

**CITY OF SNOHOMISH  
Snohomish, Washington**

**ORDINANCE 2071**

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON  
AMENDING THE SCHOOL IMPACT FEES CHAPTER OF THE ZONING  
CODE BY PROVIDING FOR REVISED IMPACT FEE AMOUNTS  
CONSISTENT WITH THE SNOHOMISH SCHOOL DISTRICT'S 2005-2010  
CAPITAL FACILITIES PLAN AND CONSISTENT WITH THE SCHOOL  
IMPACT FEES ADOPTED BY SNOHOMISH COUNTY AND AMENDING  
ORDINANCE 1855 AS AMENDED AND CHAPTER 14.17 OF THE SNOHOMISH  
MUNICIPAL CODE.**

**WHEREAS**, following duly held public hearings and deliberation by the Snohomish City Council, Ordinance 1855 was adopted on December 15, 1998, enacting a new Chapter 14.17 of the Snohomish Municipal Code relating to school impact fees; and

**WHEREAS**, following duly held public hearings and deliberation by the Snohomish City Council, Ordinance 1855 was amended by Ordinance 1897, applying school district impact fees to all new development, including development of residential housing on existing undeveloped lots; and

**WHEREAS**, Chapter 14.17 SMC sets forth the amount of the school impact fees charged to new development in the City based upon the Snohomish School District's Capital Facilities Plan; and

**WHEREAS**, following duly held public hearings and deliberation by the Snohomish City Council, the Council deems it necessary and appropriate to revise the school impact fee amounts set forth in Chapter 14.17 SMC in order to be consistent with the Snohomish School District's 2005-2010 Capital Facilities Plan and the school impact fees adopted by Snohomish County;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. Ordinance 1855 as amended and Chapter 14.17 of the Snohomish Municipal Code are hereby amended by amending SMC 14.17.030, SMC 14.17.040, and SMC 14.17.080 to read as follows:

**14.17.030 School District's Capital Facilities Plan as Basis of School Impact Fees.** By separate ordinance, the City Council has adopted and incorporated by reference the Capital Facilities Plan of the Snohomish School District as a subelement of the Capital Facilities Element of the City's Comprehensive Plan. The necessary school facilities and the methodology and schedule of school impact fees set forth in the School

District's Capital Facilities Plan shall constitute the basis for the school impact fees established in SMC 14.17.040.

**14.17.040 Establishment of Impact Fees.** As a condition of approval of all development or development activity, as defined herein, or as a condition of issuance of a building permit for existing undeveloped lots, the City will require mitigation of adverse impacts on school services pursuant to the State Growth Management Act, RCW 36.70A, RCW 82.02 and this chapter. School impact fee amounts shall be based on the Snohomish School District's Capital Facilities Plan 2005– 2010 as follows:

<u>Development</u>	<u>Per Unit Impact Fee</u>
Detached Single-Family Residence	\$5,798
Attached Single-Family Residence	\$5,798
Single Bedroom Apartments	\$0
Apartments with two or more bedrooms	\$2,017

**14.17.080 Method for Calculating Impact Fees.** The method and formula for determining any required school impact mitigation shall be as established by the Snohomish School District in its Capital Facilities Plan and as adopted by the City of Snohomish in its Comprehensive Plan and this Chapter. The school impact fees shall be in conformance with the schedule set forth in SMC 14.17.040.

Section 2. Severability. If any section, subsection, sentence, phrase, or word of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this Ordinance.

Section 3. Effective date. This Ordinance shall be effective five days after publication by summary.

PASSED by the City Council and APPROVED by the Mayor this 21<sup>st</sup> day of December, 2004.

CITY OF SNOHOMISH

By \_\_\_\_\_  
Liz Loomis, Mayor

ATTEST:

By \_\_\_\_\_  
Torchie Corey, City Clerk

APPROVED AS TO FORM:

By \_\_\_\_\_  
Grant Weed, City Attorney

Date of Publication: December 25, 2004

Effective Date (5 days after publication): December 30, 2004