

**Index of Records**

**Park Mitigation Impact Fees [Ordinance 24-088](#) (2024-1954)**

**Hearing Date: Wednesday, November 13, 2024 @ 10:30 a.m.**

**Council Staff: Ryan Countryman      DCNR Staff: Carol Ohlfs      DPA: Brian Dorsey**

***Click on exhibit number to view document***

EXHIBIT	RECORD TYPE	DATE	RECEIVED FROM	EXHIBIT DESCRIPTION	# OF PAGES
<b>2.0 Planing Commission</b>					
<a href="#">2.0003</a>	Staff Report	06/03/24	Carol Ohlfs, DCNR Staff	Briefing to Planning Commission: Update SCC Chapter 30.66A Park and Recreation Facility Impact Mitigation	20
<a href="#">2.0014</a>	Letter	08/05/24	Planning Commission	Planning Commission Recommendation	2
<b>3.1 ECAF and Materials</b>					
<a href="#">3.1.001</a>	ECAF	09/16/24	Executive/PDS	Transmitting Executive initiated Ordinance	2
<a href="#">3.1.002</a>	Ordinance	09/16/24	Executive/PDS	Introduced Ordinance	6
<a href="#">3.1.003</a>	Introduction	09/16/24	Councilmember Nate Nehring	Introduction Slip	1
<b>3.2 Council Planning Committee Materials</b>					
<a href="#">3.2.001</a>	Staff Report	10/23/24	Ryan Countryman, Council Staff	Council Staff Report	1
<a href="#">3.2.002</a>	Minutes	10/23/24	Council Staff	Link to Minutes and Video of General Legislative Session Meeting 10/23/24	1
<b>3.3 Correspondence, Comments, Testimony</b>					
<b>3.4 Staff Reports and Submissions</b>					
<b>3.5 Public Participation</b>					
<b>3.6 Council Deliberations</b>					
<a href="#">3.6.001</a>	Amendment	10/31/24	Chair Mead	Proposed Amendment Sheet 1: Effective Date	1

Index of Records					
Project Name		<b>30.66A Park Impact Fees 2024 Update</b>			
<b>Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES</b>					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
1.0001	Public Outreach	8/16/2024	Staff	Parties of Record	1
1.0002	Public Outreach	6/25/2024	Commerce	60 Day Notice Acknowledgement Letter	1
1.0003	SEPA Documents	5/20/2024	Staff	DNS & Checklist signed	20
1.0004	SEPA Documents	5/20/2024	Staff	DNS postcard notice	1
1.0005	Public Outreach	5/17/2024	Staff	Newsletter announcement	10
1.0006	Public Outreach	5/3/2024	Staff	Website copy	1
1.0007	Project Administration	5/1/2024	Staff	Project schedule	2
1.0008	Project Administration	10/5/2023	Staff	Project planning memo	3
<b><i>*Contact the Clerk of the Council for copies of part 1 Exhibits - 425-388-3494 or contact.council@snoco.org</i></b>					

Index of Records					
Project Name		<b>30.66A Park Impact Fees 2024 Update</b>			
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
<b><i>*Contact the Clerk of the Council for copies of part 2 Exhibits - 425-388-3494 or contact.council@snoco.org</i></b>					

1 Adopted:  
2 Effective:

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

ORDINANCE NO. 24-088

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, 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 projections and cost estimates for needed park amenities based upon projected population growth within each Park Service Area in accordance with the adopted level-of-service standards set forth in the proposed 2025-2030 Parks Capital Improvement Program (CIP), and the calculations are included in the Planning Commission Staff Report dated June 3, 2024 and its attached appendices; 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)).

3  
4 H. The proposed impact fee system will advance the goals of the GMA and the County's  
5 GMA Comprehensive Plan to provide adequate public facilities to accommodate new  
6 growth.

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

14  
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.

19  
20 Policy PR 7.A.3 – Impact fees shall be used to: (1) develop park facilities that are  
21 categorized as active recreation facilities, passive recreation facilities, regional trails,  
22 waterfront, campsites, parking spaces, and urban open space in Neighborhood Parks,  
23 Community Parks, Regional Parks, Regional Trails, Special Use Parks, and Open  
24 Space/Preserve; and (2) acquire park properties for Neighborhood Parks, Community  
25 Parks, Regional Parks, Regional Trails, Special Use Parks, and Open Space/Preserve.

26  
27 J. Procedural requirements.

28  
29 1. SEPA requirements with respect to this non-project action have been satisfied  
30 through the completion of an environmental checklist and issuance of a  
31 determination of non-significance on May 20, 2024.

32  
33 2. This proposal is a Type 3 legislative action pursuant to SCC 30.73.010.

34  
35 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was  
36 transmitted to the Washington State Department of Commerce for distribution to  
37 state agencies on June 25, 2024.

38  
39 4. The public participation process used in the adoption of this ordinance has complied  
40 with all applicable requirements of the GMA and the SCC.

41  
42 5. The Washington State Attorney General last issued an advisory memorandum, as  
43 required by RCW 36.70A.370, in September of 2018 entitled “Advisory Memorandum  
44 and Recommended Process for Evaluating Proposed Regulatory or Administrative  
45 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  
13 A. This ordinance is necessary to comply with Chapter 36.70A RCW and to maintain  
14 consistency with the Park and Recreation Element of the County's 2024  
15 Comprehensive Plan.  
16  
17 B. The proposal is consistent with Washington State law and the SCC.  
18  
19 C. The County has complied with all SEPA requirements in respect to this non-project  
20 action.  
21  
22 D. The regulations proposed by this ordinance do not result in an unconstitutional taking  
23 of private property for public purpose.  
24

25 Section 3. The County Council bases its findings and conclusions on the entire record of  
26 the County Council, including all testimony and exhibits. Any finding, which should be deemed a  
27 conclusion, and any conclusion which should be deemed a finding, is adopted as such.  
28

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

31  
32 **30.66A.040 Impact fee schedule.**  
33

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

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>

307                                      Nakeeta Beach                                      (\$1,630.22) \$2,297.32                                      (\$1,071.45) \$1,458.00

1 (2)The impact fee schedule should be reviewed and/or adjusted in conjunction with revisions to  
2 the county’s comprehensive plan, and/or every two years in conjunction with revision of the  
3 school district capital facility plans.

4 (3)The following types of development are exempt from park impact fees under this chapter:

5 (a) Nursing homes.

6 (b) Low-income housing. The director of parks and recreation may, on a case-by-case  
7 basis, grant exemptions to the application of the fee schedule for low-income housing as  
8 defined in SCC 30.91H.220 and in accordance with the conditions specified under RCW  
9 82.02.060(2). To qualify for the exemption, the developer shall submit a petition to the  
10 director prior to application for building permit. Conditions for such approvals shall meet  
11 the requirements of RCW 82.02.060(2) and shall include a requirement for a covenant to  
12 assure the project’s continued use for low-income housing. The covenant shall be an  
13 obligation that runs with the land upon which the housing is located, and shall be  
14 recorded against the title of the real property.

15 Section 5. Effective date, implementation. This ordinance shall take effect January 1,  
16 2025. The Snohomish County Planning and Development Services and Department of  
17 Conservation and Natural Resources’ Parks and Recreation Division are authorized to take  
18 such actions as may be necessary to implement this ordinance on its effective date.  
19

20 Section 6. Severability and savings. If any section, sentence, clause, or phrase of this  
21 ordinance shall be ruled to be invalid or unconstitutional by a court of competent jurisdiction,  
22 such ruling shall not affect the validity or constitutionality of any other section, sentence, clause,  
23 or phrase of this ordinance, and the section, sentence, clause, or phrase in effect prior to the  
24 effective date of this ordinance shall be in full force and effect for that individual section,  
25 sentence, clause, or phrase as if this ordinance had never been adopted.  
26

27 PASSED this \_\_\_ day of \_\_\_\_\_, 2024.

28  
29 SNOHOMISH COUNTY COUNCIL  
30 Snohomish County, Washington

31  
32 \_\_\_\_\_  
33 Council Chair

34  
35 ATTEST:

36  
37 \_\_\_\_\_  
38 Clerk of the Council

39  
40 ( ) APPROVED  
41 ( ) EMERGENCY



1 ( ) VETOED

2

3

DATE: \_\_\_\_\_, 2024

4

5

6

7

\_\_\_\_\_  
County Executive

8 ATTEST:

9

10

\_\_\_\_\_

11

12

13 Approved as to form only:

14

15

16

  
\_\_\_\_\_  
Deputy Prosecuting Attorney

17



# Committee of the Whole

Ryan Countryman

EXHIBIT # 3.2.001

Council Initiated:

Yes

FILE ORD 24-088

No

ECAF: 2024-1954

Ordinance: 24-088

**Type:**

- Contract
- Board Appt.
- Code Amendment
- Budget Action
- Other

**Requested Handling:**

- Normal
- Expedite
- Urgent

**Fund Source:**

- General Fund
- Other
- N/A

**Executive Rec:**

- Approve
- Do Not Approve
- N/A

**Approved as to**

**Form:**

- Yes
- No
- N/A

**Subject:** Code amendment – Park Impact Fees.

**Scope:** Ordinance 24-088 would amend the park impact mitigation fees in SCC 30.66A.040.

**Duration:** N/A

**Fiscal Impact:**  Current Year  Multi-Year  N/A

The proposed fee increase will result in higher future year revenue in the Park Mitigation Impact Fee Fund. The Department of Conservation and Natural Resources (DCNR) did not provide – and does not need to provide at this time – projections of future revenue with this ordinance. New home construction that would be subject to the updated fees has a multi-year lag between when the fee is determined (typically at the time of development application) and payment of the fee (most often at issuance of a building permit). This lag means that the proposed ordinance will have at most a minimal effect on impact fee revenues received during the 2025-26 budget. DCNR will budget for revenue from the updated fees and make associated expenses for capital improvements at county parks as part of future budgets.

**Authority Granted:** None

**Background:** Snohomish County first adopted a park impact mitigation fee program pursuant to [RCW 82.02.050](#) in 2005. This program supports park improvements in the Parks Capital Improvement Program. Fees help to maintain level of service in support of the anticipated population growth. Fees vary depending on Park Service Area (PSA) and type of housing. [SCC 30.66A.035](#) provides the formula for calculating fees, which includes projected housing starts and level of service needs by PSA. The last update to the fee schedule was by Amended Ordinance 18-088 on 12/05/18. Ordinance 24-088 would revise fees as follows:

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

[SCC 30.66A.040\(2\)](#) provides that the park impact fees “should 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.” Consideration of the school district capital facility plans is occurring as part of the 2025-26 budget.

**Request:** Move to GLS on October 23, 2024, to set time and date for a public hearing.

**Suggested:** Set time and date with the 2025-26 budget items (most likely November 6, 2024).



Snohomish County

Conservation and Natural Resources

Parks and Recreation

6705 Puget Park Dr  
Snohomish, WA 98296  
(425) 388-6600[www.snoco.org](http://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:

$\Sigma C_{PA}$  = 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

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	<b>\$860.09</b>	<b>\$544.27</b>
302 - River Meadows	\$503.84	\$339.32	<b>\$1,209.35</b>	<b>\$544.27</b>
303 - Robe Canyon	\$684.73	\$465.64	<b>\$860.09</b>	<b>\$544.27</b>
304 - Whitehorse	\$503.84	\$339.32	<b>\$860.09</b>	<b>\$544.27</b>
305 - Lord Hill	\$503.84	\$339.32	<b>\$860.09</b>	<b>\$544.27</b>
306 - Centennial	\$503.84	\$339.32	<b>\$860.09</b>	<b>\$544.27</b>
307 - Nakeeta Beach	\$1,630.22	\$1,071.45	<b>\$2,297.32</b>	<b>\$1,458.00</b>

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:

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

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)).

3  
4 H. The proposed impact fee system will advance the goals of the GMA and the County’s  
5 GMA Comprehensive Plan to provide adequate public facilities to accommodate new  
6 growth.

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

14  
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.

19  
20 Policy PR 7.A.3 – Impact fees shall be used to: (1) develop park facilities that are  
21 categorized as active recreation facilities, passive recreation facilities, regional trails,  
22 waterfront, campsites, parking spaces, and urban open space in Neighborhood Parks,  
23 Community Parks, Regional Parks, Regional Trails, Special Use Parks, and Open  
24 Space/Preserve; and (2) acquire park properties for Neighborhood Parks, Community  
25 Parks, Regional Parks, Regional Trails, Special Use Parks, and Open Space/Preserve.

26  
27 J. Procedural requirements.

28  
29 1. SEPA requirements with respect to this non-project action have been satisfied  
30 through the completion of an environmental checklist and issuance of a  
31 determination of non-significance on May 20, 2024.

32  
33 2. This proposal is a Type 3 legislative action pursuant to SCC 30.73.010.

34  
35 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was  
36 transmitted to the Washington State Department of Commerce for distribution to  
37 state agencies on August 31, 2030.

38  
39 4. The public participation process used in the adoption of this ordinance has complied  
40 with all applicable requirements of the GMA and the SCC.

41  
42 5. The Washington State Attorney General last issued an advisory memorandum, as  
43 required by RCW 36.70A.370, in September of 2018 entitled “Advisory Memorandum  
44 and Recommended Process for Evaluating Proposed Regulatory or Administrative  
45 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	<del>(\$503.84)</del> <u>\$860.09</u>	<del>(\$339.32)</del> <u>\$544.27</u>
302	River Meadows	<del>(\$503.84)</del> <u>\$1,209.35</u>	<del>(\$339.32)</del> <u>\$544.27</u>
303	Robe Canyon	<del>(\$684.73)</del> <u>\$860.09</u>	<del>(\$465.64)</del> <u>\$544.27</u>
304	White Horse	<del>(\$503.84)</del> <u>\$860.09</u>	<del>(\$339.32)</del> <u>\$544.27</u>
305	Lord Hill	<del>(\$503.84)</del> <u>\$860.09</u>	<del>(\$339.32)</del> <u>\$544.27</u>
306	Centennial	<del>(\$503.84)</del> <u>\$860.09</u>	<del>(\$339.32)</del> <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

2029					
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:								
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

**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**

Index # - File Name: 101

**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
<b>Total:</b>	<b>\$20,685,000</b>	<b>5,055</b>	<b>7,675</b>	<b>51%</b>	<b>49%</b>	<b>\$1,982.57</b>	<b>\$1,254.58</b>					

**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
<b>Total amenities included in cost basis</b>	<b>10.0</b>	<b>8.5</b>	<b>3.7</b>	<b>0.0</b>	<b>30.0</b>	<b>218.0</b>

**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			
<b>Total PSA Fee Basis:</b>								<b>\$0</b>		

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			
<b>Total Regional Fee Basis:</b>								<b>\$0</b>		

<i>Sum:</i>	0	0	0
-------------	---	---	---

**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			
<b>Total PSA Fee Basis:</b>								<b>\$100,000</b>		

<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			
<b>Total Regional Fee Basis:</b>								<b>\$0</b>		

<i>Sum:</i>	1	0.5	8
-------------	---	-----	---



**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			
<b>Total PSA Fee Basis:</b>							<b>\$0</b>			

<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			
<b>Total Regional Fee Basis:</b>							<b>\$0</b>			

<i>Sum:</i>	0	0	0
-------------	---	---	---

**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			
<b>Total PSA Fee Basis:</b>								<b>\$0</b>		

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			
<b>Total Regional Fee Basis:</b>								<b>\$0</b>		

<i>Sum:</i>	0	0	0
-------------	---	---	---

**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:

	New Amenities			Past Amenities		
	Active	Passive	Parking	Active	Passive	Parking
305 Lord Hill	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		
<b>Total PSA Fee Basis:</b>								<b>\$0</b>		

<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		
<b>Total Regional Fee Basis:</b>								<b>\$0</b>		

<i>Sum:</i>	0	0	0
-------------	---	---	---

**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
------	---	---	---

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			
<b>Total PSA Fee Basis:</b>								<b>\$12,060,000</b>		

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		
<b>Total Regional Fee Basis:</b>								<b>\$0</b>		

Sum:	9	7	88
------	---	---	----

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								



## Snohomish County

### 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



**Executive/Council Action Form (ECAF)**

**ITEM TITLE:**

**..Title**

Ordinance 24-088, amending Snohomish County Code Chapter 30.66A – Park and Recreation Facility Impact Mitigation

**..body**

**DEPARTMENT:** Conservation and Natural Resources

**ORIGINATOR:** Carol Ohlfs

**EXECUTIVE RECOMMENDATION:** Approved by Lacey Harper 9/13/24

**PURPOSE:** Proposal as recommended by the Snohomish County Planning Commission July 23, 2024 to amend SCC 30.66A – Park Impact Mitigation Fees, to update the fee schedule.

**BACKGROUND:** 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. 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. This 2024 update of park impact mitigation fees supports the intent that the fees reflect current park improvement project costs and anticipated population growth. Consistent with this update, Parks has updated the projection and cost estimates for 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 2025-2030 Parks’ Capital Improvement Program (CIP). 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, a SEPA checklist process, and Planning Commission review and approval of the amendments.

**FISCAL IMPLICATIONS:**

<b>EXPEND:</b> FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
<b>TOTAL</b>			

<b>REVENUE:</b> FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
<b>TOTAL</b>			

**DEPARTMENT FISCAL IMPACT NOTES:** There will be a future impact to the Park Mitigation Impact Fee Fund. Revenue is budgeted for revenue and expense when preparing the budget in the year following collection, for the next year's budget.

**CONTRACT INFORMATION:**

ORIGINAL	_____	CONTRACT#	_____	AMOUNT	_____
AMENDMENT	_____	CONTRACT#	_____	AMOUNT	_____

**Contract Period**

ORIGINAL	START	_____	END	_____
AMENDMENT	START	_____	END	_____

**OTHER DEPARTMENTAL REVIEW/COMMENTS:** Reviewed/approved by Risk – Shelia Barker 8/20/24, Finance – Nathan Kennedy 8/26/24, and Prosecuting Attorney's Office as to form only – Brian Dorsey

ECAF:  
RECEIVED:

# ORDINANCE INTRODUCTION SLIP

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.003

TO: Clerk of the Council

FILE ORD 24-088

TITLE OF PROPOSED ORDINANCE:

Introduced By:

N. Nehring  
Councilmember Date

Clerk's Action:

Proposed Ordinance No. \_\_\_\_\_

Assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\* RE-ASSIGNED TO COMMITTEE OF THE WHOLE 10/22/2024**

## STANDING COMMITTEE RECOMMENDATION FORM

On \_\_\_\_\_, the Committee considered the Ordinance by \_\_\_ Consensus /  
\_\_\_ Yeas and \_\_\_ Nays and made the following recommendation:

\_\_\_ Move to Council to schedule public hearing on: \_\_\_\_\_

\_\_\_ Other \_\_\_\_\_

Regular Agenda \_\_\_\_\_ Administrative Matters \_\_\_\_\_

Public Hearing Date \_\_\_\_\_ at \_\_\_\_\_

Jared Mead  
Committee Chair

EXHIBIT 3.2.002

General Legislative Session – 10/23/24

[Minutes](#) and [Video](#)

**AMENDMENT SHEET 1  
ORDINANCE NO. 24-088**

**EXHIBIT #** 3.6.001

**FILE** ORD 24-088

**Amendment Name:** Phased Fee Increases

**Brief Description:** This amendment would make half the originally proposed fee increase from the effective date to December 31, 2025, and then the full proposed fee increase would become effective on January 1, 2026

**Proposed By:** Councilmember Jared Mead

**Affected Code Section:** SCC 30.66A.040

**Existing Ordinance Recitals, Findings, Conclusions or Sections to Delete or Modify:**

**Delete** Ordinance Page 4, Line 34 and the following table that continues to the top of page 5.

**And Insert:**

(1) Developments subject to this chapter shall pay the fees set forth in Table ((30.66A.040(1))) 30.66A.040(1)(a) or in Table 30.66A.040(1)(b) as appropriate.

(a) For complete development applications filed on or after January 1, 2025, but before January 1, 2026:

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

<b>Park Service Area</b>	<b>PSA Name</b>	<b>Single Family and Duplex - \$/unit</b>	<b>Multi-Family and Townhouse \$/unit</b>
301	Kayak Point	<del>(\$503.84)</del> <u>\$681.97</u>	<del>(\$339.32)</del> <u>\$441.70</u>
302	River Meadows	<del>(\$503.84)</del> <u>\$856.60</u>	<del>(\$339.32)</del> <u>\$441.70</u>
303	Robe Canyon	<del>(\$684.73)</del> <u>\$772.41</u>	<del>(\$465.64)</del> <u>\$504.86</u>
304	White Horse	<del>(\$503.84)</del> <u>\$681.97</u>	<del>(\$339.32)</del> <u>\$441.70</u>
305	Lord Hill	<del>(\$503.84)</del> <u>\$681.97</u>	<del>(\$339.32)</del> <u>\$441.70</u>
306	Centennial	<del>(\$503.84)</del> <u>\$681.97</u>	<del>(\$339.32)</del> <u>\$441.70</u>
307	Nakeeta Beach	<del>(\$1,630.22)</del> <u>\$1,963.77</u>	<del>(\$1,071.45)</del> <u>\$1,264.73</u>

(b) For complete development applications filed on or after January 1, 2026:

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

<b>Park Service Area</b>	<b>PSA Name</b>	<b>Single Family and Duplex - \$/unit</b>	<b>Multi-Family and Townhouse \$/unit</b>
<u>301</u>	<u>Kayak Point</u>	<u>\$860.09</u>	<u>\$544.27</u>
<u>302</u>	<u>River Meadows</u>	<u>\$1,209.35</u>	<u>\$544.27</u>
<u>303</u>	<u>Robe Canyon</u>	<u>\$860.09</u>	<u>\$544.27</u>
<u>304</u>	<u>White Horse</u>	<u>\$860.09</u>	<u>\$544.27</u>
<u>305</u>	<u>Lord Hill</u>	<u>\$860.09</u>	<u>\$544.27</u>
<u>306</u>	<u>Centennial</u>	<u>\$860.09</u>	<u>\$544.27</u>
<u>307</u>	<u>Nakeeta Beach</u>	<u>\$2,297.32</u>	<u>\$1,458.00</u>

**Council Disposition:** \_\_\_\_\_

Date: \_\_\_\_\_