

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN, that on August 20, 2025, the Snohomish County Council approved Ordinance 25-042:

ORDINANCE NO. 25-042

FINALIZING A SYSTEM OF ASSESSMENT FOR ROBE VALLEY FLOOD CONTROL DISTRICT
PURSUANT TO CHAPTER 85.38 RCW

A summary of the ordinance is as follows:

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

Section 2. The system of assessment for the District shall consist of two components:

(1) An assessment for the benefit or use received from the operations and facilities of the District levied as a per acre charge on all property within the District boundaries using multiple assessment zones according to the level of use or benefit accruing to each parcel.

(2) An assessment for the benefit or use received from the operations and facilities of the District by improvements located within the District. An improvement is defined as a habitable structure. Each parcel with an improvement will be assessed at the same rate.

Section 3. Acreage Assessments.

(1) Separate assessment levels are established for three classification zones (Zones 1, 2, and 3). Parcels in each zone will be assessed in an amount per acre based on benefit or use received by the operations and facilities of the District and the location of each parcel in relation to Trout Creek and the South Fork Stillaguamish River. The determination of whether a parcel is located in Zone 1, 2, or 3 shall be based on records and mapping of Snohomish County. The assessment zones are described as follows:

Zone 1 – Any parcels south of Trout Creek, except for those parcels that meet the criteria for Zone 3. Parcels in Zone 1 receive full benefit from the District's erosion and flood control benefits and shall receive the full ERU assessment and 100% assessment level for acreage.

Zone 2 – Any parcels north of Trout Creek. Parcels in Zone 2 receive a reduced benefit from the District's erosion control benefits due to the intervening Trout Creek and shall receive the full ERU assessment and 75% assessment level for acreage

Zone 3 – Parcels that receive no benefit from the District. Parcels in the non-benefit zone include parcels washed out by the river and a private common property that shall not be directly assessed. Zone 3 is a non-benefit zone in which no assessments are imposed.

(2) Acreage assessment rates, expressed as amounts per \$1000 of revenue raised by the District, shall be as follows:

(a) Zone 1 consists of 35.48 acres.

a. \$35.00 per acre for the first 0.5 acres of each parcel

b. \$3.2767 per acre for the area of each parcel exceeding 0.5 acres

(b) Zone 2 consists of 9.82 acres.

a. \$26.25 per acre for the first 0.5 acres of each parcel

b. \$2.4575 per acre for the area of each parcel exceeding 0.5 acres

(c) Zone 3 consists of 1.19 acres. No-benefit zone – no per acre assessment

Section 4. Assessments for Improvements. Each improvement in Zone 1 and Zone 2 shall be assessed a charge of \$5.00 (five dollars) for each \$1,000 of revenue raised by the District. The determination of the location and ownership of improvements shall be based on Snohomish County records.

Section 5. The application of the system of assessments to generate \$1,000 of revenue is as follows:

Zone 1 Acreage Assessment:	\$647.11
Zone 2 Acreage Assessment:	\$152.89
Improvement Assessment (40 improvements):	\$200.00
Total:	\$1,000.00

Section 6. The District shall adopt an annual budget and special assessments based upon application of the finalized system of assessments sufficient to finance the adopted budget. The District is further directed to forward a copy of its resolution approving the budget, the budget and special assessments sufficient to finance the budget to the County Council and to the County Treasurer, in accordance with RCW 85.38.170.

Section 7. As provided in RCW 85.38.170, the special assessments shall be collected by the County Treasurer. Notice of the special assessments due may be included in the notice of property taxes due, may be included on separate notice that is mailed with the notice of property taxes due, or may be sent separately from the notice of property taxes due. Special assessments shall be due at the same time property taxes are due and shall constitute liens on the land or improvements upon which they are imposed. Delinquent special assessments shall be foreclosed in the same manner, and subject to the same time schedules, interest and penalties as delinquent property taxes. The County Treasurer may impose a fee for collection of special assessments not to exceed one percent of the dollar value of special assessments collected.

Section 8. This ordinance supersedes the District's system of assessment last finalized by Snohomish County Ordinance 20-041 adopted on August 19, 2020.

For More Information: Copies of the ordinance and related documents are available upon request by calling the Council Office at (425) 388-3494, 1(800) 562-4367 x3494, TDD 1(800) 877-8339, or by e-mailing Contact.Council@snoco.org. The ordinance is also available on the Council's website at <https://snohomish.legistar.com/Default.aspx> (File # 2025-2068).

Dated this 10th day of September, 2025.



Deputy Clerk of the Council

Publish: September 17, 2025

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