



Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273
 office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

Schedule of Impact Fees

*Skagit County Ordinance 020160010
 adopted December 19, 2016*

This schedule of impact fees is effective on the date of adoption of the ordinance and replaces all previously adopted impact fees. Applicants must pay adopted impact fees at the time required by code; applications do not vest to previously adopted impact fee schedules.

Per SCC 14.30, the County can collect impact fees on behalf of any district (including a city or town within their municipal UGAs) only if that district's Capital Facilities Plan is incorporated by reference into the County's Capital Facilities Plan. The County will stop collecting impact fees at the end of the last year of the district's latest Capital Facilities Plan incorporated by reference into the County's comprehensive plan.

District (including city or town)	Type	Residential (per unit)		Commercial/ Non-Residential	Collection Expires
		Single- Family	Multi- Family		
Mount Vernon School District	school	\$6,658	\$875	n/a	2020
Sedro-Woolley School District	school	\$1,678	\$847	n/a	2020
City of Mount Vernon (UGA)	parks	\$855	\$789	n/a	2022
	streets	See attached schedule for all MV traffic impact fees.			2022
City of Sedro-Woolley (UGA)	parks	\$1500 per unit	\$1500 per unit	n/a	2022
	streets	See attached map and rate schedule for residential impact fees.		See attached map and rate schedule for non-residential impact fees.	2022

Administration fee: Per SCC 14.30.020, the County may also collect an administration fee whenever impact fees are required. The County's collection of an administration fee, pursuant to SCC 14.30.020, is in addition to any impact fees collected for a district. The County will not collect a district's own administration fees.

The administration fee is:

- (a) for residential development: \$35 per dwelling unit;
- (b) for non-residential development: 1% of the impact fee or \$35, whichever is more.

City of Mount Vernon Traffic Impact Fees Updated February 2016

Land Use Group (Definitions for these land use groups are provided following this table)	Impact Fee
Residential Groups:	
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less	\$7,015.00 per each dwelling unit
Multi-Family Dwelling Units With 51 Units or More	\$4,305.00 per each dwelling unit
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less That are restricted to those individuals that are defined as senior citizens	\$1,807.00 per each dwelling unit
Multi-Family Dwelling Units With 51 Units or More that are restricted to those individuals that are defined as senior citizens	\$764.00 per each dwelling unit
Congregate Care Facility and Nursing Homes	\$1,180.00 per bed
Assisted Living Facilities	\$1,527.00 per bed
Commercial and Industrial Groups:	
All uses that are not identified within the Residential Groups above, but excluding private or public schools.	\$1,974.00 per PM peak hour trip

A Single-Family Dwelling Unit is a detached building containing but one kitchen, designed for and occupied exclusively by one family and the household employees of that family.

A Dwelling Unit is defined as a building or portion thereof providing complete housekeeping facilities for one family.

A Duplex is a building that contains two (2) one-family dwellings attached by a common wall and designed to be occupied by two families living independently of each other.

A Multi-Family Structure means a building designed to house three or more families living independently of each other attached by common walls.

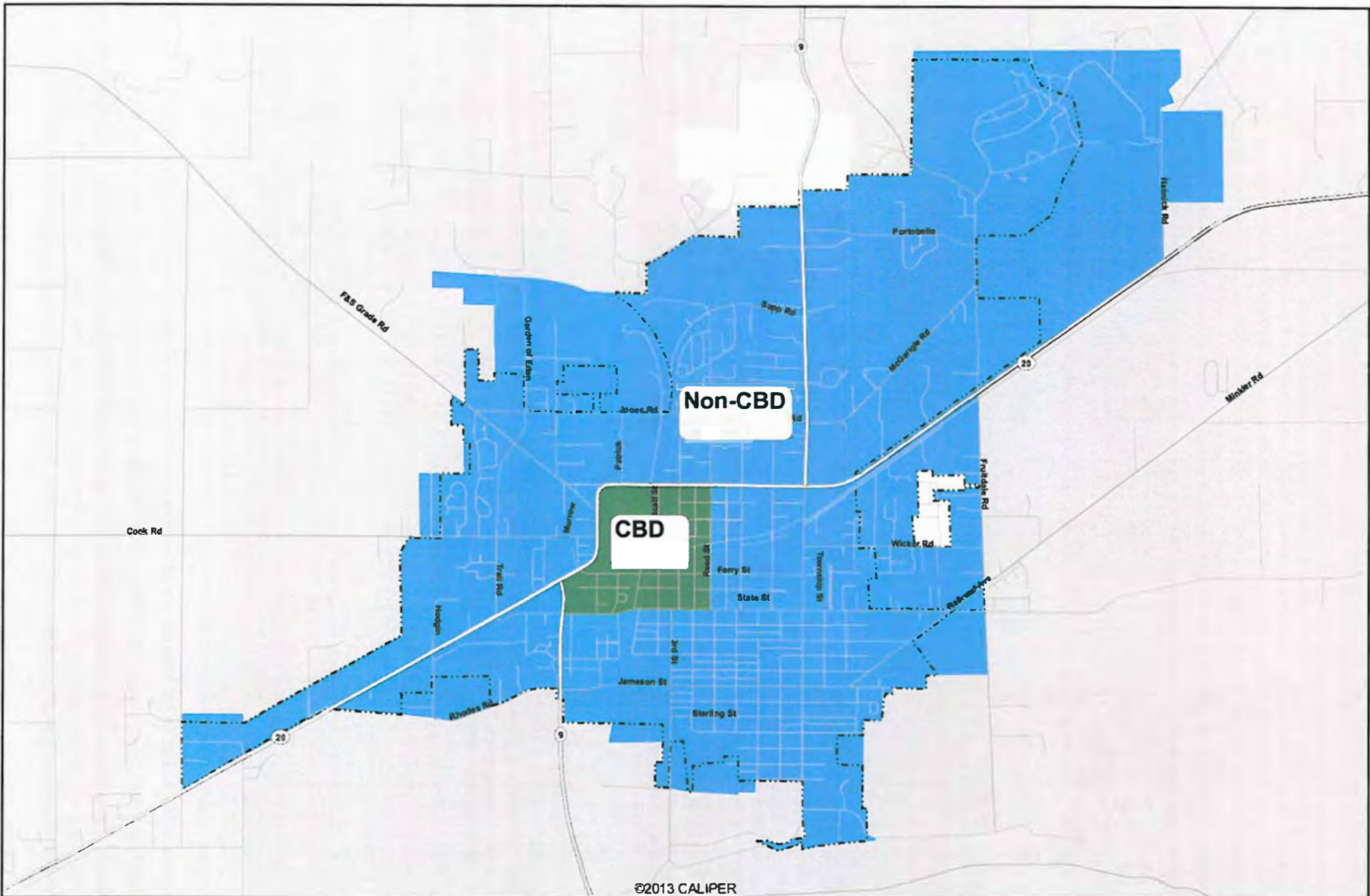
Restricting a residential group to those individuals that are defined as senior citizens means that an applicant shall file with the Skagit County Auditor a covenant that will run with the land that restricts the age of the occupants within a dwelling unit. The age restriction shall be no younger than 62.

Congregate Care Facilities and Nursing Homes are licensed facilities that provide constant nursing care of elderly or disabled individuals who do not require hospitalization, but who cannot be cared for at home.

Assisted Living Facilities are used by individuals living separately from others, in a structure designed for the needs of elderly people. These establishments provide services such as the supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of an elderly person. This generally includes the provision of personal care, supervision of self-administered medication, limited health facilities, communal dining facilities and services such as housekeeping, organized social and recreational activities and transportation services.

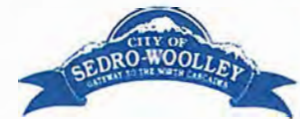
Having any of the residential groups condominized shall have no bearing on how the structure is defined. The number of dwelling units and whether or not they are attached by common walls shall be the bases in defining the residential groups.

Commercial and Industrial Groups include all uses not specifically listed within the Residential Group, excluding public and private schools. Commercial and Industrial Groups include, but are not limited to: all commercial, retail, office, industrial, church, governmental, healthcare facilities, hotels and bed and breakfasts, recreational facilities, banks, and eating and drinking establishments.



Transportation Impact Fee Districts - 2016 Update

City of Sedro-Woolley



City of Sedro-Woolley Traffic Impact Fee Rate Schedule – Residential (2016 Update)

ITE Code ¹	ITE Land Use Category ¹	ITE Trip Rate ²	Rate per Unit ³	Impact Fee per Unit by District	
				Citywide (Non-CBD)	CBD
210	Single-Family Detached Housing	1.00	DU	\$2,407	\$1,341
220	Apartment	0.62	DU	\$1,492	\$831
221	Low-Rise Apartment (1-2 floors)	0.58	DU	\$1,396	\$778
230	Residential Condo / Townhouse	0.52	DU	\$1,252	\$697
231	Low-Rise Condo / Townhouse	0.78	DU	\$1,877	\$1,046
240	Mobile Home Park	0.59	DU	\$1,420	\$791
251	Senior Housing Detached	0.27	bed	\$650	\$362
252	Senior Housing Attached	0.25	bed	\$602	\$335
253	Congregate Care Facility	0.17	DU	\$409	\$228
254	Assisted Living	0.22	bed	\$530	\$295
260	Recreational Home	0.26	DU	\$626	\$349
270	Residential PUD	0.62	DU	\$1,492	\$831

¹ Institute of Transportation Engineers, Trip Generation Manual (9th Edition)

² Trip generation rate per development unit for PM peak hour of the adjacent street traffic (4-6 PM)

³ DU = Dwelling Unit



City of Sedro-Woolley Traffic Impact Fee Rate Schedule – Non-Residential LUC 1-799 (2016 Update)

ITE Code ¹	ITE Land Use Category ¹	Base Trip Rate ²	% Pass-By Trips ³	Net Trip Rate	Rate per Unit	Impact Fee per Unit by District	
						Citywide (Non-CBD)	CBD
PORT AND TERMINAL							
30	Intermodal Truck Terminal	6.55	*	6.550	acre	\$15,766	\$8,784
90	Park and Ride with Bus Service	0.62	*	0.620	space	\$1,492	\$831
INDUSTRIAL							
110	General Light Industrial	0.97	*	0.970	KSF	\$2,335	\$1,301
120	General Heavy Industrial	2.16	*	2.160	acre	\$5,199	\$2,897
130	Industrial Park	0.85	*	0.850	KSF	\$2,046	\$1,140
140	Manufacturing	0.73	*	0.730	KSF	\$1,757	\$979
150	Warehousing	0.32	*	0.320	KSF	\$770	\$429
151	Mini Warehouse	0.26	*	0.260	KSF	\$626	\$349
152	High-Cube Warehouse	0.12	*	0.120	KSF	\$289	\$161
170	Utilities	0.76	*	0.760	KSF	\$1,829	\$1,019
LODGING							
310	Hotel	0.60	*	0.600	room	\$1,444	\$805
311	All Suites Hotel	0.40	*	0.400	room	\$963	\$536
320	Motel	0.47	*	0.470	room	\$1,131	\$630
330	Resort Hotel	0.42	*	0.420	room	\$1,011	\$563
RECREATIONAL							
411	City Park	0.19	*	0.190	acre	\$457	\$255
412	County Park	0.09	*	0.090	acre	\$217	\$121
415	Beach Park	1.30	*	1.300	acre	\$3,129	\$1,743
416	Campground/RV Park	0.27	*	0.270	sites	\$650	\$362
417	Regional Park	0.20	*	0.200	acre	\$481	\$268
430	Golf Course	0.30	*	0.300	acre	\$722	\$402
432	Golf Driving Range	1.25	*	1.250	tees	\$3,009	\$1,676
435	Multi-Purpose Recreational Facility	3.58	*	3.580	KSF	\$8,617	\$4,801
437	Bowling Alley	1.51	*	1.510	KSF	\$3,635	\$2,025
443	Movie Theater w/o Matinee	6.16	*	6.160	KSF	\$14,827	\$8,261
444	Movie Theater w/ Matinee	3.80	*	3.800	KSF	\$9,147	\$5,096
445	Multiplex Movie Theater	4.91	*	4.910	KSF	\$11,818	\$6,584
488	Soccer Complex	17.70	*	17.700	field	\$42,604	\$23,736
490	Tennis Courts	3.88	*	3.880	court	\$9,339	\$5,203
491	Racquet/Tennis Club	0.84	*	0.840	KSF	\$2,022	\$1,126
492	Health Fitness Club	3.53	*	3.530	KSF	\$8,497	\$4,734
493	Athletic Club	5.96	*	5.960	KSF	\$14,346	\$7,992
495	Recreational Community Center	2.74	*	2.740	KSF	\$6,595	\$3,674
INSTITUTIONAL							
520	Public Elementary School	1.21	*	1.210	KSF	\$2,912	\$1,623
522	Public Middle/Junior High School	1.19	*	1.190	KSF	\$2,864	\$1,596
530	Public High School	0.97	*	0.970	KSF	\$2,335	\$1,301
536	Private School K-12	0.17	*	0.170	student	\$409	\$228
540	Junior / Community College	2.54	*	2.540	KSF	\$6,114	\$3,406
560	Church	0.55	*	0.550	KSF	\$1,324	\$738
565	Day Care Center	12.34	*	12.340	KSF	\$29,702	\$16,548
566	Cemetery	0.84	*	0.840	acre	\$2,022	\$1,126
571	Prison	2.91	*	2.910	KSF	\$7,004	\$3,902
590	Library	7.30	*	7.300	KSF	\$17,571	\$9,789
MEDICAL							
610	Hospital	0.93	*	0.930	KSF	\$2,239	\$1,247
620	Nursing Home	0.74	*	0.740	KSF	\$1,781	\$992
630	Clinic	5.18	*	5.180	KSF	\$12,468	\$6,946
640	Animal Hospital / Veterinary Clinic	4.72	*	4.720	KSF	\$11,361	\$6,330
OFFICE							
710	General Office	1.49	*	1.490	KSF	\$3,586	\$1,998
714	Corporate Headquarters Building	1.41	*	1.410	KSF	\$3,394	\$1,891
715	Single Tenant Office	1.74	*	1.740	KSF	\$4,188	\$2,333
720	Medical/Dental Office	3.57	*	3.570	KSF	\$8,593	\$4,787
730	Government Office Building	1.21	*	1.210	KSF	\$2,912	\$1,623
732	US Post Office	11.22	*	11.220	KSF	\$27,007	\$15,046
733	Government Office Complex	2.85	*	2.850	KSF	\$6,860	\$3,822
750	Office Park	1.48	*	1.480	KSF	\$3,562	\$1,965
760	Research and Development Center	1.07	*	1.070	KSF	\$2,575	\$1,435
770	Business Park	1.26	*	1.260	KSF	\$3,033	\$1,690

¹ Institute of Transportation Engineers, Trip Generation Manual (9th Edition)

² Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4-6 pm). Note: Sq. Ft. rate expressed per 1000 SF (KSF).

³ Pass-by data not available. Pass-by rates may be applied based on local data, development context, and engineering judgment

⁴ DU = Dwelling Unit; KSF = 1,000 square feet; VSP = Vehicle serving position

City of Sedro-Woolley Traffic Impact Fee Rate Schedule – Non-Residential LUC 800-999 (2016 Update)

ITE Code ¹	ITE Land Use Category ¹	Base Trip Rate ²	% Pass-By Trips ³	Net Trip Rate	Rate per Unit	Impact Fee per Unit by District	
						Citywide (Non-CBD)	CBD
RETAIL							
812	Building Materials and Lumber Store	4.49	26%	3.323	KSF	\$7,997	\$4,456
813	Free-Standing Discount Superstore	4.35	27%	3.176	KSF	\$7,643	\$4,258
814	Variety Store	6.82	34%	4.501	KSF	\$10,834	\$6,036
815	Free Standing Discount Store	4.98	17%	4.133	KSF	\$9,949	\$5,543
816	Hardware/Paint Store	4.84	26%	3.582	KSF	\$8,621	\$4,803
817	Nursery (Garden Center)	6.94	26%	5.136	KSF	\$12,361	\$6,687
818	Nursery (Wholesale)	5.17	26%	3.826	KSF	\$9,209	\$5,130
820	Shopping Center	3.71	34%	2.449	KSF	\$5,894	\$3,284
823	Factory Outlet Center	2.29	34%	1.511	KSF	\$3,638	\$2,027
826	Specialty Retail Center	2.71	34%	1.789	KSF	\$4,305	\$2,399
841	Automobile Sales	2.62	10%	2.358	KSF	\$5,676	\$3,162
842	Recreational Vehicle Sales	2.54	10%	2.286	KSF	\$5,502	\$3,066
843	Automobile Parts Sales	5.98	10%	5.382	KSF	\$12,954	\$7,217
848	Tire Store	4.15	10%	3.735	KSF	\$8,990	\$5,009
849	Tire Superstore	2.11	10%	1.899	KSF	\$4,571	\$2,547
850	Supermarket	9.48	36%	6.067	KSF	\$14,604	\$8,136
851	Convenience Market (Open 24 hours)	52.41	51%	25.681	KSF	\$61,814	\$34,438
852	Convenience Market (Open 15-16 hours)	34.57	51%	16.939	KSF	\$40,773	\$22,716
853	Convenience Market w/Gas Pumps	19.07	66%	6.464	VSP	\$15,607	\$8,695
854	Discount Supermarket	8.34	21%	6.589	KSF	\$15,859	\$8,835
857	Discount Club	4.18	37%	2.633	KSF	\$6,339	\$3,531
860	Wholesale Market	0.88	37%	0.554	KSF	\$1,334	\$743
861	Sporting Goods Superstore	1.84	42%	1.067	KSF	\$2,569	\$1,431
862	Home Improvement Superstore	2.33	42%	1.351	KSF	\$3,253	\$1,812
863	Electronics Superstore	4.50	40%	2.700	KSF	\$6,499	\$3,621
864	Toy / Children's Superstore	4.99	40%	2.994	KSF	\$7,207	\$4,015
866	Pet Supply Superstore	3.36	40%	2.028	KSF	\$4,881	\$2,720
867	Office Supply Superstore	3.40	40%	2.040	KSF	\$4,910	\$2,736
875	Department Store	1.87	34%	1.234	KSF	\$2,971	\$1,655
876	Apparel Store	3.83	34%	2.528	KSF	\$6,084	\$3,390
879	Arts and Crafts Store	6.21	34%	4.099	KSF	\$9,865	\$5,496
880	Pharmacy/Drug Store w/o Drive-Thru	8.40	53%	3.948	KSF	\$9,503	\$5,294
881	Pharmacy/Drug Store w/Drive-Thru	9.91	49%	5.054	KSF	\$12,165	\$6,778
890	Furniture Store	0.45	53%	0.212	KSF	\$509	\$284
SERVICES							
911	Walk-in Bank (limited data)	12.13	35%	7.885	KSF	\$18,978	\$10,573
912	Drive-in Bank	24.30	35%	15.795	KSF	\$38,019	\$21,181
918	Hair Salon	1.45	35%	0.943	KSF	\$2,269	\$1,264
925	Drinking Place	11.34	44%	6.350	KSF	\$15,285	\$8,516
931	Quality Restaurant	7.49	44%	4.194	KSF	\$10,096	\$5,625
932	High Turnover (Sit-Down) Restaurant	9.85	43%	5.615	KSF	\$13,514	\$7,529
933	Fast Food w/o Drive-Thru	26.15	50%	13.075	KSF	\$31,472	\$17,534
934	Fast Food w/ Drive-Thru	32.65	50%	16.325	KSF	\$39,294	\$21,892
935	Fast Food Restaurant w/ Drive-Thru w/o Indoor Seating	44.39	50%	22.495	KSF	\$54,145	\$30,166
936	Coffee/Donut Shop w/o Drive-Thru	40.75	70%	12.225	KSF	\$29,426	\$16,394
937	Coffee/Donut Shop w/ Drive-Thru	42.80	70%	12.840	KSF	\$30,906	\$17,218
938	Coffee/Donut Shop w/ Drive-Thru w/o Indoor Seating (Espresso Stand)	75.00	83%	12.750	KSF	\$30,688	\$17,098
940	Bread/Donut/Bagel Shop w/ Drive-Thru	18.99	50%	9.495	KSF	\$22,854	\$12,733
941	Quick Lubrication Vehicle Stop	5.19	10%	4.671	VSP	\$11,243	\$6,264
942	Automobile Care Center	3.11	10%	2.799	KSF	\$6,737	\$3,753
943	Automobile Parts and Service Center	4.46	10%	4.014	KSF	\$9,662	\$5,383
944	Gasoline/Service Station	13.87	42%	8.045	VSP	\$19,363	\$10,788
945	Gas Station w/Convenience Market	13.51	56%	5.944	VSP	\$14,308	\$7,971
946	Gas Station w/Convenience Market and Car Wash	13.86	56%	6.098	VSP	\$14,679	\$8,178
947	Self-Serve Car Wash	5.54	25%	4.155	VSP	\$10,001	\$5,572
948	Automated Car Wash	14.12	25%	10.590	KSF	\$25,490	\$14,201
950	Truck Stop	13.63	56%	5.997	KSF	\$14,435	\$8,042

¹ Institute of Transportation Engineers, Trip Generation Manual (9th Edition)

² Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4-6 pm). Note: Sq. Ft. rate expressed per 1000 SF (KSF).

³ Average Pass-by Rates, per Trip Generation Manual (9th Edition) User's Guide and Handbook: an ITE Recommended Practice, 2014. Additional pass-by rates based on similar land uses and engineering judgment. Pass-by rates should be used with caution and refined using local data whenever possible.

⁴ DU = Dwelling Unit; KSF = 1,000 square feet; VSP = Vehicle servicing position