# An Ordinance Amending the Capital Facilities Plan and SCC 14.04, Definitions, and SCC 14.30, Public Facilities Impact Fees

**Whereas** the Mount Vernon and Sedro-Woolley School Districts adopted new impact fee schedules late last year that were not able to be included in the County's 2015-2020 Capital Facilities Plan;

**Whereas**, on March 12, 2015, the Board of County Commissioners published notice of the proposal, a written comment period, and a public hearing;

**Whereas**, on April 7, 2015, the Planning Commission held a public hearing on the proposed revisions to the Capital Facilities Plan and to Skagit County Code;

**Whereas**, on April 7, 2015, the Planning Commission approved a recorded motion recommending adoption of the proposal with one modification to clarify that impact fee collection would be mandatory for jurisdictions that have properly submitted the required documentation;

**Whereas** the Growth Management Act allows for the adoption or amendment of the Capital Facilities Element of a Comprehensive Plan when the amendment occurs concurrently with the adoption or amendment of the county budget;

**Whereas** the Board of County Commissioners deliberated on the proposal and the public comments;

## Now Therefore, Be It Ordained by the Board of County Commissioners that:

Section 1. The Board of County Commissioners adopts the following findings of fact:

A. The Findings of Fact and Reasons for Action contained in the Planning Commission's Recorded Motion are adopted by reference.

B. La Conner and Conway school districts do not have compliant capital facilities plans and impact fee calculations and do not qualify for collection of impact fees.

C. Impact fees are an important tool for ensuring new development pays for itself, and collection of impact fees within urban growth areas is important to ensuring urban growth areas are provided with urban infrastructure and services.

Section 2. The Skagit County 2015-2020 Capital Facilities Plan, part of the Capital Facilities Element of the Comprehensive Plan and last adopted by Ordinance O20140007, is amended as shown in Attachment 1.

Section 3. Skagit County Code chapters 14.04 and 14.30 are hereby amended as shown in Attachment 2.

Section 4. Consistent with RCW 82.02.060(1), which requires the ordinance to include a schedule of impact fees for each type of development subject to such fees, the impact fees to be collected by Skagit County are adopted as shown in Attachment 3.

**Witness Our Hands and the Official Seal of Our Office** this 14th day of April, 2015.

**Board of County Commissioners**
**Skagit County, Washington**

Kenneth A. Dahlstedt, Chair

Lisa Janicki, Commissioner

ABSENT

Ron Wesen, Commissioner

SKAGIT COUNTY COMMISSIONERS SEAL COURT STATE OF WASHINGTON

ATTEST:

Clerk of the Board

APPROVED AS TO CONTENT:

Dale Pernula, Director
Planning & Development Services

APPROVED AS TO FORM:

Ryan Walters, Civil Deputy
Skagit County Prosecutor's Office

Ordinance O20150002 Attachment 1

**Amendments to 2015-2020 Capital Facilities Plan**

(highlights show changes)

## Cities and Towns

The following Capital Facilities Plans are incorporated by reference into this CFP as required for the County's collection of impact fees for development within municipal urban growth areas:

- City of Mount Vernon 2015-2020 Capital Improvement Plan
- City of Sedro-Woolley 2014-2020 Capital Improvement Program
- City of Sedro-Woolley 2014-2019 Transportation Improvement Program

## Documents Available on Website

The documents from external agencies incorporated by reference into this CFP are available on the County's CFP website at www.skagitcounty.net/cfp.[28]

## Maps

Maps in this plan were provided by the Skagit County Geographic Information Systems department. More maps are available online from the GIS Map Gallery.

## Timing

Many public entities update their capital facility plans during the same time of the year as the County, concurrent with their own annual budget processes. This means that, often, updated non-County capital facilities plans are in draft form and not be available as final documents until after the County has released its own Capital Facilities Plan for public review, or after adoption of the plan. The County does what it can to coordinate the timing of capital facilities planning among these many public entities, but may not always be able to include the most up-to-date information available.

**NOTES**

[23] RCW 36.70A.070(3)(a); Achen v. Clark County, WWGMHB 95-2-0067 (Final Decision and Order, Sept. 20, 1995); Durland v. San Juan County, WWGMHB 00-2-0062 (Final Decision and Order, May 7, 2001).

[24] If the city's facilities are included in a different comprehensive plan. Achen, 95-2-0067.

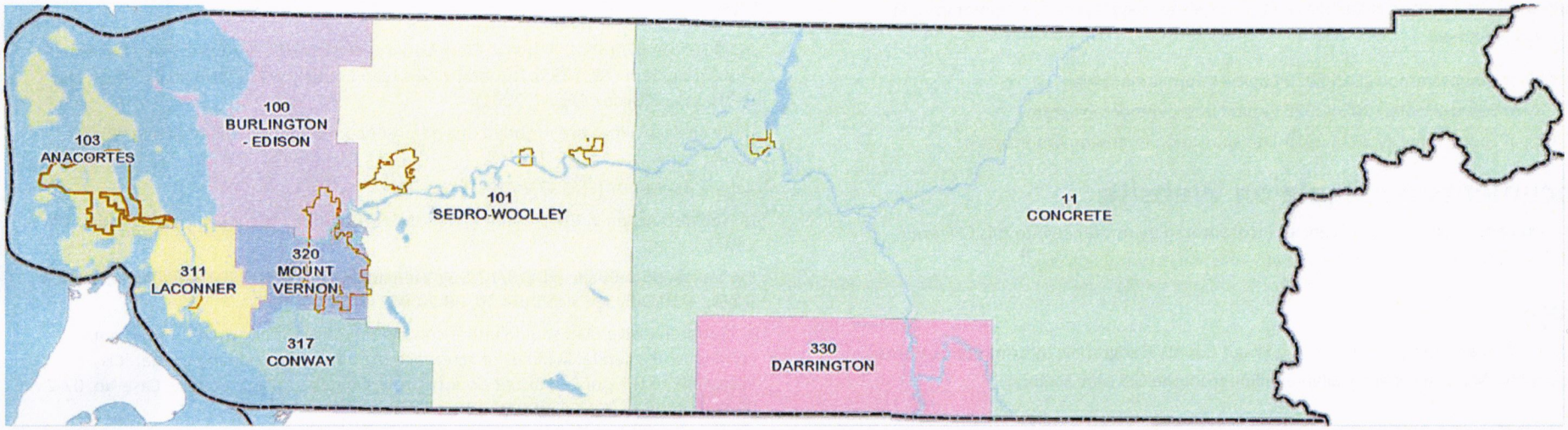
[25] Achen, 95-2-0067 (FDO 9/20/05).

[26] Id. See also Achen v. Clark County, WWGMHB 95-2-0067 (Compliance Order Dec. 17, 1997).

[27] Sky Valley, 95-3-0068c (FDO 3/12/96); Wenatchee Valley Mall Partnership, 96-1-0009 (FDO 12/10/96). See also Durland, 00-2-0062 (FDO 5/7/01).

[28] A "comprehensive plan should either contain the relevant information from non-county owned capital facilities or reference the information clearly so that it is accessible to the public." Skagit County Growthwatch v. Skagit County, Case No. 07-2-0002, FDO at 20 (Aug. 6, 2007)

# School Districts




As shown on the map above, Skagit County is served by seven public school districts, special units of government created by the State of Washington that are operated and governed by locally elected school boards. Darrington School District is not included in this document because it supports only a very small population in Skagit County.

## Impact Fees

The County collects and imposes impact fees for schools under the authority provided by RCW 82.02.050-.090, which allows fees to be imposed on new development to be used to provide new schools that are reasonably necessary due to new development and that will provide benefits to new development. Impact fees generally cannot be used to address existing deficiencies.

SCC Chapter 14.30 allows the County to collect impact fees for a district only if that district has submitted its Capital Facilities Plan and impact fee calculations to the County, and when that plan has been incorporated into the County's Comprehensive Plan. The County must ensure that the requirements of RCW Chapter 82.02 are met, that any impact fees collected are for public facilities and that the administration requirements of RCW 82.02.070 are followed, including retaining in special interest bearing account, expending within 10 years, and other requirements. See also WAC 365-196-850.

School districts typically discuss existing deficiencies in terms of the ability of the school district to accommodate students in permanent facilities at each grade level. Each individual school capital facility plan contains a section on existing deficiencies and describes (in their capital improvement programs) the specific future needs that fees will be used to address.

## Analysis

Skagit County has reviewed each school district's adopted plans as required by WAC 365-196-415(4) and summarized the school districts' inventories of school capacities and enrollment, as reported in their most current capital facilities plans. The table provides information on "permanent" capacity in permanent school buildings, not home school students or portable classroom capacity. Most of the county's school districts make extensive use of "portable" classrooms to provide additional interim capacity for students when the permanent capacity in a school is exhausted.

Skagit County finds that several school districts are not providing sufficient permanent capacity to support development throughout the County. Mount Vernon and Burlington-Edison school districts are currently supporting their populations through large numbers of portable classrooms. BESD requires a new elementary school that they expect to locate at Bayview Ridge as the urban growth area is developed. MV also plans a new elementary school, renovations of Madison Elementary, and expansion of MVHS.

## Facilities Inventory & Capacity Analysis

The school district capital facility plans linked below are incorporated into this document by reference and available on the County website. Data shown is capacity and actual FTE enrollment figures as of the date of the district's Capital Facilities Plan. Where a district does not have a CFP, enrollment figures are 2012-2013 school year data from OSPI and capacity data is supplied by the district. Anacortes could not supply capacity figures for AHS; estimate is based on 43 classrooms at 25 students each.

Table 5. Summary of school district capacities and needs

| District | SD# | CFP (link) | Elementary (K-6/8) | | | Middle Schools | | | High Schools | | | District Totals | | | Notes and Needs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | # | Cap | Enroll | # | Cap | Enroll | # | Cap | Enroll | Cap | Enroll | Diff | |
| **Anacortes** | 103 | — | 4 | 1462 | 1411 | 1 | 666 | 386 | 1 | 1075 | 842 | 3203 | 2639 | 564 | Anacortes reported it does not have a CFP. |
| **Burlington-Edison** | 100 | 2011 | 5 | 2200 | 2498 | 0 | 0 | 0 | 1 | 950 | 1186 | 3150 | 3684 | -534 | BESD has 41 portable classrooms. |
| **Concrete** | 11 | — | 1 | 840 | 280 | 1 | 330 | 72 | 1 | 420 | 161 | 1590 | 513 | 1077 | Concrete reported it does not have a CFP. |
| **Conway** | 317 | 2014 | 1 | 520 | 448 | 1 | 0 | 0 | 0 | 0 | 0 | 175 | 448 | -273 | High school students go to MVHS. |
| **La Conner** | 311 | 2013 | 1 | 314 | 307 | 1 | 214 | 91 | 1 | 390 | 216 | 918 | 614 | 304 | LC has a Study and Survey in place of a CFP. |
| **Mount Vernon** | 320 | 2014 | 6 | 2825 | 3479 | 2 | 1100 | 934 | 1 | 1596 | 1915 | 5425 | 6328 | -903 | |
| **Sedro-Woolley** | 101 | 2014 | 7 | 2016 | 2241 | 1 | 735 | 613 | 2 | 1425 | 1428 | 4176 | 4282 | -106 | |
| | | **Total** | 25 | 10177 | 9898 | 7 | 2935 | 2109 | 6 | 5760 | 5598 | 18872 | 17605 | 1267 | |

Ordinance O20150002 Attachment 2

# Amendments to Skagit County Code Chapters 14.04 and 14.30

| |
|---|
| Plain text = existing code with no changes |
| ~~Strikethrough~~ = existing code to be deleted |
| Underlined = new code to be added |
| *Italics* = instructions to code reviser |

## SCC Chapter 14.02 General Provisions

*The following section of Chapter 14.02 is revised as follows:*

### SCC 14.02.040 Applicability

The provisions of this Title shall be applicable to all land within unincorporated Skagit County except as allowed by law.

~~Skagit County has adopted and will apply the following Mount Vernon codes: MVMC 3.36 – Impact Fees for School Facilities; MVMC 3.40 – Impact Fees for Public Streets, Roads, Parks, Open Space and Recreation Facilities and Fire Protection, including Attachment A, Fee Schedule.~~

## SCC Chapter 14.04 Definitions

### 14.04.020 Definitions

*The following definition in SCC 14.04.020 is deleted:*

~~District: as it applies to special purpose districts, any area located within Skagit County that has special purpose and defined service area boundaries in the unincorporated area of Skagit County, and whose Capital Facilities Plan has been or will be adopted by the Board as a part of the County's Comprehensive Plan.~~

## SCC Chapter 14.30 Public Facilities Impact Fees

*The following sections of Chapter 14.30 are revised as follows:*

### 14.30.020 Assessment of impact fees.

(1) The County shall collect impact fees on a district-by-district basis as reflected in this Section ~~as may hereafter be amended~~. The County ~~may~~ must collect fees on behalf of any special purpose district, or a town or city for development within its urban growth area (any of which are referred to in this chapter as a "district"), that has properly submitted ~~its~~ a Capital Facilities Plan and impact fee calculations to the County that are consistent with state law, and ~~whose~~ after the district's Capital Facilities Plan has been incorporated into the County's Comprehensive Plan.

(2) *No change.*

(3) *No change.*

(4) *No change.*

~~**14.30.030 Impact fees—School districts**~~

~~(1) Consistent with SCC 14.30.020, the County will collect impact fees on behalf of any school district that has submitted its capital facilities plan and impact fee calculations to the County, and whose plan and impact fees have been incorporated into the County's Comprehensive Plan. The fee schedule of current school district impact fees is available at Planning and Development Services.~~

~~(2) Impact fee collection will begin at the time of adoption and implementation of the Skagit County Comprehensive Plan.~~

**14.30.080 Authorization for interlocal agreements and the establishment of impact fee accounts.**

(1) The County and the district shall enter into an interlocal agreement that addresses the amount, method of collection, accounting and refunds of impact fees authorized pursuant to this Chapter. All aspects of this Chapter, including interlocal agreements, must be in place prior to collection of fees.

(2) As a condition of the interlocal agreement, a district shall establish an impact fee account with the Office of the Skagit County Treasurer, who serves as the treasurer for specific districts in Skagit County. The account shall be an interest-bearing account.

(3) For administrative convenience, impact fees may be deposited in a County account, provided that, the County shall transfer the impact fees and the interest earned on the fees to a district, or shall deposit the impact fees and the interest earned on the fees into the impact fee account established by a district, within 31 calendar days of receiving the fees.

(4) Funds withdrawn from the impact fee account for the district must be used in accordance with the provisions of SCC 14.30.100. The interest earned shall be retained in this account and expended for the purposes for which the impact fees are collected.

(5) On an annual basis, pursuant to the interlocal agreement, each district shall provide a report to the Board on its impact fee account, showing the source and amount of all moneys collected, earned, or received, and the public improvements that were financed in whole or in part by impact fees.

(6) Impact fees ~~shall~~ must be expended or encumbered within ~~6 years of receipt~~ the period identified in RCW 82.02.070, unless the Board identifies in written findings extraordinary and compelling reason or reasons for a district to hold the fees beyond the ~~6-year~~ statutory period. Under such circumstances, the period of time within which the impact fees shall be expended or encumbered, shall be established after consultation with that ~~District~~ district and the affected property owner or fee payer.

# Ordinance 020150002 Attachment 3
## Schedule of Impact Fees

This schedule of impact fees is effective on the date of adoption of the ordinance and replaces all prior adopted impact fees. Development applications pay adopted impact fees at the time required and do not vest to earlier adopted impact fees.

Impact fees are collected and managed per SCC Chapter 14.30. Per SCC 14.30.020(1), the County can collect impact fees on behalf of a 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.

| *District (including city or town)* | *Type* | *Residential* | | *Commercial/ Non-Residential* | *Collection Expires* |
|---|---|---|---|---|---|
| | | *Single-Family* | *Multi-Family* | | |
| Mount Vernon School District | school | $6,658 | $875 | — | 12/31/2020 |
| Sedro-Woolley School District | school | $1,678 | $847 | — | 12/31/2020 |
| City of Mount Vernon (UGA) | fire | $152 | $152 | $0.22/sq ft | 12/31/2020 |
| | parks | $855 | $789 | — | 12/31/2020 |
| | roads | See attached pages for all land use types. | | | 12/31/2020 |
| City of Sedro-Woolley (UGA) | fire | $0.19/sq ft | $0.19/sq ft | $0.20/sq ft | 12/31/2020 |
| | parks | $1500 up to three units | $1500 per unit | — | 12/31/2020 |
| | roads | See attached pages for all land use types. | | | 12/31/2019 |

**Effective date:** Per SCC 14.30.080, the impact fees listed above become effective on the date an interlocal agreement between the County and the district is adopted.

**Expiration**: 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.

**Administration fee**: Per SCC 14.30.120, the County also collects an administration fee of $35.00 per dwelling unit for development projects of 1—10 dwelling units, then $25.00 for dwelling units 11—20, and $15.00 for all dwelling units over 21. This fee shall be paid by the applicant to the County at the time of project development approval by the County and acceptance of approval by the developer.

# Mount Vernon Traffic Impact Fees Updated February 4, 2014

| **Land Use Group**<br>**(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 | **$6904.00 per each dwelling unit** |
| Multi-Family Dwelling Units With 51 Units or More | $4,237.00 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 | $1,778.00 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 | $752.00 per each dwelling unit |
| Congregate Care Facility and Nursing Homes | $1,161.00 per bed |
| Assisted Living Facilities | $1,503.00 per bed |
| | |
| **Commercial and Industrial Groups:** | |
| All uses that are not identified within the Residential Groups above, but excluding private or public schools. | $1,943.00 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 condominimized 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.

## Attachment A City Of Sedro-Woolley Schedule of Transportation Impact Fees - 2013 Update

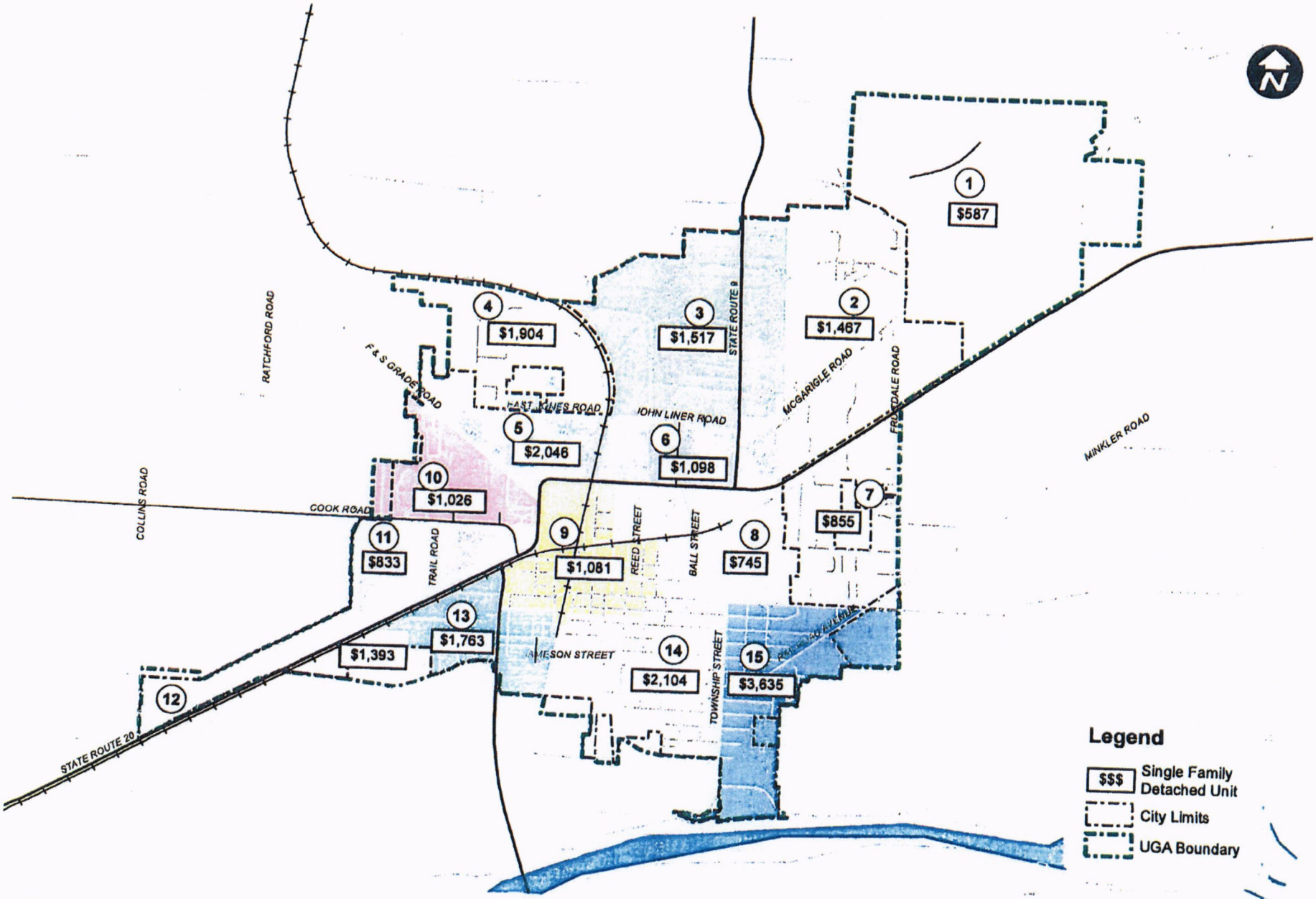
| Land Use Category - ITE 9th Edition | LU Code | Unit* | Impact Fee Per Unit By District | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| **RESIDENTIAL** | | | | | | | | | | | | | | | | | |
| Single-Family Detached Housing | 210 | Dwelling Unit | $587 | $1,467 | $1,517 | $1,906 | $2,046 | $1,098 | $855 | $745 | $1,081 | $1,026 | $833 | $1,393 | $1,763 | $2,104 | $3,635 |
| Apartment | 220 | Dwelling Unit | $364 | $910 | $941 | $1,182 | $1,269 | $681 | $530 | $462 | $670 | $636 | $516 | $864 | $1,093 | $1,304 | $2,254 |
| Low-Rise Apartment (1-2 Floors) | 221 | Occupied Dwelling Unit | $340 | $851 | $880 | $1,105 | $1,187 | $637 | $496 | $432 | $627 | $595 | $483 | $808 | $1,023 | $1,220 | $2,108 |
| Residential Condominium/Townhouse | 230 | Dwelling Unit | $305 | $763 | $789 | $991 | $1,064 | $571 | $445 | $387 | $562 | $534 | $433 | $724 | $917 | $1,094 | $1,890 |
| Mobile Home Park | 240 | Occupied Dwelling Unit | $346 | $866 | $895 | $1,125 | $1,207 | $648 | $504 | $440 | $638 | $605 | $491 | $822 | $1,040 | $1,241 | $2,145 |
| Elderly Housing-Detached | 251 | Dwelling Unit | $158 | $396 | $410 | $515 | $552 | $296 | $231 | $201 | $292 | $277 | $225 | $376 | $476 | $568 | $981 |
| Elderly Housing-Attached | 252 | Occupied Dwelling Unit | $147 | $367 | $379 | $477 | $512 | $275 | $214 | $186 | $270 | $257 | $208 | $348 | $441 | $526 | $909 |
| Congregate Care Facility | 253 | Occupied Dwelling Unit | $100 | $249 | $258 | $324 | $348 | $187 | $145 | $127 | $184 | $174 | $142 | $237 | $300 | $358 | $618 |
| Recreational Home | 260 | Dwelling Unit | $153 | $381 | $394 | $496 | $532 | $285 | $222 | $194 | $281 | $267 | $217 | $362 | $458 | $547 | $945 |
| Residential P.U.D. | 270 | Dwelling Unit | $364 | $910 | $941 | $1,182 | $1,269 | $681 | $530 | $462 | $670 | $636 | $516 | $864 | $1,093 | $1,304 | $2,254 |
| **INSTITUTIONAL** | | | | | | | | | | | | | | | | | |
| County Park | 412 | Acre | $53 | $132 | $137 | $172 | $184 | $99 | $77 | $67 | $97 | $92 | $75 | $125 | $159 | $189 | $327 |
| Beach Park | 415 | Acre | $763 | $1,907 | $1,972 | $2,478 | $2,660 | $1,427 | $1,112 | $969 | $1,405 | $1,334 | $1,083 | $1,811 | $2,292 | $2,735 | $4,726 |
| Regional Park | 417 | Acre | $117 | $293 | $303 | $381 | $409 | $220 | $171 | $149 | $216 | $205 | $167 | $279 | $353 | $421 | $727 |
| Golf Course | 430 | Hole | $1,714 | $4,284 | $4,430 | $5,566 | $5,974 | $3,206 | $2,497 | $2,175 | $3,157 | $2,996 | $2,432 | $4,068 | $5,148 | $6,144 | $10,614 |
| Multi-Purpose Recreational Facility | 435 | 1,000 sf GFA | $2,101 | $5,252 | $5,431 | $6,823 | $7,325 | $3,931 | $3,061 | $2,667 | $3,870 | $3,673 | $2,982 | $4,987 | $6,312 | $7,532 | $13,013 |
| Multiplex Movie Theater | 445 | Seats | $47 | $117 | $121 | $152 | $164 | $88 | $68 | $60 | $86 | $82 | $67 | $111 | $141 | $168 | $291 |
| Casino/Video Lottery Establishment | 473 | 1,000 sf GFA | $7,883 | $19,702 | $20,373 | $25,598 | $27,478 | $14,746 | $11,483 | $10,005 | $14,518 | $13,779 | $11,187 | $18,708 | $23,677 | $28,257 | $48,818 |
| Tennis Courts | 490 | Court | $2,278 | $5,692 | $5,886 | $7,395 | $7,938 | $4,260 | $3,317 | $2,891 | $4,194 | $3,981 | $3,232 | $5,405 | $6,840 | $8,164 | $14,104 |
| Racquet / Tennis Club | 491 | Court | $2,072 | $5,179 | $5,355 | $6,728 | $7,222 | $3,876 | $3,018 | $2,630 | $3,816 | $3,622 | $2,940 | $4,917 | $6,223 | $7,427 | $12,832 |
| Elementary School | 520 | Student | $88 | $220 | $228 | $286 | $307 | $165 | $128 | $112 | $162 | $154 | $125 | $209 | $264 | $316 | $545 |
| Middle/Junior High School | 522 | Student | $94 | $235 | $243 | $305 | $327 | $176 | $137 | $119 | $173 | $164 | $133 | $223 | $282 | $337 | $582 |
| High School | 530 | Student | $76 | $191 | $197 | $248 | $266 | $143 | $111 | $97 | $141 | $133 | $108 | $181 | $229 | $274 | $473 |
| Church | 560 | 1,000 sf GFA | $323 | $807 | $834 | $1,048 | $1,125 | $604 | $470 | $410 | $595 | $564 | $458 | $766 | $970 | $1,157 | $1,999 |
| Day Care Center | 565 | 1,000 sf GFA | $7,244 | $18,103 | $18,720 | $23,520 | $25,248 | $13,549 | $10,551 | $9,193 | $13,340 | $12,661 | $10,279 | $17,190 | $21,755 | $25,963 | $44,856 |
| Library | 590 | 1,000 sf GFA | $4,285 | $10,709 | $11,074 | $13,914 | $14,936 | $8,015 | $6,242 | $5,439 | $7,891 | $7,490 | $6,081 | $10,169 | $12,870 | $15,359 | $26,536 |
| Hospital | 610 | 1,000 sf GFA | $546 | $1,364 | $1,411 | $1,773 | $1,903 | $1,021 | $795 | $693 | $1,005 | $954 | $775 | $1,295 | $1,640 | $1,957 | $3,381 |
| Nursing Home | 620 | 1,000 sf GFA | $434 | $1,086 | $1,123 | $1,410 | $1,514 | $813 | $633 | $551 | $800 | $759 | $616 | $1,031 | $1,305 | $1,557 | $2,690 |
| **BUSINESS & COMMERCIAL** | | | | | | | | | | | | | | | | | |
| Hotel | 310 | Room | $352 | $880 | $910 | $1,144 | $1,228 | $659 | $513 | $447 | $649 | $616 | $500 | $836 | $1,058 | $1,262 | $2,181 |
| All Suites Hotel | 311 | Room | $235 | $587 | $607 | $762 | $818 | $439 | $342 | $298 | $432 | $410 | $333 | $557 | $705 | $842 | $1,454 |
| Motel | 320 | Room | $276 | $689 | $713 | $896 | $962 | $516 | $402 | $350 | $508 | $482 | $392 | $655 | $829 | $989 | $1,708 |
| Resort Hotel | 330 | Room | $247 | $616 | $637 | $801 | $859 | $461 | $359 | $313 | $454 | $431 | $350 | $585 | $740 | $884 | $1,527 |
| Building Materials/Lumber | 812 | 1,000 sf GFA | $1,977 | $4,940 | $5,108 | $6,418 | $6,890 | $3,698 | $2,879 | $2,509 | $3,640 | $3,455 | $2,805 | $4,691 | $5,937 | $7,085 | $12,241 |
| Free-Standing Discount Superstore | 813 | 1,000 sf GFA | $1,838 | $4,595 | $4,751 | $5,970 | $6,408 | $3,439 | $2,678 | $2,333 | $3,386 | $3,213 | $2,609 | $4,363 | $5,522 | $6,590 | $11,385 |
| Variety Store | 814 | 1,000 sf GLA | $2,642 | $6,603 | $6,828 | $8,579 | $9,209 | $4,942 | $3,849 | $3,353 | $4,866 | $4,618 | $3,749 | $6,270 | $7,936 | $9,471 | $16,362 |
| Free-Standing Discount Store | 815 | 1,000 sf GFA | $2,426 | $6,064 | $6,270 | $7,878 | $8,457 | $4,538 | $3,534 | $3,079 | $4,468 | $4,241 | $3,443 | $5,758 | $7,287 | $8,697 | $15,025 |
| Hardware/Paint Store | 816 | 1,000 sf GFA | $2,102 | $5,254 | $5,433 | $6,827 | $7,328 | $3,933 | $3,062 | $2,668 | $3,872 | $3,675 | $2,983 | $4,989 | $6,314 | $7,536 | $13,019 |
| Nursery-Retail (Garden Center) | 817 | 1,000 sf GFA | $2,933 | $7,330 | $7,580 | $9,524 | $10,223 | $5,486 | $4,272 | $3,723 | $5,402 | $5,127 | $4,162 | $6,961 | $8,809 | $10,513 | $18,163 |
| Nursery-Wholesale | 818 | 1,000 sf GFA | $2,185 | $5,461 | $5,647 | $7,095 | $7,616 | $4,087 | $3,183 | $2,773 | $4,024 | $3,819 | $3,101 | $5,185 | $6,563 | $7,832 | $13,531 |
| Shopping Center | 820 | 1,000 sf GLA | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Factory Outlet Center | 823 | 1,000 sf GFA | $887 | $2,217 | $2,293 | $2,881 | $3,092 | $1,660 | $1,292 | $1,126 | $1,634 | $1,551 | $1,259 | $2,105 | $2,665 | $3,180 | $5,494 |
| Quality Restaurant | 931 | 1,000 sf GFA | $2,462 | $6,153 | $6,363 | $7,995 | $8,582 | $4,605 | $3,586 | $3,125 | $4,534 | $4,303 | $3,494 | $5,843 | $7,395 | $8,825 | $15,247 |
| High Turnover Sit-Down Restaurant | 932 | 1,000 sf GFA | $3,296 | $8,236 | $8,517 | $10,701 | $11,487 | $6,165 | $4,800 | $4,183 | $6,069 | $5,760 | $4,677 | $7,821 | $9,898 | $11,813 | $20,409 |
| Fast Food Restaurant w/out Drive-Through | 933 | 1,000 sf GFA | $7,675 | $19,181 | $19,835 | $24,921 | $26,751 | $14,356 | $11,179 | $9,741 | $14,134 | $13,415 | $10,891 | $18,213 | $23,051 | $27,510 | $47,528 |
| Fast Food Restaurant w/ Drive-Through | 934 | 1,000 sf GFA | $9,583 | $23,949 | $24,765 | $31,115 | $33,401 | $17,925 | $13,958 | $12,162 | $17,647 | $16,749 | $13,599 | $22,741 | $28,781 | $34,348 | $59,341 |
| Quick Lubrication Vehicle Shop | 941 | Servicing Position | $1,737 | $4,340 | $4,488 | $5,639 | $6,053 | $3,248 | $2,529 | $2,204 | $3,198 | $3,035 | $2,464 | $4,121 | $5,215 | $6,224 | $10,753 |
| Auto Care Center | 942 | 1,000 sf GLA | $1,041 | $2,601 | $2,689 | $3,379 | $3,627 | $1,946 | $1,516 | $1,321 | $1,916 | $1,819 | $1,477 | $2,469 | $3,125 | $3,730 | $6,444 |
| New Car Sales | 841 | 1,000 sf GFA | $1,153 | $2,883 | $2,981 | $3,745 | $4,020 | $2,158 | $1,680 | $1,464 | $2,124 | $2,016 | $1,637 | $2,737 | $3,464 | $4,134 | $7,143 |
| Auto Parts Sales | 843 | 1,000 sf GFA | $2,001 | $5,000 | $5,171 | $6,497 | $6,974 | $3,743 | $2,914 | $2,539 | $3,685 | $3,497 | $2,839 | $4,748 | $6,009 | $7,172 | $12,390 |

## Attachment A City Of Sedro-Woolley Schedule of Transportation Impact Fees - 2013 Update

| Land Use Category - ITE 9th Edition | LU Code | Unit* | Impact Fee Per Unit By District | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| Gasoline/Service Station | 944 | Vehicle Fueling Position | $4,722 | $11,801 | $12,204 | $15,333 | $16,459 | $8,833 | $6,878 | $5,993 | $8,696 | $8,254 | $6,701 | $11,206 | $14,183 | $16,926 | $29,242 |
| Gasoline/Service Station w/ Convenience Market | 945 | Vehicle Fueling Position | $3,489 | $8,720 | $9,018 | $11,330 | $12,162 | $6,527 | $5,082 | $4,429 | $6,426 | $6,099 | $4,952 | $8,281 | $10,480 | $12,507 | $21,608 |
| Gasoline/Service Station w/ Convenience Market & Car Wash | 946 | Vehicle Fueling Position | $3,580 | $8,946 | $9,251 | $11,624 | $12,477 | $6,696 | $5,214 | $4,543 | $6,592 | $6,257 | $5,080 | $8,495 | $10,751 | $12,831 | $22,168 |
| Self-Service Car Wash | 947 | Wash Stall | $1,724 | $4,307 | $4,454 | $5,596 | $6,007 | $3,224 | $2,510 | $2,187 | $3,174 | $3,013 | $2,446 | $4,090 | $5,177 | $6,178 | $10,673 |
| Tire Store | 848 | 1,000 sf GFA | $1,754 | $4,383 | $4,533 | $5,695 | $6,113 | $3,281 | $2,555 | $2,226 | $3,230 | $3,066 | $2,489 | $4,162 | $5,268 | $6,287 | $10,861 |
| Tire Superstore | 849 | 1,000 sf GFA | $892 | $2,229 | $2,305 | $2,896 | $3,108 | $1,668 | $1,299 | $1,132 | $1,642 | $1,559 | $1,265 | $2,116 | $2,678 | $3,196 | $5,522 |
| Supermarket | 850 | 1,000 sf GFA | $3,561 | $8,901 | $9,204 | $11,564 | $12,413 | $6,662 | $5,187 | $4,520 | $6,559 | $6,225 | $5,054 | $8,452 | $10,696 | $12,765 | $22,054 |
| Convenience Market (24 Hr) | 851 | 1,000 sf GFA | $11,998 | $29,985 | $31,007 | $38,958 | $41,820 | $22,443 | $17,476 | $15,228 | $22,096 | $20,971 | $17,026 | $28,473 | $36,036 | $43,006 | $74,299 |
| Convenience Market (16 Hr) | 852 | 1,000 sf GFA | $7,914 | $19,779 | $20,453 | $25,697 | $27,585 | $14,804 | $11,527 | $10,044 | $14,574 | $13,833 | $11,231 | $18,781 | $23,769 | $28,367 | $49,008 |
| Convenience Market w/ Gas Pump | 853 | Vehicle Fueling Position | $3,806 | $9,512 | $9,836 | $12,358 | $13,266 | $7,119 | $5,544 | $4,830 | $7,009 | $6,652 | $5,401 | $9,032 | $11,431 | $13,642 | $23,569 |
| Discount Supermarket | 854 | 1,000 sf GFA | $3,770 | $9,421 | $9,742 | $12,240 | $13,139 | $7,051 | $5,491 | $4,784 | $6,942 | $6,589 | $5,349 | $8,946 | $11,322 | $13,511 | $23,343 |
| Discount Club | 861 | 1,000 sf GFA | $1,889 | $4,722 | $4,883 | $6,135 | $6,585 | $3,534 | $2,752 | $2,398 | $3,479 | $3,302 | $2,681 | $4,484 | $5,674 | $6,772 | $11,700 |
| Home Improvement Superstore | 862 | 1,000 sf GFA | $711 | $1,777 | $1,838 | $2,309 | $2,479 | $1,330 | $1,036 | $903 | $1,310 | $1,243 | $1,009 | $1,688 | $2,136 | $2,549 | $4,404 |
| Electronics Superstore | 863 | 1,000 sf GFA | $1,585 | $3,961 | $4,096 | $5,146 | $5,524 | $2,965 | $2,309 | $2,012 | $2,919 | $2,770 | $2,249 | $3,761 | $4,760 | $5,681 | $9,815 |
| Toy/Children's Superstore | 864 | 1,000 sf GFA | $1,933 | $4,831 | $4,996 | $6,277 | $6,738 | $3,616 | $2,816 | $2,454 | $3,560 | $3,379 | $2,743 | $4,588 | $5,806 | $6,929 | $11,972 |
| Apparel Store | 876 | 1,000 sf GFA | $1,484 | $3,708 | $3,835 | $4,818 | $5,172 | $2,776 | $2,161 | $1,883 | $2,733 | $2,594 | $2,106 | $3,521 | $4,457 | $5,318 | $9,189 |
| Pharmacy/Drug Store w/out Drive-Through | 880 | 1,000 sf GFA | $2,317 | $5,792 | $5,989 | $7,525 | $8,078 | $4,335 | $3,376 | $2,941 | $4,268 | $4,051 | $3,289 | $5,500 | $6,960 | $8,307 | $14,351 |
| Pharmacy/Drug Store w/ Drive-Through | 881 | 1,000 sf GFA | $2,967 | $7,414 | $7,667 | $9,633 | $10,341 | $5,549 | $4,321 | $3,765 | $5,463 | $5,186 | $4,210 | $7,040 | $8,910 | $10,634 | $18,372 |
| Furniture Store | 890 | 1,000 sf GFA | $124 | $310 | $321 | $403 | $433 | $232 | $181 | $158 | $229 | $217 | $176 | $295 | $373 | $445 | $769 |
| Video Rental | 896 | 1,000 sf GFA | $4,231 | $10,574 | $10,935 | $13,738 | $14,748 | $7,914 | $6,163 | $5,370 | $7,792 | $7,395 | $6,004 | $10,041 | $12,708 | $15,166 | $26,201 |
| Bank/Savings: Walk-in | 911 | 1,000 sf GFA | $3,774 | $9,431 | $9,753 | $12,253 | $13,154 | $7,059 | $5,497 | $4,790 | $6,950 | $6,596 | $5,355 | $8,955 | $11,334 | $13,526 | $23,369 |
| Bank/Savings: Drive-in | 912 | 1,000 sf GFA | $7,560 | $18,893 | $19,537 | $24,547 | $26,350 | $14,141 | $11,012 | $9,595 | $13,922 | $13,214 | $10,728 | $17,940 | $22,706 | $27,097 | $46,815 |
| **OFFICE** | | | | | | | | | | | | | | | | | |
| Clinic | 630 | 1,000 sf GFA | $3,041 | $7,599 | $7,858 | $9,873 | $10,598 | $5,688 | $4,429 | $3,859 | $5,600 | $5,315 | $4,315 | $7,216 | $9,132 | $10,899 | $18,829 |
| General Office | 710 | 1,000 sf GFA | $875 | $2,186 | $2,260 | $2,840 | $3,049 | $1,636 | $1,274 | $1,110 | $1,611 | $1,529 | $1,241 | $2,076 | $2,627 | $3,135 | $5,416 |
| Corporate Headquarters | 714 | 1,000 sf GFA | $828 | $2,068 | $2,139 | $2,687 | $2,885 | $1,548 | $1,206 | $1,050 | $1,524 | $1,447 | $1,175 | $1,964 | $2,486 | $2,967 | $5,125 |
| Single Tenant Office | 715 | 1,000 sf GFA | $1,021 | $2,553 | $2,640 | $3,316 | $3,560 | $1,911 | $1,488 | $1,296 | $1,881 | $1,785 | $1,449 | $2,424 | $3,068 | $3,661 | $6,325 |
| Medical-Dental Office Building | 720 | 1,000 sf GFA | $2,096 | $5,237 | $5,416 | $6,804 | $7,304 | $3,920 | $3,052 | $2,660 | $3,859 | $3,663 | $2,974 | $4,973 | $6,294 | $7,511 | $12,977 |
| U.S. Post Office | 732 | 1,000 sf GFA | $6,586 | $16,460 | $17,021 | $21,385 | $22,956 | $12,320 | $9,593 | $8,359 | $12,129 | $11,512 | $9,346 | $15,629 | $19,781 | $23,607 | $40,785 |
| Office Park | 750 | 1,000 sf GFA | $869 | $2,171 | $2,245 | $2,821 | $3,028 | $1,625 | $1,265 | $1,103 | $1,600 | $1,518 | $1,233 | $2,062 | $2,609 | $3,114 | $5,380 |
| Research and Development Center | 760 | 1,000 sf GFA | $628 | $1,570 | $1,623 | $2,039 | $2,189 | $1,175 | $915 | $797 | $1,157 | $1,098 | $891 | $1,491 | $1,886 | $2,251 | $3,889 |
| Business Park | 770 | 1,000 sf GFA | $740 | $1,848 | $1,911 | $2,402 | $2,578 | $1,383 | $1,077 | $939 | $1,362 | $1,293 | $1,050 | $1,755 | $2,221 | $2,651 | $4,580 |
| **INDUSTRIAL** | | | | | | | | | | | | | | | | | |
| General Light Industrial | 110 | 1,000 sf GFA | $569 | $1,423 | $1,471 | $1,849 | $1,985 | $1,065 | $829 | $723 | $1,049 | $995 | $808 | $1,351 | $1,710 | $2,041 | $3,526 |
| General Heavy Industrial | 120 | 1,000 sf GFA | $112 | $279 | $288 | $362 | $389 | $209 | $162 | $142 | $205 | $195 | $158 | $265 | $335 | $400 | $691 |
| Industrial Park | 130 | 1,000 sf GFA | $499 | $1,247 | $1,289 | $1,620 | $1,739 | $933 | $727 | $633 | $919 | $872 | $708 | $1,184 | $1,499 | $1,788 | $3,090 |
| Manufacturing | 140 | 1,000 sf GFA | $429 | $1,071 | $1,107 | $1,391 | $1,494 | $802 | $624 | $544 | $789 | $749 | $608 | $1,017 | $1,287 | $1,536 | $2,654 |
| Warehouse | 150 | 1,000 sf GFA | $188 | $469 | $485 | $610 | $655 | $351 | $274 | $238 | $346 | $328 | $267 | $446 | $564 | $673 | $1,163 |
| Mini-Warehouse | 151 | 1,000 sf GFA | $153 | $381 | $394 | $496 | $532 | $285 | $222 | $194 | $281 | $267 | $217 | $362 | $458 | $547 | $945 |
| Utilities | 170 | 1,000 sf GFA | $446 | $1,115 | $1,153 | $1,449 | $1,555 | $834 | $650 | $566 | $822 | $780 | $633 | $1,059 | $1,340 | $1,599 | $2,763 |
| **PORT and TERMINAL** | | | | | | | | | | | | | | | | | |
| Truck Terminal | 30 | 1,000 sf GFA | $487 | $1,218 | $1,259 | $1,582 | $1,698 | $911 | $710 | $618 | $897 | $852 | $691 | $1,156 | $1,463 | $1,746 | $3,017 |
| Park and Ride Lot with Bus Service | 90 | Parking Space | $364 | $910 | $941 | $1,182 | $1,269 | $681 | $530 | $462 | $670 | $636 | $516 | $864 | $1,093 | $1,304 | $2,254 |

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

**SOURCE: The Transpo Group (2013). Intended for the sole use by the City of Sedro-Woolley.**




# District Impact Fees for Single Family Detached Residential Unit - 2013 Update

***Sedro Woolley Transportation Impact Fee Ordinance***

Q:\Projects\12\12278.00 - Sedro-Woolley On-Call Transportation Services\GIS\MXD\SingleFam_CostPerTrip.mxd

transpoGROUP

Ordinance O20150002 Attachment 4

**Planning Commission Recorded Motion**

# Skagit County Planning Commission's Recorded Motion Regarding the Capital Facilities Plan 2015Q1 Update

| | |
|---|---|
| **Proposal publish date:** | March 12, 2015 |
| **Proposal name:** | Capital Facilities Plan 2015-2020 Q1 Update |
| **Documents available at:** | www.skagitcounty.net/cfp |
| **Public hearing body:** | Skagit County Planning Commission |
| **Public hearing date:** | Tuesday, April 7, 2015, at 6 p.m. |
| **Written comment deadline:** | Tuesday, April 7, 2015, at conclusion of public hearing |
| **PC deliberations:** | April 7, 2015 |

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Board of County Commissioners.

**Findings of Fact and Reasons for Action**

1. The purpose of the County's proposal is to facilitate the collection of impact fees for the school districts and cities that have submitted schedules of impact fees and supporting documentation.

2. Impact fees are an important mechanism for cities and school districts to be able to finance the infrastructure necessary to serve new development.

3. RCW 82.02.090 provides that impact fees must be demonstrably and reasonably related to the new development that creates additional demand and need for public facilities, must be a proportionate share of the cost of the public facilities, and must be used for facilities that reasonably benefit the new development.

4. The County should collect impact fees within the unincorporated areas on behalf of the cities and school districts that have properly established them to ensure that the costs of new development are not paid by existing residents.

5. The proposal properly incorporates by reference the updated capital facilities plans of the Cities of Mount Vernon and Sedro-Woolley and the Mount Vernon and Sedro-Woolley School Districts.

6. The proposal makes useful organizational changes to the county code to apply the Public Facilities Impact Fees chapter to all impact fees, including those collected for cities' urban growth areas, and to update the statutory period for spending those impact fees to comply with revisions to state law.

7. The County received written comments on the proposal from the City of Mount Vernon and City of Sedro-Woolley asking, among other things, that the County's collection of impact fees within the cities' urban growth areas be mandatory.

8. Consistent with SCC 14.30.020, interlocal agreements are essential to facilitate the proper collection and distribution of impact fees for other jurisdictions.

**Recommendation**

The Planning Commission recommends that the Board of County Commissioners **approve** the proposal with the following changes:

1. Modify the proposed text in SCC 14.30.020 to make County collection of impact fees mandatory for those jurisdictions that properly submit a schedule of impact fees and necessary documentation of compliance with statute.

**This recorded motion approved** April 7, 2015:

| **Commission Vote** | **Support** | **Oppose** | **Absent** | **Abstain** |
|---|---|---|---|---|
| Josh Axthelm, Chair | ✓ | | | |
| Keith Greenwood, Vice Chair | ✓ | | | |
| Amy Hughes | ✓ | | | |
| Annie Lohman | ✓ | | | |
| Matt Mahaffie | | | ✓ | |
| Kathy Mitchell | ✓ | | | |
| Kevin Meenaghan | ✓ | | | |
| Tammy Candler | ✓ | | | |
| Robert Temples | ✓ | | | |
| Total | 8 | 0 | 1 | 0 |

SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON

Josh Axthelm, Chair — Date: 4/7/2015

Dale Pernula, Secretary — Date: 4/8/15