

# Park Impact Fees 2025 Update for Smaller Housing Units Briefing

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

# Presentation Outline

- Park Impact Mitigation Fees Background
- 2025 Proposed Updates
- Next Steps



# Park Impact Mitigation Fees – Background

- Collection of impact fees is authorized by RCW 82.02
- Codified in SCC 30.66A, the fee schedule was updated in 2024, and incorporated:
  - New Comp Plan and Capital Improvement Program
  - Population Updates
  - Park Project Costs Updates
  - Same calculation and schedule format since 2015
- **This 2025 updates:** no changes to the park projects, but re-calculate the fees to conform with amendments to state law:
  - Revised Code of Washington (RCW) 82.02.060 amended by Engrossed Second Substitute Senate Bill (ESSSB) 5258



# Park Impact Mitigation Fees – Background

- ESSSB 5258 added:
- “The schedule shall reflect the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units.”
- “Must adopt or amend by ordinance, and incorporate into their development regulations, ... to take effect six months after the jurisdiction's next periodic comprehensive plan update” (June 2025)

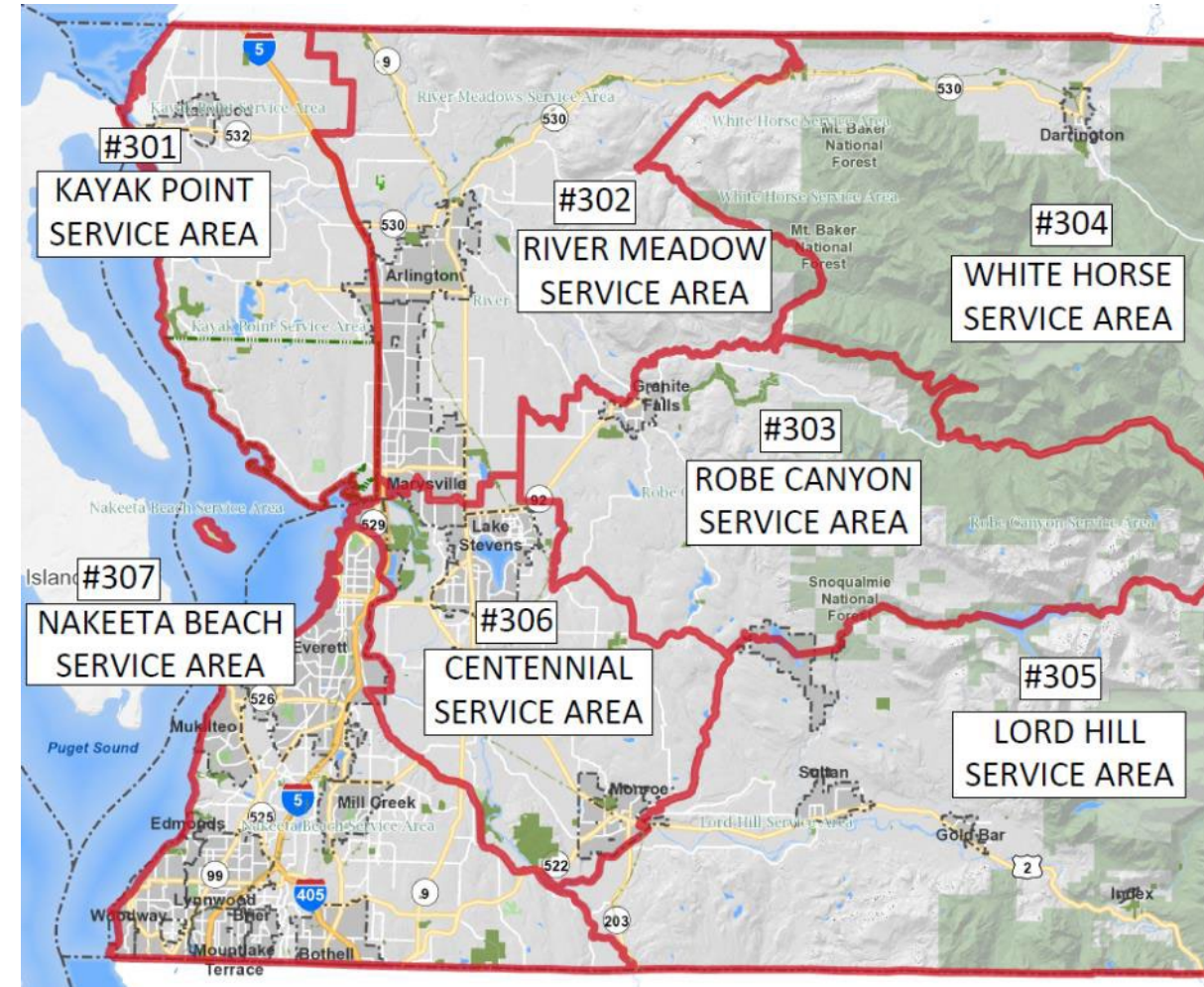




# Park Impact Mitigation Fees – Background

- Current fee schedule format

Park Service Area	2024 Proposed Fees	
	Single Family and Duplex \$/Unit	Multi-Family and Townhouse \$/Unit
301 - Kayak Point	\$860.09	\$544.27
302 - River Meadows	\$1,209.35	\$544.27
303 - Robe Canyon	\$860.09	\$544.27
304 - Whitehorse	\$860.09	\$544.27
305 - Lord Hill	\$860.09	\$544.27
306 - Centennial	\$860.09	\$544.27
307 - Nakeeta Beach	\$2,297.32	\$1,458.00



# Park Impact Mitigation Fees – Proposed Updates

- Proposed fee schedule format

Park Service Area	Single Family Detached Units		Duplexes and Townhomes		Multifamily	
	2 or less bedrooms \$/Unit	3+ bedrooms \$/Unit	2 or less bedrooms \$/Unit	3+ bedrooms \$/Unit	1 or less bedrooms \$/Unit	2+ bedrooms \$/Unit
<b>301 - Kayak Point</b>	\$685.22	\$831.94	\$622.07	\$790.90	\$339.04	\$660.01
<b>302 - River Meadows</b>	\$966.07	\$1,172.93	\$877.05	\$1,115.08	\$339.04	\$660.01
<b>303 - Robe Canyon</b>	\$685.22	\$831.94	\$622.07	\$790.90	\$339.04	\$660.01
<b>304 - Whitehorse</b>	\$685.22	\$831.94	\$622.07	\$790.90	\$339.04	\$660.01
<b>305 - Lord Hill</b>	\$685.22	\$831.94	\$622.07	\$790.90	\$339.04	\$660.01
<b>306 - Centennial</b>	\$685.22	\$831.94	\$622.07	\$790.90	\$339.04	\$660.01
<b>307 - Nakeeta Beach</b>	\$1,705.32	\$2,070.47	\$1,548.18	\$1,968.35	\$843.79	\$1,642.59

# Impact Fee Calculation – Current

Single Family Impact Fee Calculation Formula:

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

Multi Family Impact Fee Calculation Formula:

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

**2 categories of  
housing units**

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

# Impact Fee Calculation – Proposed Updates

$$(\sum C_{PA} [P\%] / [HS_{TOT}])$$

6 categories of housing units

Where:

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

$P\%$  = Population proportion (percentage)

$HS_{TOT}$  = Projected housing starts over six years

~~$S_{FAC}$  = The proportion of new amenities to be paid by new development~~

Proportion reductions already included in total cost of park amenities

This calculation is applied to each type and size of housing units so that the impact fees are applied proportionally for the population anticipated to be allocated to each type and size of unit:

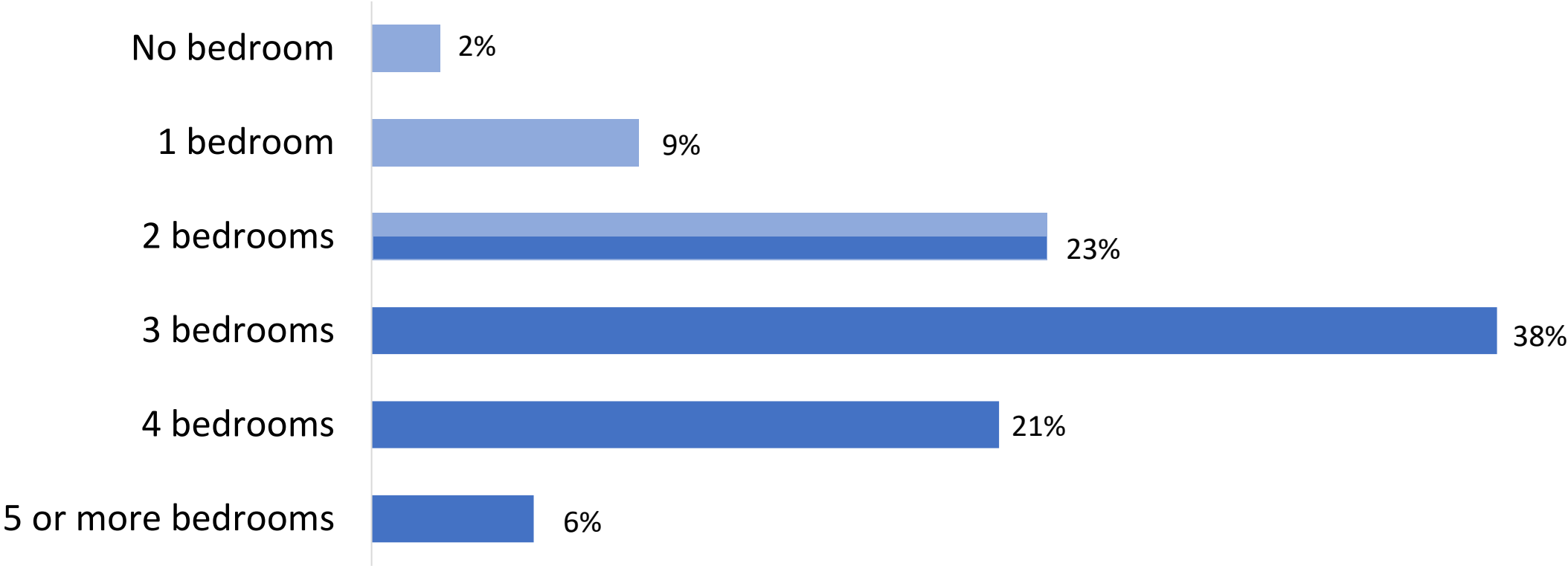
Single Family Detached Units		Duplexes and Townhomes		Multifamily	
2 or less bedrooms	3+ bedrooms	2 or less bedrooms	3+ bedrooms	1 or less bedrooms	2+ bedrooms



# Impact Fee Calculation – Bedroom Categories



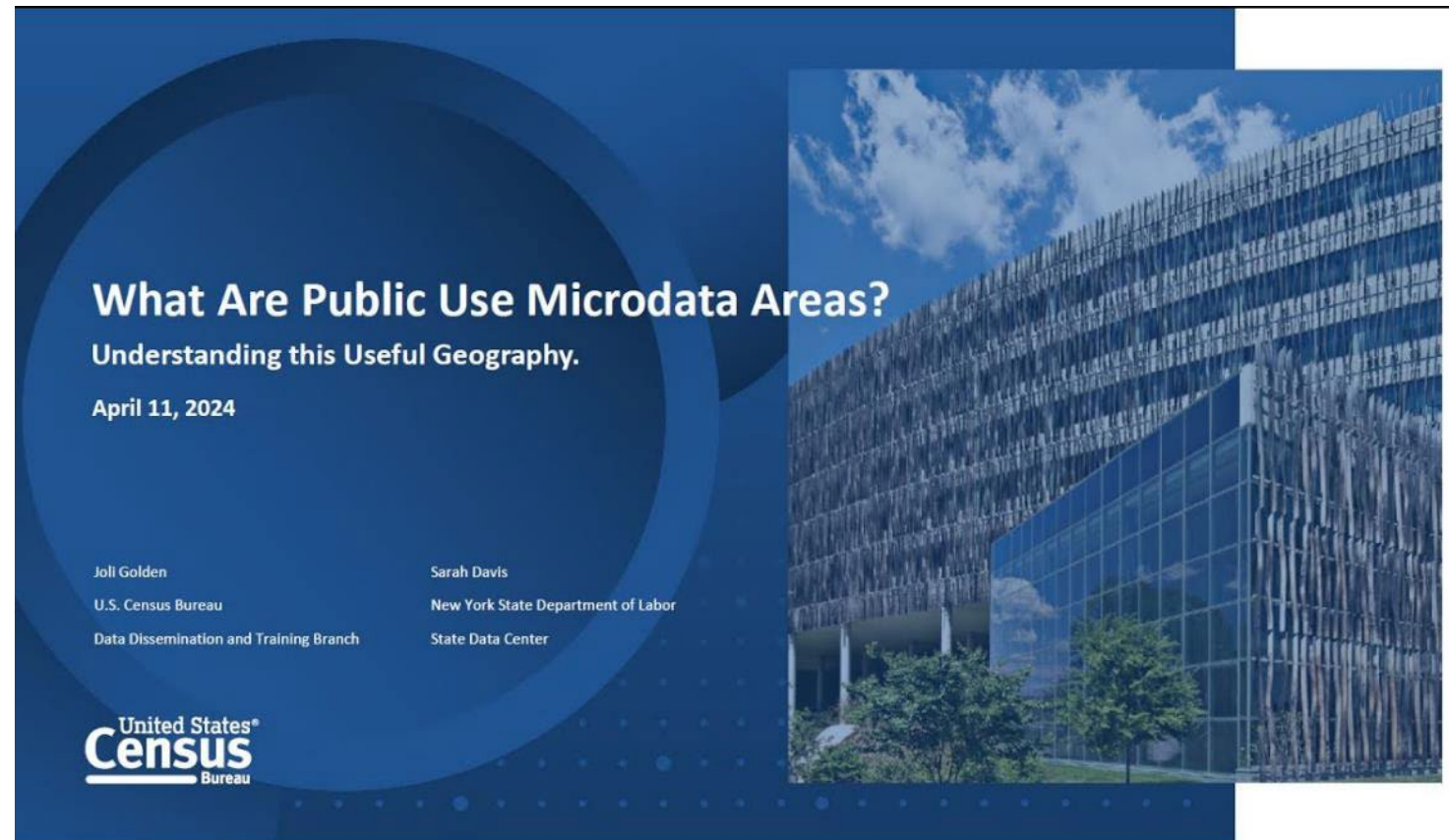
Bedroom Counts in Snohomish County Occupied Housing Units



Source: 2022 American Community Survey (Census.gov)  
<https://data.census.gov/table/ACSST1Y2023.S1101?q=Physical%20Characteristics&g=050XX00US53061>

# Impact Fee Calculation – Bedroom Categories

- Demographic data source:
  - Public Use Microdata Sample (PUMS)
  - Units built in Snohomish County 2010 - 2023
  - U.S. Census Bureau's 1-year American Community Survey (ACS)
- This data provided past population to housing unit ratios by housing type and number of bedrooms
- Extrapolate to the future population to housing unit ratio:
  - Projected population growth divided by projected housing unit growth



# “Bedroom” Definition

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A new section is added to chapter 30.91B of the Snohomish County Code to read:

30.91B.065 Bedroom. “Bedroom” means any room or space used or intended to be used for sleeping purposes in a dwelling that contains a closet and method of egress. Rooms that are intended to provide support to occupants of a dwelling such as studies, nooks, dens, home offices, walk-in closets, and spaces providing similar functions should not be classified as bedrooms.

*This definition applies only to “Park and recreation impact mitigation” regulations in chapter 30.66A SCC and “School impact mitigation” regulations in chapter 30.66C SCC.*

- Per a comment from the Washington State Department of Commerce;
  - This ordinance will also add section 30.91B.065 to chapter 30.91B SCC to add a definition for “bedroom” as recommended in the *Public Review Draft Residential Proportional Impact Fees and System Development Charges Guidebook*, developed by Commerce.

# Next Steps in the Park Impact Fee Update Process

- ✓ Updated calculation methodology for new fee schedule to be adopted within 6 months of the comp plan adoption
- ✓ Coordination with School District methodology & PDS Permitting implementation staff
- ✓ Planning Commission briefing – Dec 17th
- ✓ SEPA process & 60-day notice to Dept of Commerce
- ✓ Planning Commission hearing & recommendation – Jan 28th
- ✓ Executive Office briefing – Feb/March 2025
- Council briefing, hearing & adoption – April-June 2025 (TBD)
- Implementation – July 1, 2025





# Thank you!

## SCC 30.66A Update Questions?

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