing not only within the City, but throughout the Sacramento region;

WHEREAS, the City supports the creation of new employment opportunities;

WHEREAS, there is a need for affordable housing near employment centers in the City as well as in other cities in the County, and in the unincorporated area of Sacramento County;

WHEREAS, the cities and counties of the greater Sacramento region are part of a regional housing market and that a fee increase that is adopted by a greater number of jurisdictions is a more effective tool for the development of affordable workforce housing than an increase by one jurisdiction alone;

WHEREAS, the Council adopted Ordinance 2004-057 on October 12, 2004 that: 1) increased the Housing Trust Fund fee by 81.3 percent; 2) amended Subsection F of Section 17.188.070 of the City Code to provide for an automatic annual adjustment of the housing fee based on the San Francisco Construction Cost Index; and 3) amended the process for adjustments to the Housing Trust Fund fee, which allows Council to make adjustments by resolution rather than by ordinance;

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WHEREAS, the Council also adopted Resolution 2004-803 on October 12, 2004, which encourages other jurisdictions in the region to adopt a similar increase to their Housing Trust Fund fee and it also directs City staff to prepare a new nexus study and to return to Council in no later than seven months in order to address the need for additional adjustments;

WHEREAS, the Council further directs staff to evaluate the use of a two-tiered fee structure as part of the new nexus study for the Housing Trust Fund;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento that effective December 11, 2004, through June 30, 2005, the housing fees imposed on commercial development pursuant to Chapter 17.188 shall be at the rates set forth in Exhibit 1, reflecting a 44 percent increase over the rates that existed prior to the adoption of Ordinance No. 2004-057; and that the housing fees imposed after June 30, 2005 shall be at the rates set forth in Exhibit 2, as adopted by the Council pursuant to Ordinance No. 2004-057, reflecting an 81.3% increase over the rates that existed prior to the adoption of Ordinance No. 2004-057.

The purpose and intent of this resolution is to modify the rates established by Ordinance No. 2004-057 so as to modify and reduce the Housing Trust fees for the period from December 11, 2004 through June 30, 2005, but not to modify, or interfere with, the application of the higher fees established by Ordinance No. 2004-057 after June 30, 2005.

MAYOR

ATTEST:

CITY CLERK

(M04-047)

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**EXHIBIT 1 – HOUSING TRUST FUND FEE SCHEDULE
WITH 44% INCREASE
(Effective December 11, 2004)**

**Appendix A
HOUSING FEE REQUIREMENT-CITYWIDE**

| Fee/Building | |
|--------------------------|-------------|
| Type of Use | Square Feet |
| Office | \$1.43 |
| Hotel | \$1.35 |
| Research and development | \$1.21 |
| Commercial | \$1.14 |
| Manufacturing | \$.89 |
| Warehouse/office* | \$.52 |
| Warehouse | \$.39 |

* Warehouse buildings with a minor portion (25% maximum) of the space improved for incidental office use.

**Appendix B
HOUSING FEE AND CONSTRUCTION ALTERNATIVE- CITYWIDE**

| 20% Fee/Housing Unit | | |
|--------------------------|------------------|----------------|
| Type of Use* | Building Sq. Ft. | Factor/Sq. Ft. |
| Office | \$.29 | .000127 |
| Hotel | \$.27 | .000042 |
| Research and development | \$.24 | .000091 |
| Commercial | \$.23 | .000106 |
| Manufacturing | \$.18 | .000042 |
| Warehouse/office | \$.10 | .000021 |
| Warehouse | \$.08 | .000021 |

* Nonresidential development projects that do not fall within a specific type of use category will be evaluated on a project-by-project basis to determine an appropriate fee and housing unit factor.

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**Appendix C
HOUSING FEE AND CONSTRUCTION REQUIREMENT -NORTH NATOMAS ONLY**

| Housing Unit Fee/Building | | |
|-----------------------------------|-------------|----------------|
| Type of Use* | Square Feet | Factor/Sq. Ft. |
| Highway commercial | \$ 1.56 | .000296 |
| Community/neighborhood commercial | \$ 1.17 | .000222 |
| Office/business | \$.1.17 | .000222 |
| M-50 | \$.99 | .000191 |
| M-20 | \$.82 | .000157 |
| Light industrial | \$.63 | .000121 |

* Each nonresidential development project will be subject to a fee which is based on the applicable North Natomas community plan land use category.

**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. | Hotel | R/D | Comm. | Mfg. | Wrh. | Other |
|--|--------|--------|--------|--------|-------|-------|--------|
| | \$1.43 | \$1.35 | \$1.21 | \$1.14 | \$.89 | \$.39 | Fee |
| Agricultural uses | | | | | | | S |
| Amusement centers -- Indoor only | | | | | | | \$.73 |
| Auto sales, Repair/body service, shop | | | | | | | \$.89 |
| rental, Sales/service storage | | | | | | | \$1.02 |
| Bakery or bakery goods store | | | | X | | | |
| Bank -- Savings and loan | X | | | | | | |
| Barber, beauty shop | | | | X | | | |
| Business college trade school | | | | X | | | |

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**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. \$1.43 | Hotel \$1.35 | R/D \$1.21 | Comm. \$1.14 | Mfg. \$.89 | Wrh. \$.39 | Other Fee |
|--|----------------|-----------------|---------------|-----------------|---------------|---------------|--------------|
| Cabinet shop | | | | | X | | |
| Cleaning plant commercial | | | | | X | | |
| Cleaning, laundry agency | | | | X | | | |
| Convenience market | | | | X | | | |
| Dance, music, voice studio | | | | X | | | |
| Drive-in restaurant food stand | | | | X | | | |
| Equipment rental and sales yard | | | | X | | | |
| Florist | | | | X | | | |
| Food store delicatessen | | | | X | | | |
| Furniture refinishing | | | | | X | | |
| Furniture store | | | | X | | | |
| Hotel | | X | | | | | |
| Laboratory -- Medical, dental, optical | X | | | | | | |
| Laundry, commercial plant | | | | X | | | |
| Laundromat -- Self service center | | | | X | | | |
| Mortuary/crematorium | | | | | | | E |
| Motel | | X | | | | | |
| Nursery for flowers and plants | | | | X | | | |
| Offices | X | | | | | | |
| Medical clinic or office | X | | | | | | |
| Nonresidential care facility | | | | | | | S |
| Parking lot, garage or facility | | | | | | | E |
| Photographic studio | | | | X | | | |
| Prescription pharmacy | | | | X | | | |

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**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. \$1.43 | Hotel \$1.35 | R/D \$1.21 | Comm. \$1.14 | Mfg. \$.89 | Wrh. \$.39 | Other Fee |
|---|----------------|-----------------|---------------|-----------------|---------------|---------------|--------------|
| optician | | | | | | | |
| Printing and blueprinting | | | | X | | | |
| Recycling center | | | | | X | | |
| Reducing salon -- Masseur, racquetball, judo school | | | | | | | \$.73 |
| Restaurant -- Bar | | | | X | | | |
| Retail stores and services | | | | X | | | |
| Service station | | | | | | | \$1.14 |
| Shop for building contractor | | | | | | | \$.89 |
| Sign shop | | | | X | | | |
| Tire shop, including recapping | | | | X | | | |
| Trailer sales yard | | | | | | | \$.66 |
| Used car lot | | | | | | | \$1.02 |
| Wholesale stores and distributors | | | | | | X | |
| Commercial recreational vehicle storage | | | | | | | E |
| Christmas tree sales lots | | | | | | | E |
| Adult entertainment establishment or activity | | | | X | | | |
| Astrology and related practices | | | | X | | | |
| Adult related establishment | | | | X | | | |
| Bus and other transit terminals, depots and passenger stations, public and private | | | | | | | S |
| Mini storage/individual storage/locker buildings | | | | | | | E |

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**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. | Hotel | R/D | Comm. | Mfg. | Wrh. | Other Fee |
|---|--------|--------|--------|--------|--------|--------|--------------|
| | \$1.43 | \$1.35 | \$1.21 | \$1.14 | \$0.89 | \$0.39 | |
| Bus and other transit vehicle maintenance and storage | | | | | | | S |
| Halloween haunted house | | | | | | | E |
| Bed and breakfast inn | | X | | | | | |
| Towing service and vehicle storage yard | | | | | | | \$0.89 |
| Alcoholic beverage sales for off-premises consumption | | | | | | | E |
| Bar | | | | X | | | |
| Appliance repair shop | | | | X | | | |
| Delivery service | | | | | | | S |
| Janitorial service company | | | | | | | S |
| Pest control company | | | | | | | S |
| Sports complex | | | | | | | S |
| Child care center | | | | | | | E |
| Reverse vending machine | | | | | | | E |
| Mobile recycling units | | | | | | | E |
| Small recyclable material collection facility | | | | | | | E |
| Temporary parking lot | | | | | | | E |
| Drive-up service facility | | | | | | | S |
| Nonprofit organization -- Food storage and distribution | | | | | | | S |
| Nonprofit organization -- Food preparation for off-site consumption | | | | | | | S |
| Nonprofit organization -- Meal service facility | | | | | | | S |
| Industrial Use | | | | | | | |

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**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. \$1.43 | Hotel \$1.35 | R/D \$1.21 | Comm. \$1.14 | Mfg. \$.89 | Wrh. \$.39 | Other Fee |
|--|----------------|-----------------|---------------|-----------------|---------------|---------------|--------------|
| Beverage bottling plant | | | | | X | | |
| Billboard manufacture | | | | | X | | |
| Boat building (small) | | | | | X | | |
| Concrete batch plant | | | | | X | | |
| Cement or clay products manufacturing | | | | | X | | |
| Contractor's storage yard | | | | | | | .89 |
| Dairy products processing | | | | | X | | |
| Food processing plant | | | | | X | | |
| Fuel yard | | | | | | | .66 |
| Ice manufacture -- Cold storage plant | | | | | | X | |
| Junk yard | | | | | | | S |
| Lumber yard -- Retail | | | | | | | .89 |
| Machine shop | | | | | X | | |
| Monument works, stone | | | | | X | | |
| Petroleum storage | | | | | X | | |
| Planing mill | | | | | X | | |
| Public utility yard | | | | | | | E |
| Recycling plant | | | | | X | | |
| Railroad yard or shops | | | | | | | S |
| Terminal yard, trucking | | | | | | | .66 |
| Truck and tractor repair | | | | | | | .89 |
| Warehouse wholesaling | | | | | | X | |
| Assembly or electrical and electronic equipment | | | X | | | | |
| Assembly of plastic and rubber items | | | X | | | | |
| Garment shop | | | | | X | | |
| Laboratory research and experimental | | | X | | | | |

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**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. | Hotel | R/D | Comm. | Mfg. | Wrh. | Other |
|--|--------|--------|--------|--------|--------|--------|--------|
| | \$1.43 | \$1.35 | \$1.21 | \$1.14 | \$.89 | \$.39 | Fee |
| Manufacturing, assembly and treatment of merchandise | | | X | | | | |
| Plating with storage | | | | | X | | |
| Metal fabrication | | | | | X | | |
| Other Nonresidential Use (Special Permit Use) | | | | | | | |
| Major medical care facility | | | | | | | \$2.28 |
| Animal hospital or dog kennel | X | | | | | | |
| Animal or poultry slaughter | | | | | | | S |
| Amusement enterprise -- Outdoor | | | | | | | S |
| Drive-in theater | | | | | | | S |
| Golf course | | | | | | | S |
| Hog ranch | | | | | | | S |
| Livestock feed and sales yard | | | | | | | S |
| Private club -- Social center | | | | | | | S |
| School -- Private, nonprofit | | | | | | | \$1.21 |
| Church | | | | | | | E |
| Marinas | | | | | | | S |
| Other Use | | | | | | | |
| Flea market | | | | | | | S |
| Residential care facility | | | | | | | \$.89 |

X - Project is subject to fee for nonresidential use category.

S - Fee amount determined by planning director on a project-by-project basis.

E - Nonresidential project is exempt from this chapter.

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**EXHIBIT 2 – HOUSING TRUST FUND FEE SCHEDULE
WITH THE FULL 81.3% INCREASE
(Effective July 1, 2005)**

**Appendix A
HOUSING FEE REQUIREMENT-CITYWIDE**

| Fee/Building | |
|--------------------------|-------------|
| Type of Use | Square Feet |
| Office | \$1.79 |
| Hotel | \$1.70 |
| Research and development | \$1.52 |
| Commercial | \$1.43 |
| Manufacturing | \$1.12 |
| Warehouse/office* | \$.65 |
| Warehouse | \$.49 |

* Warehouse buildings with a minor portion (25% maximum) of the space improved for incidental office use.

**Appendix B
HOUSING FEE AND CONSTRUCTION ALTERNATIVE- CITYWIDE**

| 20% Fee/Housing Unit | | |
|--------------------------|------------------|----------------|
| Type of Use* | Building Sq. Ft. | Factor/Sq. Ft. |
| Office | \$.36 | .000127 |
| Hotel | \$.34 | .000042 |
| Research and development | \$.31 | .000091 |
| Commercial | \$.29 | .000106 |
| Manufacturing | \$.22 | .000042 |
| Warehouse/office | \$.13 | .000021 |
| Warehouse | \$.13 | .000021 |

* Nonresidential development projects that do not fall within a specific type of use category will be evaluated on a project-by-project basis to determine an appropriate fee and housing unit factor.

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**Appendix C
HOUSING FEE AND CONSTRUCTION REQUIREMENT -NORTH NATOMAS ONLY**

| Housing Unit Fee/Building | | |
|-----------------------------------|-------------|----------------|
| Type of Use* | Square Feet | Factor/Sq. Ft. |
| Highway commercial | \$ 1.96 | .000296 |
| Community/neighborhood commercial | \$ 1.47 | .000222 |
| Office/business | \$ 1.47 | .000222 |
| M-50 | \$ 1.25 | .000191 |
| M-20 | \$ 1.03 | .000157 |
| Light industrial | \$.80 | .000121 |

* Each nonresidential development project will be subject to a fee which is based on the applicable North Natomas community plan land use category.

**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. | Hotel | R/D | Comm. | Mfg. | Wrh. | Other |
|--|--------|--------|--------|--------|--------|-------|--------|
| | \$1.79 | \$1.70 | \$1.52 | \$1.43 | \$1.12 | \$.49 | Fee |
| Agricultural uses | | | | | | | S |
| Amusement centers -- Indoor only | | | | | | | \$.92 |
| Auto sales, Repair/body service, shop | | | | | | | \$1.12 |
| rental, Sales/service storage | | | | | | | \$1.29 |
| Bakery or bakery goods store | | | | X | | | |
| Bank -- Savings and loan | X | | | | | | |
| Barber, beauty shop | | | | X | | | |
| Business college trade school | | | | X | | | |
| Cabinet shop | | | | | | X | |
| Cleaning plant commercial | | | | | | X | |
| Cleaning, laundry agency | | | | X | | | |

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| Nonresidential Use | Off. \$1.79 | Hotel \$1.70 | R/D \$1.52 | Comm. \$1.43 | Mfg. \$1.12 | Wrh. \$.49 | Other Fee |
|--|----------------|-----------------|---------------|-----------------|----------------|---------------|--------------|
| Convenience market | | | | X | | | |
| Dance, music, voice studio | | | | X | | | |
| Drive-in restaurant food stand | | | | X | | | |
| Equipment rental and sales yard | | | | X | | | |
| Florist | | | | X | | | |
| Food store delicatessen | | | | X | | | |
| Furniture refinishing | | | | | X | | |
| Furniture store | | | | X | | | |
| Hotel | | X | | | | | |
| Laboratory -- Medical, dental, optical | X | | | | | | |
| Laundry, commercial plant | | | | X | | | |
| Laundromat -- Self service center | | | | X | | | |
| Mortuary/crematorium | | | | | | | E |
| Motel | | X | | | | | |
| Nursery for flowers and plants | | | | X | | | |
| Offices | X | | | | | | |
| Medical clinic or office | X | | | | | | |
| Nonresidential care facility | | | | | | | S |
| Parking lot, garage or facility | | | | | | | E |
| Photographic studio | | | | X | | | |
| Prescription pharmacy optician | | | | X | | | |
| Printing and blueprinting | | | | X | | | |
| Recycling center | | | | | X | | |

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NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. | Hotel | R/D | Comm. | Mfg. | Wrh. | Other Fee |
|---|--------|--------|--------|--------|--------|-------|--------------|
| | \$1.79 | \$1.70 | \$1.52 | \$1.43 | \$1.12 | \$.49 | |
| Reducing salon -- Masseur, racquetball, judo school | | | | | | | \$.92 |
| Restaurant -- Bar | | | | X | | | |
| Retail stores and services | | | | X | | | |
| Service station | | | | | | | \$1.43 |
| Shop for building contractor | | | | | | | \$1.12 |
| Sign shop | | | | X | | | |
| Tire shop, including recapping | | | | X | | | |
| Trailer sales yard | | | | | | | \$.83 |
| Used car lot | | | | | | | \$1.29 |
| Wholesale stores and distributors | | | | | | X | |
| Commercial recreational vehicle storage | | | | | | | E |
| Christmas tree sales lots | | | | | | | E |
| Adult entertainment establishment or activity | | | | X | | | |
| Astrology and related practices | | | | X | | | |
| Adult related establishment | | | | X | | | |
| Bus and other transit terminals, depots and passenger stations, public and private | | | | | | | S |
| Mini storage/individual storage/locker buildings | | | | | | | E |
| Bus and other transit vehicle maintenance and storage | | | | | | | S |

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**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. | Hotel | R/D | Comm. | Mfg. | Wrh. | Other |
|---|--------|--------|--------|--------|--------|-------|--------|
| | \$1.79 | \$1.70 | \$1.52 | \$1.43 | \$1.12 | \$.49 | Fee |
| Halloween haunted house | | | | | | | E |
| Bed and breakfast inn | | X | | | | | |
| Towing service and vehicle storage yard | | | | | | | \$1.12 |
| Alcoholic beverage sales for off-premises consumption | | | | | | | E |
| Bar | | | | X | | | |
| Appliance repair shop | | | | X | | | |
| Delivery service | | | | | | | S |
| Janitorial service company | | | | | | | S |
| Pest control company | | | | | | | S |
| Sports complex | | | | | | | S |
| Child care center | | | | | | | E |
| Reverse vending machine | | | | | | | E |
| Mobile recycling units | | | | | | | E |
| Small recyclable material collection facility | | | | | | | E |
| Temporary parking lot | | | | | | | E |
| Drive-up service facility | | | | | | | S |
| Nonprofit organization -- Food storage and distribution | | | | | | | S |
| Nonprofit organization -- Food preparation for off-site consumption | | | | | | | S |
| Nonprofit organization -- Meal service facility | | | | | | | S |
| Industrial Use | | | | | | | |
| Beverage bottling plant | | | | | X | | |
| Billboard manufacture | | | | | X | | |
| Boat building (small) | | | | | X | | |

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**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. | Hotel | R/D | Comm. | Mfg. | Wrh. | Other Fee |
|--|--------|--------|--------|--------|--------|-------|--------------|
| | \$1.79 | \$1.70 | \$1.52 | \$1.43 | \$1.12 | \$.49 | |
| Concrete batch plant | | | | | X | | |
| Cement or clay products manufacturing | | | | | X | | |
| Contractor's storage yard | | | | | | | 1.12 |
| Dairy products processing | | | | | X | | |
| Food processing plant | | | | | X | | |
| Fuel yard | | | | | | | .83 |
| Ice manufacture -- Cold storage plant | | | | | | X | |
| Junk yard | | | | | | | S |
| Lumber yard -- Retail | | | | | | | 1.12 |
| Machine shop | | | | | X | | |
| Monument works, stone | | | | | X | | |
| Petroleum storage | | | | | X | | |
| Planing mill | | | | | X | | |
| Public utility yard | | | | | | | E |
| Recycling plant | | | | | X | | |
| Railroad yard or shops | | | | | | | S |
| Terminal yard, trucking | | | | | | | .83 |
| Truck and tractor repair | | | | | | | 1.12 |
| Warehouse wholesaling | | | | | | X | |
| Assembly or electrical and electronic equipment | | | X | | | | |
| Assembly of plastic and rubber items | | | X | | | | |
| Garment shop | | | | | X | | |
| Laboratory research and experimental | | | X | | | | |
| Manufacturing, assembly and treatment of merchandise | | | X | | | | |

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**Appendix D
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL
CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS**

| Nonresidential Use | Off. | Hotel | R/D | Comm. | Mfg. | Wrh. | Other Fee |
|---|--------|--------|--------|--------|--------|--------|--------------|
| | \$1.79 | \$1.70 | \$1.52 | \$1.43 | \$1.12 | \$1.49 | |
| Plating with storage | | | | | X | | |
| Metal fabrication | | | | | X | | |
| Other Nonresidential Use (Special Permit Use) | | | | | | | |
| Major medical care facility | | | | | | | \$2.86 |
| Animal hospital or dog kennel | X | | | | | | |
| Animal or poultry slaughter | | | | | | | S |
| Amusement enterprise -- Outdoor | | | | | | | S |
| Drive-in theater | | | | | | | S |
| Golf course | | | | | | | S |
| Hog ranch | | | | | | | S |
| Livestock feed and sales yard | | | | | | | S |
| Private club -- Social center | | | | | | | S |
| School -- Private, nonprofit | | | | | | | \$1.52 |
| Church | | | | | | | E |
| Marinas | | | | | | | S |
| Other Use | | | | | | | |
| Flea market | | | | | | | S |
| Residential care facility | | | | | | | \$1.12 |

X - Project is subject to fee for nonresidential use category.
 S - Fee amount determined by planning director on a project-by-project basis.
 E - Nonresidential project is exempt from this chapter.

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