

**2017
CITY OF SEDRO-WOOLLEY
COMMERCIAL IMPACT FEE & GENERAL FACILITY
CHARGE SCHEDULE**

Fire Impact Fee	\$.28 per square footage
Transportation Impact Fee	\$ Assessed per square footage & district (Per Ord#1852-16) Effective 7/25/16
Add'l Traffic Fee (SEPA)	\$ Assessed per project (if applies)
Police Mitigation Fee (SEPA)	\$ Assessed per square footage
Commercial General Facility Charge (Sewer Connection Charge)	\$ 291.00 per unit (See Commerical General Facility Charge Worksheet)
Sewer Inspection Charge	\$ 50.00

*Note: Park Impact Fees & School Impact Fees only apply to Residential Uses.

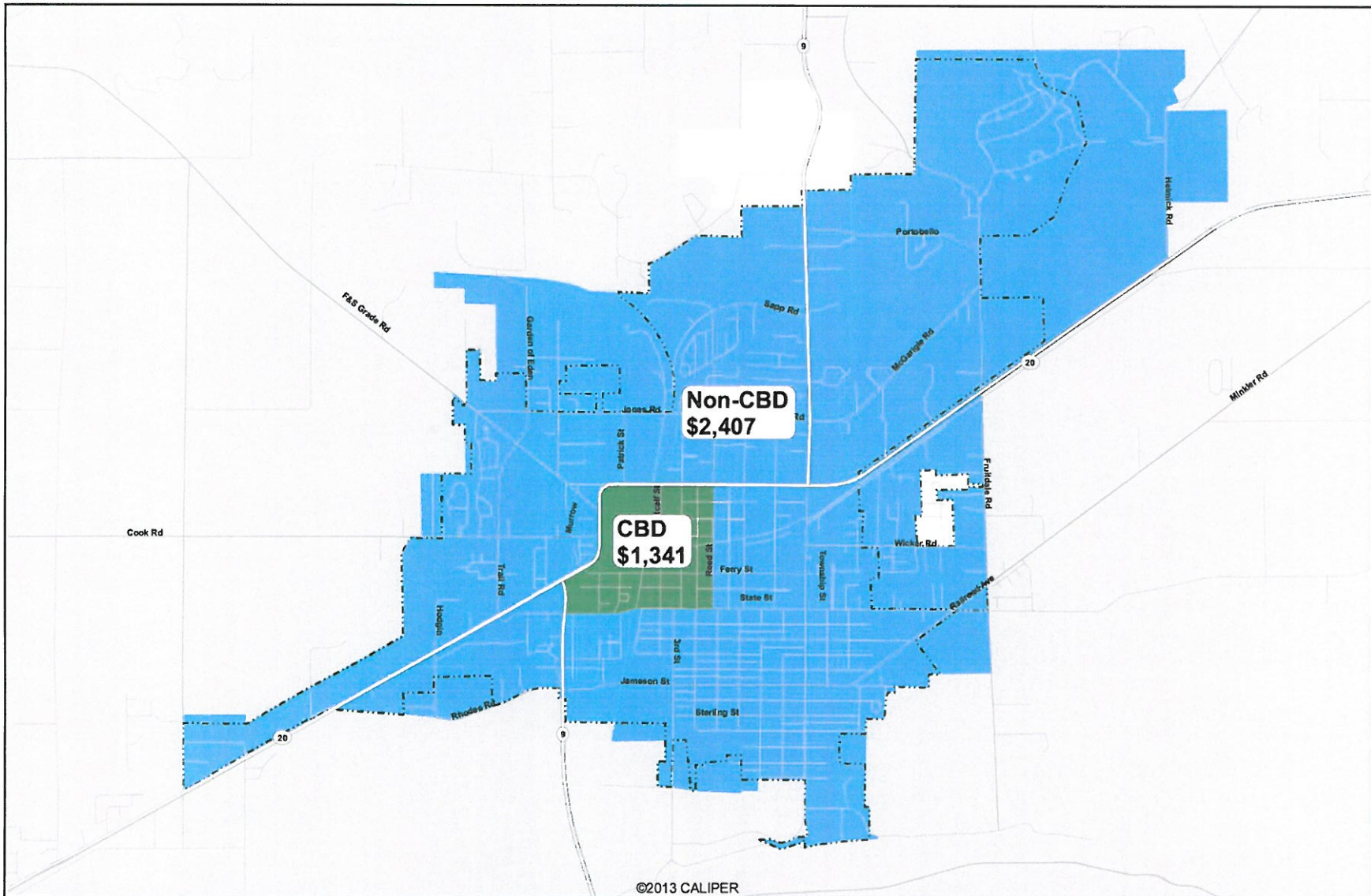
Please call 360-855-0771 for more information.

COMMERCIAL GENERAL FACILITY CHARGE WORKSHEET

(SWMC 13.16.035 Table 1)

Permit #: _____

Commercial General Facility Charge: \$291 per Fixture Unit (FU)				
Fixture Type	FU	No. of Fixtures	Credits (If applicable)	Total FU
Bathtubs	2			
Bidets	2			
Clothes washers, private	2			
Clothes washers, public	6			
Dental Units or cuspidors	1			
Drinking fountains	1			
Floor Drains	2			
Interceptors for grease, oil, solids, etc.	3			
Interceptors for sand, auto wash, etc.	6			
Laundry tubs	2			
Receptors (floor sinks), indirect waste receptors for refrigerators, water stations, etc.	1			
Receptors, indirect waste receptors for commercial sinks, dishwashers, air-washers etc.	3			
Showers, single stalls	2			
Showers, gang (per head)	1			
Sinks and/or dishwashers (residential) (2" min. waste)	2			
Sinks, bar, commercial	2			
Sinks, bar, private	1			
Sinks, commercial or industrial, schools, etc., including dishwashers, wash up sinks and wash fountains	3			
Sinks, flushing rim, clinic	6			
Sinks, service	3			
Sinks, service (3" trap)	6			
Urinals, pedestal, trap arm only	6			
Urinals, stall, separate trap	2			
Urinals, wall-mounted, blowout, integral trap 2" trap arm only	3			
Urinals, wall-mounted, blowout, integral trap 3" trap arm only	6			
Urinals, wall-mounted, washdown or siphon jet, integral trap, trap arm only	2			
Urinals, wall-mounted, washdown, separate trap (2" min. waste)	2			
Wash basins in sets	2			
Wash basins, (lavatories) single	1			
Water closet, private installation	4			
Water closet, public installation	6			
		Total FUs:		
Total FUs: _____		X	\$291 =	



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



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

ITE Code ¹	ITE Land Use Category ¹	Base Trip Rate ²	% Pass-By Trips ³	Net Trip Rate	Rate per Unit	Impact Fee per Unit by District	
						Citywide (Non-CBD)	CBD
PORT AND TERMINAL							
30	Intermodal Truck Terminal	6.55	*	6.550	acre	\$15,766	\$8,784
90	Park and Ride with Bus Service	0.62	*	0.620	space	\$1,492	\$831
INDUSTRIAL							
110	General Light Industrial	0.97	*	0.970	KSF	\$2,335	\$1,301
120	General Heavy Industrial	2.16	*	2.160	acre	\$5,199	\$2,897
130	Industrial Park	0.85	*	0.850	KSF	\$2,046	\$1,140
140	Manufacturing	0.73	*	0.730	KSF	\$1,757	\$979
150	Warehousing	0.32	*	0.320	KSF	\$770	\$429
151	Mini Warehouse	0.26	*	0.260	KSF	\$626	\$349
152	High-Cube Warehouse	0.12	*	0.120	KSF	\$289	\$161
170	Utilities	0.76	*	0.760	KSF	\$1,829	\$1,019
LODGING							
310	Hotel	0.60	*	0.600	room	\$1,444	\$805
311	All Suites Hotel	0.40	*	0.400	room	\$963	\$536
320	Motel	0.47	*	0.470	room	\$1,131	\$630
330	Resort Hotel	0.42	*	0.420	room	\$1,011	\$563
RECREATIONAL							
411	City Park	0.19	*	0.190	acre	\$457	\$255
412	County Park	0.09	*	0.090	acre	\$217	\$121
415	Beach Park	1.30	*	1.300	acre	\$3,129	\$1,743
416	Campground/RV Park	0.27	*	0.270	sites	\$650	\$362
417	Regional Park	0.20	*	0.200	acre	\$481	\$268
430	Golf Course	0.30	*	0.300	acre	\$722	\$402
432	Golf Driving Range	1.25	*	1.250	tees	\$3,009	\$1,676
435	Multi-Purpose Recreational Facility	3.58	*	3.580	KSF	\$8,617	\$4,801
437	Bowling Alley	1.51	*	1.510	KSF	\$3,635	\$2,025
443	Movie Theater w/o Matinee	6.16	*	6.160	KSF	\$14,827	\$8,261
444	Movie Theater w/ Matinee	3.80	*	3.800	KSF	\$9,147	\$5,096
445	Multiplex Movie Theater	4.91	*	4.910	KSF	\$11,818	\$6,584
488	Soccer Complex	17.70	*	17.700	field	\$42,604	\$23,736
490	Tennis Courts	3.88	*	3.880	court	\$9,339	\$5,203
491	Racquet/Tennis Club	0.84	*	0.840	KSF	\$2,022	\$1,126
492	Health Fitness Club	3.53	*	3.530	KSF	\$8,497	\$4,734
493	Athletic Club	5.96	*	5.960	KSF	\$14,346	\$7,992
495	Recreational Community Center	2.74	*	2.740	KSF	\$6,595	\$3,674
INSTITUTIONAL							
520	Public Elementary School	1.21	*	1.210	KSF	\$2,912	\$1,623
522	Public Middle/Junior High School	1.19	*	1.190	KSF	\$2,864	\$1,596
530	Public High School	0.97	*	0.970	KSF	\$2,335	\$1,301
536	Private School K-12	0.17	*	0.170	student	\$409	\$228
540	Junior / Community College	2.54	*	2.540	KSF	\$6,114	\$3,406
560	Church	0.55	*	0.550	KSF	\$1,324	\$738
565	Day Care Center	12.34	*	12.340	KSF	\$29,702	\$16,548
566	Cemetary	0.84	*	0.840	acre	\$2,022	\$1,126
571	Prison	2.91	*	2.910	KSF	\$7,004	\$3,902
590	Library	7.30	*	7.300	KSF	\$17,571	\$9,789
MEDICAL							
610	Hospital	0.93	*	0.930	KSF	\$2,239	\$1,247
620	Nursing Home	0.74	*	0.740	KSF	\$1,781	\$992
630	Clinic	5.18	*	5.180	KSF	\$12,468	\$6,946
640	Animal Hospital / Veterinary Clinic	4.72	*	4.720	KSF	\$11,361	\$6,330
OFFICE							
710	General Office	1.49	*	1.490	KSF	\$3,586	\$1,998
714	Corporate Headquarters Building	1.41	*	1.410	KSF	\$3,394	\$1,891
715	Single Tenant Office	1.74	*	1.740	KSF	\$4,188	\$2,333
720	Medical/Dental Office	3.57	*	3.570	KSF	\$8,593	\$4,787
730	Government Office Building	1.21	*	1.210	KSF	\$2,912	\$1,623
732	US Post Office	11.22	*	11.220	KSF	\$27,007	\$15,046
733	Government Office Complex	2.85	*	2.850	KSF	\$6,860	\$3,822
750	Office Park	1.48	*	1.480	KSF	\$3,562	\$1,985
760	Research and Development Center	1.07	*	1.070	KSF	\$2,575	\$1,435
770	Business Park	1.26	*	1.260	KSF	\$3,033	\$1,690

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

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

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

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

