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# Washington State Department of Transportation Traffic Impact Fees

Brochure #26

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## **Q. Who must pay a WSDOT Traffic Impact Fee?**

All developments that meet the following must pay a WSDOT Traffic Impact Fee as part of their development:

- All projects that have frontage SR 525 or SR 526
- Projects that require direct access onto a SR 525 or SR 526
- All developments which will be subject to environmental review
- Projects not exempted from paying the impact fee

## **Q. What types of projects do not need to pay the impact fee?**

The following development activities *do not* have to pay a WSDOT traffic impact fee:

- Single-family residences
- Short plats
- Small commercial and industrial developments that are not subject to environmental review unless they are located adjacent to a State highway
- Rebuilding or replacement of an existing legally established building or structure where no additional p.m. peak-hour trips are generated over and above those that were generated by the previous building or structure.
- Alteration or expansion:
  - Of an existing building where no additional p.m. peak-hour trips are generated and where the use is not changed; and/or
  - The construction of accessory buildings or structures where no additional p.m. peak-hour trips are generated.

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City of Mukilteo  
Planning and Community Development Department  
11930 Cyrus Way  
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- Condominium projects in which existing dwelling units are converted into condominium ownership where no new dwelling units are created.
- Previous mitigation has been provided under one of the following circumstances:
  - The development activity is exempt from the payment of an impact fee pursuant to RCW [82.02.100](#), due to mitigation of the same system improvement under the State Environmental Policy Act (SEPA); or
  - The development activity's transportation impacts have been fully mitigated pursuant to a condition of plat or PRD approval to pay fees, dedicate land or construct or improve public transportation facilities, unless the condition of the plat or PRD approval provides otherwise; provided, that the condition of the plat or PRD approval predates the effective date of fee imposition as provided herein; or
  - The development activity's transportation impacts have been mitigated pursuant to a voluntary agreement entered into with the city to pay fees, dedicate land or construct or improve public transportation facilities, unless the terms of the voluntary agreement provide otherwise; provided, that the agreement predates the effective date of fee imposition as provided herein; or
  - The development activity is within the Harbour Pointe area of the city and SEPA-related transportation mitigation has been provided through the Harbour Pointe Master Plan and associated road improvement mitigation agreements.
- Development activities for which a complete application was filed with the city prior to July 27, 2005.

**Q. Do I need a traffic study?**

The City will require you to submit a Traffic Impact Analysis if your development generates ten (10) or more PM peak-hour trips. A Channelization Plan Checklist will also be required if channelization revisions are proposed on SR 525 or SR 526.

**Q. How much is the impact fee?**

Your WSDOT impact fee will be determined by multiplying \$205.56 by each Average Daily Trip (ADT) generated by the development.

**Example:** Commercial Project that Generates 33 ADT's:

$$\text{WSDOT Fee} = \$205.56 \times 33 = \$6,783.48$$

**Q. When must the impact fee be paid?**

All traffic mitigation payments are paid directly to the State at follows:

- Commercial, Multi-Family, and Industrial Projects - prior to the City issuing a grading / right-of-way permit
- Subdivisions – to prior recording the plat
- Or as may specified by the City

**Q. How will my mitigation dollars be spent?**

All money collected in Mukilteo from the State impact fee will be spent on projects listed in the WSDOT / Mukilteo Traffic Mitigation Resolution approved by the City and State. This project list will be updated periodically as projects are completed or new projects are listed in the City transportation plan. Currently, all mitigation dollars will be spent on improving the SR 525 and 88<sup>th</sup> Street intersection with left turn lanes. Mitigation money can be used for both design and future construction.

**Q. Can the State require other types of mitigation besides an impact fee?**

The State may request other mitigation measures as a condition of development approval which may include:

- Negotiated construction improvements;
- Negotiated payment in lieu of construction of improvements;
- Traffic mitigation payment;
- Dedication or Donation of property;
- Installation of traffic signal(s);
- Channelization revision(s); and
- Frontage improvements

**Q. Can I get credit for on-site improvements against my impact fee?**

You can receive credit against your traffic mitigation payment where the value of the mitigation construction and/or property dedications/donations required are part of the cost to design or build the project where the mitigation money would have gone to. You will need to work directly with the State to determine the amount of credits that can be applied to your project.

*Example:* Currently, WSDOT mitigation money will be spent on improving the SR 525 and 88<sup>th</sup> Street intersection. If your project improvements or property dedication improves that intersection, you could be eligible for a credit against your traffic mitigation fee.

**Q. Can I appeal the impact fee requirement?**

You have the right to appeal the decision to require mitigation fees or improvements in accordance with City code under Mukilteo Municipal Code Chapter 17.13, Project Permits or Chapter 17.84, SEPA, which ever applies.

**For questions or additional information:**

Call...

City of Mukilteo  
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Development Department  
(425) 263-8000  
Fax (425) 212-2068

Location...

11930 Cyrus Way  
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Hours...

Monday - Thursday  
7:30 a.m. to 5:00 p.m.  
Friday  
7:30 a.m. to 4:30 p.m.

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