



# Schedule of Impact Fees

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
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*Skagit County Ordinance 020160010, 020180006, 020180011  
 updated March 14, 2022*

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	\$9,421	\$1,134	n/a	2023
Sedro-Woolley School District	school	\$4,461	\$2,888	n/a	2027
City of Mount Vernon (UGA)	parks	\$855	\$789	n/a	2022
	streets	See attached schedule for all MV traffic impact fees.			2022
City of Sedro-Woolley (UGA)	parks	\$1500 per unit	\$1500 per unit	n/a	2022
	fire	\$0.28 per sq ft	\$0.28 per sq ft	n/a	2022
	streets	See attached map and rate schedule for <b>residential</b> impact fees.		See attached map and rate schedule for <b>non-residential</b> impact fees.	2022
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
<b>Cost per New P.M. Trip Generated</b>		\$,2,817.69
<b>Residential</b>		
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
<b>Commercial - Services</b>		
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
<b>Institutional</b>		
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
<b>Industrial</b>		
Light Industry/Manufacturing/Industrial Park	sq. ft. / GFA	\$2.73
Warehousing/Storage	sq. ft. / GFA	\$0.90
Mini Warehouse	sq. ft. / GFA	\$0.73
<b>Restaurant</b>		
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
<b>Commercial - Retail</b>		
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
<b>Commercial - Office</b>		
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 Updated February 2016

Land Use Group (Definitions for these land use groups are provided following this table)	Impact Fee
<b>Residential Groups:</b>	
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less	<b>\$7,015.00 per each dwelling unit</b>
Multi-Family Dwelling Units With 51 Units or More	\$4,305.00 per each dwelling unit
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less That are restricted to those individuals that are defined as senior citizens	\$1,807.00 per each dwelling unit
Multi-Family Dwelling Units With 51 Units or More that are restricted to those individuals that are defined as senior citizens	\$764.00 per each dwelling unit
Congregate Care Facility and Nursing Homes	\$1,180.00 per bed
Assisted Living Facilities	\$1,527.00 per bed
<b>Commercial and Industrial Groups:</b>	
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.

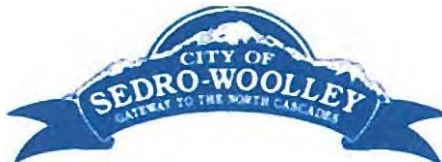
City of Sedro-Woolley Traffic Impact Fee Rate Schedule- Residential (2016 Update)

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

<sup>1</sup> Institute of Transportation Engineers, Trip Generation Manual (9th Edition)

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

<sup>3</sup> DU=Dwelling Unit



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

ITE Code <sup>1</sup>	ITE Land Use Category <sup>1</sup>	Ba11 Trip Rate <sup>1</sup>	%Pass-By Tripe <sup>3</sup>	Net Trip Rate	R,Jtt per Unit	Impact Ft1 per Unit bY District	
						Citywide !Non-CBD!	CBO
30	Intermodal Truck Terminal	6.55		6.550	acre	\$1,486	\$8,784
90	Park and Ride With Bus Service	0.62		0.620	\$		
110	General Light Industrial	0.97		0.970	KSF	\$2,335	\$1,301
120	General Heavy Industrial	2.16		2.160	acre	\$5,199	\$2,897
130	Industrial Park	0.85		0.850	KSF	\$2,046	\$1,140
140	Manufacturing	0.73		0.730	KSF	\$1,757	\$979
150	Warehousing	0.32		0.320	KSF	\$770	\$429
151	Multi Warehouse	0.26		0.260	KSF	\$626	\$349
152	High-Cube Warehouse	0.12		0.120	KSF	\$289	\$161
170	Lodges	0.76		0.760	KSF	\$1,829	\$1,019
310	Hotel	0.60		0.600	room	\$1,444	\$805
311	All Suites Hotel	0.40		0.400	room	\$963	\$536
320	Motel	0.47		0.470	room	\$1,131	\$630
330	Resort Hotel	0.42		0.420	room	\$1,011	
411	City Park	0.19		0.190	acre	\$457	\$255
412	County Park	0.09		0.090	acre	\$217	\$121
415	Beach Park	1.30		1.300	acre	\$3,129	\$1,743
416	Camper/RV Park	0.27		0.270	Spaces	\$650	\$362
417	Regional Park	0.20		0.200	acre	\$481	\$268
430	Golf Course	0.30		0.300	acre	\$722	\$402
432	Golf Driving Range	1.25		1.250	tees	\$3,009	\$1,676
435	Multi-Purpose Recreational Facility	3.58		3.580	KSF	\$8,617	\$4,801
437	Bowling Alley	1.51		1.510	KSF	\$3,727	\$2,025
443	Movie Theater w/o Matinee	6.16		6.160	KSF	\$14,827	\$8,261
444	Movie Theater w/ Matinee	3.80		3.800	KSF	\$9,747	\$5,086
445	Multiple Movie Theater	4.91		4.910	KSF	\$11,818	\$6,584
488	Soccer Complex	17.70		17.700	field	\$42,501	\$23,736
490	Tennis Courts	3.88		3.880	court	\$9,839	\$5,203
491	Racquet/Tennis Club	0.84		0.840	KSF	\$2,022	\$1,126
492	Health Fitness Club	3.53		3.530	KSF	\$8,497	\$4,734
493	Athletic Club	5.96		5.960	KSF	\$14,346	\$7,992
495	Recreational Community Center	2.74		2.740	KSF	\$6,595	\$3,674
520	Public Elementary School	1.21		1.210	KSF	\$2,912	\$1,623
522	Public Middle/Junior High School	1.19		1.190	KSF	\$2,864	\$1,596
530	Public High School	0.97		0.970	KSF	\$2,335	\$1,301
536	Private School K-12	0.17		0.170	student	\$409	\$228
540	College/Community College	2.54		2.540	KSF	\$6,114	\$3,406
560	Church	0.55		0.550	KSF	\$1,324	
565	Day Care Center	12.34		12.340	KSF	\$29,702	\$16,548
566	Cemetery	0.84		0.840	acre	\$2,022	\$1,126
571	Prison	2.91		2.910	KSF	\$7,001	\$3,902
590	Library	7.30		7.300	KSF	\$17,571	\$9,540
610	Hospital	0.93		0.930	KSF	\$2,239	\$1,247
620	Nursing Home	0.74		0.740	KSF	\$1,781	\$992
630	Care	5.18		5.180	KSF	\$12,468	\$6,846
640	Animal Hospital/Veterinary Clinic	4.72		4.720	KSF	\$11,361	\$6,110
710	General Office	1.49		1.490	KSF	\$3,534	\$1,998
714	Corporate Headquarters Building	1.41		1.410	KSF	\$3,344	\$1,891
715	Single Tenant Office	1.74		1.740	KSF	\$4,188	\$2,333
720	Medical/Dental Office	3.57		3.570	KSF	\$8,593	\$4,787
730	Government Office Building	1.21		1.210	KSF	\$2,912	\$1,623
732	US Post Office	11.22		11.220	KSF	\$27,007	\$15,046
733	Government Office Complex	2.85		2.850	KSF	\$6,962	\$3,822
750	Office Park	1.48		1.480	KSF	\$3,562	\$1,985
760	Research and Development Center	1.07		1.070	KSF	\$2,575	\$1,435
770	Business Office	1.26		1.260	KSF	\$3,033	\$1,600

<sup>2</sup> Institute of Transportation Engineers, Trip Generation Manual (9th Edition)

<sup>1</sup> Trip generation rate per development unit for F.J.I Peak Hour of the adjacent street traffic (4-6 pm). Note: Sq. Ft rate expressed per 1000 SF (!<SF).

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

<sup>4</sup> DU = Dwelling Unit KSF = 1,000 square feet VSP = Vehicle Service Position

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

ITE Code	ITE Land Use Category <sup>1</sup>	Base Trip Rate <sup>2</sup>	%Pass-By Trips <sup>3</sup>	Ntt Trip Rate	Rate per Unit	Impact FN per Uni by Dlltnc:t	
						Citywide Innh.CBOI	CBD
812	BuildingMaterialsand Lumber SIOI'e	4.49	26%	3.323	KSF	\$7,997	\$4,486
813	Free-Sta/dingDiscount Superstore	4.35	27%	3.176	KSF	\$7,643	\$4,258
814	Varie!YStore	6.82	34%	4.501	KSF	\$10,834	\$6,036
815	Free StandingDiscount Store	<b>4.98</b>	17%	4.133	KSF	\$9,949	\$5,543
816	Hardware/Pail! S¥>re	<b>4.84</b>	26%	3.582	KSF	\$8,621	\$4,803
817	Nursery(Garden Center)	6.94	26%	5.136	KSF	\$12,361	\$6,887
818	N1MSery(Wholesale)	5.17	<b>26%</b>	3826	KSF	\$9,209	\$5,130
820	Shopping Center	3.71	<b>34.4</b>	2.449	KSF	\$8,891	\$3,254
823	F Outle!Center	2.29	34%	1.511	KSF	\$3,638	\$2,027
826	Sp(IcialyRetaffCenter	2.71	34%	1.789	KSF	\$4,308	\$2,399
841	Aulomobile Sales	2.62	<b>1004</b>	2.358	KSF	\$5,676	\$3,162
842	ReaeailOllalVehicle Sales	2.54	10%	2.286	KSF	\$5,502	\$3,066
843	Automobile PartsSales	5.98	10%	5.382	KSF	\$12,954	\$7,217
848	Tire Store	4.15	10.1	3.735	KSF	\$8,990	\$5,009
849	Tire Superstore	2.11	10%	1.899	KSF	\$4,571	\$2,547
850	Supermarket	9.48	36%	6067	KSF	\$14,604	\$8,136
651	ConveoleficeMallet (Open24 hour.:	52.41	51%	25.681	KSF	\$61,814	\$34,438
852	Coo#81lenceMar!et (Open 15-16 hours)	34.57	<b>51i</b>	16939	KSF	\$40,773	\$22,716
853	ConvenienceMarket w/GasPwnps	19.07	66%	6484	VSP	\$15,607	\$8,695
854	Discoont Sllpe/11ar' et	8.34	21%	6,589	KSF	\$15,859	\$8,835
857	Oiscoool Club	<b>4.18</b>	37%	2.633	KSF	\$6,339	\$3,531
860	<b>ixile laitet</b>	0.88	37%	0.554	KSF	\$1,334	\$743
861	Goods Superstore	1.84	42%	1.067	KSF	\$2,569	\$1,431
862	Home Impl'ovemeotSuperstore	2.33	<b>4</b>	1.51	KSF	\$3,253	\$1,812
863	ElectromcsSuperst0<e	4.50	40%	2.700	KSF	\$6,499	\$3,621
864	Toy/ C re n's Superslote	<b>4.99</b>	<b>40%</b>	2.994	KSF	\$7,207	\$4,015
866	Pet SupplySuperstore	3.38	40%	2.028	KSF	\$4,881	\$2,720
867	Office SupptySuperstore	3.40	<b>40f.</b>	2.040	KSF	\$9,101	\$2,710
875	Department Store	1.87	34%	1.234	KSF	\$2,971	\$1,655
876	P.Paf..il!ore	3.83	34%	2.528	KSF	\$6,084	\$3,390
879	Arts and CraftsSt01e	6.21	34%	4.099	KSF	\$9,865	\$5,496
880	Pharmacy/Orug Store wfo Drive-Tlrv	8.40	5:1%	3.948	KSF	\$9,8...03	\$5,294
88i	Pharmacy/DrugStore w/OoveT-rrro	9.91	49%	5054	KSF	\$12,165	\$5,778
890	Furrillre Store	0.45	<b>53'11.</b>	0.212	KSF	\$509	\$284
911	Wa.lk-inBank(limited data)	12.13	35%	7.885	KSF	\$18,978	\$10,673
912	Dnve-lo Bari..	24.30	35%	15.795	KSF	\$38,019	\$21,181
918	Hair Salon	1.45	35%	0.943	KSF	\$2,269	\$1,264
925	Drinlor(Q Place	11.34	44%	350	KSF	\$1,285	\$8,516
931	Quality Restaurant	7.49	<b>44%</b>	4.194	KSF	\$10,096	\$5,625
932	High Turnover (Sit-Down) Resiaurant	9.85	43%	5615	KSF	\$11,514	\$7,529
933	Fast Foodw/o Drive-Thni	26.15	50%	13Q75	KSF	\$31,472	\$17,534
934	*Fast Foodw/ Drive-Thru	32.65	<b>50,-</b>	16.325	KSF	\$39,294	\$21,892
935	Fast FoodRestaurant w/ Dri11e-Tlrv v, /oIndoor Seating	44.99	50%	22.49-5	KSF	\$54,145	<b>166</b>
936	Coffee/DonutShop w/o Dri't'e-Tlrv	40.75	70"1,	12.225	KSF	\$29,426	\$16,394
937	Colf!je.'tloflulShop w/f Dnve-Thru	42.80	70%	12.840	KSF	\$30,906	\$17,218
938	Coffee/Dor.ut Shop w/ Drive-ThrowloIndoor Sealing (ESI)6SS&land)	75.00	83%	12750	KSF	\$30,689	\$17,098
940	BreadOonu 'BagelShop w/ Drive-Thru	18.99	50%	9.495	KSF	\$22,654	\$12,733
941	<b>QuilctLubncabooVetudeStop</b>	5.19	10%	4.671	VSP	\$11,243	\$6,264
942	Automob«e CareCenter	3.11	10%	2.799	KSF	\$6,737	\$3,753
943	Autor'nObZPearsand SeMCe Ce.nter	4.46	10.	4.014	KSF	\$9,662	\$5,383
944	GasoineJSeMCeStabon	13.87	42%	8Qd5	VSP	\$19,363	\$10,788
945	Gas Station w/ConvenleoceMartet	13.51	56%	5.944	VSP	\$14,308	\$7,971
946	Gas Stationw/CoovenienceMarice! andCar Wash!	13.86	56%	6098	VSP	\$14,679	\$8,178
947	Self-S!!!VeCarWash	5.54	25%	4.155	VSP	\$10,001	\$5,572
948	Aulomaled CarrWash	14.12	25%	10.590	KSF	\$25,491	\$14,201
950	TrudS1oo	13.63	56%	5.997	KSF	\$14,435	\$8,042

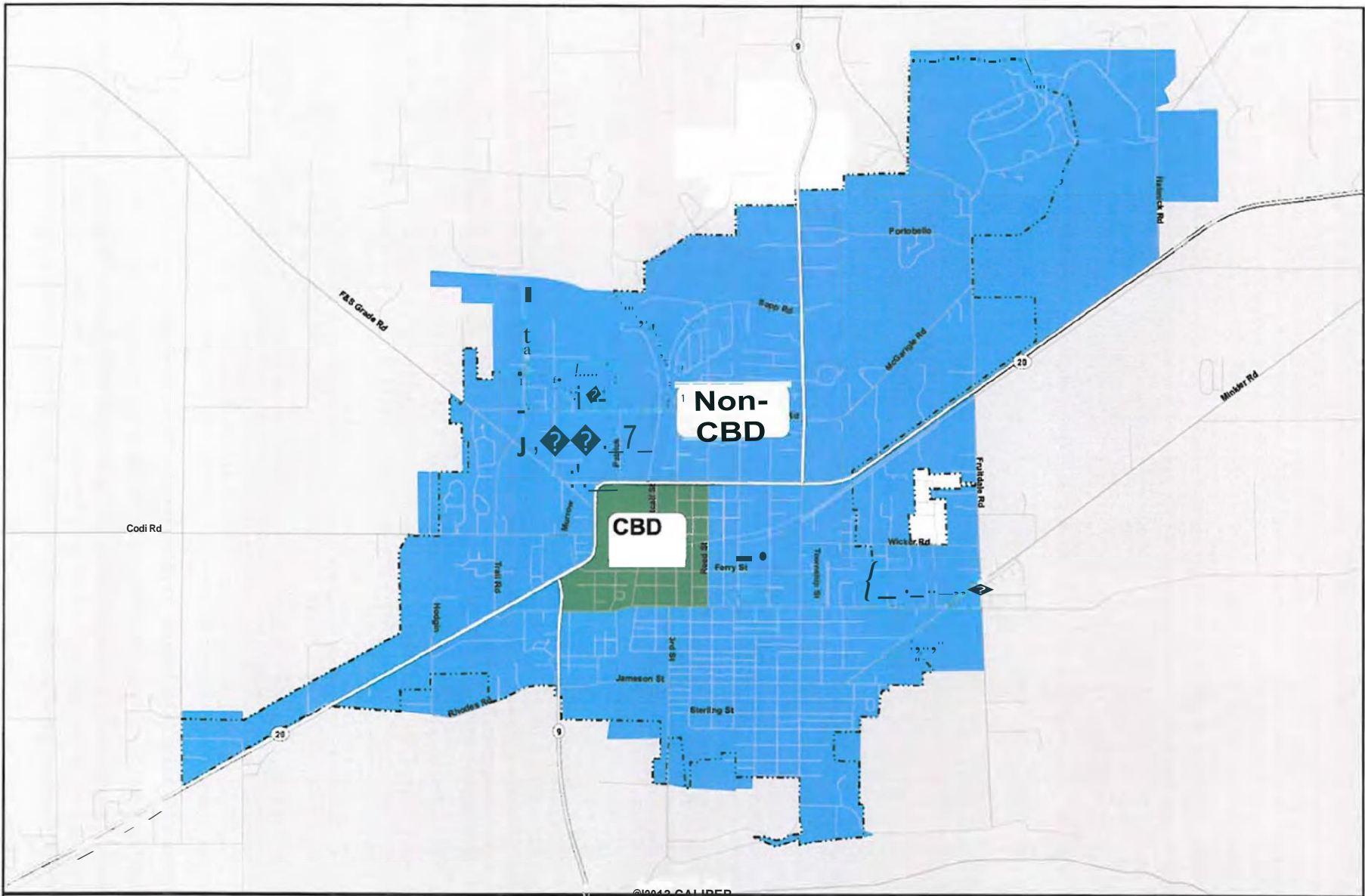
<sup>1</sup>Institute of Transportation Engineers, [Trip Generation Manual \(2011/2017 Edition\)](#)

<sup>2</sup>Trip generation rate per development unit for PM Peak Hour of the adjacent street traffic (4-6pm) Note: Sq. Ft. rate expressed as (KSF).

<sup>3</sup>Average Pass-by Rates, per Trip Generation Manual (9th Edition) Use(s) Guide and Handbook: an ITE Recommended Practice, 2014. Add a local pass-by rates based on similar land uses and engine judgment. Pass-by rates should be used in the calculation and refined using local data whenever possible.

<sup>4</sup>DU = Dwelling Unit. KSF = 1,000 square feet, VSP = Vehicles served per position (ft)





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Transportation Impact Fee Districts - 2016 Update  
 City of Sedro-Woolley

