



Schedule of Impact Fees

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
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*Skagit County Ordinance 020160010, 020180006, 020180011, 020220001, 020230003
updated March 28, 2023*

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	\$3,262	\$291	n/a	2028
Sedro-Woolley School District	school	\$4,461	\$2,888	n/a	2027
City of Mount Vernon (UGA)	parks	\$855	\$789	n/a	2027
	streets	See attached schedule for all MV traffic impact fees.			2027
City of Sedro-Woolley (UGA)	parks	\$2,202per unit	\$2,202per unit	n/a	2028
	fire	\$0.28 per sq ft	\$0.28 per sq ft	n/a	2028
	streets	See attached map and rate schedule for residential impact fees.		See attached map and rate schedule for non- residential impact fees.	2028
City of Anacortes (UGA)	streets	See attached schedule for traffic impact fees.			2027

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 Anacortes
Traffic Impact Fees Updated January 2021

Land Uses Groups	Unit of Measure*	Impact Fee
Cost per New P.M. Trip Generated		\$,2,817.69
Residential		
Single family (detached)	Dwelling	\$2,817.69
Duplex or Cottage	Dwelling	\$2,479.57
Apartment (rental, low/med/high rise)	Dwelling	\$1,746.97
Low-Rise Apartment (rental, 1-2 levels)	Dwelling	\$1,634.26
Mid-Rise Apartment (rental, 3-10 levels)	Dwelling	\$1,098.90
High-rise (rental, more than 10 levels)	Dwelling	\$986.19
Residential condominium/townhouse (ownership units) with at least 1 other owned unit in structure)	Dwelling	\$1,465.20
Low-rise res. condo/townhome	Dwelling	\$2,197.80
High-Rise Residential Condo/Townhome	Dwelling	\$1,070.72
Mobile Home	Dwelling	\$1,662.44
Commercial - Services		
Bank (drive-in)	sq. ft. / GFA	\$68.47
Day Care	sq. ft. / GFA	\$34.32
Hotel/Motel	room	\$1,690.61
Gasoline/Service Station	fueling position	\$39,081.33
Gasoline/Service Station w/ Convenience Mart	fueling position	\$38,066.96
Quick Lubrication Vehicle Stop	servicing position	\$14,623.80
Institutional		
Elementary School	student	\$422.65
Middle School	student	\$450.83
High School	student	\$366.30
Church	sq. ft. / GFA	\$1.55
Hospital	sq. ft. / GFA	\$2.62
Assisted Living, Nursing Home, Group Home	bed	\$817.13
Industrial		
Light Industry/Manufacturing/Industrial Park	sq. ft. / GFA	\$2.73
Warehousing/Storage	sq. ft. / GFA	\$0.90
Mini Warehouse	sq. ft. / GFA	\$0.73
Restaurant		
Restaurant	sq. ft. / GFA	\$21.10
Fast Food Restaurant (w/ drivethrough)	sq. ft. / GFA	\$92.00
Coffee/Donut Shop with Drive-Through Window	sq. ft. / GFA	\$120.60
Coffee/Donut Shop without Drive-Through Window	sq. ft. / GFA	\$114.82
Commercial - Retail		
Specialty Retail Center (small strip shopping center)	sq. ft. / GFA	\$7.64
Apparel Store	sq. ft. / GFA	\$10.79
Automobile Sales	sq. ft. / GFA	\$7.38
Auto Parts Sales	sq. ft. / GFA	\$16.85
Supermarket	sq. ft. / GFA	\$26.71

Convenience Market (open 24 hrs)	sq. ft. / GFA	\$147.68
Furniture Store	sq. ft. / GFA	\$1.27
Nursery/Garden Center	sq. ft. / GFA	\$19.55
Pharmacy/Drugstore (w/ drivethrough)	sq. ft. / GFA	\$27.92
Hardware/Building Materials Store	sq. ft. / GFA	\$12.65
Discount Merchandise Store (Free Standing)	sq. ft. / GFA	\$14.03
Commercial - Office		
General office building (multiple tenants)	sq. ft. / GFA	\$4.20
Single tenant office building	sq. ft. / GFA	\$4.90
Medical/Dental Office Building	sq. ft. / GFA	\$10.06
*For uses with a standard of measure in square feet, trip rate is given as trips per 1,000 square feet, and impact fee is dollars per square foot.		

Transportation Impact fee rate adopted via City of Anacortes Ord. 3011

Rate Basis: City of Anacortes 2016 Comprehensive Plan Transportation Element

Notes:

1. Transportation impact fee rates are increased annually by the treasurer using the Engineering News Record Construction Index (CCI) as a basis for the increase.
2. P.M. peak hour trips are determined by using the latest version of the ITE Trip Generation Manual published by the Institute of Transportation Engineers (ITE) for the land use(s) that are the subject of the permit. PM peak hour is the sixty minute period between 4:00 p.m. and 6:00 p.m. with the greatest sum of traffic volumes on a roadway segment or passing through the area of a transportation improvement project. Other trip generation rate sources approved by the City may be used where ITE data are based on a limited survey base or where there may be special trip generating characteristics of the proposal.
3. If the land use does not fit into any of the categories specified in the land use table in the ITE Trip Generation Manual, the City Engineer may use the most directly comparable type of land use.

Review Fee for independent fee calculation: \$500 + additional staff time spent in the review and cost of consultant services if the City deems these services to be necessary.

City of Mount Vernon

TRAFFIC IMPACT FEES 2023

LAND USE GROUP <i>(Definitions for these land use groups are provided following this table)</i>		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 per each dwelling unit
Multi-Family Dwelling Units constructed within the C-1(A) and (C) zones; and, Multi-Family Dwelling Units constructed in structures where at least 25% of the gross floor area is devoted to retail uses.		\$2,282.00 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.
- Impact fees shall be adjusted each January to provide for inflation. The Engineering News Record Construction Cost index for 20 cities shall be used.

City of Sedro-Woolley 2023 Traffic Impact Fee Rate Schedule – Residential

ITE Code ¹	ITE Land Use Category ¹	ITE Trip Rate ²	Rate per Unit ³	Impact Fee per Unit by District	
				Non-CBD	CBD
210	Single-Family Detached Housing	0.94	DU	\$3,563	\$1,982
215	Single-Family Attached Housing (Duplex/Townhome)	0.57	DU	\$2,160	\$1,202
220	Multifamily Housing (1-3 floors)	0.51	DU	\$1,933	\$1,075
221	Multifamily Housing (4-10 floors)	0.39	DU	\$1,478	\$822
230	Low-Rise Residential w/ 1st Floor Commercial	0.36	DU	\$1,364	\$759
240	Mobile Home Park	0.58	DU	\$2,198	\$1,223
251	Senior Adult Housing - Single-Family	0.30	DU	\$1,137	\$632
252	Senior Adult Housing - Multifamily	0.25	DU	\$948	\$527
253	Congregate Care Facility	0.18	DU	\$682	\$379
254	Assisted Living	0.24	bed	\$910	\$506
255	Continuing Care Retirement Community	0.19	DU	\$720	\$401
260	Recreational Home	0.29	DU	\$1,099	\$611
-	Accessory Dwelling Unit (≥ 450 sf) ⁵	0.61	DU	\$2,312	\$1,286
-	Accessory Dwelling Unit (< 450 sf) ⁵	0.30	DU	\$1,137	\$632

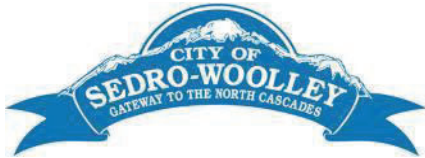
¹ Institute of Transportation Engineers, Trip Generation Manual (11th Edition)

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

³ DU = Dwelling Unit

⁴No ITE rate exists for ADUs. ADU trip rates modeled consistent with "Clackamas County Residential TSDC Analysis" (2019)

*Traffic impact fees for PRDs will be based on the type of dwellings



Transportation Solutions

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City of Sedro-Woolley 2023 Traffic Impact Fee Rate Schedule – Non-Residential LUC 1-799

ITE Code ¹	ITE Land Use Category ¹	Base Trip Rate ²	% Primary Trips	Net Trip Rate	Rate per Unit ³	Impact Fee per Unit by District	
						Non-CBD	CBD
PORT AND TERMINAL							
30	Intermodal Truck Terminal	1.87	*	1.870	ksf	\$7,087	\$3,942
90	Park and Ride with Bus Service	0.49	*	0.490	space	\$1,857	\$1,033
INDUSTRIAL							
110	General Light Industrial	0.65	*	0.650	KSF	\$2,464	\$1,370
130	Industrial Park	0.34	*	0.340	KSF	\$1,289	\$717
140	Manufacturing	0.74	*	0.740	KSF	\$2,805	\$1,560
150	Warehousing	0.18	*	0.180	KSF	\$682	\$379
151	Mini Warehouse	0.15	*	0.150	KSF	\$569	\$316
170	Utilities	2.16	*	2.160	KSF	\$8,186	\$4,553
180	Speciality Trade Contractor	1.93	*	1.930	KSF	\$7,315	\$4,068
LODGING							
310	Hotel	0.59	*	0.590	room	\$2,236	\$1,244
311	All Suites Hotel	0.36	*	0.360	room	\$1,364	\$759
312	Business Hotel	0.31	*	0.310	room	\$1,175	\$653
320	Motel	0.36	*	0.360	room	\$1,364	\$759
RECREATIONAL							
411	Public Park	0.11	*	0.110	acre	\$417	\$232
416	Campground/RV Park	0.27	*	0.270	site	\$1,023	\$569
430	Golf Course	0.28	*	0.280	acre	\$1,061	\$590
432	Golf Driving Range	1.25	*	1.250	tee	\$4,738	\$2,635
433	Batting Cages	2.22	*	2.220	cage	\$8,414	\$4,680
434	Rock Climbing Gym	1.64	*	1.640	KSF	\$6,216	\$3,457
435	Multi-Purpose Recreational Facility	3.58	*	3.580	KSF	\$13,568	\$7,547
437	Bowling Alley	1.16	*	1.160	KSF	\$4,396	\$2,445
445	Movie Theater	13.96	*	13.960	screen	\$52,908	\$29,428
488	Soccer Complex	16.43	*	16.430	field	\$62,270	\$34,634
490	Tennis Courts	4.21	*	4.210	court	\$15,956	\$8,875
491	Racquet/Tennis Club	3.82	*	3.820	court	\$14,478	\$8,053
492	Health Fitness Club	3.45	*	3.450	KSF	\$13,076	\$7,273
493	Athletic Club	6.29	*	6.290	KSF	\$23,839	\$13,259
495	Recreational Community Center	2.50	*	2.500	KSF	\$9,475	\$5,270
INSTITUTIONAL							
520	Elementary School	0.16	*	0.160	student	\$606	\$337
522	Middle/Junior High School	0.15	*	0.150	student	\$569	\$316
525	High School	0.14	*	0.140	student	\$531	\$295
528	School District Office	2.04	*	2.040	student	\$7,732	\$4,300
536	Charter Elementary School	0.16	*	0.160	student	\$606	\$337
540	Junior / Community College	0.11	*	0.110	student	\$417	\$232
560	Church	0.49	*	0.490	KSF	\$1,857	\$1,033
565	Day Care Center	11.12	44%	4.893	KSF	\$18,544	\$10,314
566	Cemetery	0.46	*	0.460	acre	\$1,743	\$970
571	Adult Detention Facility	0.08	*	0.080	bed	\$303	\$169
575	Fire & Rescue Station	0.48	*	0.480	KSF	\$1,819	\$1,012
590	Library	8.16	*	8.160	KSF	\$30,926	\$17,201
MEDICAL							
610	Hospital	0.86	*	0.860	KSF	\$3,259	\$1,813
620	Nursing Home	0.14	*	0.140	bed	\$531	\$295
630	Clinic	3.69	*	3.690	KSF	\$13,985	\$7,779
640	Animal Hospital / Veterinary Clinic	3.53	*	3.530	KSF	\$13,379	\$7,441
650	Freestanding Emergency Room	1.52	*	1.520	KSF	\$5,761	\$3,204
OFFICE							
710	General Office	1.44	*	1.440	KSF	\$5,458	\$3,036
712	Small Office Bldg (<10,000 sf)	2.16	*	2.160	KSF	\$8,186	\$4,553
714	Corporate Headquarters Building	1.30	*	1.300	KSF	\$4,927	\$2,740
715	Single Tenant Office (≥10,000 sf)	1.76	*	1.760	KSF	\$6,670	\$3,710
720	Medical/Dental Office (Stand-Alone)	3.93	*	3.930	KSF	\$14,895	\$8,284
730	Government Office Building	1.71	*	1.710	KSF	\$6,481	\$3,605
732	US Post Office	11.21	*	11.210	KSF	\$42,486	\$23,631
750	Office Park	1.30	*	1.300	KSF	\$4,927	\$2,740
760	Research and Development Center	0.98	*	0.980	KSF	\$3,714	\$2,066
770	Business Park	1.22	*	1.220	KSF	\$4,624	\$2,572

¹ Institute of Transportation Engineers, Trip Generation Manual (11th Edition)

²

trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4-6 pm).

³ DU = Dwelling Unit; KSF = 1,000 square feet; VSP = Vehicle servicing position

* Pass-by and diverted trip rate data not available. Primary trip rates may be applied based on local data, development context, and engineering judgment

City of Sedro-Woolley 2023 Traffic Impact Fee Rate Schedule – Non-Residential LUC 800-999

ITE Code ¹	ITE Land Use Category ¹	Base Trip Rate ²	% Primary Trips ³	Net Trip Rate	Rate per Unit ⁴	Impact Fee per Unit by District	
						Non-CBD	CBD
RETAIL							
810	Tractor Supply Store	1.40	66%	0.924	KSF	\$3,502	\$1,948
811	Construction Equipment Rental Store	0.99	74%	0.733	KSF	\$2,777	\$1,544
812	Building Materials and Lumber Store	2.25	74%	1.665	KSF	\$6,310	\$3,510
813	Free-Standing Discount Superstore (w/ Grocery)	4.33	71%	3.074	KSF	\$11,652	\$6,481
814	Variety Store	6.70	66%	4.422	KSF	\$16,759	\$9,322
815	Free Standing Discount Store (w/o Grocery)	4.86	83%	4.034	KSF	\$15,288	\$8,503
816	Hardware/Paint Store	2.98	74%	2.205	KSF	\$8,358	\$4,649
817	Nursery (Garden Center)	6.94	74%	5.136	KSF	\$19,464	\$10,826
818	Nursery (Wholesale)	5.24	74%	3.878	KSF	\$14,696	\$8,174
820	Shopping Center (>150k)	3.40	66%	2.244	KSF	\$8,505	\$4,730
821	Shopping Plaza (40-150k) w/ Supermarket	9.03	66%	5.960	KSF	\$22,588	\$12,563
821	Shopping Plaza (40-150k) w/o Supermarket	5.19	66%	3.425	KSF	\$12,982	\$7,221
822	Strip Retail Plaza (<40k)	6.59	66%	4.349	KSF	\$16,484	\$9,169
823	Factory Outlet Center	2.29	66%	1.511	KSF	\$5,728	\$3,186
840	Automobile Sales (New)	2.42	100%	2.420	KSF	\$9,172	\$5,101
841	Automobile Sales (Used)	3.75	100%	3.750	KSF	\$14,213	\$7,905
842	Recreational Vehicle Sales	0.77	100%	0.770	KSF	\$2,918	\$1,623
843	Automobile Parts Sales	4.90	44%	2.156	KSF	\$8,171	\$4,545
848	Tire Store	3.75	72%	2.700	KSF	\$10,233	\$5,692
849	Tire Superstore	2.11	72%	1.519	KSF	\$5,758	\$3,202
850	Supermarket	8.95	64%	5.728	KSF	\$21,709	\$12,075
851	Convenience Store	49.11	49%	24.064	KSF	\$91,202	\$50,727
857	Discount Club	4.19	63%	2.640	KSF	\$10,004	\$5,564
861	Sporting Goods Superstore	2.14	66%	1.412	KSF	\$5,353	\$2,977
862	Home Improvement Superstore	2.29	58%	1.328	KSF	\$5,034	\$2,800
863	Electronics Superstore	4.25	60%	2.550	KSF	\$9,665	\$5,375
866	Pet Supply Superstore	3.55	66%	2.343	KSF	\$8,880	\$4,939
867	Office Supply Superstore	2.77	66%	1.828	KSF	\$6,929	\$3,854
875	Department Store	1.95	66%	1.287	KSF	\$4,878	\$2,713
876	Apparel Store	4.12	66%	2.719	KSF	\$10,306	\$5,732
879	Arts and Crafts Store	6.21	66%	4.099	KSF	\$15,534	\$8,640
880	Pharmacy/Drug Store w/o Drive-Thru	8.51	47%	4.000	KSF	\$15,159	\$8,431
881	Pharmacy/Drug Store w/ Drive-Thru	10.25	38%	3.895	KSF	\$14,762	\$8,211
882	Marijuana Dispensery	18.92	100%	18.920	KSF	\$71,707	\$39,883
890	Furniture Store	0.52	47%	0.244	KSF	\$926	\$515
899	Liquor Store	16.62	64%	10.637	KSF	\$40,313	\$22,422
SERVICES							
911	Walk-in Bank	12.13	65%	7.885	KSF	\$29,882	\$16,621
912	Drive-in Bank	21.01	65%	13.657	KSF	\$51,758	\$28,788
918	Hair Salon	1.45	65%	0.943	KSF	\$3,572	\$1,987
920	Copy, Print, and Express Ship Store	7.42	66%	4.897	KSF	\$18,560	\$10,323
930	Fast Casual Restaurant	12.55	57%	7.154	KSF	\$27,112	\$15,080
931	Fine Dining Restaurant	7.80	56%	4.368	KSF	\$16,555	\$9,208
932	High Turnover (Sit-Down) Restaurant	9.05	57%	5.159	KSF	\$19,551	\$10,874
933	Fast Food w/o Drive-Thru	33.21	57%	18.930	KSF	\$71,744	\$39,904
934	Fast Food w/ Drive-Thru	33.03	50%	16.515	KSF	\$62,592	\$34,814
935	Fast Food Restaurant w/ Drive-Thru w/o Indoor Seating	59.50	50%	29.750	lane	\$112,753	\$62,713
936	Coffee/Donut Shop w/o Drive-Thru	32.29	57%	18.405	KSF	\$69,756	\$38,798
937	Coffee/Donut Shop w/ Drive-Thru	38.99	50%	19.495	KSF	\$73,886	\$41,095
938	Coffee/Donut Shop w/ Drive-Thru w/o Indoor Seating (Espresso Stand)	15.08	11%	1.659	lane	\$6,287	\$3,497
941	Quick Lubrication Vehicle Stop	8.70	72%	6.264	VSP	\$23,741	\$13,205
942	Automobile Care Center	3.11	72%	2.239	KSF	\$8,487	\$4,720
943	Automobile Parts and Service Center	2.06	72%	1.483	KSF	\$5,621	\$3,127
944	Gasoline/Service Station	13.91	58%	8.068	VFP	\$30,577	\$17,007
945	Convenience Store/Gas Station (<4,000 sf)	18.42	12%	2.210	VFP	\$8,377	\$4,660
945	Convenience Store/Gas Station (4,000 sf – 5,500 sf)	22.76	12%	2.731	VFP	\$10,351	\$5,757
945	Convenience Store/Gas Station (>5,500 sf)	26.90	12%	3.228	VFP	\$12,234	\$6,805
947	Self-Serve Car Wash	5.54	58%	3.213	stall	\$12,178	\$6,773
948	Automated Car Wash	77.50	58%	44.950	stall	\$170,361	\$94,755
950	Truck Stop (Truck Trips Only)	15.42	58%	8.944	VFP	\$33,896	\$18,853
970	Winery	7.31	100%	7.310	KSF	\$27,705	\$15,409
971	Brewery Taproom	9.83	100%	9.830	KSF	\$37,256	\$20,722
975	Drinking Place	11.36	100%	11.360	KSF	\$43,054	\$23,947

¹Institute of Transportation Engineers, *Trip Generation Manual* (11th Edition)

²Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4-6 pm).

³Average primary trip rates, per Trip Generation Handbook (3rd Edition), 2017. Additional primary rates based on similar land use 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