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

Ron Wesen, Commissioner

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.

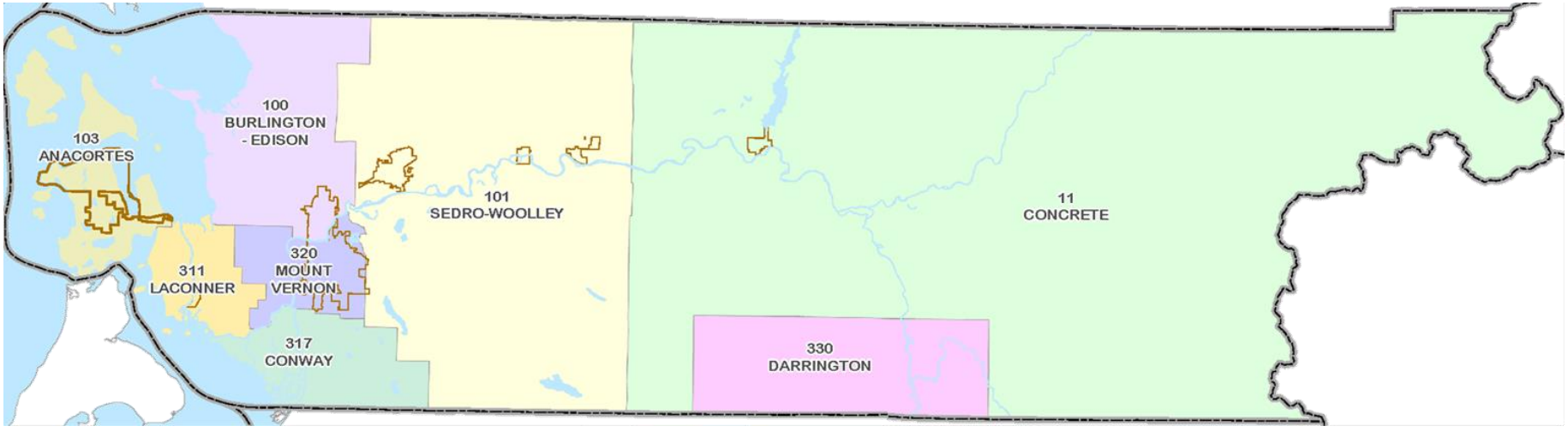
[25] Achen, 95-2-0067 (FDO 9/20/05).

[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 O20150002 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 (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

			Impact Fee Per Unit By District														
Land Use Category - ITE 9th Edition	**LU Code**	**Unit***	**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.

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