

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF INTRODUCTION AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing to consider Ordinance 25-040 on Wednesday, August 20, 2025, at 10:30 a.m., in the Jackson Board Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller Avenue, Everett, WA, in conjunction with a remote meeting via the following Zoom link:

Zoom Webinar Information:

Join Online: <https://zoom.us/j/94846850772> or by Phone: (253) 215-8782
Meeting ID: 948 4685 0772

PROPOSED ORDINANCE NO. 25-040

FINALIZING A SYSTEM OF ASSESSMENT FOR
FRENCH SLOUGH FLOOD CONTROL DISTRICT PURSUANT TO CHAPTER 85.38 RCW

A summary of the ordinance is as follows:

Section 1. The Council hereby finds and determines that the system of assessment for the District, as found in the County Engineer Report dated June 2025, attached as Exhibit A and hereby incorporated by reference, complies with chapter 85.38 RCW and other applicable laws of the State of Washington, and that the system of assessment described in Sections 2 and 3 is hereby finalized.

Section 2. The system of assessment for the District shall consist of a four zone classification system (Zone 1, Zone 2, Zone 3, and Zone 4). Properties in zones 1 and 2 shall be assessed a per acre assessment based on the relative amount of the property that is located within the flood zone. Properties in Zones 1 and 2 shall be assessed for improvements. Improvements shall be designated by Equivalent Residential Units (ERU), where one ERU is defined as follows:

- Properties assigned a residential or agricultural property class code by the Snohomish County Assessor with both positive market and land values shall be designated as 1 ERU.
- Properties assigned a non-residential property class code by the Snohomish County Assessor with both positive market and land values or properties held as transportation right of way shall be designated as 1 ERU per 3,500 square feet of impervious surface.

ZONE 1-Includes properties that have more than 50 percent of the property area inside the 100-year flood plain and more than 50 percent of the property area landward of the District dikes and are not located within the city of Monroe. These properties shall be assessed 100 percent of the per-acre assessment and 100 percent of the Improvement assessment.

ZONE 2-Includes properties that have 50 percent or more but less than 100 percent of the property area outside the 100-year flood plain or that have 50 percent or more but less than 100 percent of the property area waterward of the District dikes (toward the Pilchuck or Snohomish rivers) and are not located within the city of Monroe. These properties shall have a 50 percent reduction in per acre assessments. These properties shall also be assessed 100 percent of the Improvement assessment.

ZONE 3-Zone 3 is a non-benefit zone and includes properties that have 100 percent of the property area waterward of the District dikes (toward the Pilchuck or Snohomish rivers). All Zone 3 properties shall not be assessed a per acre assessment or the Improvement assessment.

ZONE 4-Includes those properties that lie within the District and also lie within the City of Monroe and are under interlocal agreement between the City and District.

Where a property straddles the district boundary, only acreage within the district boundary shall be assessed. The improvement will be assessed if it is located within the district boundary.

Acreage Assessments for Zone 1, Zone 2 and Zone 3:

The total acreage assessment shall be \$515.00 (rounded) of a \$1,000 hypothetical budget.

Based upon the area in Zone 1 of 5,430.13 acres, the area in Zone 2 of 596.87 acres, the associated dollar value of benefits for a \$1,000 hypothetical assessment is:

Zone 1 = \$0.0899004 per acre

Zone 2 = \$0.0449502 per acre

Zone 3 = \$0.00 per acre

Zone 4 Assessment:

No separate District assessment is made for acreage or improvements in Zone 4, which is the area under the District and City Interlocal Agreement. The share of the \$1,000 hypothetical assessment which is covered by the District and City Interlocal Agreement is calculated by the District at \$259.69 (rounded), based on the 2011 budget.

Improvement (ERU) Assessment:

The total assessment shall be \$225.32 (rounded) of a \$1,000 hypothetical budget.

Based on a total of 2,379.89 ERU, the associated dollar value of benefits is \$0.0946766 per ERU, to be applied to improvements in Zones 1 and 2. Improvements to property shall be determined from Snohomish County and District records.

Assessment Summary:

The assessment shares of a \$1,000 hypothetical budget are as follows:

Zones 1 and 2 Acreage Assessment (total): \$515.00 (rounded)

Zones 1 and 2 Improvement Assessment (total): \$225.32 (rounded)

Zone 4 Assessment: \$259.69 (rounded)

Total: \$1,000.00 (rounded)

Section 3. The District shall adopt an annual budget and special assessments based upon application of the system of assessments established by this ordinance sufficient to finance the adopted budget. The District is further directed to forward a copy of its resolution approving the budget, the budget and special assessments sufficient to finance the budget to the County Council and to the County Treasurer, in accordance with 85.38.170 RCW.

Section 4. As provided in the 85.38.170 RCW, the special assessments shall be collected by the County Treasurer. Notice of the special assessments due may be included in the notice of the property taxes due, may be included on a separate notice that is mailed with the notice of property taxes due, or may be sent separately from the notice of property taxes due. Special assessments shall be due at the same time property taxes are due and shall constitute liens on the land or improvements upon which they are imposed. Delinquent special assessments shall be foreclosed in the same manner, and subject to the same time schedules, interest and penalties as delinquent property taxes. The County Treasurer may impose a fee for collection of special assessments not to exceed one percent of the dollar value of the special assessments collected.

Section 5. This ordinance shall have a prospective effect and shall supersede the District's system of assessment last finalized by the adoption of Ordinance No. 20-044 on August 19, 2020.

At the Public Hearing, the Council may consider amendments to the proposed ordinance.

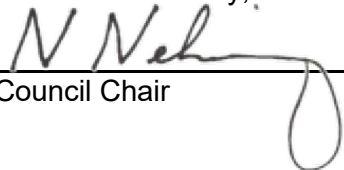
For More Information: Copies of the proposed ordinance and related documents are available upon request by calling the Council Office at (425) 388-3494, 1(800) 562-4367 x3494, TDD 1(800) 877-8339, or by e-mailing Contact.Council@snoco.org. Files are also available on the Council's website at <https://snohomish.legistar.com/Legislation.aspx> (File # 2025-2061).

Public Testimony: The public may testify in person or remotely. Submit written testimony to Snohomish County Council, 3000 Rockefeller Ave M/S 609, Everett, WA 98201, or e-mail to contact.council@snoco.org. Submitting written testimony 24 hours prior to the hearing will ensure copies are distributed to the Council and appropriate staff in advance of the hearing.

American with Disabilities Act Notice: Accommodations for persons with disabilities are available upon request. Please contact Elena Lao one week prior to the hearing at (425) 388-3494, 1(800) 562-4367 x3494, TDD 1(800) 877-8339, or by e-mail elena.lao@snoco.org.

Dated this 28th day of July, 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Deputy Clerk of the Council

Publish: July 30 and August 6, 2025

SUBMIT AFFIDAVIT TO: County Council
SUBMIT INVOICE TO: DCNR-Surface Water Management - 107027