

Index of Records					
Project Name		30.66A Park Impact Fees 2024 Update			
Part 2 - PLANNING COMMISSION					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
2.0001	Public Outreach	6/11/2024	Planning Commission	Planning Commission Agenda (Briefing)	4
2.0002	Public Outreach	6/25/2024	The Herald	Affidavit of Agenda publication in The Herald (Briefing)	3
2.0003	Legislative Documents	6/11/2024	Parks Staff	Staff Report (Briefing)	20
2.0004	Legislative Documents	6/6/2024	Parks Staff	Park Impact Fees Staff Report Attachment A	6
2.0005	Legislative Documents	6/6/2024	Parks Staff	Park Impact Fees Staff Report Attachment B	10
2.0006	Public Outreach	6/24/2024	Parks Staff	Presentation (Briefing)	27
2.0007	Public Testimony	6/20/2024	Pattison, Mike	Letter of Public Testimony	2
2.0008	Public Outreach	7/23/2024	Planning Commission	Planning Commission Written Meeting Minutes (Briefing)	7
2.0009	Public Outreach	6/26/2024	Planning Commission	Planning Commission Recording of Meeting (Briefing)	NA
2.0010	Public Outreach	7/9/2024	Planning Commission	Planning Commission Agenda (Hearing)	4
2.0011	Public Outreach	7/30/2024	The Herald	Affidavit of Agenda publication in The Herald (Hearing)	3
2.0012	Public Outreach	8/13/2024	Planning Commission	Planning Commission Written Meeting Minutes (Hearing)	6
2.0013	Public Outreach	7/23/2024	Planning Commission	Planning Commission Meeting Recording (Hearing)	NA
2.0014	Public Outreach	8/5/2024	Planning Commission	Recommendation Letter to County Council	2
<i>*Contact the Clerk of the Council for copies of part 2 Exhibits - 425-388-3494 or contact.council@snoco.org</i>					



Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Taylor.Twiford@snoco.org

REGULAR (Hybrid) MEETING AGENDA
Snohomish County Planning Commission

June 25, 2024
5:30 PM

Snohomish County Administration Building-East
1st Floor, Public Meeting Room 2
3000 Rockefeller Avenue, Everett, WA 98201
Or

Join the Zoom Meeting: <https://us02web.zoom.us/j/87866097372>
or call (253) 215-8782
Webinar ID: 878 6609 7372

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A. CALL TO ORDER AND ROLL CALL

B. CHAIRPERSON'S REPORT

C. PUBLIC COMMENT

D. APPROVAL OF MINUTES

- [May 28, 2024](#): Regular Meeting

E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- [Upcoming Planning Commission Meeting Topics](#)
- County Council Actions on Planning Commission Recommendations

F. UNFINISHED BUSINESS

1. Compliance Review: Critical Areas Regulations Code (Deliberations Continued)
Terri Strandberg, Principal Planner, Terri.Strandberg@snoco.org
Sarah Titcomb, Principal Planner, Sarah.Titcomb@snoco.org

The Planning Commission will continue deliberations on proposed amendments to the Critical Area Regulations (CAR). This is a non-project proposal to review and update the CAR within the Snohomish County Code (SCC). The County reviewed the existing CAR within chapters 30.62A, 30.62B, 30.62C, and 30.65 SCC and proposed amendments in line with the best available



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Planning Commission
Planning and Development Services

science (BAS) reviewed since the last major update of the CAR in 2015. The proposal also includes housekeeping changes for internal code consistency and implementation.

Note: The public hearing regarding CAR was completed May 28, 2024. Public testimony (written and verbal) will not be taken at this meeting.

For further information, please review the following:

- [Staff Report dated April 9, 2024](#)
- [Attachment A: Annotated Bibliography of BAS \(Part I and II\)](#)
- [Attachment B: Proposed Amendments to Chapter 30.62A SCC](#)
- [Attachment C: Proposed Amendments to Chapter 30.62B SCC](#)
- [Attachment D: Proposed Amendments to Chapter 30.62C SCC](#)
- [Attachment E: Proposed Amendments to Chapter 30.43C SCC](#)
- [Attachment F: Proposed Amendments to Chapter 30.86 SCC](#)
- [Attachment G: Proposed Amendments to Subtitle 30.9 SCC](#)
- [Attachment H: Department of Commerce Critical Area Checklist](#)
- [Presentation dated April 23, 2024](#)
- [Staff Memo dated May 3, 2024](#)
- [Updated Attachment B - chapter 30.62A SCC](#)
- [Further Amendments to Chap 30.62A SCC Memo dated May 3, 2024](#)
- [CAR Package Memo dated June 11, 2024](#)
- [Planning Commission Staff Report dated April 9, 2024](#)
- [Attachment A: Updated Annotated Bibliography](#)
- [Attachment B: Updated Chapter 30.62A SCC](#)
- [Attachment C: Chapter 30.62B SCC](#)
- [Attachment D: Chapter 30.62C SCC](#)
- [Attachment E: Chapter 30.43C SCC](#)
- [Attachment F: Chapter 30.86 SCC](#)
- [Attachment G: Subtitle 30.9 SCC](#)
- [Attachment H: Commerce Critical Area Checklist](#)
- [Additional Chapter 30.62A SCC Proposed Amendments dated May 3, 2024](#)
- [Response to Planning Commissioners Questions dated May 3, 2024](#)
- [May 28, 2024 Email to the Planning Commission](#)
- [Response to Planning Commission dated June 11, 2024](#)

G. NEW BUSINESS

2. Docket Code Amendments (Briefing)

Hilary McGowan, Senior Planner, Hilary.McGowan@snoco.org

The Docket Cycle Update Code project proposes to amend the docket cycle timeline in Chapter 30.74 SCC from every 8 years to every 10 years. The change was prompted from the WA State Legislature amending this timeline in [Engrossed Second Substitute House Bill 1241](#) in 2022. This proposed code project also will update submittal requirements to include MPPs for processing docket proposals, removing a code reviser's note, and adding in docketing noticing requirements to include tribes.



For further information, please review the following:

- [Staff Report dated June 6, 2024](#)

3. Chapter 30.66A SCC: Park Impact Fees (Briefing)

Carol Ohlfs, Principal Park Planner, Carol.Ohlfs@snoco.org

The Snohomish County Parks and Recreation Division (Parks) has been operating under a Growth Management Act-based impact fee methodology since 2005. This methodology is codified in SCC 30.66A and replaced a previously utilized State Environmental Policy Act-based approach that was originally adopted in 1991. The park impact mitigation fee is collected from new development in order to support provision of park capital facilities needed to serve population growth. Facilities for which fees can be collected are those identified as ‘necessary to support development.’

The Park Impact Fee Schedule was last updated in 2018 and has been reviewed every 2 years since. The current 2024 proposal to update the park impact mitigation fees schedule is in conjunction with revisions to the county’s comprehensive plan to reflect current population projections and park capital project planning.

For further information, please review the following:

- [Staff Report dated June 3, 2024](#)
- [Attachment A—Park Impact Fee Draft Ordinance](#)
- [Attachment B—Park Impact Fee Update Calculations](#)

4. Development Application Review Process Code (Briefing)

Jennifer Cao, Planner, Jennifer.Cao@snoco.org

The Planning Commission will be briefed on the proposed non-project amendments to Chapter 30.70 of the Snohomish County Code (SCC) relating to permit review timelines and processes. The code amendments are required with the adoption of Second Substitute Senate Bill (2SSB) 5290 that amended Chapter 36.70B of the Revised Code of Washington (RCW). The proposal helps to provide consistency in permit processing based upon revisions of timelines and regulations.

For further information, please review the following:

- [Staff Report dated June 11, 2024](#)
- [Draft Chapter 30.70 SCC](#)

5. Daycare Code Amendments (Briefing)

Ryan Countryman, Senior Legislative Analyst, Ryan.Countryman@snoco.org

Snohomish County has a shortage of available childcare options. Daycare providers may be Family Day Care Homes (generally up to 12 children) or Day Care Centers (13 or more children). This proposed ordinance would allow both kinds of providers in more zones. It would also simplify the permitting process for day care centers in some zones. In residential zones, daycare centers up to 8,000 square feet could be administratively approved. Daycare centers over 8,000



Snohomish County
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Planning and Development Services

square feet in residential zones would require a public hearing. Revisions to landscaping, parking, and access to arterial road frontage would help ensure the compatibility of daycare centers in residential areas.

For further information, please review the following:

- [Briefing Staff Report dated June 4, 2024](#)
- [Proposed Day Care Provider Ordinance](#)
- [County Council Motion 24-157](#)

6. OPMA and Public Records Training

Christina Richmond, Deputy Prosecuting Attorney, Christina.Richmond@snoco.org

Alex Witenberg, Deputy Prosecuting Attorney, Alex.Witenberg@snoco.org

H. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

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Mark James, District 1
Kimberly Busteded, District 2
Raymond Sheldon, Jr., District 2
Robert Larsen, District 3
Layla Bush, District 3

Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Karl Niemela, District 5
Angie Sievers, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

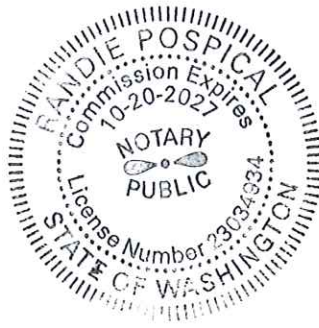
Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH997846 AGENDA JUNE 25 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 06/15/2024 and ending on 06/15/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$238.70.

[Signature]

Subscribed and sworn before me on this 17th day of June, 2024.

[Signature]



Notary Public in and for the State of Washington.
Snohomish County Planning | 14107010
TAYLOR TWIFORD



Snohomish County

Planning Commission
Planning and Development Services
3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Taylor.Twiford@snoco.org
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- F. UNFINISHED BUSINESS

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Classified Proof

impact mitigation fee is collected from new development in order to support provision of park capital facilities needed to serve population growth. Facilities for which fees can be collected are those identified as "necessary to support development."

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Robert Larsen, District 3	Angie Sievers, Executive Appointee
Layla Bush, District 3	

Commission Staff (from Planning and Development Services

(PDS) Department):

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk

Published: June 16, 2024.

EDH997846



Snohomish County

Conservation and Natural Resources

Parks and Recreation

6705 Puget Park Dr
Snohomish, WA 98296
(425) 388-6600

www.snoco.org

Dave Somers
County Executive

MEMORANDUM

TO: Snohomish County Planning Commission

FROM: Carol Ohlfs, Principal Park Planner

SUBJECT: Update SCC Chapter 30.66A Park and Recreation Facility Impact Mitigation

DATE: June 3, 2024

INTRODUCTION

The purpose of this staff report is to provide an overview of information that will be presented at the June 25, 2024 Snohomish County Planning Commission meeting about the proposed changes to park and recreation facility impact mitigation fees located in Snohomish County Code (SCC) Chapter 30.66A.040 - Impact Fee Schedule.

BACKGROUND

The Snohomish County Parks and Recreation Division (Parks) has been operating under a Growth Management Act-based impact fee methodology since 2005. This methodology is codified in SCC 30.66A and replaced a previously utilized State Environmental Policy Act-based approach that was originally adopted in 1991. The park impact mitigation fee is collected from new development in order to support provision of park capital facilities needed to serve population growth. Facilities for which fees can be collected are those identified as ‘necessary to support development’ in the Park and Recreation and Capital Facilities and Utilities Elements of Snohomish County’s Comprehensive Plan. In the 2024 update, all park property classifications are identified as ‘necessary to support development’ and amenities provided at parks that meet a level-of-service standard are utilized as the basis for calculating the park impact mitigation fee.

The Park Impact Fee Schedule was last updated in 2018. The current effort to review and update park impact mitigation fees addresses the code recommendation to update review and/or adjust the schedule in conjunction with revisions to the county’s comprehensive plan, and/or every two years to reflect current population projections and park capital project planning.

Snohomish County park improvements are funded, in part, by grants and real estate excise tax (REET) funding, and impact fees make up the difference.

PROPOSED AMENDMENTS

Fee Calculation

The formula utilized to calculate park impact fees is located in SCC 30.66A.035 and is:

(a) Single Family Impact Fee Calculation Formula

$$[[\Sigma C_{PA}] [H_{SF}] / [SF_{TOT}] [S_{FAC}]]$$

(b) Multi Family Impact Fee Calculation Formula

$$[[\Sigma C_{PA}] [H_{MF}] / [MF_{TOT}] [S_{FAC}]]$$

Where:

ΣC_{PA} = The sum (total) cost of park amenities

H_{SF} = Population proportion factor from single family housing starts

H_{MF} = Population proportion factor from multi family housing starts

SF_{TOT} = Total projected single family housing starts over six years

MF_{TOT} = Total projected multi family housing starts over six years

S_{FAC} = The proportion of new parks amenities to be paid with impact fees from new development

To develop the proposed impact fees, an updated cost of needed park amenities was determined, based upon projected population and 2024 level-of-service standards. This value was separated between that proportion of growth anticipated to be associated with single family or multifamily housing starts and divided by the total number of housing starts for each category over six years. The cost for each new housing unit was reduced by the portion of funding to be covered by other sources of public funds and grants, so that the full cost of the improvements is not fully borne by development. This reduction complies with RCW 82.02.050(2):

“Counties, cities and towns that are required or choose to plan under RCW 36.70A.040 are authorized to impose impact fees on development activity as part of the financing of public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.”

Proposed Changes

The following changes to park impact mitigation fees are proposed:

Park Service Area	Current Fees (last updated in 2018)		2024 Proposed Fees	
	Single Family and Duplex	Multi-Family and Townhouse	Single Family and Duplex	Multi-Family and Townhouse
301 - Kayak Point	\$503.84	\$339.32	\$860.09	\$544.27
302 - River Meadows	\$503.84	\$339.32	\$1,209.35	\$544.27
303 - Robe Canyon	\$684.73	\$465.64	\$860.09	\$544.27
304 - Whitehorse	\$503.84	\$339.32	\$860.09	\$544.27
305 - Lord Hill	\$503.84	\$339.32	\$860.09	\$544.27
306 - Centennial	\$503.84	\$339.32	\$860.09	\$544.27
307 - Nakeeta Beach	\$1,630.22	\$1,071.45	\$2,297.32	\$1,458.00

The draft Ordinance implementing these changes is attached for reference.

ANALYSIS

The following analysis provides a summary of the proposed amendments compliance with state law, comprehensive planning, and Snohomish County code.

Compliance with State Law

The authority to impose impact fees is derived from RCW 82.02.050. In order to comply with state code, an impact fee may only be imposed for public facilities which are addressed in the County’s Capital Facilities and Utilities Element of its Comprehensive Plan. By state law (RCW 82.02.050(4)(a)-(c)), the Capital Facilities and Utilities Element must identify the following:

- a) *Deficiencies in public facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time;*
- b) *Additional demands placed on existing public facilities by new development; and*
- c) *Additional public facility improvements required to serve new development.*

This information is required in order to ensure that impact fees are not utilized to address facility deficiencies and also to ensure that development only help fund improvements that are reasonably associated with growth.

Compliance with the Snohomish County Comprehensive Plan

The information required by RCW 82.02.050(4) is located within Snohomish County’s Capital Facilities and Utilities Element and Park and Recreation Element. The County’s level-of-service standard for parks is utilized as the basis for analyzing park deficiencies and needs. The level-of-service standards for parks, anticipated to be adopted in 2024, is as follows:

LOS Capacity Measure	Unit of Measure	Minimum LOS Standard (maximum service population per facility unit)
Active Recreation Facilities	Number	3,250
Passive Recreation Facilities	Number	3,650
Campsites	Number	1,050
Parking Spaces	Number	120
Regional Trail	Open Miles	8,750
Urban Open Space/Preserve	Acre	1,460

Continuing to meet minimum level-of-service standards is supported by the collection of park impact mitigation fees from development, as those funds are utilized to provide additional facilities to serve that growth. This proposed update ensures that amenities needed to serve projected population are identified and sufficient funding is in place for construction.

Compliance with Snohomish County Goals, Objectives and Policies

The proposed update also supports the Snohomish County Parks and Recreation Element Goal PR 3 and Policy 7.A.3:

Goal PR 7

Maintain and monitor minimum level of service standards for parks and for park facilities that are necessary to support development.

Policy 7.A.3

Impact fees shall be used to: (1) develop park facilities that are categorized as active recreation facilities, passive recreation facilities, regional trails, waterfront, campsites, parking spaces, and urban open space in Neighborhood Parks, Community Parks, Regional Parks, Regional Trails, Special Use Parks, and Open Space/Preserve; and (2) acquire park properties for Neighborhood Parks, Community Parks, Regional Parks, Regional Trails, Special Use Parks, and Open Space/Preserve.

PUBLIC PARTICIPATION

Information about the proposed update to park impact mitigation fees has been posted on Parks' website and included in newsletter updates. No written comments have been received related to this proposal.

ENVIRONMENTAL REVIEW

The County issued a Determination of Non-Significance (DNS) for the 2024 Updates to the Park and Recreation Facility Impact Mitigation on May 20, 2024, satisfying State Environmental Policy Act (SEPA) review. The SEPA is registered with Department of Ecology and visible online via this link:

<https://apps.ecology.wa.gov/separ/Main/SEPA/Record.aspx?SEPANumber=202402286>

NOTIFICATION OF STATE AGENCIES

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards will be transmitted to the Washington State Department of Commerce for the Park and Recreation Facility Impact Mitigation amendments in July 2024.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Park Impact Mitigation Fee amendments and findings contained in this staff report.

ACTION REQUESTED

The Planning Commission is requested to hold a public hearing, consider the proposed Park and Recreation Facility Impact Mitigation amendments, and provide a recommendation to the County Council. The Planning Commission can recommend approval of the amendments with supporting findings of fact as proposed or modified, deny the proposal with findings, or amend the proposal with appropriate findings.

cc: Lacey Harper, Executive Director
Tom Teigen, DCNR Director
Sharon Swan, Parks & Recreation Director
Rich Patton, Parks Planning Division Manager
Mike McCrary, PDS Director
Ryan Countryman, Legislative Analyst

Attachments

- Attachment A—Park Impact Fee Draft Ordinance
- Attachment B—Park Impact Fee Update Calculations

1 Adopted:

2 Effective:

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SNOHOMISH COUNTY COUNCIL

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Snohomish County, Washington

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ORDINANCE NO. 24-XXX

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AMENDING SNOHOMISH COUNTY CODE CHAPTER 30.66A – PARK AND

11

RECREATION FACILITY IMPACT MITIGATION

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WHEREAS, the Revised Code of Washington (RCW) Chapter 82.02 provides for local jurisdictions to collect impact fees from development in order to support provision of capital facilities needed to serve new population; and

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WHEREAS, Snohomish County Code (SCC) Chapter 30.66A was adopted by Amended Ordinance 04-016 on February 23, 2005, and established Snohomish County's Growth Management Act (GMA) based impact mitigation fee program for park facilities pursuant to RCW 82.02.050; and

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WHEREAS, SCC 30.66A includes the recommendation that park impact mitigation fees be reviewed and/or adjusted in conjunction with revisions to the County's comprehensive plan and/or every two years in conjunction with revision of the school district capital facility plans; and

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WHEREAS, SCC 30.66A includes the recommendation that park impact mitigation fees be reviewed and/or adjusted in conjunction with revisions to the County's comprehensive plan and/or every two years in conjunction with revision of the school district capital facility plans; and

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WHEREAS, biennial update of park impact mitigation fees supports the intent that the fees reflect current park improvement project costs and anticipated population growth; and

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WHEREAS, consistent with such biennial update Parks has updated the projection for, and cost estimate of, needed park amenities based upon projected population growth within each Park Service Area in accordance with the adopted level-of-service standards which update is set forth in the proposed 2025-2030 Parks' Capital Improvement Program (CIP); and

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WHEREAS, Parks has conducted public outreach in developing the proposed amendments to Chapter 30.66A SCC, which are proposed by this ordinance, including webpage postings and newsletter updates; and

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WHEREAS, State Environmental Policy Act (SEPA) requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and determination of non-significance issued on May 20, 2024 and

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1 WHEREAS, the Snohomish County Planning Commission (“Planning Commission”) held
2 a public hearing on July 23, 2024 to receive public testimony concerning the proposed Chapter
3 30.66A SCC code amendments; and

4
5 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning
6 Commission **voted unanimously to recommend adoption of the code amendments contained in**
7 **this ordinance,** and

8
9 WHEREAS, the County Council held a public hearing on _____, 2024, after
10 proper notice, and considered public comment and the entire record related to the code
11 amendments contained in this ordinance; and

12
13 WHEREAS, following the public hearing, the County Council deliberated on the code
14 amendments contained in this ordinance;

15
16 NOW, THEREFORE, BE IT ORDAINED:

17
18 Section 1. The County Council adopts the following findings in support of this ordinance:

- 19
20 A. The foregoing recitals are adopted as findings as if set forth in full herein.
21
22 B. This ordinance amends Chapter 30.66A SCC to update park impact fees consistent with
23 the biennial update of the projection for, and cost estimate of, needed park amenities to
24 serve projected population growth within each of the designated Park Service Areas in
25 accordance with the adopted level-of-service standards as more fully set forth in the
26 proposed 2025-2030 Parks’ CIP to support the provision of park amenities to serve
27 anticipated population growth through collection and utilization of park impact fees.
28
29 C. This ordinance supports continued adherence to adopted level-of-service standards for
30 park amenities, within park classifications identified as ‘necessary to support
31 development’ in the Snohomish County Capital Facilities and Utilities Element, a
32 component of the Snohomish County Comprehensive Plan.
33
34 D. This ordinance implements a recommended biennial review and adjustment schedule for
35 park impact fees aligned with the school district CFP review cycle.
36
37 E. The adoption of this ordinance exercises the County’s authority to impose impact fees
38 pursuant to RCW 82.02.050.
39
40 F. This ordinance is consistent with Chapter 36.70A RCW and maintains consistency with
41 GMA.
42
43 G. This ordinance supports GMA Goal 12: “Public facilities and services. Ensure that those
44 public facilities and services necessary to support development shall be adequate to
45 serve the development at the time the development is available for occupancy and use

1 without decreasing current service levels below locally established minimum standards”
2 (RCW 36.70A.020(12)).

3
4
5
6
7

H. The proposed impact fee system will advance the goals of the GMA and the County’s
GMA Comprehensive Plan to provide adequate public facilities to accommodate new
growth.

8 I. This ordinance complies with and implements the following Snohomish County Growth
9 Management Act Comprehensive Plan’s Park and Recreation Element (PRE) goals,
10 objectives and policies:

11
12
13
14

Goal PR 7 – Maintain and monitor minimum level of service standards for parks and for
park facilities that are necessary to support development.

15 Policy PR 7.A.1 – The county shall apply a level of service method to: monitor the level
16 of service of park facilities necessary to support development; identify priority parks
17 projects that are necessary to support development; and provide a basis for collecting
18 and allocating park impact mitigation fees.

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Policy PR 7.A.3 – Impact fees shall be used to: (1) develop park facilities that are
categorized as active recreation facilities, passive recreation facilities, regional trails,
waterfront, campsites, parking spaces, and urban open space in Neighborhood Parks,
Community Parks, Regional Parks, Regional Trails, Special Use Parks, and Open
Space/Preserve; and (2) acquire park properties for Neighborhood Parks, Community
Parks, Regional Parks, Regional Trails, Special Use Parks, and Open Space/Preserve.

27 J. Procedural requirements.

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45

1. SEPA requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and issuance of a determination of non-significance on May 20, 2024.
2. This proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on August 31, 2030.
4. The public participation process used in the adoption of this ordinance has complied with all applicable requirements of the GMA and the SCC.
5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in September of 2018 entitled “Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoiding Unconstitutional Takings of Private Property” to help local

1 governments avoid the unconstitutional taking of private property. The process
2 outlined in the State Attorney General's 2018 advisory memorandum was used by
3 Snohomish County in objectively evaluating the regulatory changes proposed by this
4 ordinance.

5
6 K. This ordinance is consistent with the record in that the code amendments proposed by
7 this ordinance were developed to reflect and support Snohomish County's parks level-of-
8 service adopted in the 2024 Snohomish County Comprehensive Plan Update's Park and
9 Recreation Element.

10
11 Section 2. The County Council makes the following conclusions:

- 12 A. This ordinance is necessary to comply with Chapter 36.70A RCW and to maintain
13 consistency with the Park and Recreation Element of the County's 2024
14 Comprehensive Plan.
- 15 B. The proposal is consistent with Washington State law and the SCC.
- 16 C. The County has complied with all SEPA requirements in respect to this non-project
17 action.
- 18 D. The regulations proposed by this ordinance do not result in an unconstitutional taking
19 of private property for public purpose.

20
21
22 Section 3. The County Council bases its findings and conclusions on the entire record of
23 the County Council, including all testimony and exhibits. Any finding, which should be deemed a
24 conclusion, and any conclusion which should be deemed a finding, is adopted as such.

25
26 Section 4. Snohomish County Code Section 30.66A.040, amended by Amended
27 Ordinance No. 20-081 on January 20, 2021, is amended to read:

28
29 **30.66A.040 Impact fee schedule.**

30
31
32 (1) Developments subject to this chapter shall pay the fees set forth in Table 30.66A.040(1).
33

Table 30.66A.040(1) Park and Recreation Impact Fees

Park Service Area	PSA Name	Single Family and Duplex - \$/unit	Multi-Family and Townhouse \$/unit
301	Kayak Point	(\$503.84) <u>\$860.09</u>	(\$339.32) <u>\$544.27</u>
302	River Meadows	(\$503.84) <u>\$1,209.35</u>	(\$339.32) <u>\$544.27</u>
303	Robe Canyon	(\$684.73) <u>\$860.09</u>	(\$465.64) <u>\$544.27</u>
304	White Horse	(\$503.84) <u>\$860.09</u>	(\$339.32) <u>\$544.27</u>
305	Lord Hill	(\$503.84) <u>\$860.09</u>	(\$339.32) <u>\$544.27</u>
306	Centennial	(\$503.84) <u>\$860.09</u>	(\$339.32) <u>\$544.27</u>

1 () VETOED

2

3

DATE: _____, 2024

4

5

6

County Executive

7

8 ATTEST:

9

10 _____

11

12

13 Approved as to form only:

14

15

16

17 _____
Deputy Prosecuting Attorney

DRAFT

Attachment B - Park Impact Fee Update Calculations

Updated 03/28/2024

2020 Pop: 364,395

2030 Pop: 403,825

2030 Pop with Buffer 424,016

Applied Population Buffer: 5%

Update lime cells

COUNTY-WIDE LOS						
Unit	Baseline Count	Adopted Minimum Standard	Added Units	2024 Reported LOS	Projected units needed to meet 2030 population projection:	Projected units needed to meet 2030 pop projection with buffer:
Active Number	101	3,250	19	3158	4	10
Passive Number	92.4	3,650	27	3164	-9	-3
Regional Trail Open Miles	36.5	8,750	26	6024	-16	-14
Urban Open Space Acres	281.36	1,460	0	1347	-5	9
Campsites Number	315	1,050	55	1024	15	34
Parking Number	2739	120	443	119	183	351

2025 Need*	2026 Need*	2027 Need*	2028 Need*	2029 Need*	2030 Need*
-2.0	-0.8	0.3	1.4	2.4	4.3
-14.3	-13.3	-12.3	-11.3	-10.4	-8.8
-18.7	-18.2	-17.8	-17.4	-17.0	-16.3
-18.7	-16.0	-13.5	-11.1	-8.8	-4.8
-4.8	15	-1.1	2.4	5.8	9.0
13.6	46.0	76.9	106.2	134.0	183.2

*Does not include buffer

Needs Per PSA Over 6 Years (2024 - 2030) Based on Population and LOS:								
Pop. Change with buffer	No. of Needed Amenities To Serve Population							Pop. Change
	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking		
301 - Kayak Point 376	0.12	0.10	0.0	0.3	0.4	3.1	358	
302 - River Meadows 821	0.25	0.22	0.1	0.0	0.8	6.8	782	
303 - Robe Canyon 143	0.04	0.04	0.0	0.1	0.1	1.2	136	
304 - Whitehorse 33	0.01	0.01	0.0	0.0	0.0	0.3	31	
305 Lord Hill 116	0.04	0.03	0.0	0.1	0.1	1.0	110	
306 Centennial 1,449	0.45	0.40	0.2	1.0	1.4	12.1	1,380	
307 - Nakeeta Beach 27,269	8.39	7.47	3.1	18.7	26.0	227.2	25,970	
sum: 30,205	9.3	8.3	3.5	20.7	28.8	251.7	28,767	

Adjusted Needs Per PSA Over 6 Years (2024 - 2030) Adjusted for 2023 Provision Above Minimum (i.e. growth based projects for which mitigation should be used)*:

	No. of Needed New Amenities					
	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking
301 - Kayak Point	0.00	0.00				0.0
302 - River Meadows	0.25	0.00				6.8
303 - Robe Canyon	0.04	0.00				1.2
304 - Whitehorse	0.00	0.00				0.0
305 Lord Hill	0.04	0.03				1.0
306 Centennial	0.00	0.00				0.0
307 - Nakeeta Beach	8.4	7.5			16.0	227.2
sum:	8.7	7.5	0.0	0.0	16.0	236.2

*If yellow, growth based need is identified

If there are NO excess amenities, then this number is the current population divided by the adopted LOS
 If there ARE excess amenities, then this number is the current population divided by the adopted LOS MINUS the excess

Excess Capacity Which Serves Population and Could be Reimbursed (i.e. past projects not funded by mitigation):

	No. of Needed Previously Built Amenities (Back-collect for these)					
	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking
301 - Kayak Point	0.12	0.10				3.1
302 - River Meadows	0.00	0.22				0.0
303 - Robe Canyon	0.00	0.04				0.0
304 - Whitehorse	0.01	0.01				0.3
305 Lord Hill	0.00	0.00				0.0
306 Centennial	0.45	0.40				12.1
307 - Nakeeta Beach	0.00	0.00				0.0
sum:	0.6	0.8	3.5	20.7	12.8	15.5

Needed amenities MINUS new amenities = back collect amenity justification

Attachment B - Park Impact Fee Update Calculations

Summary LOS Based Amenities Identified to be Included as Part of Fee Basis:

	New Amenities						Past Amenities					
	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking
301 - Kayak Point	0.0	0.0				0.0	0.1	0.1				3.1
302 - River Meadows	0.3	0.0				6.8	0.0	0.2				0.0
303 - Robe Canyon	0.04	0.0				1.2	0.0	0.0				0.0
304 - Whitehorse	0.0	0.0	0.0	0.0	16.0	0.0	0.0	0.0	3.5	20.7	12.8	0.3
305 Lord Hill	0.0	0.0				1.0	0.0	0.0				0.0
306 Centennial	0.0	0.0				0.0	0.4	0.4				12.1
307 - Nakeeta Beach	8.4	7.5				227.2	0.0	0.0				0.0

Summary Amenities to be Provided through Fee Basis (see PSA and Regional Tabs):

	New and Past Amenities					
	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking
301 - Kayak Point	0.0	0.0				0.0
302 - River Meadows	1.0	0.5				8.0
303 - Robe Canyon	0.0	0.0				0.0
304 - Whitehorse	0.0	0.0	3.7	0.0	30.0	0.0
305 Lord Hill	0.0	0.0				0.0
306 Centennial	0.0	0.0				0.0
307 - Nakeeta Beach	9.0	7.0				88.0
Regional	0.0	1.0				122.0
sum:	10.0	8.5	3.7	0.0	30.0	218.0

30.66A PARK IMPACT MITIGATION - COST BASIS

Reduction Factor: 0.95 5%

Park Service Area	Cost	Housing Unit Forecast		Population Forecast		SF Cost	MF Cost	Total Cost (PSA + Regional)		Total Collected Amt. Over 6 Years		
		SF Units	MF Units	% SF	% MF			SF	MF	SF	MF	Sum
301	\$0	86	60	69%	31%	-	-	860.09	544.27	73,967.66	32,656.03	106,623.68
302	\$100,000	272	0	100%	0%	349.26	-	1,209.35	544.27	328,944.21	-	328,944.21
303	\$0	47	0	100%	0%	-	-	860.09	544.27	40,424.18	-	40,424.18
304	\$0	11	0	100%	0%	-	-	860.09	544.27	9,460.98	-	9,460.98
305	\$0	38	0	100%	0%	-	-	860.09	544.27	32,683.38	-	32,683.38
306	\$0	478	2	100%	0%	-	-	860.09	544.27	411,122.55	1,088.53	412,211.09
307	\$12,060,000	4,123	7,613	46%	54%	1,278.25	812.66	2,138.34	1,356.93	8,816,367.03	10,330,285.44	19,146,652.47
Regional	\$8,525,000	5,055	7,675	51%	49%	\$860.09	\$544.27					20,077,000.00
Total:	\$20,685,000	5,055	7,675	51%	49%	\$1,982.57	\$1,254.58					

Total Amenities Provided:

	Active	Passive	Regional Trail	Urban open space	Campsites	Parking
Projected units needed to meet 2030 population	9.3	8.3	3.5	20.7	28.8	251.7
New amenities needed to meet LOS driven by new	8.7	7.5	0.0	0.0	16.0	236.2
Backcollected amenities included in cost basis	0.0	0.0	3.7	0.0	13.0	84.0
New amenities included in cost basis	10.0	8.5	0.0	0.0	17.0	134.0
Total amenities included in cost basis	10.0	8.5	3.7	0.0	30.0	218.0

PSA 301 - Kayak Point

Notes Re PSA Current LOS: Kayak Point (301) None

Summary LOS Based Need:

301 - Kayak Point	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.000	0.000	0.0	0.1	0.1	3.1

LOS Impact

Community/Neighborhood Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
Total PSA Fee Basis:								\$0		

Regional/Trails Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
Total Regional Fee Basis:								\$0		

<i>Sum:</i>	0	0	0
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PSA 302 - River Meadows

Notes Re PSA Current LOS: River Meadows (302) is short of active amenities and parking

Summary LOS Based Need:

302 - River Meadows	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.253	0.000	6.843	0.0	0.2	0.0

LOS Impact

<i>Community/Neighborhood Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments	
Twin Rivers	1	0.5	8		\$1,000,000	\$900,000	\$100,000		\$500,000	\$400,000	
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
Total PSA Fee Basis:								\$100,000			

<i>Regional/Trails Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments	
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
Total Regional Fee Basis:								\$0			

<i>Sum:</i>	1	0.5	8
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PSA 303 - Robe Canyon

Notes Re PSA Current LOS: Robe Canyon (303) is short of active amenities (barely) and parking

Summary LOS Based Need:

303 - Robe Canyon	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.044	0.000	1.190	0.0	0.0	0.0

LOS Impact

<i>Community/Neighborhood Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total PSA Fee Basis:								\$0		

<i>Regional/Trails Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total Regional Fee Basis:								\$0		

<i>Sum:</i>	0	0	0
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PSA 304 - Whitehorse

Notes Re PSA Current LOS: Whitehorse (304) None

Summary LOS Based Need:

304 - Whitehorse	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.000	0.000	0.000	0.0	0.0	0.3

LOS Impact

Community/Neighborhood Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
Total PSA Fee Basis:								\$0		

Regional/Trails Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
Total Regional Fee Basis:								\$0		

Sum:	0	0	0
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PSA 305 - Lord Hill

Notes Re PSA Current LOS: Lord Hill (305) is short of active and passive amenities (barely) and parking spaces

Summary LOS Based Need:

305 Lord Hill	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.036	0.032	0.963	0.0	0.0	0.0

LOS Impact

<i>Community/Neighborhood Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total PSA Fee Basis:								\$0		

<i>Regional/Trails Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total Regional Fee Basis:								\$0		

<i>Sum:</i>	0	0	0
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PSA 306 - Centennial

Notes Re PSA Current LOS: Centennial (306) None

Summary LOS Based Need:

306 Centennial	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.000	0.000	0.000	0.4	0.4	12.1

LOS Impact

Community/Neighborhood Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total PSA Fee Basis:								\$0		

Regional/Trails Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		\$0
							\$0	\$0		\$0
							\$0	\$0		\$0
							\$0	\$0		\$0
							\$0	\$0		\$0
							\$0	\$0		\$0
							\$0	\$0		\$0
Total Regional Fee Basis:								\$0		

<i>Sum:</i>	0	0	0
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Attachment B - Park Impact Fee Update Calculations

PSA 307 - Nakeeta

Notes Re PSA Current LOS: Nakeeta Beach (307) is short of active, passive amenities, and parking

Summary LOS Based Need:

307 - Nakeeta Beach	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	8.4	7.5	227.2	0.0	0.0	0.0

LOS Impact

Community/Neighborhood Projects	Active	Passive	Parking Spaces	Open Space	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
Corcoran		2.0			\$500,000	\$0	\$500,000			
Forsgren		1.0			\$60,000	\$0	\$60,000			
Lake Stickney Phase II		2	10		\$1,500,000	\$500,000	\$1,000,000		\$500,000	
Martha Lake Airport	5.0		8		\$3,000,000	\$1,000,000	\$2,000,000		\$1,000,000	
Southwest County UGA Community Park Acq. And Dev.	4.0	2.0	20		\$4,000,000	\$500,000	\$3,500,000		\$500,000	
McCullum Park - SnoCo Food & Farming Center		1			\$2,000,000	\$1,000,000	\$1,000,000			\$1,000,000
Meadowdale Park - Trailhead and Trail Development			30			\$0	\$0			
Southwest County UGA Open Space Acquisition				21.7 ac	\$4,000,000	\$0	\$4,000,000			
Total PSA Fee Basis:								\$12,060,000		

Regional/Trails Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total Regional Fee Basis:								\$0		

Sum:	9	7	88
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Attachment B - Park Impact Fee Update Calculations

Index # - File Name: P01

Regional

Summary LOS Based Need:

	New Amenities						Past Amenities					
	Active	Passive	Parking	Regional Trail	Urb Open Space	Campsites	Active	Passive	Parking	Regional Trail	Urb Open Space	Campsites
Regional	-1.277569231	0.00246575	140.2325	0.0	0.0	16.0				3.45	20.7	12.8

PSA	Regional Amenities	Active	Passive	Parking Spaces	Regional Trail	Urban Open Space	Campsites	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments	
301	Kayak Point - Campground			10			17	2028	\$5,000,000	\$550,000	\$4,450,000	\$50,000	\$500,000		
301	BACK COLLECT - Kayak Point - Day Use Renovation			20				2024	\$1,000,000	\$0	\$1,000,000				
302/304	BACK COLLECT - Whitehorse Trail			45	3.65			2025	\$2,000,000	\$1,000,000	\$1,000,000			\$1,000,000	
304	BACK COLLECT - Slide Memorial			19				2024	\$1,000,000	\$500,000	\$500,000		\$500,000		
304	BACK COLLECT - Whitehorse Park						13	2023	\$500,000	\$0	\$500,000				
306	Thomas' Eddy		1	5				2028	\$500,000	\$0	\$500,000				
307	Paradise Valley Conservation Area Improvements			20				2027	\$500,000	\$0	\$500,000				
303	Robe Canyon Trailhead Parking Lot			2				2029	\$50,000	\$0	\$50,000				
305	Heybrook			1				2025	\$25,000	\$0	\$25,000				
Total Regional Fee Basis:											\$8,525,000				
Sum:		0	1	122	3.65	0	30								

1 Adopted:
2 Effective:

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SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 24-XXX

AMENDING SNOHOMISH COUNTY CODE CHAPTER 30.66A – PARK AND
RECREATION FACILITY IMPACT MITIGATION

WHEREAS, the Revised Code of Washington (RCW) Chapter 82.02 provides for local jurisdictions to collect impact fees from development in order to support provision of capital facilities needed to serve new population; and

WHEREAS, Snohomish County Code (SCC) Chapter 30.66A was adopted by Amended Ordinance 04-016 on February 23, 2005, and established Snohomish County’s Growth Management Act (GMA) based impact mitigation fee program for park facilities pursuant to RCW 82.02.050; and

WHEREAS, SCC 30.66A includes the recommendation that park impact mitigation fees be reviewed and/or adjusted in conjunction with revisions to the County’s comprehensive plan and/or every two years in conjunction with revision of the school district capital facility plans; and

WHEREAS, SCC 30.66A includes the recommendation that park impact mitigation fees be reviewed and/or adjusted in conjunction with revisions to the County’s comprehensive plan and/or every two years in conjunction with revision of the school district capital facility plans; and

WHEREAS, biennial update of park impact mitigation fees supports the intent that the fees reflect current park improvement project costs and anticipated population growth; and

WHEREAS, consistent with such biennial update Parks has updated the projection for, and cost estimate of, needed park amenities based upon projected population growth within each Park Service Area in accordance with the adopted level-of-service standards which update is set forth in the proposed 2025-2030 Parks’ Capital Improvement Program (CIP); and

WHEREAS, Parks has conducted public outreach in developing the proposed amendments to Chapter 30.66A SCC, which are proposed by this ordinance, including webpage postings and newsletter updates; and

WHEREAS, State Environmental Policy Act (SEPA) requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and determination of non-significance issued on May 20, 2024 and

1 WHEREAS, the Snohomish County Planning Commission (“Planning Commission”) held
2 a public hearing on July 23, 2024 to receive public testimony concerning the proposed Chapter
3 30.66A SCC code amendments; and

4
5 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning
6 Commission **voted unanimously to recommend adoption of the code amendments contained in**
7 **this ordinance,** and

8
9 WHEREAS, the County Council held a public hearing on _____, 2024, after
10 proper notice, and considered public comment and the entire record related to the code
11 amendments contained in this ordinance; and

12
13 WHEREAS, following the public hearing, the County Council deliberated on the code
14 amendments contained in this ordinance;

15
16 NOW, THEREFORE, BE IT ORDAINED:

17
18 Section 1. The County Council adopts the following findings in support of this ordinance:

- 19
20 A. The foregoing recitals are adopted as findings as if set forth in full herein.
21
22 B. This ordinance amends Chapter 30.66A SCC to update park impact fees consistent with
23 the biennial update of the projection for, and cost estimate of, needed park amenities to
24 serve projected population growth within each of the designated Park Service Areas in
25 accordance with the adopted level-of-service standards as more fully set forth in the
26 proposed 2025-2030 Parks’ CIP to support the provision of park amenities to serve
27 anticipated population growth through collection and utilization of park impact fees.
28
29 C. This ordinance supports continued adherence to adopted level-of-service standards for
30 park amenities, within park classifications identified as ‘necessary to support
31 development’ in the Snohomish County Capital Facilities and Utilities Element, a
32 component of the Snohomish County Comprehensive Plan.
33
34 D. This ordinance implements a recommended biennial review and adjustment schedule for
35 park impact fees aligned with the school district CFP review cycle.
36
37 E. The adoption of this ordinance exercises the County’s authority to impose impact fees
38 pursuant to RCW 82.02.050.
39
40 F. This ordinance is consistent with Chapter 36.70A RCW and maintains consistency with
41 GMA.
42
43 G. This ordinance supports GMA Goal 12: “Public facilities and services. Ensure that those
44 public facilities and services necessary to support development shall be adequate to
45 serve the development at the time the development is available for occupancy and use

1 without decreasing current service levels below locally established minimum standards”
2 (RCW 36.70A.020(12)).

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H. The proposed impact fee system will advance the goals of the GMA and the County’s
GMA Comprehensive Plan to provide adequate public facilities to accommodate new
growth.

8 I. This ordinance complies with and implements the following Snohomish County Growth
9 Management Act Comprehensive Plan’s Park and Recreation Element (PRE) goals,
10 objectives and policies:

11
12
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14

Goal PR 7 – Maintain and monitor minimum level of service standards for parks and for
park facilities that are necessary to support development.

15 Policy PR 7.A.1 – The county shall apply a level of service method to: monitor the level
16 of service of park facilities necessary to support development; identify priority parks
17 projects that are necessary to support development; and provide a basis for collecting
18 and allocating park impact mitigation fees.

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Policy PR 7.A.3 – Impact fees shall be used to: (1) develop park facilities that are
categorized as active recreation facilities, passive recreation facilities, regional trails,
waterfront, campsites, parking spaces, and urban open space in Neighborhood Parks,
Community Parks, Regional Parks, Regional Trails, Special Use Parks, and Open
Space/Preserve; and (2) acquire park properties for Neighborhood Parks, Community
Parks, Regional Parks, Regional Trails, Special Use Parks, and Open Space/Preserve.

27 J. Procedural requirements.

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1. SEPA requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and issuance of a determination of non-significance on May 20, 2024.
2. This proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on August 31, 2030.
4. The public participation process used in the adoption of this ordinance has complied with all applicable requirements of the GMA and the SCC.
5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in September of 2018 entitled “Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoiding Unconstitutional Takings of Private Property” to help local

1 governments avoid the unconstitutional taking of private property. The process
2 outlined in the State Attorney General's 2018 advisory memorandum was used by
3 Snohomish County in objectively evaluating the regulatory changes proposed by this
4 ordinance.

5
6 K. This ordinance is consistent with the record in that the code amendments proposed by
7 this ordinance were developed to reflect and support Snohomish County's parks level-of-
8 service adopted in the 2024 Snohomish County Comprehensive Plan Update's Park and
9 Recreation Element.

10
11 Section 2. The County Council makes the following conclusions:

- 12 A. This ordinance is necessary to comply with Chapter 36.70A RCW and to maintain
13 consistency with the Park and Recreation Element of the County's 2024
14 Comprehensive Plan.
- 15 B. The proposal is consistent with Washington State law and the SCC.
- 16 C. The County has complied with all SEPA requirements in respect to this non-project
17 action.
- 18 D. The regulations proposed by this ordinance do not result in an unconstitutional taking
19 of private property for public purpose.

20
21
22 Section 3. The County Council bases its findings and conclusions on the entire record of
23 the County Council, including all testimony and exhibits. Any finding, which should be deemed a
24 conclusion, and any conclusion which should be deemed a finding, is adopted as such.

25
26 Section 4. Snohomish County Code Section 30.66A.040, amended by Amended
27 Ordinance No. 20-081 on January 20, 2021, is amended to read:

28
29 **30.66A.040 Impact fee schedule.**

30
31
32 (1) Developments subject to this chapter shall pay the fees set forth in Table 30.66A.040(1).
33
34

Table 30.66A.040(1) Park and Recreation Impact Fees

Park Service Area	PSA Name	Single Family and Duplex - \$/unit	Multi-Family and Townhouse \$/unit
301	Kayak Point	(\$503.84) <u>\$860.09</u>	(\$339.32) <u>\$544.27</u>
302	River Meadows	(\$503.84) <u>\$1,209.35</u>	(\$339.32) <u>\$544.27</u>
303	Robe Canyon	(\$684.73) <u>\$860.09</u>	(\$465.64) <u>\$544.27</u>
304	White Horse	(\$503.84) <u>\$860.09</u>	(\$339.32) <u>\$544.27</u>
305	Lord Hill	(\$503.84) <u>\$860.09</u>	(\$339.32) <u>\$544.27</u>
306	Centennial	(\$503.84) <u>\$860.09</u>	(\$339.32) <u>\$544.27</u>

1 () VETOED

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DATE: _____, 2024

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County Executive

7

8 ATTEST:

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10 _____

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13 Approved as to form only:

14

15

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17 _____
Deputy Prosecuting Attorney

DRAFT

Attachment B - Park Impact Fee Update Calculations

Updated 03/28/2024

2020 Pop: 364,395

2030 Pop: 403,825

2030 Pop with Buffer 424,016

Applied Population Buffer: 5%

Update lime cells

COUNTY-WIDE LOS						
Unit	Baseline Count	Adopted Minimum Standard	Added Units	2024 Reported LOS	Projected units needed to meet 2030 population projection:	Projected units needed to meet 2030 pop projection with buffer:
Active Number	101	3,250	19	3158	4	10
Passive Number	92.4	3,650	27	3164	-9	-3
Regional Trail Open Miles	36.5	8,750	26	6024	-16	-14
Urban Open Space Acres	281.36	1,460	0	1347	-5	9
Campsites Number	315	1,050	55	1024	15	34
Parking Number	2739	120	443	119	183	351

2025 Need*	2026 Need*	2027 Need*	2028 Need*	2029 Need*	2030 Need*
-2.0	-0.8	0.3	1.4	2.4	4.3
-14.3	-13.3	-12.3	-11.3	-10.4	-8.8
-18.7	-18.2	-17.8	-17.4	-17.0	-16.3
-18.7	-16.0	-13.5	-11.1	-8.8	-4.8
-4.8	15	2.4	5.8	9.0	14.6
13.6	46.0	76.9	106.2	134.0	183.2

*Does not include buffer

Needs Per PSA Over 6 Years (2024 - 2030) Based on Population and LOS:								
Pop. Change with buffer	No. of Needed Amenities To Serve Population							Pop. Change
	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking		
301 - Kayak Point 376	0.12	0.10	0.0	0.3	0.4	3.1	358	
302 - River Meadows 821	0.25	0.22	0.1	0.3	0.8	6.8	782	
303 - Robe Canyon 143	0.04	0.04	0.0	0.1	0.1	1.2	136	
304 - Whitehorse 33	0.01	0.01	0.0	0.0	0.0	0.3	31	
305 Lord Hill 116	0.04	0.03	0.0	0.1	0.1	1.0	110	
306 Centennial 1,449	0.45	0.40	0.2	1.0	1.4	12.1	1,380	
307 - Nakeeta Beach 27,269	8.39	7.47	3.1	18.7	26.0	227.2	25,970	
sum: 30,205	9.3	8.3	3.5	20.7	28.8	251.7	28,767	

Adjusted Needs Per PSA Over 6 Years (2024 - 2030) Adjusted for 2023 Provision Above Minimum (i.e. growth based projects for which mitigation should be used)*:

	No. of Needed New Amenities					
	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking
301 - Kayak Point	0.00	0.00				0.0
302 - River Meadows	0.25	0.00				6.8
303 - Robe Canyon	0.04	0.00				1.2
304 - Whitehorse	0.00	0.00				0.0
305 Lord Hill	0.04	0.03				1.0
306 Centennial	0.00	0.00				0.0
307 - Nakeeta Beach	8.4	7.5			16.0	227.2
sum:	8.7	7.5	0.0	0.0	16.0	236.2

*If yellow, growth based need is identified

If there are NO excess amenities, then this number is the current population divided by the adopted LOS
 If there ARE excess amenities, then this number is the current population divided by the adopted LOS MINUS the excess

Excess Capacity Which Serves Population and Could be Reimbursed (i.e. past projects not funded by mitigation):

	No. of Needed Previously Built Amenities (Back-collect for these)					
	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking
301 - Kayak Point	0.12	0.10				3.1
302 - River Meadows	0.00	0.22				0.0
303 - Robe Canyon	0.00	0.04				0.0
304 - Whitehorse	0.01	0.01				0.3
305 Lord Hill	0.00	0.00				0.0
306 Centennial	0.45	0.40				12.1
307 - Nakeeta Beach	0.00	0.00				0.0
sum:	0.6	0.8	3.5	20.7	12.8	15.5

Needed amenities MINUS new amenities = back collect amenity justification

Attachment B - Park Impact Fee Update Calculations

Summary LOS Based Amenities Identified to be Included as Part of Fee Basis:

	New Amenities						Past Amenities					
	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking
301 - Kayak Point	0.0	0.0				0.0	0.1	0.1				3.1
302 - River Meadows	0.3	0.0				6.8	0.0	0.2				0.0
303 - Robe Canyon	0.04	0.0				1.2	0.0	0.0				0.0
304 - Whitehorse	0.0	0.0	0.0	0.0	16.0	0.0	0.0	0.0	3.5	20.7	12.8	0.3
305 Lord Hill	0.0	0.0				1.0	0.0	0.0				0.0
306 Centennial	0.0	0.0				0.0	0.4	0.4				12.1
307 - Nakeeta Beach	8.4	7.5				227.2	0.0	0.0				0.0

Summary Amenities to be Provided through Fee Basis (see PSA and Regional Tabs):

	New and Past Amenities					
	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking
301 - Kayak Point	0.0	0.0				0.0
302 - River Meadows	1.0	0.5				8.0
303 - Robe Canyon	0.0	0.0				0.0
304 - Whitehorse	0.0	0.0	3.7	0.0	30.0	0.0
305 Lord Hill	0.0	0.0				0.0
306 Centennial	0.0	0.0				0.0
307 - Nakeeta Beach	9.0	7.0				88.0
Regional	0.0	1.0				122.0
sum:	10.0	8.5	3.7	0.0	30.0	218.0

30.66A PARK IMPACT MITIGATION - COST BASIS

Reduction Factor: 0.95 5%

Park Service Area	Cost	Housing Unit Forecast		Population Forecast		SF Cost	MF Cost	Total Cost (PSA + Regional)		Total Collected Amt. Over 6 Years		
		SF Units	MF Units	% SF	% MF			SF	MF	SF	MF	Sum
301	\$0	86	60	69%	31%	-	-	860.09	544.27	73,967.66	32,656.03	106,623.68
302	\$100,000	272	0	100%	0%	349.26	-	1,209.35	544.27	328,944.21	-	328,944.21
303	\$0	47	0	100%	0%	-	-	860.09	544.27	40,424.18	-	40,424.18
304	\$0	11	0	100%	0%	-	-	860.09	544.27	9,460.98	-	9,460.98
305	\$0	38	0	100%	0%	-	-	860.09	544.27	32,683.38	-	32,683.38
306	\$0	478	2	100%	0%	-	-	860.09	544.27	411,122.55	1,088.53	412,211.09
307	\$12,060,000	4,123	7,613	46%	54%	1,278.25	812.66	2,138.34	1,356.93	8,816,367.03	10,330,285.44	19,146,652.47
Regional	\$8,525,000	5,055	7,675	51%	49%	\$860.09	\$544.27					20,077,000.00
Total:	\$20,685,000	5,055	7,675	51%	49%	\$1,982.57	\$1,254.58					

Total Amenities Provided:

	Active	Passive	Regional Trail	Urban open space	Campsites	Parking
Projected units needed to meet 2030 population	9.3	8.3	3.5	20.7	28.8	251.7
New amenities needed to meet LOS driven by new	8.7	7.5	0.0	0.0	16.0	236.2
Backcollected amenities included in cost basis	0.0	0.0	3.7	0.0	13.0	84.0
New amenities included in cost basis	10.0	8.5	0.0	0.0	17.0	134.0
Total amenities included in cost basis	10.0	8.5	3.7	0.0	30.0	218.0

PSA 301 - Kayak Point

Notes Re PSA Current LOS: Kayak Point (301) None

Summary LOS Based Need:

	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
301 - Kayak Point	0.000	0.000	0.0	0.1	0.1	3.1

LOS Impact

Community/Neighborhood Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments	
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
Total PSA Fee Basis:								\$0			

Regional/Trails Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments	
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
						\$0	\$0				
Total Regional Fee Basis:								\$0			

<i>Sum:</i>	0	0	0
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PSA 302 - River Meadows

Notes Re PSA Current LOS: River Meadows (302) is short of active amenities and parking

Summary LOS Based Need:

302 - River Meadows	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.253	0.000	6.843	0.0	0.2	0.0

LOS Impact

<i>Community/Neighborhood Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
Twin Rivers	1	0.5	8		\$1,000,000	\$900,000	\$100,000		\$500,000	\$400,000
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
Total PSA Fee Basis:								\$100,000		

<i>Regional/Trails Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
						\$0	\$0			
Total Regional Fee Basis:								\$0		

<i>Sum:</i>	1	0.5	8
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PSA 303 - Robe Canyon

Notes Re PSA Current LOS: Robe Canyon (303) is short of active amenities (barely) and parking

Summary LOS Based Need:

303 - Robe Canyon	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.044	0.000	1.190	0.0	0.0	0.0

LOS Impact

<i>Community/Neighborhood Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total PSA Fee Basis:								\$0		

<i>Regional/Trails Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total Regional Fee Basis:								\$0		

<i>Sum:</i>	0	0	0
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PSA 304 - Whitehorse

Notes Re PSA Current LOS: Whitehorse (304) None

Summary LOS Based Need:

304 - Whitehorse	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.000	0.000	0.000	0.0	0.0	0.3

LOS Impact

<i>Community/Neighborhood Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total PSA Fee Basis:								\$0		

<i>Regional/Trails Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total Regional Fee Basis:								\$0		

<i>Sum:</i>	0	0	0
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PSA 305 - Lord Hill

Notes Re PSA Current LOS: Lord Hill (305) is short of active and passive amenities (barely) and parking spaces

Summary LOS Based Need:

305 Lord Hill	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.036	0.032	0.963	0.0	0.0	0.0

LOS Impact

<i>Community/Neighborhood Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total PSA Fee Basis:								\$0		

<i>Regional/Trails Projects</i>	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total Regional Fee Basis:								\$0		

<i>Sum:</i>	0	0	0
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PSA 306 - Centennial

Notes Re PSA Current LOS: Centennial (306) None

Summary LOS Based Need:

306 Centennial	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	0.000	0.000	0.000	0.4	0.4	12.1

LOS Impact

Community/Neighborhood Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total PSA Fee Basis:							\$0			

Regional/Trails Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		\$0
							\$0	\$0		\$0
							\$0	\$0		\$0
							\$0	\$0		\$0
							\$0	\$0		\$0
							\$0	\$0		\$0
Total Regional Fee Basis:							\$0			

Sum:	0	0	0
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Attachment B - Park Impact Fee Update Calculations

PSA 307 - Nakeeta

Notes Re PSA Current LOS: Nakeeta Beach (307) is short of active, passive amenities, and parking

Summary LOS Based Need:

307 - Nakeeta Beach	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
	8.4	7.5	227.2	0.0	0.0	0.0

LOS Impact

Community/Neighborhood Projects	Active	Passive	Parking Spaces	Open Space	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
Corcoran		2.0			\$500,000	\$0	\$500,000			
Forsgren		1.0			\$60,000	\$0	\$60,000			
Lake Stickney Phase II		2	10		\$1,500,000	\$500,000	\$1,000,000		\$500,000	
Martha Lake Airport	5.0		8		\$3,000,000	\$1,000,000	\$2,000,000		\$1,000,000	
Southwest County UGA Community Park Acq. And Dev.	4.0	2.0	20		\$4,000,000	\$500,000	\$3,500,000		\$500,000	
McCullum Park - SnoCo Food & Farming Center		1			\$2,000,000	\$1,000,000	\$1,000,000			\$1,000,000
Meadowdale Park - Trailhead and Trail Development			30			\$0	\$0			
Southwest County UGA Open Space Acquisition				21.7 ac	\$4,000,000	\$0	\$4,000,000			
Total PSA Fee Basis:								\$12,060,000		

Regional/Trails Projects	Active	Passive	Parking Spaces	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
							\$0	\$0		
Total Regional Fee Basis:								\$0		

Sum:	9	7	88
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Attachment B - Park Impact Fee Update Calculations

Index # - File Name: 101

Regional

Summary LOS Based Need:

	New Amenities						Past Amenities					
	Active	Passive	Parking	Regional Trail	Urb Open Space	Campsites	Active	Passive	Parking	Regional Trail	Urb Open Space	Campsites
Regional	-1.277569231	0.00246575	140.2325	0.0	0.0	16.0				3.45	20.7	12.8

PSA	Regional Amenities	Active	Passive	Parking Spaces	Regional Trail	Urban Open Space	Campsites	Anticipated Install Year	Total Project Cost	Reductions	Basis for Impact Fees	Anticipated Revenue	Grants	Other Adjustments	
301	Kayak Point - Campground			10			17	2028	\$5,000,000	\$550,000	\$4,450,000	\$50,000	\$500,000		
301	BACK COLLECT - Kayak Point - Day Use Renovation			20				2024	\$1,000,000	\$0	\$1,000,000				
302/304	BACK COLLECT - Whitehorse Trail			45	3.65			2025	\$2,000,000	\$1,000,000	\$1,000,000			\$1,000,000	
304	BACK COLLECT - Slide Memorial			19				2024	\$1,000,000	\$500,000	\$500,000		\$500,000		
304	BACK COLLECT - Whitehorse Park						13	2023	\$500,000	\$0	\$500,000				
306	Thomas' Eddy		1	5				2028	\$500,000	\$0	\$500,000				
307	Paradise Valley Conservation Area Improvements			20				2027	\$500,000	\$0	\$500,000				
303	Robe Canyon Trailhead Parking Lot			2				2029	\$50,000	\$0	\$50,000				
305	Heybrook			1				2025	\$25,000	\$0	\$25,000				
Total Regional Fee Basis:											\$8,525,000				
Sum:		0	1	122	3.65	0	30								

Park Impact Mitigation Fees SCC 30.66A Update

Snohomish County
Dept. of Conservation and Natural Resources
Parks & Recreation Division

Presentation Outline

Park Impact Mitigation Fees Background

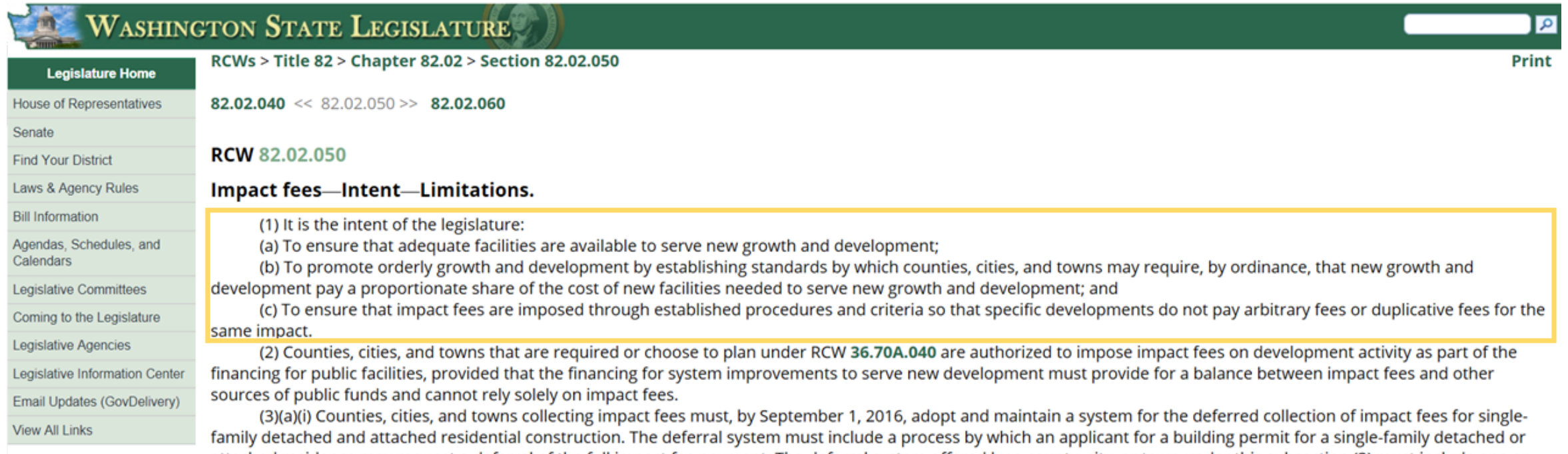
2024 Proposed Updates

Next Steps



Park Impact Mitigation Fees - Background

- Collection of impact fees authorized by RCW 82.02
- Codified in SCC 30.66A



The screenshot shows the Washington State Legislature website. The header includes the text "WASHINGTON STATE LEGISLATURE" and a search bar. A navigation menu on the left lists various legislative resources. The main content area displays the breadcrumb "RCWs > Title 82 > Chapter 82.02 > Section 82.02.050" and a "Print" button. Below this, the text "82.02.040 << 82.02.050 >> 82.02.060" is shown. The section title is "RCW 82.02.050" followed by "Impact fees—Intent—Limitations." The text is enclosed in a yellow border. The content includes three numbered items: (1) Intent of the legislature with sub-points (a), (b), and (c); (2) Authorization for counties, cities, and towns to impose impact fees under RCW 36.70A.040; and (3)(a)(i) Requirement for a deferral system for single-family detached and attached residential construction.

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Legislative Committees

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Legislative Agencies

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View All Links

RCWs > Title 82 > Chapter 82.02 > Section 82.02.050

Print

82.02.040 << 82.02.050 >> 82.02.060

RCW 82.02.050

Impact fees—Intent—Limitations.

(1) It is the intent of the legislature:

(a) To ensure that adequate facilities are available to serve new growth and development;

(b) To promote orderly growth and development by establishing standards by which counties, cities, and towns may require, by ordinance, that new growth and development pay a proportionate share of the cost of new facilities needed to serve new growth and development; and

(c) To ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicative fees for the same impact.

(2) Counties, cities, and towns that are required or choose to plan under RCW 36.70A.040 are authorized to impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.

(3)(a)(i) Counties, cities, and towns collecting impact fees must, by September 1, 2016, adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction. The deferral system must include a process by which an applicant for a building permit for a single-family detached or attached residential construction project can pay the impact fee over time. The deferral system must include a process by which an applicant for a building permit for a single-family detached or attached residential construction project can pay the impact fee over time.

Park Impact Mitigation Fees - Background

2016 Update

- Updated methodology
- Added recommendation that park impact fees be reviewed and updated on a biennial cycle and/or with comp plan

2018 Update

- Fee schedule

2020/2022

- Reviewed, no updates

2024 - Proposed

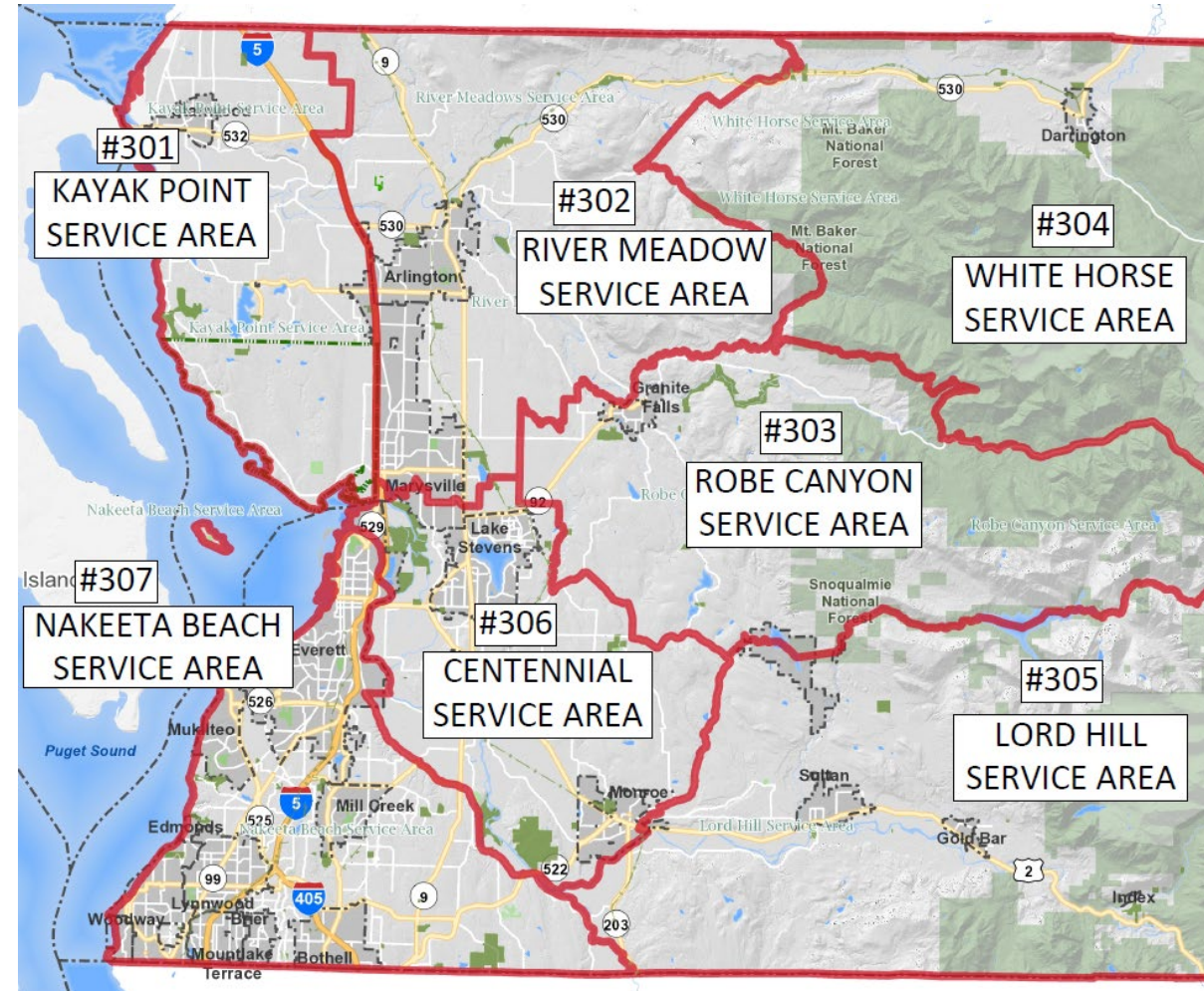
- Fee schedule



Park Impact Mitigation Fees - Background

Table 30.66A.040(1) Park and Recreation Impact Fees

Park Service Area	PSA Name	Single Family and Duplex - \$/unit	Multi-Family and Townhouse \$/unit
301	Kayak Point	\$503.84	\$339.32
302	River Meadows	\$503.84	\$339.32
303	Robe Canyon	\$684.73	\$465.64
304	White Horse	\$503.84	\$339.32
305	Lord Hill	\$503.84	\$339.32
306	Centennial	\$503.84	\$339.32
307	Nakeeta Beach	\$1,630.22	\$1,071.45



Proposed 2024 Fee Update

Park Service Area	Current Fees (last updated in 2018)		2024 Proposed Fees	
	Single Family and Duplex	Multi-Family and Townhouse	Single Family and Duplex	Multi-Family and Townhouse
<i>301 - Kayak Point</i>	\$503.84	\$339.32	\$860.09	\$544.27
<i>302 - River Meadows</i>	\$503.84	\$339.32	\$1,209.35	\$544.27
<i>303 - Robe Canyon</i>	\$684.73	\$465.64	\$860.09	\$544.27
<i>304 - Whitehorse</i>	\$503.84	\$339.32	\$860.09	\$544.27
<i>305 - Lord Hill</i>	\$503.84	\$339.32	\$860.09	\$544.27
<i>306 - Centennial</i>	\$503.84	\$339.32	\$860.09	\$544.27
<i>307 - Nakeeta Beach</i>	\$1,630.22	\$1,071.45	\$2,297.32	\$1,458.00

Impact Fee Calculation

Single Family Impact Fee Calculation Formula:

$$[(\sum C_{PA}) (H_{SF}) / (SF_{TOT}) (S_{FAC})]$$

Multi Family Impact Fee Calculation Formula:

$$[(\sum C_{PA}) (H_{MF}) / (MF_{TOT}) (S_{FAC})]$$

Where:

C_{PA} = The sum (total) cost of park amenities

H_{SF} = Population proportion factor from single family housing starts

H_{MF} = Population proportion factor from multi-family housing starts

SF_{TOT} = Total projected single family housing starts over six years

MF_{TOT} = Total projected multi-family housing starts over six years

S_{FAC} = The proportion of new parks amenities to be paid with impact fees from new development

Park Impact Fee – Cost Basis



COUNTY-WIDE LOS						
	Unit	Baseline Count	Adopted Minimum Standard	Added Units	2024 Reported LOS	Projected units needed to meet 2030 population projection:
Active	Number	101	3,250	19	3158	4
Passive	Number	92.4	3,650	27	3164	-9
Regional Trail	Open Miles	36.5	8,750	26	6024	-16
Urban Open Space	Acres	281.36	1,460	0	1347	-5
Campsites	Number	315	1,050	55	1024	15
Parking	Number	2739	120	443	119	183

Needs Per PSA Over 6 Years (2024 - 2030) Based on Population and LOS:								
No. of Needed Amenities To Serve Population								
	Pop. Change with buffer	Active	Passive	Regional Trail	Urban Open Space	Campsites	Parking	Pop. Change
301 - Kayak Point	376	0.12	0.10	0.0	0.3	0.4	3.1	358
302 - River Meadows	821	0.25	0.22	0.1		0.8	6.8	782
303 - Robe Canyon	143	0.04	0.04	0.0	0.1	0.1	1.2	136
304 - Whitehorse	33	0.01	0.01	0.0	0.0	0.0	0.3	31
305 Lord Hill	116	0.04	0.03	0.0	0.1	0.1	1.0	110
306 Centennial	1,449	0.45	0.40	0.2	1.0	1.4	12.1	1,380
307 - Nakeeta Beach	27,269	8.39	7.47	3.1	18.7	26.0	227.2	25,970
sum:	30,205	9.3	8.3	3.5	20.7	28.8	251.7	28,767

Park Impact Fee – Projects in PSAs



124 Park Impact Fee Calculation Support Page 3 of 10

SA 301 - K...

124 Park Impact Fee Calculation Support Page 4 of 10

SA 302 - River Meadows

124 Park Impact Fee Calculation Support Page 5 of 10

SA 303 - Robe Canyon
 Notes for PSA Current LOS: Robe Canyon (303) is short of active amenities (barely) and parking.

124 Park Impact Fee Calculation Support Page 6 of 10

SA 304 - Whitehorse

124 Park Impact Fee Calculation Support Page 7 of 10

SA 305 - Lord Hill

124 Park Impact Fee Calculation Support Page 8 of 10

SA 306 - Centennial

124 Park Impact Fee Calculation Support Page 9 of 10

SA 307 - Nakeeta
 Notes for PSA Current LOS: Nakeeta Beach (307) is short of active, passive amenities, and parking.

124 Park Impact Fee Calculation Support Page 10 of 10

Regional

Summary LOS Based Need:

Regional	New Amenities				
	Active	Passive	Parking	Regional Trail	Urb Spa
Regional	1,275,692.31	0,002,465.75	140,232.5	0.0	0.

PSA

PSA	Regional Amenities	Active	Passive	Parking Spaces	Regional Trail	Urban Spa
301	BACK COLLECT - Kayak Point - Day Use Renovation			20		
302/304	BACK COLLECT - Whitehorse Trail			45	3.65	
304	BACK COLLECT - Slide Memorial			19		
304	BACK COLLECT - Whitehorse Park					
306	Thomas' Eddy		1	5		
307	Paradise Valley Conservation Area Improvements			20		
303	Robe Canyon Trailhead Parking Lot			2		
305	Heybrook			1		
Sum:		0	1	122	3.65	

124 Park Impact Fee Calculation Support Page 9 of 10

SA 307 - Nakeeta

Notes for PSA Current LOS: Nakeeta Beach (307) is short of active, passive amenities, and parking.

Summary LOS Based Need:

307 - Nakeeta Beach	New Amenities			Passive Amenities		
	Active	Passive	Parking	Active	Passive	Parking
LOS Impact	8.4	7.5	227.0	0.0	0.0	0.0

Community/Neighborhood Projects	Active	Passive	Parking Spaces	Open Space	Total Project Cost	Reductions	Units for Impact Fee	Anticipated Revenue	Other
Central Bunkie	0.0	0.0	0.0	0.0	\$1,000,000	\$1,000,000	0	\$0	\$1,000,000
Conroy	2.0	0.0	0.0	0.0	\$500,000	\$0	0	\$500,000	\$0
Evergreen	1.0	1.0	0.0	0.0	\$600,000	\$0	0	\$600,000	\$0
Lake Stearns Phase II	2.0	2.0	10.0	0.0	\$1,500,000	\$500,000	0	\$1,000,000	\$500,000
Shady Lake Campsite	5.0	0.0	0.0	0.0	\$3,000,000	\$3,000,000	0	\$3,000,000	\$0
Southeast County USA Community Park Area And Exp.	4.0	2.0	20.0	0.0	\$4,000,000	\$500,000	0	\$3,500,000	\$500,000
McCollum Park - Special Events & Event Center	1.0	0.0	0.0	0.0	\$1,000,000	\$1,000,000	0	\$1,000,000	\$0
Manowick Park - Trailhead and Trail Development	0.0	0.0	30.0	0.0	\$4,000,000	\$0	0	\$0	\$4,000,000
Southeast County USA Open Space Acquisition	0.0	0.0	0.0	23.3 ac.	\$4,000,000	\$0	0	\$0	\$4,000,000
Total PSA Fee Base:								\$11,000,000	

Regional/Trail Projects	Active	Passive	Parking Spaces	Anticipated Annual Year	Total Project Cost	Reductions	Units for Impact Fee	Anticipated Revenue	Other
	0	0	0	0	\$0	\$0	0	\$0	\$0
	0	0	0	0	\$0	\$0	0	\$0	\$0
	0	0	0	0	\$0	\$0	0	\$0	\$0
	0	0	0	0	\$0	\$0	0	\$0	\$0
	0	0	0	0	\$0	\$0	0	\$0	\$0
	0	0	0	0	\$0	\$0	0	\$0	\$0
	0	0	0	0	\$0	\$0	0	\$0	\$0
	0	0	0	0	\$0	\$0	0	\$0	\$0
Sum:	0	0	0	0	\$0	\$0	0	\$0	\$0

Project Updates – Twin Rivers Cricket



The Cricket Pitch

- Place your wickets between 10 and 20 metres apart (professional cricket players use 20 metres).
- Make sure your wickets are in line with each other.
- Place some cones two to three paces in front of your wickets to show where your crease would be.
- Make a coned boundary around the edge of your playing area.



Project Updates – SWUGA Projects



- Corcoran Memorial Park
- Forsgren Community Park
- Lake Stickney Park
- Martha Lake Airport Park
- SW County UGA Community Park Acq. and Dev.
- McCollum Park
- Meadowdale Park Trailhead
- SW County UGA Urban Open Space Acquisition

Project Updates – SWUGA Projects



- Corcoran Memorial Park
- **Forsgren Community Park**
- Lake Stickney Park
- Martha Lake Airport Park
- SW County UGA Community Park Acq. and Dev.
- McCollum Park
- Meadowdale Park Trailhead
- SW County UGA Urban Open Space Acquisition

Project Updates – SWUGA Projects



- Corcoran Memorial Park
- Forsgren Community Park
- **Lake Stickney Park**
- Martha Lake Airport Park
- SW County UGA Community Park Acq. and Dev.
- McCollum Park
- Meadowdale Park Trailhead
- SW County UGA Urban Open Space Acquisition

Project Updates – SWUGA Projects



- Corcoran Memorial Park
- Forsgren Community Park
- Lake Stickney Park
- **Martha Lake Airport Park**
- SW County UGA Community Park Acq. and Dev.
- McCollum Park
- Meadowdale Park Trailhead
- SW County UGA Urban Open Space Acquisition

Project Updates – SWUGA Projects



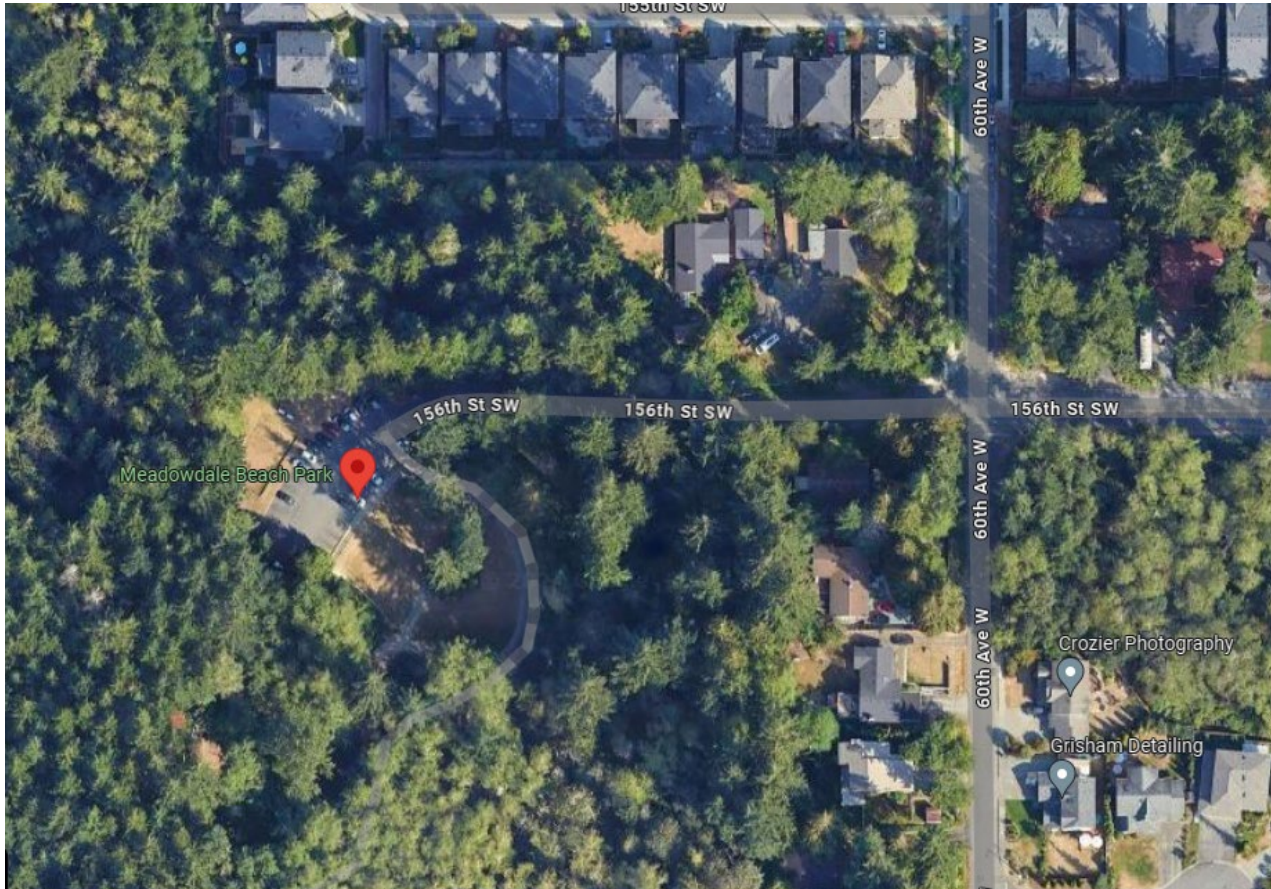
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- **SW County UGA Community Park Acq. and Dev.**
- McCollum Park
- Meadowdale Park Trailhead
- SW County UGA Urban Open Space Acquisition

Project Updates – SWUGA Projects



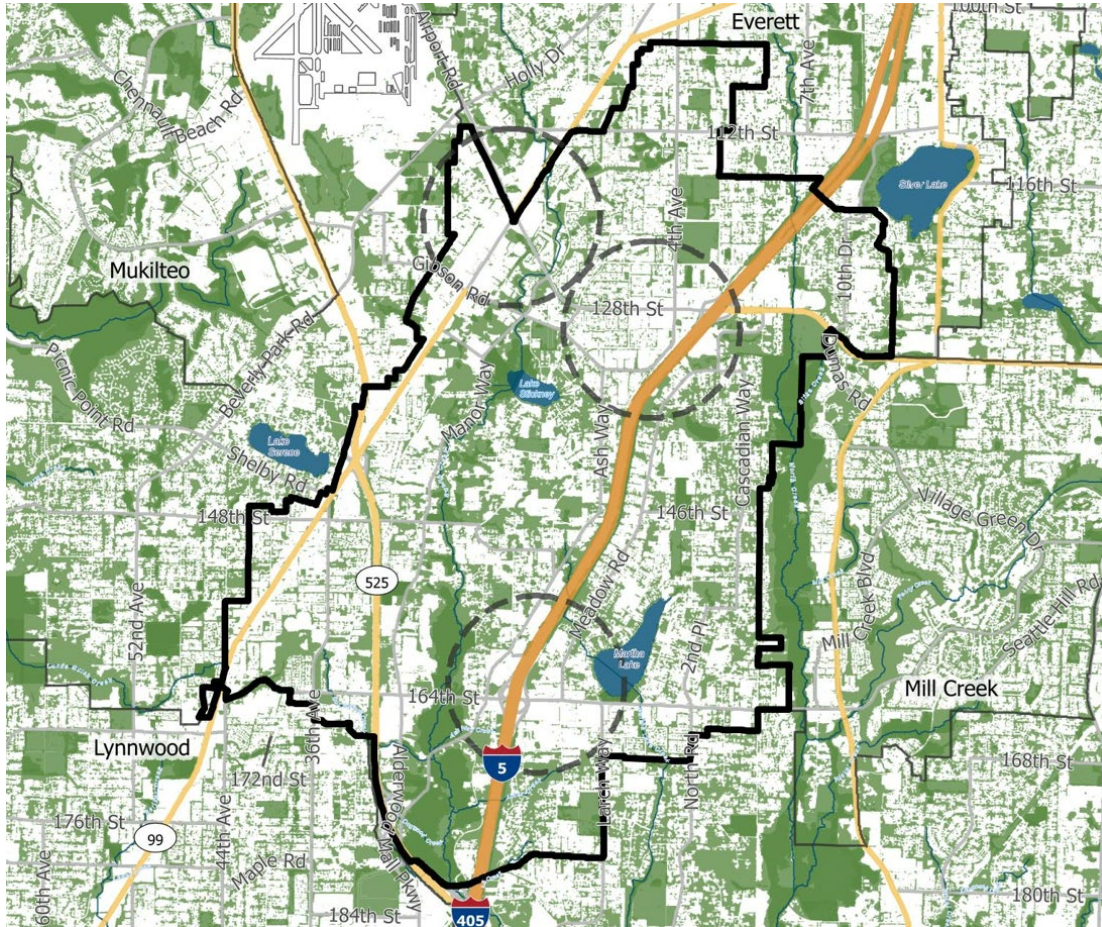
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Project Updates – SWUGA Projects



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- **Meadowdale Park Trailhead**
- SW County UGA Urban Open Space Acquisition

Project Updates – SWUGA Projects



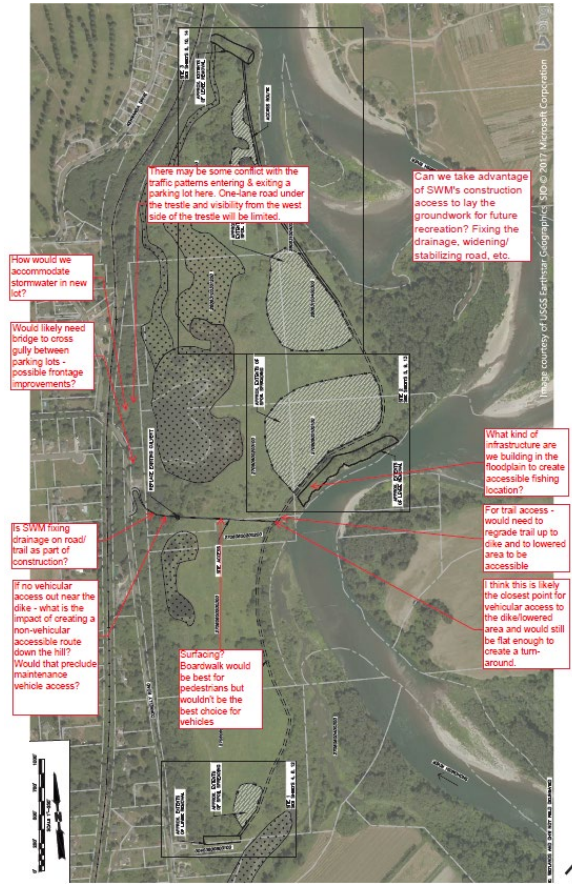
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- Martha Lake Airport Park
- SW County UGA Community Park Acq. and Dev.
- McCollum Park
- Meadowdale Park Trailhead
- SW County UGA Urban Open Space Acquisition

Project Updates – Regional Projects



- Kayak Point Campground
- Thomas' Eddy Water Access
- Paradise Valley Conservation Area Parking & Trails
- Robe Canyon Trailhead
- Heybrook Ridge Trailhead

Project Updates – Regional Projects



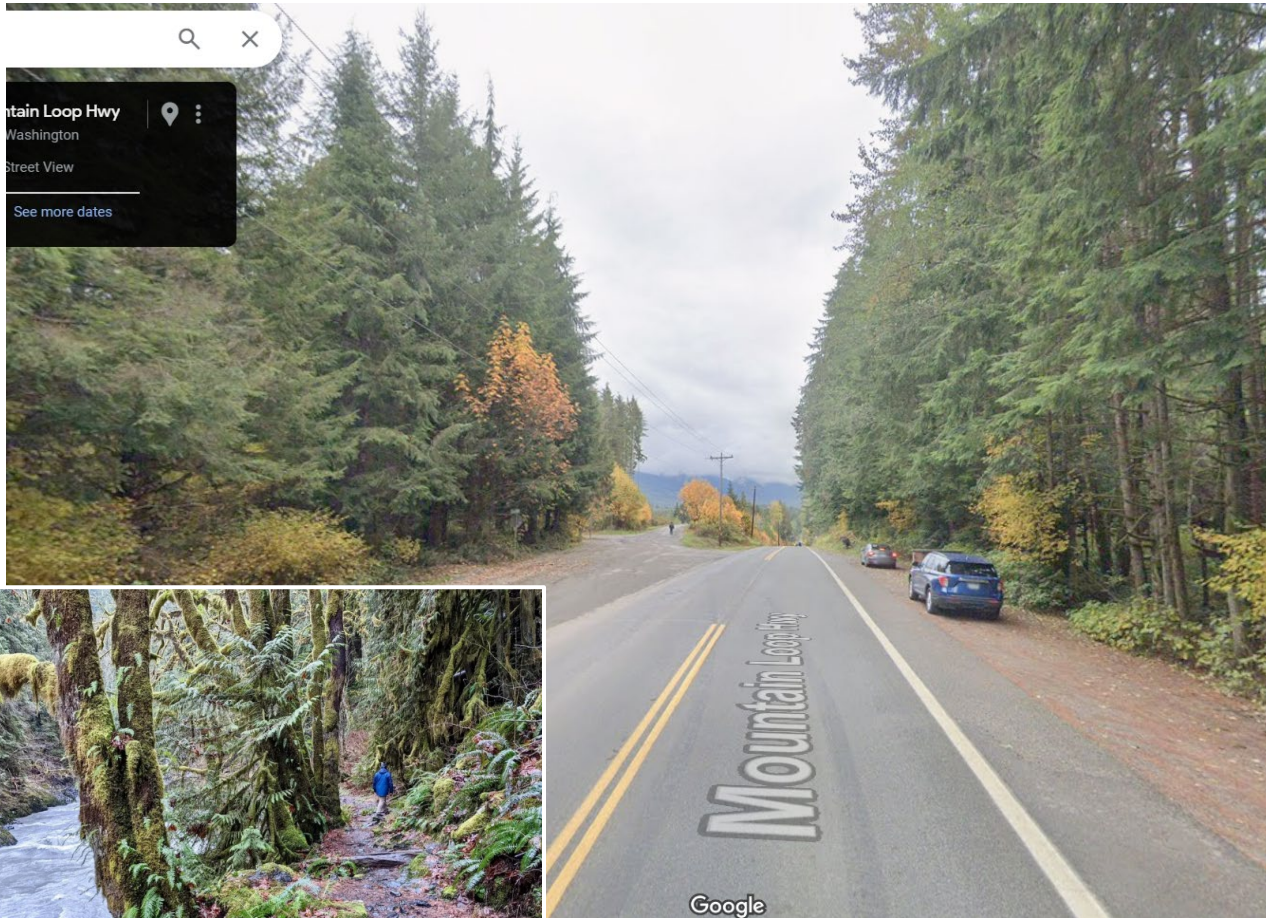
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Project Updates – Regional Projects



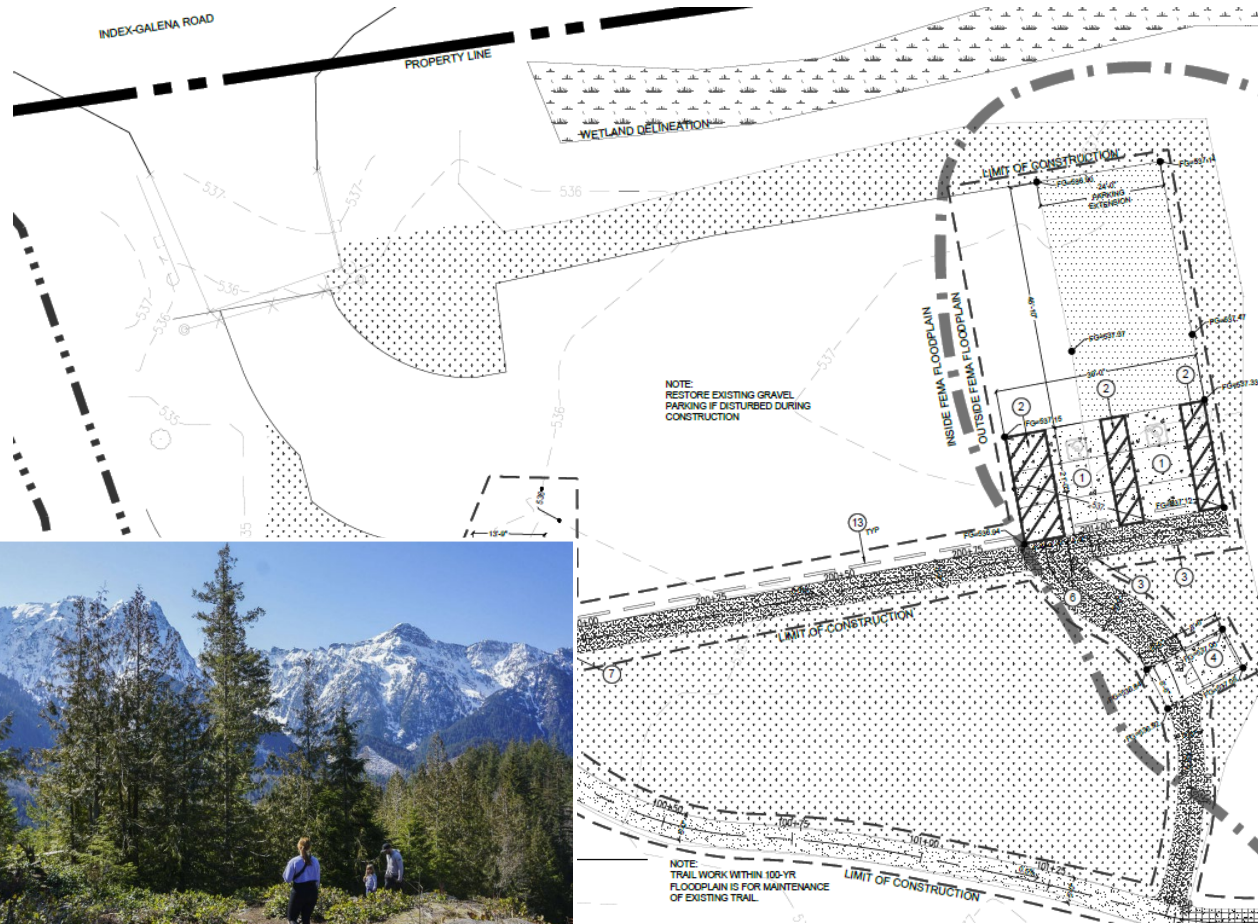
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Project Updates – Regional Projects



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Project Updates – Regional Projects



- Kayak Point Campground
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Park Impact Fee – Cost Basis



30.66A PARK IMPACT MITIGATION - COST BASIS							Reduction Factor: 0.95 5%		
Park Service Area	Cost	Housing Unit Forecast		Population Forecast		SF Cost	MF Cost	Total Cost (PSA + Regional)	
		SF Units	MF Units	% SF	% MF			SF	MF
301	\$0	86	60	69%	31%	-	-	860.09	544.27
302	\$100,000	272	0	100%	0%	349.26	-	1,209.35	544.27
303	\$0	47	0	100%	0%	-	-	860.09	544.27
304	\$0	11	0	100%	0%	-	-	860.09	544.27
305	\$0	38	0	100%	0%	-	-	860.09	544.27
306	\$0	478	2	100%	0%	-	-	860.09	544.27
307	\$12,060,000	4,123	7,613	46%	54%	1,278.25	812.66	2,138.34	1,356.93
Regional	\$8,525,000	5,055	7,675	51%	49%	\$860.09	\$544.27		
Total	\$20,685,000	5,055	7,675	51%	49%	\$1,982.57	\$1,254.58		

Park Impact Fee – Cost Basis



30.66A PARK IMPACT MITIGATION - COST BASIS						Reduction Factor:		0.95 5%	
Park Service Area	Cost	Housing Unit Forecast		Population Forecast		SF Cost	MF Cost	Total Cost (PSA + Regional)	
		SF Units	MF Units	% SF	% MF			SF	MF
301	\$0	86	60	69%	31%	-	-	860.09	544.27
302	\$100,000	272	0	100%	0%	349.26	-	1,209.35	544.27
303	\$0	47	0	100%	0%	-	-	860.09	544.27
304	\$0	11	0	100%	0%	-	-	860.09	544.27
305	\$0	38	0	100%	0%	-	-	860.09	544.27
306	\$0	478	2	100%	0%	-	-	860.09	544.27
307	\$12,060,000	4,123	7,613	46%	54%	1,278.25	812.66	2,138.34	1,356.93
Regional	\$8,525,000	5,055	7,675	51%	49%	\$860.09	\$544.27		
Total:	\$20,685,000	5,055	7,675	51%	49%	\$1,982.57	\$1,254.68		

Next Steps in the Park Impact Fee Update Process

- ✓ Review of population projections and associated recreation needs. Evaluation of impacts to park impact mitigation fees.
- ✓ SEPA process
- **Planning Commission briefing – June 25th**
 - Planning Commission hearing – July 23rd
 - Council briefing – to be determined
 - Council hearing – to be determined
 - Implementation – January 2025



Thank you!

SCC 30.66A Update Questions?

Carol Ohlfs, Principal Park Planner

Carol.Ohlfs@snoco.org | 425-388-6609



June 20, 2024

Snohomish County Planning Commission
3000 Rockefeller Avenue
Everett, WA 98201

Re: Park Impact Fees – June 25 Agenda Item 3

Dear Commissioners,

On behalf of the Master Builders Association of King and Snohomish Counties I am writing to express deep concern over the park impact fee update currently before you.

The proposed fees would increase beyond any inflation measure and would be yet another blow to housing affordability in Snohomish County. The current inflation rate in the U.S. is 3.3%. The average inflation rate in the U.S. since 2018 (the date shown in the staff report as the last fee update) is approximately 3.37%.

Yet, as proposed Snohomish County park impact fees would increase as follows for single family and duplex units:

Kayak Point:	+59%
River Meadows:	+240%
Robe Canyon:	+26%
Whitehorse:	+71%
Lord Hill:	+71%
Centennial:	+71%
Nakeeta Beach:	+41%

Before proceeding with any further consideration of the draft fees the Commission and ultimately the Snohomish County Council should be asking questions. What components of the parks plan have risen at multiples of the average inflation rate? It is difficult for us to fathom what cost component could have possibly increased that much.

Further, Snohomish County parks funding relies on the Real Estate Excise Tax (REET). The REET is a tax well known for its volatility. Is Snohomish County properly accounting for that volatility or has lack of such accounting led to a further and much more expensive reliance on impact fees?





We believe the proposed park fee increases are excessive and urge the Commission to request further analysis of the various components, recommend phasing in of the fees or some other measure of common sense to lower the exorbitant increase.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Pattison'.

Mike Pattison
Snohomish County Manager



Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Taylor.Twiford@snoco.org

REGULAR SESSION
JUNE 25, 2024
MINUTES

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at <https://snohomishcountywa.gov/164>

A. CALL TO ORDER AND ROLL CALL

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:33 p.m.

Of the eleven (11) currently appointed commissioners, ten (10) were in attendance (a quorum being six (6) members and a majority being six (6) members:

Commissioners Present

Merle Ash
Kimberly Busteed
Robert Larsen
Tom Campbell
Mark James
Karl Niemela
Neil Pedersen
Layla Bush
Raymond Sheldon
Angie Sievers

Commissioners Absent

Rosanna Brown

Mike McCrary, Planning and Development Services Director, served as the Planning Commission Secretary for this meeting.

B. CHAIRPERSON'S REPORT

No report was given.

C. PUBLIC COMMENT

No public comment was given.

D. APPROVAL OF MINUTES

The minutes of [May 28, 2024](#) were unanimously approved.



E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- [Upcoming Planning Commission Meeting Topics](#)
- [County Council Actions on Planning Commission Recommendations](#)

Mike McCrary gave an overview of some upcoming Planning Commission topics and noted that there will be four (4) hearings and an informational briefing next month. He also made a special note that there will be two meetings in August with a special meeting on August 13th.

F. UNFINISHED BUSINESS

1. Compliance Review: Critical Areas Regulations Code (Deliberations Continued)

Terri Strandberg, Principal Planner, Terri.Strandberg@snoco.org

Sarah Titcomb, Principal Planner, Sarah.Titcomb@snoco.org

The Planning Commission continued its deliberations on the proposed amendments to the Critical Area Regulations (CAR). This is a non-project proposal to review and update the CAR within the Snohomish County Code (SCC). The County reviewed the existing CAR within chapters 30.62A, 30.62B, 30.62C, and 30.65 SCC and proposed amendments in line with the best available science (BAS) reviewed since the last major update of the CAR in 2015. The proposal also includes housekeeping changes for internal code consistency and implementation.

Sarah Titcomb gave a brief overview of the latest memo and updated Chapters and spoke about the email that was sent out to Commissioners regarding the potential impacts of increasing stream buffers.

Following the overview, the commissioners had some questions and discussions on topics including buffers, buildable lands, priority habitats, best available science, and finding a balance. Commissioners Campbell and Pedersen both noted that scenario 2 included in the memo seemed to be the best fit. Commissioners Ash and James both noted the importance of finding a balance and questioned if increasing the buffer would be the best practice citing the loss of buildable land and housing needs.

A **motion** was made by Commissioner Campbell and seconded by Commissioner Busted to recommend approval of the CAR compliance review as submitted by staff in Chapter 30.62A, Chapter 30.62B, Chapter 30.62C, Chapter 30.43C, Chapter 30.86, and Subtitle 30.9 on June 11, 2024 and as amended.

VOTE (Motion):

6 in favor (*Busteed, Larsen, Campbell, Niemela, Pedersen, Bush*)

4 opposed (*Sievers, Sheldon, Ash, James*)

0 abstention

Motion PASSED



Snohomish County
Planning Commission
Planning and Development Services

A **motion** to amend was made by Commissioner Campbell and seconded by Commissioner Busted to add to Future Amendments to PHS: In 30.62A.465 after 2023, insert “and as hereinafter amended.”

VOTE (Motion):

6 in favor (*Pedersen, Niemela, Larsen, Campbell, Busted, Bush,*)

4 opposed (*Sievers, Sheldon, Niemela, James, Ash*)

0 abstention

Motion PASSED

A second **motion** to amend was made by Commissioner Campbell for Type Np and Ns streams and lakes minimum buffer widths shall be 100ft and seconded by Commissioner Busted.

VOTE (Motion):

4 in favor (*Busted, Larsen, Campbell, Pedersen*)

6 opposed (*Ash, James, Niemela, Bush, Sheldon, Sievers*)

0 abstention

Motion FAILED

Commissioners also requested that in the recommendation letter sent to the County Council a note for Council to review lost options for mitigation be included.

For further information, please review the following:

- [Staff Report dated April 9, 2024](#)
- [Attachment A: Annotated Bibliography of BAS \(Part I and II\)](#)
- [Attachment B: Proposed Amendments to Chapter 30.62A SCC](#)
- [Attachment C: Proposed Amendments to Chapter 30.62B SCC](#)
- [Attachment D: Proposed Amendments to Chapter 30.62C SCC](#)
- [Attachment E: Proposed Amendments to Chapter 30.43C SCC](#)
- [Attachment F: Proposed Amendments to Chapter 30.86 SCC](#)
- [Attachment G: Proposed Amendments to Subtitle 30.9 SCC](#)
- [Attachment H: Department of Commerce Critical Area Checklist](#)
- [Presentation dated April 23, 2024](#)
- [Staff Memo dated May 3, 2024](#)
- [Updated Attachment B - chapter 30.62A SCC](#)
- [Further Amendments to Chap 30.62A SCC Memo dated May 3, 2024](#)
- [CAR Package Memo dated June 11, 2024](#)
- [Planning Commission Staff Report dated April 9, 2024](#)
- [Attachment A: Updated Annotated Bibliography](#)
- [Attachment B: Updated Chapter 30.62A SCC](#)
- [Attachment C: Chapter 30.62B SCC](#)
- [Attachment D: Chapter 30.62C SCC](#)
- [Attachment E: Chapter 30.43C SCC](#)
- [Attachment F: Chapter 30.86 SCC](#)
- [Attachment G: Subtitle 30.9 SCC](#)
- [Attachment H: Commerce Critical Area Checklist](#)



- [Additional Chapter 30.62A SCC Proposed Amendments dated May 3, 2024](#)
- [Response to Planning Commissioners Questions dated May 3, 2024](#)
- [May 28, 2024 Email to the Planning Commission](#)
- [Response to Planning Commission dated June 11, 2024](#)
- [Email to Commissioners Regarding Stream Buffer Alternatives Comparison](#)

G. NEW BUSINESS

2. Docket Code Amendments (Briefing)

Hilary McGowan, Senior Planner, Hilary.McGowan@snoco.org

The Planning Commission was briefed on Docket Cycle Update Code Amendments. This project proposes to amend the docket cycle timeline in Chapter 30.74 SCC from every 8 years to every 10 years. The change was prompted from the WA State Legislature amending this timeline in [Engrossed Second Substitute House Bill 1241](#) in 2022. This proposed code project also will update submittal requirements to include MPPs for processing docket proposals, removing a code reviser's note, and adding in docketing noticing requirements to include tribes.

Following the presentation Commissioner Sheldon inquired about a reference to ceded lands and what that means to the County.

For further information, please review the following:

- [Staff Report dated June 6, 2024](#)
- [Presentation dated June 25, 2024](#)

3. Chapter 30.66A SCC: Park Impact Fees (Briefing)

Carol Ohlfs, Principal Park Planner, Carol.Ohlfs@snoco.org

The Planning Commission was briefed on Park Impact Fees. The Snohomish County Parks and Recreation Division (Parks) has been operating under a Growth Management Act-based impact fee methodology since 2005. This methodology is codified in SCC 30.66A and replaced a previously utilized State Environmental Policy Act-based approach that was originally adopted in 1991. The park impact mitigation fee is collected from new development in order to support provision of park capital facilities needed to serve population growth. Facilities for which fees can be collected are those identified as 'necessary to support development.'

The Park Impact Fee Schedule was last updated in 2018 and has been reviewed every 2 years since. The current 2024 proposal to update the park impact mitigation fees schedule is in conjunction with revisions to the county's comprehensive plan to reflect current population projections and park capital project planning.

Following the presentation the commissioners had some questions and discussion regarding types of development that are exempt from park impact fees, what the process is if fees are collected and the development stops, and the reasoning for the formula change/increase. Commissioners also questioned how the park fees budget and CIP work together being separate and what the average percentage of this budget is from REET.



For further information, please review the following:

- [Staff Report dated June 3, 2024](#)
- [Attachment A—Park Impact Fee Draft Ordinance](#)
- [Attachment B—Park Impact Fee Update Calculations](#)
- [Presentation dated June 23, 2024](#)

Commission took a break from 7:13 pm to 7:22 pm

4. Development Application Review Process Code (Briefing)

Jennifer Cao, Planner, Jennifer.Cao@snoco.org

The Planning Commission was briefed on the proposed non-project amendments to Chapter 30.70 of the Snohomish County Code (SCC) relating to permit review timelines and processes. The code amendments are required with the adoption of Second Substitute Senate Bill (2SSB) 5290 that amended Chapter 36.70B of the Revised Code of Washington (RCW). The proposal helps to provide consistency in permit processing based upon revisions of timelines and regulations.

Following the presentation, Commissioner Campbell had some questions regarding the distinction between Type 1 and Type 2 decisions and wanted some clarity on when you have one or the other. Commissioner Bush had some questions regarding the timeline and the length of Type 2 applications. Commissioner Sheldon noted the County is working to include Tribe on other documents and that it would be worth it to include it on noticing lists.

For further information, please review the following:

- [Staff Report dated June 11, 2024](#)
- [Draft Chapter 30.70 SCC](#)
- [Presentation dated June 25, 2024](#)

5. Daycare Code Amendments (Briefing)

Ryan Countryman, Senior Legislative Analyst, Ryan.Countryman@snoco.org

The Planning Commission was briefed on Daycare Code Amendments. Snohomish County has a shortage of available childcare options. Daycare providers may be Family Day Care Homes (generally up to 12 children) or Day Care Centers (13 or more children). This proposed ordinance would allow both kinds of providers in more zones. It would also simplify the permitting process for day care centers in some zones. In residential zones, daycare centers up to 8,000 square feet could be administratively approved. Daycare centers over 8,000 square feet in residential zones would require a public hearing. Revisions to landscaping, parking, and access to arterial road frontage would help ensure the compatibility of daycare centers in residential areas.

Following the presentation, commissioners had some discussion and stressed the importance and need for daycare centers but also the importance of thinking about scope and scale, transportation impact, and parking slots. Commissioner Bush asked about the possibility of



Snohomish County
Planning Commission
Planning and Development Services

doing a survey at varying times to see parking space usage. Chair Larsen inquired about the use of houses of worship as space.

For further information, please review the following:

- [Briefing Staff Report dated June 4, 2024](#)
- [Proposed Day Care Provider Ordinance](#)
- [County Council Motion 24-157](#)
- [Presentation dated June 25, 2024](#)

6. OPMA and Public Records Training

Christina Richmond, Deputy Prosecuting Attorney, Christina.Richmond@snoco.org
Alex Witenberg, Deputy Prosecuting Attorney, Alex.Witenberg@snoco.org

The Planning Commission received a refresher course on the Open Public Meetings Act and Public Records.

Alex Witenberg gave a presentation on the Public Records Act (PRA) and Records Management and how it relates to the Planning Commission. He provided background and history of the PRA and what counts as a public record. He covered what the County's and Commissioner's obligations are.

Following the PRA presentation, commissioners had questions regarding the use of social media, what records they are responsible for keeping, how long they are responsible for keeping records, and after their position has expired.

Christine Richmond gave a presentation on the Open Public Meetings Act (OPMA). Christine provided the Legislative Declaration and highlighted the changes and how it can be construed. She covered the basic requirements of an OPMA and noticing requirements.

Following the OPMA presentation, commissioners inquired as to how many people constitute a meeting.

For further information, please review the following:

- [Public Records & Records Management Presentation](#)
- [Open Public Meetings Act Presentation](#)

H. ADJOURN

A **Motion** to adjourn was made by Commissioner Sheldon and seconded by Commissioner Busted and unanimously approved.

The meeting adjourned at 8:35 pm.



Snohomish County
Planning Commission
Planning and Development Services

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:

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WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

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AMERICANS WITH DISABILITIES ACT NOTICE:

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Snohomish County Planning Commissioners:

*Merle Ash, District 1
Mark James, District 1
Kimberly Busted, District 2
Raymond Sheldon, Jr., District 2
Robert Larsen, District 3
Layla Bush, District 3*

*Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Karl Niemela, District 5
Angie Sievers, Executive Appointee*

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk

EXHIBIT 2.0009

Planning Commission Meeting 6/26/24

Contact Clerk of the Council for recording at 425-388-3494 or contact.council@snoco.org

(Clerk Note: saved in G:\ECAF\Council\2025-2026 Budget\24-1954 Ord 24-088 Park Impact Fees\Part 2\2.0009)



Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Taylor.Twiford@snoco.org

REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission

July 23, 2024
5:30 PM

Join the Zoom Meeting: <https://us02web.zoom.us/j/87866097372>
or call (253) 215-8782
Webinar ID: 878 6609 7372

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at <https://snohomishcountywa.gov/164>

- A. CALL TO ORDER AND ROLL CALL**
- B. CHAIRPERSON'S REPORT**
- C. PUBLIC COMMENT**
- D. APPROVAL OF MINUTES**
 - [June 25, 2024](#): Regular Meeting
- E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS**
 - [Upcoming Planning Commission Meeting Topics](#)
 - County Council Actions on Planning Commission Recommendations
- F. UNFINISHED BUSINESS**
 1. Docket Code Amendments (Hearing)
Hilary McGowan, Senior Planner, Hilary.McGowan@snoco.org

The Docket Cycle Update Code project proposes to amend the docket cycle timeline in Chapter 30.74 SCC from every 8 years to every 10 years. The change was prompted from the WA State Legislature amending this timeline in [Engrossed Second Substitute House Bill 1241](#) in 2022. This proposed code project also will update submittal requirements to include MPPs for processing docket proposals, removing a code reviser's note, and adding in docketing noticing requirements to include tribes.

For further information, please review the following:

- [Staff Report dated June 6, 2024](#)
- [Presentation dated June 25, 2024](#)



2. Chapter 30.66A SCC: Park Impact Fees (Hearing)

Carol Ohlfs, Principal Park Planner, Carol.Ohlf@snoco.org

The Snohomish County Parks and Recreation Division (Parks) has been operating under a Growth Management Act-based impact fee methodology since 2005. This methodology is codified in SCC 30.66A and replaced a previously utilized State Environmental Policy Act-based approach that was originally adopted in 1991. The park impact mitigation fee is collected from new development in order to support provision of park capital facilities needed to serve population growth. Facilities for which fees can be collected are those identified as ‘necessary to support development.’

The Park Impact Fee Schedule was last updated in 2018 and has been reviewed every 2 years since. The current 2024 proposal to update the park impact mitigation fees schedule is in conjunction with revisions to the county’s comprehensive plan to reflect current population projections and park capital project planning.

For further information, please review the following:

- [Staff Report dated June 3, 2024](#)
- [Attachment A—Park Impact Fee Draft Ordinance](#)
- [Attachment B—Park Impact Fee Update Calculations](#)
- [Presentation dated June 23, 2024](#)

3. Development Application Review Process Code (Hearing)

Jennifer Cao, Planner, Jennifer.Cao@snoco.org

The Planning Commission will hold a hearing on the proposed non-project amendments to Chapter 30.70 of the Snohomish County Code (SCC) relating to permit review timelines and processes. The code amendments are required with the adoption of Second Substitute Senate Bill (2SSB) 5290 that amended Chapter 36.70B of the Revised Code of Washington (RCW). The proposal helps to provide consistency in permit processing based upon revisions of timelines and regulations.

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4. Daycare Code Amendments (Hearing)

Ryan Countryman, Senior Legislative Analyst, Ryan.Countryman@snoco.org

Snohomish County has a shortage of available childcare options. Daycare providers may be Family Day Care Homes (generally up to 12 children) or Day Care Centers (13 or more children). This proposed ordinance would allow both kinds of providers in more zones. It would also simplify the permitting process for day care centers in some zones. In residential zones, daycare centers up to 8,000 square feet could be administratively approved. Daycare centers over 8,000



Snohomish County
Planning Commission
Planning and Development Services

square feet in residential zones would require a public hearing. Revisions to landscaping, parking, and access to arterial road frontage would help ensure the compatibility of daycare centers in residential areas.

For further information, please review the following:

- [Briefing Staff Report dated June 4, 2024](#)
- [Proposed Day Care Provider Ordinance](#)
- [County Council Motion 24-157](#)
- [Presentation dated June 25, 2024](#)

G. NEW BUSINESS

5. Land Conservation Initiative (Informational Briefing)

Snohomish County's Department of Conservation & Natural Resources (DCNR) strives to bring balance in management of Snohomish County's natural resources. As part of its mission to protect and enhance Snohomish County's environment for future generations, DCNR is developing a Land Conservation Strategy (LCS) to help the County focus its efforts to preserve important park, habitat, agriculture, forest, and general open space. The LCS is one of the early efforts of the Land Conservation Initiative, which the Snohomish County Council funded in 2022 for the purpose of providing a cohesive strategy for protecting high conservation value lands. The LCS is being developed through engagement with tribes, convened partner groups, surveys, and the public through a virtual open house to solicit broader community input. The goal is to collaborate and align the County's efforts.

For further information, please review the following:

- [LCS Goal and Guiding Principles](#)
- [Plans Reviewed as of June 25, 2024 for LCS](#)
- [Snohomish Co Protected Lands Data Description](#)

H. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

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Snohomish County Planning Commissioners:

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<i>Mark James, District 1</i>	<i>Neil Pedersen, District 4</i>
<i>Kimberly Busteed, District 2</i>	<i>Rosanna Brown, District 5</i>
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<i>Robert Larsen, District 3</i>	<i>Angie Sievers, Executive Appointee</i>
<i>Layla Bush, District 3</i>	

Commission Staff (from Planning and Development Services (PDS) Department):

<i>Mike McCrary, Commission Secretary</i>	<i>Taylor Twiford, Commission Clerk</i>
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Everett Daily Herald

Affidavit of Publication

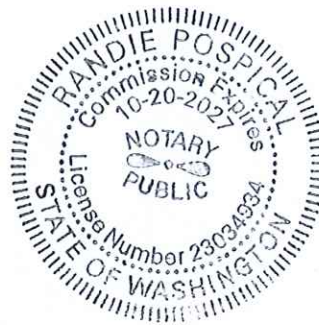
State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH999091 AGENDA JULY 23 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/13/2024 and ending on 07/13/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$218.55.

Subscribed and sworn before me on this 16th day of July, 2024.

Randie P



Notary Public in and for the State of Washington.

Snohomish County Planning | 14107010
TAYLOR TWIFORD

options. Daycare providers may be Family Day Care Homes (generally up to 12 children) or Day Care Centers (13 or more children). This proposed ordinance would allow both kinds of providers in more zones. It would also simplify the permitting process for day care centers in some zones. In residential zones, daycare centers up to 8,000 square feet could be administratively approved. Daycare centers over 8,000 square feet in residential zones would require a public hearing. Revisions to landscaping, parking, and access to arterial road frontage would help ensure the compatibility of daycare centers in residential areas.

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H. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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Snohomish County Planning Commissioners:

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Mark James, District 1	Neil Pedersen, District 4
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Raymond Sheldon, Jr., District 2	Karl Niemela, District 5
Robert Larsen, District 3	Angie Sievers,
Layla Bush, District 3	Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary
Taylor Twiford, Commission Clerk

Published: July 13, 2024.

EDH999091



Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Taylor.Twiford@snoco.org

REGULAR SESSION
JULY 23, 2024
DRAFT MINUTES

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at <https://snohomishcountywa.gov/164>

A. CALL TO ORDER AND ROLL CALL

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:32 p.m.

Of the eleven (11) currently appointed commissioners, eight (8) were in attendance (a quorum being six (6) members and a majority being six (6) members:

Commissioners Present

Rosanna Brown
Robert Larsen
Tom Campbell
Mark James
Neil Pedersen
Layla Bush
Raymond Sheldon
Angie Sievers

Commissioners Absent

Kimberly Busteded
Karl Niemela
Merle Ash

David Killingstad, Long Range Planning Manager, served as the Planning Commission Secretary for this meeting.

B. CHAIRPERSON'S REPORT

No report was given.

C. PUBLIC COMMENT

No public comment was given.

D. APPROVAL OF MINUTES

The minutes of [June 25, 2024](#) were unanimously approved.

E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- [Upcoming Planning Commission Meeting Topics](#)
- County Council Actions on Planning Commission Recommendations



Snohomish County
Planning Commission
Planning and Development Services

David Killingstad did note that the list of Upcoming Planning Commission Meeting Topics that had been linked in the agenda was out of date and the updated list would be on the upcoming special meeting agenda.
He also noted that there will be two meetings in August, one on the 13th and the other on the 27th.

F. UNFINISHED BUSINESS

1. Docket Code Amendments (Hearing)

Hilary McGowan, Senior Planner, Hilary.McGowan@snoco.org

The Docket Cycle Update Code project proposes to amend the docket cycle timeline in Chapter 30.74 SCC from every 8 years to every 10 years. The change was prompted from the WA State Legislature amending this timeline in [Engrossed Second Substitute House Bill 1241](#) in 2022. This proposed code project also will update submittal requirements to include MPPs for processing docket proposals, removing a code reviser's note, and adding in docketing noticing requirements to include tribes.

Commissioner Larsen opened the **Public Hearing at 5:37 p.m.** for the proposed code amendments.

No written comment was received by the Planning Commission from the public before the public hearing. No members of the public commented at the public hearing.

The Public Hearing was closed at 5:37 p.m.

A **motion** was made by Commissioner Campbell and seconded by Commissioner Sievers recommending **APPROVAL** of code amendments as submitted by staff.

VOTE (Motion):

8 in favor (*Brown, Bush, James, Larsen, Campbell, Pedersen, Sheldon, Sievers*)

0 opposed

0 abstention

Motion PASSED

For further information, please review the following:

- [Staff Report dated June 6, 2024](#)
- [Presentation dated June 25, 2024](#)

2. Chapter 30.66A SCC: Park Impact Fees (Hearing)

Carol Ohlfs, Principal Park Planner, Carol.Ohlfs@snoco.org

The Snohomish County Parks and Recreation Division (Parks) has been operating under a Growth Management Act-based impact fee methodology since 2005. This methodology is codified in SCC 30.66A and replaced a previously utilized State Environmental Policy Act-based approach that was originally adopted in 1991. The park impact mitigation fee is collected from new development in order to support provision of park capital facilities needed to serve population growth. Facilities for which fees can be collected are those identified as 'necessary



to support development.’

The Park Impact Fee Schedule was last updated in 2018 and has been reviewed every 2 years since. The current 2024 proposal to update the park impact mitigation fees schedule is in conjunction with revisions to the county’s comprehensive plan to reflect current population projections and park capital project planning.

Commissioner Larsen opened the **Public Hearing at 5:40 p.m.** for the proposed code amendments.

No written comment was received by the Planning Commission from the public before the public hearing. No members of the public commented at the public hearing.

The Public Hearing was closed at 5:40 p.m.

A **motion** was made by Commissioner Pedersen and seconded by Commissioner Brown recommending **APPROVAL** of code amendments as submitted by staff.

VOTE (Motion):

7 in favor (*Brown, Bush, James, Larsen, Pedersen, Sheldon, Sievers*)

0 opposed

1 abstention (*Campbell*)

Motion PASSED

For further information, please review the following:

- [Staff Report dated June 3, 2024](#)
- [Attachment A—Park Impact Fee Draft Ordinance](#)
- [Attachment B—Park Impact Fee Update Calculations](#)
- [Presentation dated June 23, 2024](#)

3. [Development Application Review Process Code \(Hearing\)](#)
Jennifer Cao, Planner, Jennifer.Cao@snoco.org

The Planning Commission held a hearing on the proposed non-project amendments to Chapter 30.70 of the Snohomish County Code (SCC) relating to permit review timelines and processes. The code amendments are required with the adoption of Second Substitute Senate Bill (2SSB) 5290 that amended Chapter 36.70B of the Revised Code of Washington (RCW). The proposal helps to provide consistency in permit processing based upon revisions of timelines and regulations.

Before the hearing, Commissioners had some questions regarding the timeline and protocol for whether the deadline passes and how Type 1 and Type 2 permits get categorized.



Snohomish County
Planning Commission
Planning and Development Services

Commissioner Larsen opened the **Public Hearing at 5:56 p.m.** for the proposed code amendments.

No written comments were received by the Planning Commission from the public before the public hearing. No members of the public commented at the public hearing.

The Public Hearing was closed at 5:57 p.m.

A **motion** was made by Commissioner Pedersen and seconded by Commissioner Brown recommending **APPROVAL** of code amendments as submitted by staff.

VOTE (Motion):

7 in favor (*Brown, Bush, James, Larsen, Pedersen, Sheldon, Sievers*)

0 opposed

1 abstention (*Campbell*)

Motion PASSED

For further information, please review the following:

- [Staff Report dated June 11, 2024](#)
- [Draft Chapter 30.70 SCC](#)
- [Presentation dated June 25, 2024](#)

4. Daycare Code Amendments (Hearing)

Ryan Countryman, Senior Legislative Analyst, Ryan.Countryman@snoco.org

Snohomish County has a shortage of available childcare options. Daycare providers may be Family Day Care Homes (generally up to 12 children) or Day Care Centers (13 or more children). This proposed ordinance would allow both kinds of providers in more zones. It would also simplify the permitting process for day care centers in some zones. In residential zones, daycare centers up to 8,000 square feet could be administratively approved. Daycare centers over 8,000 square feet in residential zones would require a public hearing. Revisions to landscaping, parking, and access to arterial road frontage would help ensure the compatibility of daycare centers in residential areas.

Commissioner Larsen opened the **Public Hearing at 6:01 p.m.** for the proposed code amendments.

No written comment was received by the Planning Commission from the public before the public hearing. No members of the public commented at the public hearing.

The Public Hearing was closed at 6:01 p.m.

A **motion** was made by Commissioner Sievers and seconded by Commissioner Sheldon recommending **APPROVAL** of code amendments as submitted by staff.



VOTE (Motion):

7 in favor (*Brown, Bush, James, Larsen, Pedersen, Sheldon, Sievers*)

0 opposed

1 abstention (*Campbell*)

Motion PASSED

For further information, please review the following:

- [Briefing Staff Report dated June 4, 2024](#)
- [Proposed Day Care Provider Ordinance](#)
- [County Council Motion 24-157](#)
- [Presentation dated June 25, 2024](#)

G. NEW BUSINESS

5. Land Conservation Initiative (Informational Briefing)

Kristi England, Chief Governance, Policy & Innovations Officer, kengland@forterra.org

Snohomish County's Department of Conservation & Natural Resources (DCNR) strives to bring balance in management of Snohomish County's natural resources. As part of its mission to protect and enhance Snohomish County's environment for future generations, DCNR is developing a Land Conservation Strategy (LCS) to help the County focus its efforts to preserve important park, habitat, agriculture, forest, and general open space. The LCS is one of the early efforts of the Land Conservation Initiative, which the Snohomish County Council funded in 2022 for the purpose of providing a cohesive strategy for protecting high conservation value lands. The LCS is being developed through engagement with tribes, convened partner groups, surveys, and the public through a virtual open house to solicit broader community input. The goal is to collaborate and align the County's efforts.

For further information, please review the following:

- [LCS Goal and Guiding Principles](#)
- [Plans Reviewed as of June 25, 2024 for LCS](#)
- [Snohomish Co Protected Lands Data Description](#)

H. ADJOURN

A **Motion** to adjourn was made by Commissioner Pederson and seconded by Commissioner Sheldon and unanimously approved.

The meeting adjourned at 6:27 pm.



Snohomish County
Planning Commission
Planning and Development Services

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:

You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Taylor Twiford, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Taylor.Twiford@snoco.org.

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Planning and Developmental Services, Reception Desk, 2nd Floor, County Administration Building East, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Taylor.Twiford@snoco.org.

AMERICANS WITH DISABILITIES ACT NOTICE:

Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon request of one calendar week. Contact Angela Anderson at 425-262-2206 Voice, or 425-388-3700 TDD.

Snohomish County Planning Commissioners:

Merle Ash, District 1
Mark James, District 1
Kimberly Busted, District 2
Raymond Sheldon, Jr., District 2
Robert Larsen, District 3
Layla Bush, District 3

Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Karl Niemela, District 5
Angie Sievers, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk

EXHIBIT 2.0013

Planning Commission Meeting 7/23/24

Contact Clerk of the Council for recording at 425-388-3494 or contact.council@snoco.org

(Clerk Note: saved in G:\ECAF\Council\2025-2026 Budget\24-1954 Ord 24-088 Park Impact Fees\Part 2\2.0013)



SNOHOMISH COUNTY PLANNING COMMISSION

August 5, 2024

Snohomish County Council
County Administration Building
M/S 609, 3000 Rockefeller Avenue
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendations on 2024 Ordinance titled AMENDING SNOHOMISH COUNTY CODE CHAPTER 30.66A – PARK AND RECREATION FACILITY IMPACT MITIGATION

Dear Snohomish County Council,

On behalf of the Snohomish County Planning Commission (Planning Commission), I am forwarding our recommendation on proposed amendments to the Snohomish County Code (SCC) regarding park and recreation facility impact mitigation.

The Planning Commission was briefed by staff on June 25, 2024 during which it reviewed background information, analysis and the proposed code amendments provided by the Snohomish County Department of Conservation and Natural Resources, Parks and Recreation Division (Parks).

On July 23, 2024 the Planning Commission received a short staff briefing and conducted a public hearing to consider a proposal that would amend SCC 30.66A.040 to update the park impact mitigation fee schedule.

There one written comment was received by the Planning Commission from the public prior to the July 23rd hearing, from the Master Builders Association urging the Planning Commission to understand how the Park Impact Fees are calculated. No members of the public commented at the public hearing.

The Planning Commission closed public testimony and concluded deliberations on July 23, 2024.

PLANNING COMMISSION RECOMMENDATION

At the July 23, 2024 Planning Commission meeting, Commissioner Pederson made a motion, seconded by Commissioner Brown recommending APPROVAL of proposed code amendments including findings and conclusions as provided in the staff report.

Vote on the motion:

7 in favor (*Brown, Bush, James, Larsen, Pedersen, Sheldon, Sievers*)

0 opposed

1 abstention (*Campbell*)

Motion PASSED

Park Impact Fee 2024 Update

Index # - File Name
Snohomish County Planning Commission Recommendation Letter
Amendments to Chapter 30.66A SCC
August 5, 2024

The recommendation is made after due consideration of the original proposal, information submitted by county staff and the public at the hearing and also provided in writing.

Respectfully submitted,

Robert Larsen

Robert Larsen (Aug 5, 2024 14:34 PDT)

SNOHOMISH COUNTY PLANNING COMMISSION

Robert Larsen, Chair

cc: Dave Somers, Snohomish County Executive
Mike McCrary, Director, Planning and Development Services
Tom Teigen, Director, Conservation and Natural Resources
Sharon Walker, Director, Parks and Recreation