



City of Kenmore
City Council Regular Meeting
Agenda
Monday, June 22, 2026
7:00 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/89174558474>

Password: 062226

Telephone: Dial US: +1 253 215 8782

Webinar ID:891 7455 8474

SIGN UP FOR VIRTUAL PUBLIC COMMENT HERE: kenmorewa.gov/virtualpubliccomment

REQUEST AN ACCOMMODATION HERE: kenmorewa.gov/accommodation

If you have technical difficulties accessing the meeting virtually, please contact clerks@kenmorewa.gov.
Technical Difficulties – If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

1. CALL REGULAR MEETING TO ORDER - 7:00 PM

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land.

4. FLAG SALUTE

5. AGENDA APPROVAL

6. PROCLAMATION

A) Disability Pride Month – July 2026, *to be received by Kristina Mendieta, Chief Advancement Officer, Kindering*

1. Proclamation - Disability Pride Month - July 2026

7. WHERE'S THE FUN?

8. PUBLIC COMMENTS

Welcome to the Council's meeting. Please address your comments to the Mayor and Council. You'll have three minutes to speak. If there are more than 20 speakers, time will be reduced to two minutes per speaker. The Clerk will call your name when it's your turn. The Presiding Officer may choose to alternate between in-person and online comments. Please state your name and city of residence and keep within the allotted time. To make every person feel welcome and safe here, please refrain from booing, clapping, heckling, yelling, or other interruptions. Please note: Under Washington State law (RCW 42.17A.555), public comment time may not be used to support or oppose candidates or ballot measures. Thank you for keeping remarks focused on City business. The meeting is recorded for transparency. Thank you for being here, and for sharing your input respectfully.

- A) **VIRTUAL PUBLIC COMMENT PRE-REGISTRATION:** To provide public comments virtually, please fill out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form opens Tuesdays at 12:00 Noon and closes Mondays at 12:00 Noon. You will be confirmed by the City Clerk's Office. If you are having difficulty, please reach out to the City Clerk's Office at clerks@kenmorewa.gov.

9. CONSENT AGENDA

- A) Approve City Council Regular Meeting Minutes of Monday, June 8, 2026.
1. City Council Regular Meeting Minutes of Monday, June 8, 2026
- B) Approve the following Voucher Certification and Approval:
- Total Check #s 58363 through 58443 totaling \$390,559.38
 - Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 05/29/2026 in the amount totaling \$331,152.31
 - Total EFT Payment #s 1986 through 1995 total \$133,183.10
 - Total Wire Transfers totaling \$30,000.00
1. Voucher Certification & Approval - 05/23/26 - 06/05/26

10. BUSINESS AGENDA

- A) Updated Park Impact Fee Methodology, *presented by Debbie Bent, Community Development Director, and Todd Hall, Principal Planner*
1. Agenda Bill - Park Impact Fee Rate Study
 2. Attachment 1 - Final Draft Kenmore Park Impact Fee Methodology
 3. Attachment 2 - Appendix F.2 - Kenmore Funds Strategy - 70-90% PIF
 4. Attachment 3 - Chapter 20.47 TRANSPORTATION PARK AND SCHOOL IMPACT FEES (rev. 5.4.26)

11. STAFF REPORTS

- A) Other - City Manager Teri Killgore

12. COUNCILMEMBER REPORTS & COMMENTS

13. EXECUTIVE SESSION

- A) Confidential Session of the Council - Pursuant to RCW 42.30.110(1)(i), the City Council will enter an executive session to discuss potential litigation. This executive session is slated to last 30 minutes. No final action is expected.

14. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

- A) Monday, July 13, 2026 7:00 PM - City Council Regular Meeting
- Monday, July 20, 2026 7:00 PM - City Council Regular Meeting
- Monday, July 27, 2026 7:00 PM - City Council Regular Meeting

NOTICE OF POTENTIAL QUORUMS

- A) [Click here for information about Potential Quorums of the City Council](#). Now found on the City website under City Council Meetings.

City of Kenmore, Washington Proclamation

WHEREAS, people with disabilities have a proud history of fighting for inclusion and justice; and

WHEREAS, people with disabilities have experienced generations of marginalization and deserve equitable treatment in the workplace, education system, and every other part of our community; and

WHEREAS, every July is Disability Pride Month, which is dedicated to honoring the history, achievements, experiences, and struggles of the disability community; and

WHEREAS, Disability Pride Month marks the anniversary of the Americans with Disabilities Act (ADA), landmark legislation signed July 26, 1990, prohibiting discrimination against people with disabilities in public life; and

WHEREAS, advocates and organizations, such as Kindering, continue to promote greater awareness, acceptance, and inclusion of all members of the community. Kindering's mission is to embrace children of diverse abilities by providing the finest education and therapies and nurture hope, courage, and the skills to soar; and

WHEREAS, Kindering serves over 100 children each year from the City of Kenmore; and

WHEREAS, people with disabilities contribute enormously to the economy, culture, and community of the City of Kenmore; and

WHEREAS, the City of Kenmore supports and respects people with disabilities, and aims to be an inclusive place where all people of all abilities can thrive.

NOW THEREFORE, I, Nigel Herbig, Mayor of the City of Kenmore, on behalf of the City Council, do hereby proclaim **JULY 2026** to be **DISABILITY PRIDE MONTH** throughout the City of Kenmore.

IN WITNESS WHEREOF, signed this 22th day of June 2026.

Signed: _____ Attested: _____
Nigel Herbig, Mayor Scott Passey, City Clerk

**City of Kenmore
City Council Meeting
Regular Meeting Minutes
Monday, June 8, 2026**

These minutes are created to capture Council action. This is not a verbatim transcript.
Meeting video and audio is available on the City YouTube channel.

PRESENT:

Councilmembers: Mayor Nigel Herbig
Deputy Mayor Valerie Sasson
Councilmember Melanie O’Cain
Councilmember Joe Marshall
Councilmember Jon Culver
Councilmember Eric Adman
Councilmember Nathan Loutsis

Staff: Assistant City Manager/Community Development Director Debbie Bent
City Attorney Dawn Reitan
City Clerk Scott Passey
Co-Clerk Shannon Tipple-Leen
Interim Assistant to the City Manager Michelle Kang
Maurita Colburn, Recreation Program Supervisor
John Vicente, Engineering Director

Speaking Guests: Sheri Baker, KWAC President

Public Comments Speaking Guests:
Phyllis Finley, Kenmore resident
Stacey Valenzuela, Kenmore resident
Juilana Pooley, Kenmore resident
David Dorrian, Kenmore resident
Tracy Banaszynski, Kenmore resident

CALL SPECIAL MEETING TO ORDER

Mayor Herbig called the regular meeting to order at 7:00 PM.

LAND ACKNOWLEDGEMENT

Mayor Herbig read the Land Acknowledgement Honoring First Peoples.

FLAG SALUTE

Mayor Herbig led the Council in the Pledge of Allegiance.

AGENDA APPROVAL

The agenda was approved as presented.

RECOGNITION

A. Deputy City Manager Stephanie Lucash and her Years of Service to the Kenmore Community

Assistant City Manager Debbie Bent recognized Stephanie Lucash's many contributions to the City of Kenmore.

WHERE'S THE FUN?

Interim Assistant to the City Manager Michelle Kang highlighted activities related to Pride Month, the Kenmore Farmers' Market, and Hank Heron.

PUBLIC COMMENTS

The City Council received comments from the public.

Timestamped link here: <https://youtu.be/fkAL2t09Zls?t=1548>

CONSENT AGENDA

A. Approve City Council Special Meeting Minutes of Monday, May 11, 2026

B. Approve City Council Regular Meeting Minutes of Monday, May 18, 2026

C. Approve the following Voucher Certification and Approval:

- Total Check #s 58235 through 58299 totaling \$862,286.29
- Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 05/01/2026 in the amount totaling \$310,426.63
- Total EFT Payment #s 1974 through 1981 total \$41,716.53
- Total Wire Transfers totaling \$ 0

D. Approve the following Voucher Certification and Approval:

- Total Check #s 58300 through 58362 totaling \$672,385.96
- Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 05/15/2025 in the amount totaling \$322,533.37
- Total EFT Payment #s 1982 through 1985 total \$228,312.00
- Total Wire Transfers totaling \$ 1,090,826.94

- E. Approve and authorize the Engineering Director to sign the approve Right of Use Agreements with Puget Sound Energy to install vehicle charging stations in the Right of Way.
- F. Authorizing the City Manager to enter into an Agreement with the Northshore Utility District to Construct the District’s Water Main Replacement Project
- G. Adopt Resolution 26-449 to reduce the speed limit on NE 193rd St between 61st Ave NE and 55th Ave NE from 30 MPH to 25 MPH

MOTION: Approve the consent agenda.
 Moved by Culver; seconded by Loutsis.
VOTE: Consent Agenda was approved UNANIMOUSLY.

PRESENTATION

A) Kenmore Waterfront Activities Center (KWAC) Annual Report, *presented by Maurita Colburn, Recreation Program Supervisor, and Sheri Baker, KWAC President*

Recreation Program Supervisor Maurita Colburn introduced KWAC President Sheri Baker, who reported that the all-volunteer Kenmore Waterfront Activities Center expanded inclusive paddling programs, scholarships, and community events while strengthening its role as a local and international ambassador for Kenmore.

PUBLIC HEARINGS

A) Public Hearing on Code Amendments to Kenmore Municipal Code (KMC) Title 18 Zoning and Title 19 Land Use Procedures related to Emergency Shelter, Transitional Housing, Emergency Housing and Permanent Supportive Housing (STEP) Housing Regulations, *presented by Debbie Bent, Assistant City Manager/Community Development Director, and Nick Chen, Kimley-Horn Consultants*

Assistant City Manager/Community Development Director Debbie Bent and Consultant Nick Chen provided a brief staff report outlining provisions of the draft STEP ordinance.

Mayor Herbig opened the Public Hearing at approximately 7:56 pm.
 The City Council provided the opportunity for testimony.
 Timestamped link here: <https://youtu.be/fkAL2t09Zls?t=3688>
 Mayor Herbig closed the Public Hearing at approximately 8:06 pm.

MOTION: Strike STEP Housing Ordinance Footnote #7/recommendation that projects over 100 Units hold one community meeting within fourteen (14) days of the City's acceptance of a completed permit application in coordination with city staff.

Moved by Culver; seconded by Herbig.

VOTE: 6 Yes – O'Cain, Adman, Loutsis, Culver, Sasson, Herbig; 1 No – Marshall.

MOTION PASSES.

MOTION: Strike STEP Housing Ordinance Section 18.77.070(A) item numbers 3, 4, and 6.

Moved by Sasson; seconded by Herbig.

VOTE: 6 Yes – Loutsis, Marshall, O'Cain, Adman, Sasson, Herbig; 1 No – Culver.

MOTION PASSES.

MOTION: Accept language of the STEP Housing Ordinance as amended.

VOTE: 6 Yes – O'Cain, Adman, Loutsis, Culver, Sasson, Herbig; 1 No – Marshall.

MOTION PASSES.

RECESS

At 8:54 PM, Mayor Herbig called for a 10-minute recess. The meeting was reconvened at approximately 9:06 PM.

B) Public Hearing on Proposed Resolution No. 26-448 Amending the City of Kenmore 2027-2032 Six-Year Transportation Improvement Plan (TIP), *presented by John Vicente, Engineering Director*

Engineering Director John Vicente outlined the proposed projects included in the Transportation Improvement Program (TIP) and responded to Council questions related to prioritization and ranking.

Mayor Herbig opened the Public Hearing at approximately 9:32 pm.

The City Council provided the opportunity for testimony; there were no sign-ups.

Timestamped link here: <https://youtu.be/fkAL2t09Zls?t=9462>

Mayor Herbig closed the Public Hearing at approximately 9:32 pm.

BUSINESS AGENDA

A, Adoption of Proposed Resolution No. 26-448 Amending the City of Kenmore 2027-2032 Six-Year Transportation Improvement Plan (TIP), *presented by John Vicente, Engineering Director*

MOTION: Adopt Resolution No. 26-448 Amending the City of Kenmore 2027-2032 Six-Year Transportation Improvement Plan (TIP)

Moved by Culver; seconded by O’Cain.

VOTE: 7 Yes –Loutsis, Culver, Marshall, O’Cain, Adman, Sasson, Herbig; 0 No.

MOTION PASSES UNANIMOUSLY.

STAFF REPORTS

A) Other – Debbie Bent

COUNCILMEMBER REPORTS & COMMENTS

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 9:48 PM.

Nigel Herbig, Mayor

Scott Passey, City Clerk



Voucher Certification & Approval

City of Kenmore

DATE RANGE: 05/23/2026 through 06/05/2026

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Kenmore and that I am authorized to authenticate and certify to said claim. The following checks and electronic payments are approved for payment:

Total EFT Payments: # 1986-1995	133,183.10
Total Checks: #58363 through 58443	390,559.38
Total Payroll EFT & Bank Drafts: Payroll/Taxes/FSA/HSA/Retirement: Dated 05/29/2026	331,152.31
Total Wire Transfers:	30,000.00

debbie bent Jun 10, 2026
debbie bent (Jun 10, 2026 20:00:14 PDT)
 Acting City Manager / Date

Melinda Merrill Jun 10, 2026
 Finance Director / Date

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
AMERICAN TRAFFIC SOLUTIONS INC	1986	06/05/2026	May 2026 KAPE Program	50,280.26
COMMANDLINK	1987	06/05/2026	Jun 2026 City Hall Phone Svc	2,524.11
JACOBS ENGINEERING GROUP	1988	06/05/2026	Mar 2026 Professional Svcs 24-C3032	56,696.08
KBA INC.	1989	06/05/2026	Mar 2026 Professional Svcs 25-C3147	2,083.66
U.S. BANK PURCHASE CARDS	1990-1995	06/05/2026	Supplies & Materials, Small Tools, Subscriptions, Training, Computer Hardware, Recruitment	21,598.99
DEPARTMENT OF LABOR AND INDUSTRIES	58363	05/29/2026	City of Kenmore	11,874.69
VOID	58364	05/29/2026	Void	-
VOID	58365	05/29/2026	Void	-
VOID	58366	05/29/2026	Void	-
VOID	58367	05/29/2026	Void	-
ESD - LTC	58368	05/29/2026	Long Term Care Fund	3,829.23
VOID	58369	05/29/2026	Void	-
ESD - PFML	58370	05/29/2026	Paid Family & Medical Leave	9,894.90
VOID	58371	05/29/2026	Void	-
VOID	58372	05/29/2026	Void	-
VOID	58373	05/29/2026	Void	-
KING COUNTY FINANCE	58374	06/05/2026	King Co Rd Svcs - Replace Lost/Void Chk # 58018	12,923.68
4LEAF INC	58375	06/05/2026	April 2026 25-C3127 4 Leaf Permit Tech Consultant	1,275.00
ACORN CONSULTING LLC	58376	06/05/2026	Jun 2026 Federal Consulting 25-C3105	6,000.00
AM TEST, INC	58377	06/05/2026	Swim Beach Monitoring	480.00
AMBER CLIFTON	58378	06/05/2026	Travel Reimbursement Blue Pencil Awards	803.03
ANDRAPAIGE DESIGNS LLC	58379	06/05/2026	Deposit for FK & Octoberfest Banner Design	1,500.00
APPLEONE EMPLOYMENT SERVICES	58380	06/05/2026	Temp Receipt Weeks Ending 05/09 & 5/16 2026	2,290.34
ARMSTRONG SERVICES	58381	06/05/2026	Jun 2026 Janitorial Svcs CH, Hangar & PW Office	9,919.17

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
BIELENBERG, TERRI	58382	06/05/2026	NWPW Institute Training Reimbursement	755.45
BOTHELL KENMORE CHAMBER OF COMMERCE	58383	06/05/2026	2026 Partnership Fee & Digital Passport 25-C3181	4,500.00
CANON FINANCIAL SERVICES, INC.	58384	06/05/2026	May 2026 Copier Rental 2nd Floor	266.56
CASCADE PEST CONTROL	58385	06/05/2026	May 2026 Pest Control Rhododendron Park	176.04
CENTRICITY GIS, LLC	58386	06/05/2026	Cityworks Consulting 21-C2714	156.25
CIVICPLUS LLC	58387	06/05/2026	2026 NextRequest Annual Subscription	10,882.96
COMCAST BUSINESS	58388	06/05/2026	Internet Ti'awh-ah-dees Park	293.98
DAILY JOURNAL OF COMMERCE	58389	06/05/2026	Legal Notices Arrowhead Dr & 80th Ave NE Proj Bids	605.00
DRSi A CRISP COMPANY	58390	06/05/2026	2026 Mounted & Laminated Wall Maps	1,151.81
ELYON MAINTENANCE, INC.	58391	06/05/2026	Landscaping & Mit SR 522 ROW, Ti & Logboom Waterfront, W Sam Brdg NE 198th ST Culv Proj	23,190.57
FEDEX	58392	06/05/2026	Tariff/Custom Owed on Wall Logo for EOC	57.84
GCP WW HOLDCO, LLC	58393	06/05/2026	Seasonal Boots & Pants Parks, Streets & SW [DH, MT, KM & DE]	1,267.99
GENERAL CODE LLC	58394	06/05/2026	05/01/26 - 02/28/27 Codification Svcs	556.13
GENSCO INC	58395	06/05/2026	Heat Pump Rebate 8601 NE 169th ST	1,000.00
GORDON THOMAS HONEYWELL	58396	06/05/2026	May 2026 State Consulting	4,790.00
GRAINGER	58397	06/05/2026	Locates Paint & Batery/Case - Telemetry	416.77
GRANICUS	58398	06/05/2026	2026-2027 Annual Website Hosting	7,821.06
HANNAH BEASLEY	58399	06/05/2026	Bike Helmet Reimbursement	33.14
HERRERA ENVIRONMENTAL CONSULTANTS	58400	06/05/2026	May 2026 Consulting Svcs 26-C3224	5,034.94
HORIZON DISTRIBUTORS INC	58401	06/05/2026	Irrigation Materials Parks & Streets	1,510.01
INSIDESOURCE WASHINGTON, INC	58402	06/05/2026	Counter Stool for DS	1,128.51
INSLEE, BEST, DOEZIE & RYDER, P.S.	58403	06/05/2026	Apr 2026 Professional Svcs	50,317.22
KIMLEY HORN AND ASSOCIATES, INC.	58404	06/05/2026	Apr 2026 Professional Svcs 25-C3134	553.00
KING COUNTY FINANCE	58405-58409	06/05/2026	Apr 2026 King Co Discretionary Svcs, Feb-Mar 2026 King Co Road Svcs, Bicycle Signal Work SR 21788 & Jan-Jun 2026l SWM Fee Admin	30,492.09
LIGHTHOUSE CONSULTING INC	58410	06/05/2026	May 2026 Software & Computer Maintenance Svcs	14,683.48
LUPITA ZAMORA CONSULTING LLC	58411	06/05/2026	2026 Professional Svcs 24-C30255	1,200.00
MARY MILLER STEPHENS	58412	06/05/2026	May 2026 SCORE Public Defense 12-C1097 Amend 1	1,250.00
NARWHAL MET, LLC	58413	06/05/2026	Jun 2026 Weather Monitoring Svcs	425.00
NELSON ELECTRIC, INC.	58414	06/05/2026	Camera Installation CH	6,634.55
NORTHSHORE UTILITY DIST	58415	06/05/2026	Water / Sewer Facilities, Parks, ROW & City Acquired P	2,870.50
NORTHWEST TROPHY	58416	06/05/2026	Magnetic Name Tags Planning Commision	111.88
OFFICE DEPOT	58417-58421	06/05/2026	Misc. Office Supplies	1,011.99
OLYMPIC ENVIRONMENTAL RESOURCES INC	58422	06/05/2026	Spring 2026 Recycling Event Administration	17,627.94
OSBORN CONSULTING INC.	58423	06/05/2026	Apr 2026 Professional Svcs 23-C2994	29,338.32
PACE ENGINEERS, INC.	58424	06/05/2026	Apr 2026 Professional Svcs 25-C3184	7,181.25
PARAMETRIX INC	58425	06/05/2026	Apr 2026 Professional Svcs 24-C3075	64,227.30
PSR MECHANICAL, LLC	58426	06/05/2026	HVAC Maint - Cooling Issue CH	1,180.21
PUGET SOUND ENERGY	58427	06/05/2026	Electricity & Gas Facilities, Parks, Streets, ROW	4,122.39
SAMNANG ROEUN	58428	06/05/2026	APWA Spring Conference Reimbursement	433.15
SCORE	58429	06/05/2026	Mar 2026 Health Svcs 19-C2113	680.35
SEATTLE TIMES	58430	06/05/2026	Legal Notices Public Hearing, Arrowhead Dr Bid, 80th Ave Bid, NOA & SEPA DNS	1,340.74
SENTINEL OFFENDER SERVICES, LLC	58431	06/05/2026	Apr 2026 Ankle Monitoring Svcs 23-C2982	337.52
SHRED IT, C/O STERICYCLE, INC>	58432	06/05/2026	May 2026 Shred Pickup	144.33
SISKUN POWER EQUIPMENT	58433	06/05/2026	Small Tool Maint Supplies & Materials Streets & SW	944.32
SNOHOMISH COUNTY	58434	06/05/2026	Feb 2026 Drainage Maint Disposal	1,858.00

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
STAPLES	58435	06/05/2026	Maintenance Supplies Parks, CH, Hangar	1,392.40
SUNBELT RENTALS	58436	06/05/2026	Rental Equipment ROW Irrigation	479.25
T MOBILE USA, INC.	58437	06/05/2026	Staff Cell Phones and Data Plans	1,957.62
TOTAL LANDSCAPE CORP	58438	06/05/2026	Landscape Maint Svcs Parks	4,522.30
UTILITIES UNDERGROUND LOCATION CTR	58439	06/05/2026	Apr & May 2026 Utility Locates	587.88
VAUGHAN, KENT	58440	06/05/2026	NWPWI Training Reimbursement	645.25
WASHINGTON STATE DEPARTMENT OF ECOLOGY	58441	06/05/2026	NPDES Monitoring Program Fees	14,936.00
XEROX CORPORATION	58442	06/05/2026	May 2026 Color, B&W Copies & Rental 1st Floor	524.56
ZIPLY FIBER	58443	06/05/2026	May-Jun 2026 Internet PW Office	163.54
MISSION SQUARE / 109964	DFT0003262-3263	05/29/2026	City of Kenmore 401a & Loans	32,293.67
DRS 457	DFT0003264-3266	05/29/2026	DRS 457 Deferred Comp	1,888.94
MISSION SQUARE 457 / 304745	DFT0003267-3270	05/29/2026	ICMA 457 Deferred Comp	8,703.55
NAVIA HSA	DFT0003271	05/29/2026	Employee Health Savings Contribution	382.76
PERS DEPT OF RETIREMENT SYSTEMS	DFT0003272-3279	05/29/2026	Public Employees Retirement	31,274.75
NAVIA FSA	DFT0003280	05/29/2026	Employee Flexible Spending Account	998.84
BANNER BANK 941 DEPOSIT	DFT0003281	05/29/2026	Federal Withholding, Medicare & Fed Withholding	40,095.18
PAYROLL	Electronic Transfer	05/29/2026	Direct Deposit	215,514.62
STEWART TITLE	Wire Transfer	05/27/2026	Land Purchase	30,000.00
				884,894.79

Vendor Purchasing Report

For Date Range 01/01/2026 - 06/05/2026

Name	Volume
3CMA CITY-COUNTY COMMUNICATIONS & MARKETING ASSOC.	400.00
4LEAF INC	12,442.50
A1 LANDSCAPING AND CONSTRUCTION, INC	158,128.11
ACORN CONSULTING LLC	30,000.00
AFRICANS ON THE EASTSIDE	1,500.00
AGORA REFRESHMENTS	1,560.38
ALISON JENKINS	275.43
ALL BATTERY SALES & SERVICE	220.16
ALLPLAY SYSTEMS LLC	458.85
ALPHAGRAPHICS	471.24
ALWAYS ACTIVE SERVICES LLC	55,526.00
AM TEST, INC	1,620.00
AMBER CLIFTON	1,844.51
AMERICAN GENERAL LIFE GPO/400S	1,101.65
AMERICAN TRAFFIC SOLUTIONS INC	238,933.00
ANDRAPAIGE DESIGNS LLC	1,500.00
ANSWERING SERIVCE CARE LLC	796.20
ANTANIE JUMANCA	7,500.00
AON RISK INSURANCE SERVICES WEST, INC	200.00
APPLEONE EMPLOYMENT SERVICES	21,106.34
ARMSTRONG SERVICES	59,515.02
ARTS OF KENMORE	1,980.00
ASSOCIATION OF WA CITIES	24,575.79
AURORA RENTS	392.62
AWC EMPLOYEE BENEFIT TRUST/VIMLY	569,738.66
AWCPD	95.00
AZTECA SYSTEMS, LLC	47,352.24
BANNER BANK 941 DEPOSIT	408,290.02
BCN TELECOM, INC.	6,154.91
BEAVERS NORTHWEST	9,879.34
BECKWITH CONSULTING GROUP	3,120.00
BIELENBERG, TERRI	755.45
BOB OATES SEWER ROOTER LLC	684.90
BOTHELL KENMORE CHAMBER OF COMMERCE	12,500.00
BRAD BURLISON	648.51
BROADCAST MUSIC, INC.	459.82
BUILDERS EXCHANGE OF WASHINGTON INC	816.89
BULGER SAFE & LOCK, INC.	2,218.74
CALPORTLAND COMPANY	263.46
CANON FINANCIAL SERVICES, INC.	1,332.80
CASCADE PEST CONTROL	2,981.44
CEDAR GROVE COMPOSTING, INC.	1,761.07
CENTER FOR HUMAN SERVICES	23,813.00
CENTRICITY GIS, LLC	156.25
CERTAPRO PAINTERS	530.79

Name	Volume
CHAE LAW FIRM, O.S. IOLTA	16,818.10
CHARLES KAUFMANN	443.81
CHARLIE PARKS	196.88
CHICAGO TITLE	478.97
CITY OF BELLEVUE	97,377.40
CITY OF KENMORE	4,420.16
CITY OF KENT	575.00
CITY OF LAKE FOREST PARK	87,216.00
CIVICPLUS LLC	10,882.96
COMCAST	11,093.14
COMCAST BUSINESS	1,307.73
COMMANDLINK	14,906.01
CONFLUENCE ENVIRONMENTAL COMPANY	6,122.10
CONVERGINT TECHNOLOGIES	1,282.79
CORE DESIGN, INC.	1,359.60
CORNERSTONE ARCHITECTUAL GROUP	19,385.00
COSTAR REALTY INFORMATION INC	948.58
CWA CONSULTANTS, PS	1,820.00
DAILY JOURNAL OF COMMERCE	2,110.90
DAVID SAMOLYUK	136.75
DE LA SOIL LLC	300.00
DEPARTMENT OF COMMERCE	113,742.96
DEPARTMENT OF LABOR AND INDUSTRIES	40,316.85
DGR DEVELOPMENT, INC.	3,538.01
DOMESTIC ABUSE WOMENS NETWORK	2,500.00
DRS 457	19,627.48
DRSi A CRISP COMPANY	1,151.81
DTG RECYCLE	38,688.76
E SQUARED SYSTEMS, LLC	595.62
EBIX, INC.	264.72
ELECTRONIC BUSINESS MACHINES	1,035.53
ELYON MAINTENANCE, INC.	118,952.85
ENVIRONMENTAL SYSTEMS RESEARCH INST	21,442.32
ESD - LTC	14,062.57
ESD - PFML	36,168.91
ESD - UI TAX ADMINISTRATION	3,558.07
EVERGREEN METAL WORKS LLC	7,499.50
FAMILIES OF COLOR SEATTLE	1,305.00
FEDEX	57.84
FERGUSON WATERWORKS #3156	564.97
FIRE PROTECTION, INC	4,385.86
FLAGS A'FLYING	369.51
FLEMINGS HOLIDAY LIGHTING LLC	1,825.88
FLYWAY RETAIL + LIVING	3,668.46
FOOTPRINT PROMOTIONS	3,840.30
FOURTEN CREATIVE	70.80
FUELCARE	2,704.39
GALLO, ELLY	46.41

Name	Volume
GAMES2U	1,480.99
GAYLYNN BRIEN	264.46
GCP WW HOLDCO, LLC	3,791.25
GENERAL CODE LLC	2,181.12
GENSCO INC	1,000.00
GORDON THOMAS HONEYWELL	19,160.00
GRAINGER	1,600.88
GRANICUS	7,821.06
H.D. FOWLER COMPANY	402.07
HANNAH BEASLEY	33.14
HEIDELBERG MATERIALS	1,586.29
HENDEN ELECTRIC INC	35,990.00
HERRERA ENVIRONMENTAL CONSULTANTS	6,859.36
HESTON PHOTOGRAPHY	580.70
HIATT SPRINGS TOWNHOMES LLC	7,500.00
HILLIS CLARK MARTIN & PETERSON P.S.	3,422.50
HIMA NURSERY, INC.	2,813.22
HOLMBERG COMPANY	3,470.04
HOME DEPOT CREDIT SERVICES	5,470.88
HONEY BUCKET	1,315.75
HOPELINK	500.00
HORIZON DISTRIBUTORS INC	9,884.31
HOUSING CONNECTOR	1,250.00
HRA VEBA TRUST	22,995.00
ICLEI	1,800.00
INSIDESOURCE WASHINGTON, INC	1,128.51
INSLEE, BEST, DOEZIE & RYDER, P.S.	174,668.05
INTEGRA REALTY RESOURCES - SEATTLE	9,000.00
IRUM YASIR BUTT	250.00
iWORQ SYSTEMS	6,155.00
JACOBS ENGINEERING GROUP	314,392.31
JANBOLAT ABSEIT	39.80
JAYMARC AV	415.00
JD STOLLWERCK	302.82
JET CITY PRINTING	1,190.83
JOHN VICENTE	1,582.71
KAITLIN GRIMM	260.00
KBA INC.	8,594.67
KENMORE ELEMENTARY PTA	1,250.00
KENMORE HERITAGE SOCIETY	2,500.00
KENMORE MIDDLE SCHOOL	2,750.00
KENMORE SENIOR CENTER	11,750.00
KIMLEY HORN AND ASSOCIATES, INC.	4,943.00
KING COUNTY FINANCE	4,562.41
KING COUNTY FINANCE	170,235.18
KING COUNTY RADIO COMM SERVICES	618.79
KING COUNTY SHERIFF	1,427,040.32
KING COUNTY TREASURY	118,752.34

Name	Volume
KPFF CONSULTING ENGINEERS	169,381.78
LAKE CITY PICTURE FRAMING	165.13
LANGUAGE LINE SERVICES, INC.	4.21
LIGHTHOUSE CONSULTING INC	89,064.97
LINCOLN NATIONAL LIFE INSURANCE	13,235.87
LUCAS FOWLER	223.30
LUPITA ZAMORA CONSULTING LLC	1,200.00
MANJINDER DHALIWAL & PARMINDER BHANDAL	5,359.83
MARY MILLER STEPHENS	6,250.00
MAURITA COLBURN	112.48
MCKEE APPRAISAL REAL ESTATE SERVICES & CONSULTING, INC.	5,600.00
MELANIE O'CAIN	435.78
MICHELLE KANG	883.67
MINUTEMAN PRESS	903.65
MISSION SQUARE / 109964	360,149.10
MISSION SQUARE 457 / 304745	97,766.73
MKS PROPERTIES	11,053.94
MORGAN STANLEY CAPITAL MANAGEMENT LLC	5,000.00
MSR COMMUNITIES LLC	7,500.00
NAMI EASTSIDE	5,000.00
NANCY OBERG	8,500.00
NARWHAL MET, LLC	2,125.00
NATHAN LOUTSIS	788.40
NATIONAL LEAGUE OF CITIES	2,256.00
NATIONAL LIFE INSURANCE CO.	187.50
NAVIA FSA	25,242.24
NAVIA HSA	4,210.36
NELSON ELECTRIC, INC.	12,060.21
NIGEL HERBIG	1,554.36
NORTHSHORE PARK & REC SERVICE AREA	2,720.00
NORTHSHORE SCHOOL DISTRICT	32,116.00
NORTHSHORE SCHOOLS FOUNDATION	1,250.00
NORTHSHORE SENIOR CENTER	10,000.00
NORTHSHORE UTILITY DIST	61,769.45
NORTHSHORE YOUTH SOCCER ASSOC.	55.00
NORTHWEST ARBORICULTURE LLC	9,913.22
NORTHWEST TROPHY	336.07
NUHSA	1,880.00
OFFICE DEPOT	3,046.50
OLBRECHTS & ASSOCIATES, PLLC	216.00
OLSON BROTHERS PRO VAC LLC	7,474.31
OLYMPIC ENVIRONMENTAL RESOURCES INC	26,058.72
OPEN DOORS FOR MULTICULTURAL FAMILIES	2,500.00
O'REILLY/FIRST CALL	90.30
OSBORN CONSULTING INC.	258,674.12
OTTO ROSENAU & ASSOCIATES, INC	7,475.75
PACE ENGINEERS, INC.	70,598.75
PACIFIC TOPSOILS	1,753.66

Name	Volume
PanGEO, INC	1,967.50
PARAMETRIX INC	262,109.44
PARKROSE/McLENDONS HARDWARE	393.66
PAWS	2,222.00
PENDLETON CONSULTING LLC	11,699.90
PERS DEPT OF RETIREMENT SYSTEMS	344,464.32
PLYWOOD SUPPLY	571.37
PRECISION CONCRETE CUTTING	9,565.35
PROCOM LLC	144.00
PROFESSIONAL SPORTS PUBLICATIONS INC	2,500.00
PSR MECHANICAL, LLC	11,530.16
PUGET SOUND CLEAN AIR AGENCY	25,127.00
PUGET SOUND EMERGENCY RADIO NETWORK OPERATOR	2,401.62
PUGET SOUND ENERGY	271,915.02
PUGET SOUND FINANCE OFFICERS ASSOC	75.00
PUGET SOUND PLANTS	118.69
PUT A STAGE ON IT	3,998.38
QUADIENT FINANCE USA INC	1,510.00
QUADIENT LEASING USA, INC.	920.89
QUINN PROFFITT	245.50
REGIONAL ANIMAL SERVICES OF KC	270.00
REGIONAL CRISIS RESPONSE AGENCY	52,033.25
REPUBLIC SERVICES #172	8,491.64
ROADWAY MANAGEMENT TECHNOLOGIES LLC	23,163.00
RRJ COMPANY, LLC	101,574.51
RYATT CONSTRUCTION LLC	1,798,063.43
SAGACITY MEDIA, INC.	1,200.00
SAMNANG ROEUN	433.15
SANDA INC	7,500.00
SARABJIT MANN	2,000.00
SARAH ROBERTS	42,220.53
SCENIC 365 LLC	2,000.00
SCHINDLER ELEVATOR CORPORATION	3,262.62
SCORE	96,336.41
SCOTT PASSEY	722.50
SEATTLE TIMES	3,261.96
SENTINEL OFFENDER SERVICES, LLC	1,604.88
SESAC	641.00
SHERWIN WILLIAMS CO.	292.74
SHI INTERNATIONAL CORP.	45,617.50
SHORELINE FIRE DEPT	17,019.00
SHRED IT, C/O STERICYCLE, INC>	675.40
SISKUN POWER EQUIPMENT	1,763.49
SITESCAPES, INC.	28,211.40
SNOHOMISH COUNTY	4,206.00
SOFTWAREONE, INC.	663.29
SPECIALTY DOOR SERVICE, INC.	2,719.56
STAPLES	15,423.47

Name	Volume
STATE AUDITOR'S OFFICE	8,301.45
STEWART MACNICHOLS HARMELL, INC.	25,000.00
SUNBELT RENTALS	4,006.95
SUSTAINABLE MUSIC NORTHWEST	825.00
T MOBILE USA, INC.	9,849.84
TACOMA SCREW PRODUCTS, INC.	354.86
TAMBI CORK	428.50
TARA DUNFORD	2,767.50
TAYLOR MADE TDS, INC	4,027.12
THE ORIGINAL POOP BAGS	1,759.89
TOBIN BENNETT GOLD	1,403.94
Todd Hall	108.75
TOTAL LANDSCAPE CORP	96,696.90
TRUSTEES OF THE HAMLINE UNIVERSITY OF MINNESOTA	1,913.94
TYLER TECHNOLOGIES, INC.	479.81
U.S. BANK PURCHASE CARDS	114,495.25
ULINE	2,313.23
URBAN FORESTRY NURSERY, INC.	2,604.23
US POSTAL SERVICE	2,566.69
UTILITIES UNDERGROUND LOCATION CTR	958.26
V2WORKS	2,136.01
VAUGHAN, KENT	645.25
VECA ELECTRIC & TECHNOLOGIES, LLC	42,351.67
VERGE STUDIOS	7,700.00
VERIZON WIRELESS	200.16
WA ASSOC OF BUILDING OFFICIALS	25.00
WA ASSOC OF PUBLIC RECORDS OFFICERS	65.00
WA CITIES INSURANCE AUTHORITY	896,332.00
WA STATE DEPT OF LABOR & INDUSTRIES	302.30
WA STATE DEPT OF TRANSPORTATION	1,329.25
WA STATE DEPT OF TRANSPORTATION	700.00
WAGNER ARCHITECTS	309,911.03
WALTER E. NELSON CO.	28.13
WASHINGTON ASSOCIATION OF CONSERVATION DISTRICTS	881.56
WASHINGTON AUDIOLOGY SERVICES, INC.	1,219.50
WASHINGTON AUTISM ALLIANCE	1,000.00
WASHINGTON CITY/COUNTY MGMT ASSOC	441.20
WASHINGTON RECREATION & PARK ASSOC.	1,210.00
WASHINGTON STATE DEPARTMENT OF ECOLOGY	14,936.00
WASHINGTON STATE OFFICE CASH MGMT	318.00
WASHINGTON STATE TREASURER	3,009.60
WASHINGTON STATE UNIVERSITY-CONFERENCE MANAGEMENT	1,200.00
WESTERN DISPLAY FIREWORKS, LTD.	17,500.00
WESTLAKE HARDWARE WA-153	949.51
WHIRLWIND SERVICES, INC.	18,353.28
WM CORPORATE SERVICES INC.	25,177.90
XEROX CORPORATION	3,237.90
ZEN DEVELOPMENT, LLC	37,713.14

Name	Volume
ZHEN LUAN	23,060.70
ZIPLY FIBER	3,504.20
ZONAR SYSTEMS	545.06










2026-06-05 Voucher List for Approval

Final Audit Report

2026-06-11

Created:	2026-06-10
By:	Jenilee Knox (jknox@kenmorewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAGa0q7Fft_BNVlud0Vz8nh3NjAMX2s40J

"2026-06-05 Voucher List for Approval" History

-  Document created by Jenilee Knox (jknox@kenmorewa.gov)
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-  Signer dbent@kenmorewa.gov entered name at signing as debbie bent
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-  Document e-signed by debbie bent (dbent@kenmorewa.gov)
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-  Agreement completed.
2026-06-11 - 3:00:14 AM GMT



Subject/Topic:	Proposed Council Action/Motion:
<p>Updated Park Impact Fee Methodology</p> <p>Department: Community Development</p> <p>Prepared by: Debbie Bent, Community Development Director Todd Hall, Principal Planner</p> <p>Attachments:</p> <ol style="list-style-type: none"> Updated Kenmore Park Impact Fee (PIF) Methodology Appendix F.2, Kenmore Funds Strategy Amendments to Chapter 20.47 KMC 	<p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Receive and File</p> <p><input checked="" type="checkbox"/> Discuss</p> <p><input checked="" type="checkbox"/> Provide Direction</p> <p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Adopt/Approve</p> <p><input type="checkbox"/> Authorize</p> <p><input type="checkbox"/> Other: City Council direction on an impact fee methodology and on the percentage of the maximum rate to be implemented starting January 1, 2027.</p> <p>Motion to schedule a Public Hearing for an updated Park Impact Fee Methodology and amendments to Kenmore Municipal Code Chapter 20.47.</p>

Approvals:

Department Head DB 6/10/26 City Attorney N/A Finance Director N/A City Manager SP for TK Optional _____

Summary/Background:

Summary

On June 22, 2026, staff are requesting City Council direction on an updated Park Impact Fee calculation methodology for new residential development (either by square footage or number of bedrooms) and direction on setting the percentage of the maximum rate to be implemented starting January 1, 2027. Amendments to the Kenmore Municipal Code (KMC) Chapter 20.47 are required to clarify when and how impact fees are assessed. Staff are seeking City Council direction on scheduling a public hearing date to consider the updated park impact fee methodology and amendments to the KMC 20.47. July 13, 2026, is tentatively scheduled for a Public Hearing, with Ordinance adoption on July 20, 2026.

Staff Recommendation

Staff recommends that City Council select the calculation methodology based on square footage (refer to Table 2) as this methodology is easier to understand and apply. Attachment #1 outlines the advantages and disadvantages of using either the square footage or bedroom methodology. At the 5/11/26 City Council meeting there was no consensus or direction on selecting a methodology. Staff further recommends that the City Council selects 70% of the maximum rate for implementation starting January 1, 2027, consistently applied for each square footage category. Setting the rate at 70% is comparable to the rate set in 2025 and 2026. Attachment #1 notes that park impact fees can't be the only source of maintaining the park system's capacity to offset population growth impacts and must be combined with other funding sources. The report (Attachment #1) notes that park impact fees

should be assessed at 70%, preferably 90% of its proportionate share. At the 5/11/26 City Council meeting there was no consensus or direction for setting the percentage amount.

Discussion June 22, 2026

On June 22, 2026, staff and Tom Beckwith, Beckwith Consulting Group (consultant) will continue the discussion regarding the updated park impact fee methodology based on the 2026 Park Impact Fee Rate Study (Attachment 1). Park impact fees are one-time charges assessed by the City against new residential development projects to help pay a proportionate share for new or expanded public park capital facilities (publicly owned parks, open space and recreation facilities) that will directly address the increased demand for services created by that development. The current code provides exemptions for accessory dwelling units (ADUs) and affordable housing. State law regarding collection of impact fees was updated in 2023 to reflect proportionate impact of new housing units, specifying that impact fee rates be based on either number of bedrooms (Table 1) or by square footage (Table 2) in order to produce a proportionately lower impact fee for smaller housing units (RCW 82.02.060(1)).

Tables 1 and 2 show the fees based on calculation by bedrooms or by square footage. The Maximum Rate for each tier is calculated by multiplying the persons-per-unit figure by the cost per person of \$3,109.92. For example, in Table 2 the 1,000–1,499 sf tier has 2.26 persons per unit, yielding a Maximum Rate of $2.26 \times \$3,109.92 = \$7,028.42$. The 70% Rate is then calculated by multiplying the Maximum Rate by 0.70, ($\$7,028.92 \times 0.70 = \$4,920.24$).

The City Council can set the percentage rate charged and can vary this rate for different categories (e.g. number of bedrooms or square footage). Attachment 3, Kenmore Municipal Code Chapter 20.47, provides definitions and how impact fees are collected, used and adjusted. The rates are typically discussed and adjusted each fall when the resolution is brought forward establishing the annual fee schedule for the upcoming year.

Table 1: Park Impact Fees for Residential Development (by bedrooms)

Unit Size (bedrooms)	Persons/bedroom	PIF/person	Maximum Rate ¹	70% Rate
Studio	0.64	\$3,109.92	\$1,982.89	\$1,388.02
1 bedrooms	0.85	\$3,109.92	\$2,643.85	\$1,850.70
2 bedrooms	1.70	\$3,109.92	\$5,287.71	\$3,701.40
3 bedrooms	2.55	\$3,109.92	\$7,931.56	\$5,552.09
4 bedrooms	3.40	\$3,109.92	\$10,575.41	\$7,402.79
5 bedrooms	4.25	\$3,109.92	\$13,219.26	\$9,253.48

¹ This is assumes 100% maximum rate, can be adjusted lower, 70% of the maximum rate is provided to show a lower example. Rounding calculations may result in minor variances from figures derived.

Table 2: Park Impact Fees for Residential Development (by square footage)

Unit Size (square footage)	Persons/unit	PIF/person	Maximum Rate ¹	70% Rate
<500 sf	1.07	\$3,109.92	\$3,325.61	\$2,327.93
500-749	1.27	\$3,109.92	\$3,963.64	\$2,774.55
750-999	1.89	\$3,109.92	\$5,866.98	\$4,106.89
1,000-1,499	2.26	\$3,109.92	\$7,028.92	\$4,920.24
1,500-1,999	2.65	\$3,109.92	\$8,230.38	\$5,761.27
2,000-2,499	2.85	\$3,109.92	\$8,873.26	\$6,211.28
2,500-2,999	2.89	\$3,109.92	\$8,996.84	\$6,297.79
3,000-3,999	3.08	\$3,109.92	\$9,591.43	\$6,714.00
4,000+	2.78	\$3,109.92	\$8,645.57	\$6,051.90
Not reported	2.78	\$3,109.92	\$8,645.57	\$6,051.90

¹ This is assumes 100% maximum rate, can be adjusted lower, 70% of the maximum rate is provided to show a lower example. Rounding calculations may result in minor variances from figures derived.

Summary of May 18, 2026 Discussion

At the May 18, 2026, City Council meeting Mr. Beckwith summarized the various approaches to calculating existing level-of-service (LOS) value, each of which produce a different per-person value:

1. **PROS Plan land valuation** – Based on values of properties adjacent to parks carried into the analysis. This method would require independent appraisal if challenged, making it less defensible. Value: **\$5,913/person.**
2. **Assessor's assessed value** – Uses King County Assessor data, which reflects private market values. Vacant, habitat, or open space parcels are assessed at agricultural use value, which underestimates parkland value but is the most straightforward and legally defensible approach. Value: **\$3,109/person.**
3. **Capital Facilities Plan (CFP) growth capacity** – Totals PIF-eligible capital projects from the CFP and divides by projected population growth of 8,971 residents through 2045. Value: **\$4,063/person.**

The LOS analysis was conducted system-wide rather than project-by-project. The PROS Plan inventoried all city amenities and identified what additions are needed to serve growth across the system. New facilities may serve existing neighborhoods while freeing capacity elsewhere – allocating benefit by individual project is neither required nor practical under state law.

Two CFP items warrant specific note: (1) the proposed Lakepointe parkland purchase – the portion inside the county shoreline acquisition boundary is PIF-eligible; the county-funded shoreline area is not; and (2) proposed athletic fields from an as-yet-unnamed source are not included in the existing LOS calculation because they are currently leased, not owned.

Fees may be applied per bedroom (using ACS 2024 data) or per square foot (using Seattle-Tacoma SMSA data). The SMSA approach reflects an average household size of 2.33 persons, which is smaller than Kenmore's 2.66 average; applying the SMSA method would undercharge relative to Kenmore's actual demographics and is not recommended.

State law does not require charging the full calculated value, but does require that new park improvements be funded from multiple sources, not solely from impact fees. The CFP appendices document the expected funding mix (PIF and General Fund). The consultant recommends charging 70–90% of the assessed value, consistent with the principle that impact fees represent deficit spending against future capacity.

Background

Kenmore originally adopted park impact fees in 2001 and updated the fees in 2019 based on a new rate study. Kenmore Municipal Code Chapter 20.47 outlines the regulations for transportation, park and school impact fees ([Chapter 20.47 TRANSPORTATION, PARK AND SCHOOL IMPACT FEES](#)). Transportation and park impact fees may be adjusted annually based on the five year rolling average of the Washington State Department of Transportation Construction Cost Index. Transportation and park impact fees are included in the City's fee schedule adopted each year by resolution.

Previous Council Action(s):

The last Park Impact Fee Rate Study was conducted in 2019 and City Council adopted PIF Ordinance 19-0483 to be effective January 1, 2020. The City Council also adopts a Fee Resolution each year which also may adjust park impact fees.

5/18/26 City Council meeting, Park Impact Fee Discussion [City Council Regular Meeting of Monday, May 18, 2026](#) • [City of Kenmore Agendas and Minutes](#) • [CivicClerk](#)

4/13/26 City Council meeting, Park Impact Fee discussion [City Council Regular Meeting of Monday, April 13, 2026](#) • [City of Kenmore Agendas and Minutes](#) • [CivicClerk](#)

Fiscal Consideration:

The 2025-2026 Biennial Budget anticipates a beginning Park Impact Fee fund balance of \$397,626 and receipts of \$585,000. Park Impact Fees are budgeted by project in accordance with the approved capital facilities plan and transferred to the Park Capital Fund as a resource for park improvements. The total 2026 ending fund balance is anticipated to be \$452,626. Receipt estimates are based on the current impact fee rates.

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:

[DEIA Strategic Plan](#) | [City's Equity Framework Toolkit](#)

DEIA Objective 1.6: Ensure accountability through data collection and performance measures.

[City Council Priorities](#) or Budget Objective Being Addressed:

Council Priority 9: Explore opportunities to expand Parks and Recreation.

Kenmore Park Impact Fee (PIF) Methodology

Authorization

The Washington State Legislature authorized local jurisdictions to enact impact fees through the enactment of the Washington State Growth Management Act - (Chapter 17, Law of 1990, 1st Executive Session, Chapter 36.70A of the Revised Code of Washington (RCW) et sequitur, and Chapter 32 Laws of 1991, 1st Special Session, RCW 82.02.050 et sequitur, as not in existence or as hereafter amended). The Washington State Legislature clarified the basis of fees by including sections on development impact fees (Sections 40-44, 46-48, RCW 82.46.050, RCW 82.46.060, RCW 82.02.050, RCW 82.02.060, RCW 82.02,070, RCW 82.02.080, RCW 82.02.090).

The fees are intended to be a means of implementing Goal 12 in Section 2 of the GMA (RCW 36.70A.020) that reads: "...Ensure that those public facilities and services necessary to support development shall be adequate to serve the **development at the time the development is available for occupancy and use** without decreasing current service levels below locally established minimum standards."

The imposition of impact fees is one of the preferred methods of ensuring that new development bears a proportionate share of the cost of capital facilities necessary to accommodate new growth.

Kenmore City Council - has the authority to adopt a park impact fee (PIF) ordinance pursuant to the Washington State Growth Management Act to apply to all new residential development submitted after the effective date of a PIF ordinance.

The PIF is intended to assist in the implementation of the Capital Facilities Program (CFP) element of the Kenmore Comprehensive Plan, and to help achieve the goals of the Kenmore Park, Recreation & Open Space (PROS) Plan. The purpose of the PIF is to regulate the use and development of land to assure that new development bears a proportionate share of the cost of capital expenditures necessary

to provide park, recreation, and open space improvements in Kenmore.

Definitions

Capital improvement - includes park planning, land acquisition, site improvements, buildings, and equipment but excludes maintenance, operation, repair, alteration, or replacement.

Capital Facility Program (CFP) - a 6-year plan that is annually updated and approved by the Council to finance the development of capital facilities necessary to support the population projected within Kenmore over the 6-year projection period. As defined in the GMA, the capital facility program (CFP) includes:

- a) Forecast of future needs for park facilities;
- b) Identification of additional demands placed on existing public facilities by new development;
- c) Long-range construction and capital improvement projects;
- d) Parks under construction or expansion;
- e) Proposed locations and capacities of expanded or new park facilities;
- f) Inventory of existing park facilities;
- g) At least a 6-year financing component, updated as necessary to maintain at least a 6-year forecast period, for financing needed for park facilities within projected funding levels, and identifying sources of financing for such purposes, including bond issues or levy lid lifts authorized by the voters; and
- h) Identification of deficiencies in park facilities and the means by which existing deficiencies will be eliminated within a reasonable period of time.

In accordance with GMA requirements, the current 6-year Capital Facilities Program (CFP) identifies all projects that are included in the calculation of existing levels-of-service (ELOS) for the purposes of identifying a growth impact fee assessment - see Appendix F.

Park, Recreation & Open Space (PROS) Plan - Kenmore - the planning document that includes a park and recreation inventory, facility demand, policy, and guidance on developing citywide and local park and recreation facilities.

Developer - the person or entity that owns or holds purchase options or other development control over property for which development activity is proposed.

Development activity - any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, that creates additional demand for park and recreational facilities (GMA, Section 48, RCW 82.090).

Development approval - any written authorization from Kenmore that authorizes the commencement of development activity.

Encumbered - impact fees identified by Kenmore as being committed as part of the funding for a park facility for which the publicly funded share has been assured, or building permits sought, or construction contracts let.

Growth impact requirement - caused by population increases created by new developments.

Growth impact fee assessment - a payment of money imposed upon development as a condition of development approval to pay for:

- a) Public facilities needed to serve new growth and development,
- b) That is reasonably related to the new development that creates additional demand for public facilities,
- c) That is a proportionate share of the cost of the public facilities, and
- d) That is used for facilities that reasonably benefit the new development.

Park impact fees (PIF) are a proportionate amount (less than 100%) of the land acquisition and facility development value or cost required to sustain the existing level-of-service (ELOS) or proposed level of service (PLOS) because of new development.

The assessment fee proportion of the actual park impact will be determined on an annual basis by the Kenmore City Council. The Council will review and consider projected park and recreation facility requirements, funding capabilities and trends, citizen preferences concerning park improvement financing, and other issues when determining the proportionate amount to be charged new developments.

Park impact fees (PIF) do not include reasonable permit or application fees or charges.

Growth impact fee - schedule - the table of impact fees to be charged per unit of development computed by the formula adopted under the PIF rate schedule and indicating the standard fee amount per person per dwelling unit type to be paid as a condition of development within Kenmore.

Improvements - project - site improvements and facilities planned and designed to provide service for a particular development project. Project improvements are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. Project improvement examples include the construction of water and sewer lines or interior roads that serve only the structures and occupants located within the development.

No improvement or facility in a Capital Facilities Program (CFP) approved by the Kenmore City Council shall be considered a project improvement. The developer normally pays project improvements as a condition of development approval. Project improvements are not financed with public funds nor included within Kenmore's Capital Facilities Program (CFP) and park impact fees (PIF).

Improvements - system - public facilities designed to serve areas within Kenmore, in contrast to project improvements

designed to service occupants of a particular development project or site. System improvement examples include collector or arterial roads, schools, and parks.

Systems improvements are financed with public funds in accordance with Kenmore's Capital Facilities Program (CFP). A park impact fee (PIF) may be imposed for a system improvement only if the improvement is included within Kenmore's Capital Facilities Program (CFP).

Level-of-service - existing/proposed (ELOS/PLOS) - the ratio of park and recreation land and facility units (acres, fields, square feet, etc) to the number of persons in the population expressed as a unit per 1,000 persons.

The existing level-of-service (ELOS) includes all park and recreation land and facility units that have been improved to the present time and funded for improvement within the current (existing) time period specified in the Capital Facilities Program (CFP).

The proposed level-of-service (PLOS) includes park and recreational land and facility units that are intended to be added to the current inventory over Kenmore's Park, Recreation & Open Space (PROS) Plan's time (6-20-years) to improve upon existing standards.

Growth impact fees (PIF) are to be imposed on new developments to finance the development of additional facilities necessary to maintain a proportionate share of the additional population requirements created by new development.

Owner - the owner of record of real property, although when real property is being purchased under a real estate contract, the purchaser shall be considered the owner of the real property if the contract is recorded.

Previously incurred system improvements - system projects that were accomplished that will serve new growth and development. Park impact fees (PIF) can be imposed on an adjacent development to recover a proportionate share of the money Kenmore spent or previously incurred to provide for the future demand that the adjacent development now requires.

Prior system deficiencies - are improvements that are necessary to expand the existing system to meet existing level-of-service (ELOS) requirements. Park impact fees (PIF) may not be used for prior system deficiencies or for improvements that do not benefit or serve new growth.

Private recreational facility - is any recreational facility that is not owned by or dedicated to any public or governmental entity.

Proportionate share - that portion of the cost of public facility improvements that are reasonably related to the service demands and needs of new development.

Public facility - the following capital facilities owned or operated by government entities:

- a) Public streets and roads,
- b) Publicly owned park, open space, and recreation facilities,
- c) School facilities, and
- d) Fire protection facilities in jurisdictions that are not part of a fire district.

Service area - is the Kenmore city limits.

Park impact fee (PIF) authorization

A park impact fee (PIF) can be imposed on any person or entity who seeks to develop land within Kenmore for a residential building or for a residential mobile or manufactured home installation.

The park impact fee (PIF) must be paid either: 1) before any new residential building permit or new permit for residential mobile home installation can be issued, or 2) before the development is available for occupancy and use.

Schedule

A park impact fee (PIF) per development is determined as follows:

- a) If a building permit is requested for mixed uses, then the fee is determined by apportioning the space committed to residential uses.

b) In the case of change of use, redevelopment, or expansion or modification of an existing use that requires the issuance of a building permit or permit for a mobile or manufactured home installation, the park impact fee (PIF) is based upon the net positive increase in the number of persons for the new use compared to the previous use.

Calculation

If a developer opts not to have the park impact fee (PIF) determined according to the PIF schedule, then:

a) The developer can prepare and submit an independent fee calculation study for the land development activity for which a building permit or permit for a mobile or manufactured home installation is sought. The documentation submitted must show the basis upon which the independent fee calculation was made.

b) The Kenmore Official will consider the documentation submitted by the developer but is not required to accept such documentation should the Official reasonably deem the estimate to be inaccurate or not reliable and may, in the alternative, require the developer to submit additional or different documentation for consideration.

c) If an acceptable independent fee calculation study is not presented, the developer will pay park impact fees (PIF) based upon the PIF schedule.

d) If an acceptable independent fee calculation study is presented, the Kenmore Official may adjust the fee to that appropriate to the development. The adjustment may include a credit against the fee otherwise payable up to 100% for private recreational facilities constructed or deed restricted or otherwise set aside for recreational purposes by the developer that serve the same purposes and functions set forth in the Kenmore PROS Plan.

e) In cases where the developer requests an independent fee calculation, the costs of such calculation will be borne by the developer.

Appeals

a) Determinations made by the Kenmore Official may be appealed to the Hearing Examiner by filing a written request with the Official.

b) Any appeal of the decision of the City regarding fee amounts will follow the process for the appeal of the underlying development activity.

c) Impact fees may be paid under protest to obtain a permit or other approval of development activity.

PIF funds utilization

1) Funds collected from a park impact fees (PIF) will be used solely for the purpose of acquiring and/or making capital improvements to parks under the jurisdiction of Kenmore and will not be used for maintenance or operations.

2) Funds will be used exclusively for acquisitions, expansions, or capital improvements within Kenmore. Funds will be expended in the order in which they were collected.

3) In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which park impact fees (PIF) may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments provided that the facilities provided are of the type described in Kenmore's PROS Plan.

4) Impact fees for system improvements will be expended by Kenmore only in conformance with the Capital Facilities Program (CFP).

5) Impact fees will be expended or encumbered by Kenmore for a permissible use within 6 years of receipt by Kenmore, unless there exists an extraordinary or compelling reason for fees to be held longer than 6 years. City Council may identify Kenmore's extraordinary and compelling reasons for the fees to be held longer than 6 years in the Council's findings.

6) At least once each fiscal period the Kenmore Official will present to the Council a proposed capital facility program (CFP) for parks, assigning funds, including any accrued interest from the park impact fee trust fund to specific park improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period will be retained in the same park impact fee trust funds until the next fiscal period.

7) Kenmore will be entitled to retain not more than 15% of the funds collected as compensation for the expense of collecting the park impact fee (PIF) and administering the fund.

PIF refunds

1) If a residential building permit or permit for a residential mobile or manufactured home installation expires without commencement of construction, then the developer will be entitled to a refund, with interest, of the park impact fee (PIF) paid as a condition for its issuance except that Kenmore will retain a percent of the fee to offset a portion of the costs of collection and refund. The developer must apply for such a refund to the Kenmore Official.

2) Any funds not expended or encumbered by the end of the calendar quarter immediately following 6 years from the date the park impact fee was paid will, upon application by the current landowner, be returned to such landowner with interest at the interest rate accrued in the PIF trust fund account, provided that the landowner submits an application for a refund to Kenmore within 1 year of the expiration of the 6-year period.

3) Any impact fees that are not expended or encumbered by Kenmore in conformance with the Capital Facilities Program (CFP), and for which no application for a refund has been made within this 1-year period, will be retained, and expended.

4) Interest due upon the refund of impact fees will be calculated according to the average rate received by Kenmore on invested funds throughout the period during which the fees were retained.

Exemptions

The following development activities are exempt from payment of park impact fees (PIF):

Reconstruction, remodeling, or construction - of the following facilities, subject to the recording of a covenant or recorded declaration of restrictions precluding use of the property for other than the exempt purpose. Provided that if the property is used for a nonexempt purpose, then the park impact fees (PIF) in effect will be paid:

a) Shelters or dwelling units for temporary placement that provide housing to persons on a temporary basis for not more than 4 weeks.

b) Construction or remodeling of transitional housing facilities or dwelling units that provide housing to persons on a temporary basis for not more than 24 months, in connection

with job training, self-sufficiency training and human services counseling - the purpose of which is to help persons make the transition from homelessness to placement in permanent housing.

Rebuilding or replacement - of a legally established dwelling unit(s) destroyed or damaged by fire, flood, explosion, act of God or other accident or catastrophe provided that such rebuilding takes place within a period of 1 year after destruction with a new building or structure of the same size and use.

Alteration or expansion:

a) Of an existing building where no additional residential units are created and where the use is not changed, and/or

b) Construction of accessory buildings or structures.

Mobile or manufactured home where:

a) Installation of a replacement mobile or manufactured home on a lot or other such site when a park impact fee for such mobile or manufactured home site has previously been paid or where a mobile or manufactured home legally existed on such site.

b) Construction of any nonresidential building or structure or the installation of a nonresidential mobile or manufactured home.

Any claim or exemption must be made no later than the time of application for a building permit or permit for a mobile or manufactured home installation. Any claim not so made will be deemed waived.

Condominium projects - in which existing dwelling units are converted into condominium ownership where no new dwelling units are created.

Previous mitigation where:

a) The development activity is exempt from the payment of an impact fee pursuant to RCW 82.02.100, due to mitigation of the same system improvement under the State Environmental Policy Act (SEPA).

b) The development activity for which park impacts have been mitigated pursuant to a condition of plat or PUD approval to pay fees, dedicate land, or construct or improve park facilities, unless the condition of the plat or PUD approval provides otherwise - provided that the condition of the plat or PUD approval predates the effective date of fee imposition.

c) Any development activity for which park impacts have been mitigated pursuant to a voluntary agreement entered with Kenmore to pay fees, dedicate land, or construct or improve park facilities, unless the terms of the voluntary agreement provide otherwise - provided that the agreement predates the effective date of fee imposition.

Affordable housing where:

a) The purpose of the housing unit is to accommodate households who are unable to afford housing within the private market at a reasonable percent of their income (30-35%) defined by the US Housing & Urban Department (HUD). HUD calculates the median family income (HAMFI - HUD Area Median Family Income) for each jurisdiction to determine Fair Market Rents (FMR) and income limits to be eligible for affordable housing assistance.

b) The park impact fee (PIF) may be waived in part or all for each affordable housing units in a development that are designed, constructed, and limited in resale value to accommodate households making less than 80% of HAMFI for the Kenmore market area.

Credits

Parkland and/or park capital improvements may be offered by the developer as total or partial payment of the required impact fee. The offer must specifically request or provide for a park impact fee credit. If the Kenmore Official accepts such an offer, the credit will be determined and provided in the following manner:

1) Credit for the dedication of land will be valued at 100% of the most recent assessed value by the King County Property Appraiser; by such other appropriate method as the City Council by fair market value established by private appraisers acceptable to Kenmore. Credit for the dedication of park land will be provided when the property has been conveyed at no charge to, and accepted by the Kenmore Official, in a manner satisfactory to the Council.

2) Applicants for credit for construction of park improvements will submit acceptable engineering drawings and specifications, and construction cost estimates to the Kenmore Official. The Official will determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction

cost estimates if the Official determines that estimates submitted by the applicant are either unreliable or inaccurate.

3) Credit against park impact fees (PIF) will not be provided until:

a) Construction is completed and accepted by the Kenmore Official.

b) A suitable maintenance and warrant bond are received and approved by the Official, when applicable.

4) Credit may be provided before completion of specified park improvements if adequate assurances are given by the applicant that the standards will be met and if the developer posts security as provided below for the costs of such construction. If the park construction project is not completed within 5 years of the date of the developer's offer, Council must approve the park construction project and its scheduled completion date prior to the acceptance of the offer by the Official.

5) Any claim for credit must be made no later than the time of application for a building permit or permit for a mobile or manufactured home installation. Any claim not so made will be deemed waived.

6) Credits will not be transferable from one project or development to another without the approval of Council and may only be transferred to a different development upon a finding by Council that the dedication for which the credit was given benefits the Kenmore service area.

7) Determinations made by the Official may be appealed to Council by filing a written request with the Official within 10 days of the Official's determination.

Review

The park impact fee (PIF) schedule is reviewed by Council at least once each fiscal year. The review occurs in conjunction with any update of the Capital Facilities Program (CFP) element of Kenmore's Comprehensive Plan - provided, that failure to conduct a review will not invalidate the fee schedule previously adopted.

Existing level of service (ELOS)

King County Assessor property assessments reflect 100% of the true

and fair market value as of 1 January of the assessment year, adjusted annually based on market data and physical inspections every 6 years. Ideally, assessed values reflect the real market or what a willing buyer would pay a willing seller. **“Certain agricultural, timber, or open space land may be assessed based on current use rather than highest and best use.”**

Land values - are based on 2025 King County Assessor data for Kenmore park lands were provided or for adjacent or comparable open space, park, trail, or facility properties:

Park	Value	Acres	\$/acre	Type
Town Square	\$1,363,300	0.48	\$2,840,208	Facility
City Hall Park	\$2,054,400	1.57	\$1,308,535	Park
Linwood Park	\$888,000	1.37	\$648,175	Park
Moorlands Park	\$2,317,000	4.56	\$508,114	Park
Swamp Creek Wetlands	\$7,221,000	23.21	\$311,115	Natural
Tl'awh-ah-dees Park	\$9,089,700	41.78	\$217,561	Park/OS
Inglewood Wetlands	\$2,930,000	13.61	\$215,282	Natural
Rhododendron Park	\$2,334,000	12.21	\$191,154	Park
Northshore Summit Park	\$499,000	3.71	\$134,501	Park
	\$28,696,400	102.50	\$279,964	
Log Boom Park	\$520,900	3.90	\$133,564	Park
Wallace Creek Swamp Park	\$3,111,000	25.47	\$122,143	Natural
Twin Spring Park	\$1,901,000	25.50	\$74,549	Natural
Tolt Pipeline Trail	\$71,000	7.20	\$9,861	Trail
Subtotal	\$5,603,900	62.07	\$90,283	
Total	\$34,300,300	164.57	\$208,423	

Source: King County Assessor 2025 market values.

As shown, Assessor valuations vary considerably by type of park and even by specific properties:

- Town Square and City Hall Park are the highest per acre values of \$2,840,208-1,308,535 due the location in Kenmore downtown district alongside retail commercial uses.
- Other high valued per acre park sites include Linwood Park at \$648,175 and Moorlands Park at \$508,114 which are in established residential neighborhoods.
- Conversely, low valued per acre park sites include the Tolt Pipeline Trail, which is a road right-of-way, at \$9,861, and not developable for any other use, and Twin Spring Park at \$74,549.
- Natural area parks sites per acre values include Wallace Creek Swamp Park at \$122,143, Tl'awh-ah-dees Park at \$217,561, and Log Boom Park at \$133,564. Significant portions of the park lands are valued as open space rather than highest and best use meaning sizable portions of the parks are undervalued, particularly for waterfront parcels.

Building values - based on 2025 King County Assessor data:

Park	Bldg value	Sq ft	\$/sf	Type
Town Square	\$1,871,200	4,576	\$408.92	Facility
Senior Center	\$119,000	2,220	\$53.60	Facility
Total	\$1,990,200	6,796	\$292.85	

Source: King County Assessor 2025 market values.

As shown, the estimated value per square foot varies considerably based on when the building was constructed and the purpose for which it was built or is used now.

- Town Square, built in 2007, has the highest estimated value of \$408.92 per square foot, while the Senior Center, built in 1948, has the lowest value of \$53.60 per square foot.

Improvement values - including utilities, access roadways, and parking lots are presumed to be included in the Assessor's market land values assuming the properties are sold for private uses. **Assessor land values, however, do not include public park**

Existing level-of-service (ELOS) value for city facilities

			2025	Facility	Year 2025	standard	Project/
		units	fcilty	cost	asset	/1000	per capita
			total	/unit	value		value
Population in development			1				
Population in city 2025			24,520				
Population in city 2050			33,491				
land	resource conservancy	acres	76.0	\$122,143	\$9,282,868	3.10	\$378.58
land	resource activities	acres	44.9	\$217,561	\$9,768,489	1.83	\$398.39
land	linear trails	acres	0.9	\$10,000	\$9,000	0.04	\$0.37
land	athletic fields/playgrounds	acres	9.5	\$578,145	\$5,492,373	0.39	\$224.00
land	recreation centers/pools	acres	12.5	\$2,074,372	\$25,929,644	0.51	\$1,057.49
land	special use facilities	acres	2.2	\$500,000	\$1,100,000	0.09	\$44.86
land	support facilities/yards/buildir	acres	3.1	\$500,000	\$1,550,000	0.13	\$63.21
Subtotal for land impact			149.1		\$53,132,373	6.08	\$2,166.90
Facilities							
swimming beach	sand	park space	10.0	\$24,122	\$241,223	0.41	\$9.84
handcarry launch	dirt ramp	park space	10	\$28,793	\$287,928	0.41	\$11.74
floating pier	pier	square foot	5000	\$546	\$2,730,000	203.92	\$111.34
picnic	tables w/o shelter	table	27	\$44,734	\$1,207,812	1.10	\$49.26
	shelters-group use	shelter	4	\$141,275	\$565,101	0.16	\$23.05
multipurpose trail	asphalt w/services 10'	mile	1.30	\$1,307,465	\$1,699,704	0.05	\$69.32
	bridge	sq ft	500	\$546	\$273,000	20.39	\$11.13
park trail	concrete/asphalt trail 6'	mile	1.21	\$831,797	\$1,006,475	0.05	\$41.05
	crushed rock 5'	mile	1.01	\$247,983	\$250,463	0.04	\$10.21
playground	uncovered	each	5	\$515,317	\$2,576,585	0.20	\$105.08
play area	improved	acre	3.0	\$285,145	\$855,436	0.12	\$34.89
skateboard	skateboard court - concrete	court	1	\$819,000	\$819,000	0.04	\$33.40
basketball	outdoor uncovered	court	1.0	\$311,686	\$311,686	0.04	\$12.71
soccer	youth multipurpose	field	1	\$560,660	\$560,660	0.04	\$22.87
baseball	200+grass unlighted	field	1	\$1,407,086	\$1,407,086	0.04	\$57.39
community center operations	meeting facilities	sq ft	6,776	\$880	\$5,963,910	276.35	\$243.23
	admin facilities	sq ft	1,000	\$437	\$436,800	40.78	\$17.81
	maintenance fclties	sq ft	2,800	\$437	\$1,223,040	114.19	\$49.88
	concession stands	sq ft	100	\$483	\$48,266	4.08	\$1.97
restrooms	permanent	fixture	8	\$80,710	\$645,678	0.33	\$26.33
	temporary/sanican	each	6	\$2,184	\$13,104	0.24	\$0.53
Subtotal for facility impact			16,257		\$23,122,956	662.99	\$943.02
Total impact for land and facilities - per capita					\$76,255,330		\$3,109.92
Total impact for land and facilities - persons/household of				2.60			\$8,085.80

Resource conservancy - Wallace Creek Swamp Park, Resource activities - It"awh-ah-dees Park, Linear trails - Tolt Pipeline ROW, Athletic fields/playgrounds - Linwood and Moorland Parks, Recreation centers - Town Square and Town Hall Park, Special use facilities - @ Moorland Park, Support facilities - @ \$500,000.

Note - facility costs include site preparation, utilities, parking, amenities, and other improvements pro rated.

amenities like boat ramps, trails, picnic facilities, playgrounds, sports courts, and athletic fields for which there is no private market interest or valuation.

Consequently, the value of these amenities is estimated based on the market cost necessary to develop amenities of similar contents and quality improvement to those in Kenmore’s inventory. The market equivalent estimates include direct costs for site preparation, materials, and construction and indirect costs for sales tax, design and engineering, financing, and contingencies.

The estimates include utilities, site access roadways, parking, equipment, furnishings, and landscaping necessary to provide a facility equal to what exists in Kenmore’s inventory. Athletic fields, for example, are estimated by size for different age group competitions and with or without grass or synthetic turf, lighting, fencing, restrooms, concessions, and other features.

Trails are estimated by width, surface improvement, and signage with or without trailheads, parking, restrooms, and other features prorated by mile.

The projected cost to develop each type of Kenmore amenity in the inventory is shown in the spreadsheet on the preceding page.

Kenmore ELOS value - is compiled for all existing land, building, and amenity improvement and prorated on a per capita basis and for an average household size based on American Community Survey (ACS) data.

- **Total value for all of Kenmore’s existing park land inventory** - is \$53,132,373 or \$2,166.90 per person for Kenmore’s 2025 population of 24,520 persons. Athletic facilities and playgrounds, represent the greatest land value category worth \$25,292,644.
- **Total value of all of Kenmore’s existing public park building and site improvements** - is \$23,122,956 or \$943.02 per person. Town Square and the Senior Center represent the largest improvement value worth a combined total of \$5,963,910.

- **Total value of all land, building, and site improvements**- is \$76,255,330 or \$3,109.92 per person or \$8,085.80 for an average household of 2.60 persons.

The combined value is relatively low for a community the size of Kenmore. Kenmore has assembled an impressive collection of natural areas combined with significant waterfront properties, which are undervalued. Kenmore has not, however, developed indoor facilities, meaning Kenmore is land rich and amenity poor.

Proposed level of service (PLOS)

A limitation of using the ELOS to project future PROS need and demand is that it assumes Kenmore must develop the same ratio of land, buildings, and site improvements, and therefor expenditures, to accommodate existing as well as future population increases. The PROS Plan, however, balances the ratio of Kenmore’s existing park inventory by filling in distributional park gaps, balancing overall park amenities, and acquiring and developing new facilities like recreation, cultural, and aquatic centers.

The PROS Plan Capital Facility Program (CFP) invests \$108,742,200 over the 20-year planning period including \$835,000 or 0.8% to complete master planning and feasibility studies of existing parks, \$40,525,000 or 37.3% to acquire additional park lands adjacent to existing parks and for new park and trails, \$148,200 or 0.1% to completed funded improvements to existing parks, \$60,899,000 or 56.0% to develop new parks and centers, and \$6,335,000 or 5.8% to develop new streetscapes and trails.

As shown in the CFP, the funds to finance these projects will be derived from several sources including General Funds (GF), grants from the WA Recreation & Conservation Office (RCO), King County’s Conservation Futures (CF) program, Park Impact Fees (PIF), 6-year limited duration levies as well as levy lid lifts (Levy), General Obligation Bonds (Bonds), and WSDOT, DOE, or WDFW for studies of SR-522 over and undercrossing.

	Lakepointe	Develop Lakepoint Park gathering area with supporting audio, lighting, and other services for summer festivals and events	\$15,000,000	X					King C	
	Linwood Park	Install picnic shelter, upgrade playground	\$425,000			X				\$425,000
	Northshore Summit	Install picnic shelter, sport court	\$310,000			X				\$310,000
	Wallace Swamp Creek Park	Install signage, picnic shelter, 3 picnic tables, play area, community garden, and parking improvements	\$940,000			X				\$940,000
	Twin Springs Park	Develop pond overlook, 0.5-mile secondary paths, stream crossing, 2 play areas, 3 picnic tables, improve parking lot	\$900,000			X				\$900,000
	Town Square	Expand amenities when neighboring properties redevelop	tbd							
	Skate Court	Add universal playground, add overhead shelter with bleachers, develop pump track extension, add benches, seating, and picnic tables	\$1,210,000			X				\$1,210,000
	Log Boom Park	Provide kayak access from pier	tbd							
	Rhododendron Park	Pave and extend ADA trails, reconfigure basketball for sports court, add wayfinding signage	\$770,000			X				\$770,000
	Moorlands Park	Add sports court, improve turf on ballfield, install security lighting at shelter and restroom	\$1,110,000			X				\$1,110,000
	Harbour Village Park	Add wayfinding signage	\$10,000	X						
	Athletic Fields	Install turf and lights on 2 rectangular fields	\$820,000	X		X	X	X		\$820,000
	Senior Center	Upgrade 2,220 square foot building in Rhododendron Park for seniors and/or meeting facilities	\$444,000				X	X		
	Recreation Center	Develop 18,000 square foot multigenerational community/recreation center with 2 basketball courts with 4 pickleball court overlays, physical conditioning/wellness, lockers and showers, studio/classrooms	\$14,400,000				X	X		
	Cultural Center	Develop 28,000 square foot regional facility with 15,850 square foot black box theater, 4,290 square foot art studio and workshops, 4,290 square foot historical center, and 3,570 square foot café, lobby, gallery	\$22,400,000					X	X	
	Aquatic Center	Develop regional aquatic facility	tbd						NPRSA	
	Neighborhood 1	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000			X				\$540,000
	Neighborhood 2	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000			X				\$540,000
	Neighborhood 3	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000			X				\$540,000
	Neighborhood 4	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000			X				\$540,000
	Dog Park	Joint venture with Bothell for dedicated dog park facility	tbd							
	Subtotal parks development		\$60,899,000							\$8,645,000
	Concept development - trails									
	181st Streetscape	Develop urban gathering areas, parklets in downtown, higher density neighborhoods	\$1,000,000			X	X		TIP	\$1,000,000
	Waterfront gathering	Develop pedestrian linkages between Burke-Gilman Trail, SR-522 over and undercrossings, T'lawh-ah-dees , Log Boom, and Lakepointe Parks for activities node	\$540,000			X	X		TIP	\$540,000

	TI'awh-ah-dees Park	Develop 0.3-mile trail north to 175th Street Bridge, 0.3-mile trail south to bridge over Swamp Creek, add lighting in parking lot and park, add playground	\$245,000				X	X			\$245,000
	Swamp Creek Trail	Extend 0.86-mile trail from TI'awh-ah-dees Park north around Swamp Creek	\$350,000				X	X			\$350,000
	NE 181st Street Trail	Extend 0.15-mile trail from 181st Street to connect with Swamp Creek Trail	\$62,000				X	X			\$62,000
	NE 198th Street Trail	Extend 0.14-mile trail from Wallace Swamp Creek Park to 198th Street	\$58,000				X	X			\$58,000
	TI'awh'ah-dees/Rhododendron Park Trail	Develop 0.27-mile trail and bridge over Sammamish River and along the south shoreline to Rhododendron Park	\$110,000				X	X			\$110,000
	Lakepointe Trail	Develop 0.73-mile trail from Burke-Gilman around the Lakepointe development to Juanita Drive	\$780,000				X	X			\$780,000
	Burke-Gilman Trail	SR-522 Burke-Gilman Accessibility Project	\$1,745,000								\$1,745,000
	Burke-Gilman Trail	Extend 0.25-mile trail to Juanita Drive to Saint Edwards State Park to Big Finn Hill	\$270,000				X	X			\$270,000
	Burke-Gilman Trail	Develop 175-foot overpass of SR-522/Bothell Highway at 65th Avenue to 175th Street	tbd							WSDOT	
	Burke-Gilman Trail	Develop 0.15-mile underpass of SR-522/175th Street at Swamp Creek to 192nd Street	tbd							WSDOT, DOE, WDFW	
Subtotal trails development			\$6,335,000								\$6,335,000
Total			\$108,742,200								\$36,455,000
GF - General Funds, CF - Conservation Futures, PIF - Park Impact Fee, TIP - Transportation Improvement Program										Addnl population 2046	8,971
tbd - to be determined when project details are established. All cost estimates in 2025 dollars.										PIF/person	\$4,063.65

CFP	\$	%
Complete master plans and feasibility studies	\$835,000	0.8%
Acquire additional park lands	\$40,525,000	37.3%
Complete funded improvements to existing parks	\$148,200	0.1%
Improve existing parks	\$60,899,000	56.0%
Develop new parks, centers, Develop streetscapes and trails	\$6,335,000	5.8%
Total	\$108,742,200	100.0%

Proportionate share - is the portion of CFP that create capacity necessary to accommodate future population increase. Capacity increase is generated by new parks or trails, or improvements to existing parks that increase usable time, like the addition of synthetic turf or lights to an existing athletic field, like Moorland Park.

Capacity increases are measured for the park system as a whole and not to a specific site or neighborhood or for a development project that will be occupied by existing and new residents. The addition of synthetic turf or lights to Moorland Park, or the acquisition and development of mini parks in existing neighborhoods will increase usable time that existing residents may access but which will also increase available overall capacity in the park system that will accommodate and benefit new residents elsewhere in the city.

Likewise, new residents will use existing parks and trails that have been funded by existing residents balancing out capacity benefits and PIF assessments over the entire system, rather than by measuring benefit by a specific site or neighborhood. As shown in the PIF column in the CFP on the preceding pages, proportionate share can't include costs:

- Necessary to complete master plans and feasibility studies of existing parks,
- Complete improvements funded to existing parks that don't increase capacity, or

- Projects funded by other sources like King County Conservation Futures (CF) or WSDOT, DOE, or WDFW.

Proportionate share does not include the costs of acquiring and developing recreation, cultural, or aquatic centers since these projects will be funded by levies or bonds that may be approved by a vote of existing residents but that would be assessed of existing and future residents, meaning a PIF could be double charging.

Proportionate share	Budget	PIF
Complete master plans and feasibility studies	\$835,000	\$0
Acquire additional park lands	\$40,525,000	\$21,475,000
Complete funded improvements to existing parks	\$148,200	\$0
Improve existing parks	\$60,899,000	\$8,645,000
Develop new parks, centers. Develop streetscapes and trails	\$6,335,000	\$6,335,000
Total	\$108,742,200	\$36,455,000

As shown, the proportionate share of the CFP that PIF can assess is \$36,455,000 or 33.5% of the CFP total of \$108,742,200 or \$4,063.65 per person for the projected additional population of 8,971 by 2046.

Note - the CFP assumes new park and trail land will be acquired of properties that are currently zoned for private development or already developed for private use to be redeveloped for some of the public uses proposed in the PROS Plan. CFP costs, therefore, will be higher than what the city invested for public parks and trails in years past generating a higher per capita PLOS investment of \$4,063.65 than ELOS assessments of current park assets \$3,109.92.

PIF by housing type

A park impact fee (PIF) based on housing type depends on the number of persons per each type of housing unit ranging from single-family, duplex, tri and quadplex, multiplex over 5 units, and

manufactured homes collated by the Washington Office of Financial Management (OFM).

Kenmore’s average persons per housing type in 2026 ranged from 2.94 persons for an average single-family house to 2.11 persons for triplex and quadplex structures. OFM data, however, does not identify the size or bedroom content of manufactured homes which can be occupied by larger family households.

Housing type	Persons/unit
Single-family	2.94
Duplex	2.47
Tri and Quadplex	2.11
Multiplex - 5 or more units	2.50
Manufactured homes	2.57

Source: Persons/type unit - WA OFM 2026, Adjusted 2000 population and housing by structure type and group quarters for the state, counties, cities, and towns - City of Kenmore

Advantage - of the housing type approach is that OFM will continually update the number of persons by housing type and the ability to adjust the person ratio per housing type on a regular basis and, thereby, reflect changes in the housing marketplace that may favor the introduction of middle housing and other innovative developments.

Disadvantage - of the housing type approach is that it does not correlate the number of bedrooms or unit size to the number of persons in the unit. A triplex, quadplex, multiplex, or manufactured home count may include small units with a few numbers of persons in each, or 2-4 bedrooms units designed for families biasing the per capita fee assessment.

Prior to 2023, park impact fees were based on this formula calculated by the number of persons per housing type. However, in 2023 the Washington State Legislature amended RCW 82.02.060 because of Engrossed Substitute Senate Bill (ESSB) 5258 and amended RCW 36.70A.681 because of Engrossed Substitute House Bill (ESHB) 1337 specifying that park impact fees must be calculated to produce a lower fee for smaller housing units based on the:

- Number of bedrooms per housing unit, or
- Square footage of the housing unit.

PIF by number of bedrooms

The American Community Survey (ACS) is an ongoing statistical survey by the US Census Bureau sent to approximately 250,000 addresses monthly or 3,000,000 per year with a margin of error varying from +/-3.0% to +/-14.6% depending on the subject. The ACS regularly gathers information previously contained only in the long form of the Decennial Census. It is the largest survey other than the Decennial Census that the Census Bureau administers.

The ACS collates the number of persons per bedroom for each jurisdiction based on the sample survey results. The 2024 ACS data for Kenmore indicates the number of persons increases in relation to the number of bedrooms from 0.85 persons for a studio or 1 bedroom to 4.25 persons for 5+ bedrooms.

Bedrooms	#	%	Persons/bedroom
Studio	322	3.3%	0.85
1 bedroom	1.225	12.5%	0.85
2 bedrooms	1.972	20.2%	1.70
3 bedrooms	2.807	28.8%	2.55
4 bedrooms	2.364	24.2%	3.40
5+ bedrooms	1.071	11.0%	4.25
Total bedrooms	28.643	100.0%	
Persons/bedroom	0.85		

2024 American Community Survey, Kenmore, total housing units 9,761, total population 24,350

Note - persons per bedroom calculated by multiplying 0.85 persons per bedroom by the number of bedrooms.

Advantage - of the bedroom approach is that the ACS will continually update data on number of bedrooms and thereby the ability to adjust the person ratio per bedroom on a regular basis and, thereby, reflect changes in the housing marketplace that may favor smaller units with fewer bedrooms.

Disadvantage - of the bedroom approach is determining the number of bedrooms from other rooms that may be included in the developer's floorplan for the structure, such as offices, studios, guest rooms, dens, family rooms, and the like, which may still be used as bedrooms.

PIF by square footage

The American Housing Survey (AHS) defines single-family dwelling unit square footage to be occupiable space to include finished and unfinished basements but exclude unfinished attics, attached garages, and exterior spaces not protected from weather such as screened porches. Multi-family unit occupiable space includes the interior space of the unit but excludes hallways, lobbies, and other public spaces.

Data available for the Seattle Standard Statistical Metropolitan Area (SMSA - which includes Seattle, Tacoma, and Bellevue) in 2021 indicates the persons per unit increases with the size of the unit from 1.07 persons for a housing unit under 500 square feet up to 3.08 persons for a unit up to 3,999 square feet in size. The ratio declines slightly to 2.78 for units over 4,000 square feet. (Note - housing unit size for 50,500 units or 3.0% of the total are not reported.)

Unit square footage	#	persons	Persons/ unit
<500	54,300	58,066	1.07
500-745	194,300	247,638	1.27
75-999	250,600	472,766	1.89
1,000-1,499	350,800	792,865	2.26
1,500-1,999	285,400	755,309	2.65
2,000-2,499	210,900	601,742	2.85
2,500-2,999	116,700	337,607	2.89
3,000-3,999	123,400	380,583	3.08
4,000+	42,200	117,255	2.78
Not reported	50,500	140,539	2.78
Total	1,679,100	3,904,370	2.33

Source: American Housing Survey (AHS) Seattle SMSA 2021

Advantage - of the square footage approach is that the AHS will continually update data on square footage and thereby the ability to adjust the person ratio per square footage on a regular basis and, thereby, reflect changes in the housing marketplace that may favor smaller units.

Disadvantage - of the square footage approach is the AHS does not report data for smaller jurisdictions like Kenmore meaning the approach reflects the demographics of Seattle-Tacoma-Bellevue rather than Kenmore. The average household size in the Seattle SMSA, for example, is 2.33 while Kenmore's average household size is 2.60 meaning the approach will underestimate the middle-aged family demographics in Kenmore with a lower PIF assessment.

Financial strategies

6-Year financial options - the PROS Plan estimated the combined expenditures necessary to finance administration, events, maintenance, repair and replacement, and the PLOS additions for the next 6 years - projected to be \$59,946,337 including \$35,011,197 in PLOS additions at an annual inflation rate of 2.9%.

The PROS Plan estimated revenues that would be generated by existing sources and programs including the General Fund, Waterways, Parks Capital Fund, Public Arts Fund, Swamp Creek Basin Fund, King County Park Levy, and potential grants from the WA Recreation & Conservation Office (RCO) to increase at an annual inflation rate of 2.9% except the General Fund property tax which will stabilize at 1% per year. The PROS Plan estimated these sources would generate \$40,748,240 or \$19,198,097 less than projected 6-year expenditures.

The PROS Plan evaluated offsetting the requirement under 3 alternatives that used various amounts of recreation fees (should Kenmore decide to provide programs in the future), Park Impact Fees (PIF), Real Estate Excise Taxes (REET), and a property tax levy. The results indicate the shortfall can be resolved if:

- PIF is 70% or 80% or 90% of the ELOS value of \$3,109.92,

- REET is 40% or 50% or 60% of tax revenue,
- Property tax **annual** levy is \$82.05 or \$76.00 or \$69.95 or \$6.84 or \$6.33 or \$5.83 **monthly** accordingly of a median house value of \$869,800.

20-year financial options - 20-year projected expenditures will be \$247,124,686 including the full \$108,525,000 PLOS additions. 20-year General Fund revenue sources will generate \$176,454,569 or \$70,670,117 less than expenditures. The shortfall can be resolved if:

- PIF is 70% or 80% or 90% of ELOS value of \$3,109.92,
- REET is 40% or 50% or 60% of tax revenue,
- Property tax **annual** levy is \$28.93 or \$27.30 or \$25.68 or \$2.41 or \$2.28 or \$2.14 **monthly** accordingly of a median house value of \$869,800.

Note - the annual property tax levy amount declines over time because REET based on property sales will increase in property values at a greater proportional accumulated rate and amount than an assumed fixed PIF per capita generated revenue.

Recommendations

RCW specifies PIF are a proportionate amount (less than 100%) of the land acquisition and facility development cost required to sustain the proposed level of service (PLOS) because of new development. PIF can't be the only source of maintaining the park system's capacity to offset population growth impacts and must be combined with other funding sources.

As shown in the spreadsheets on the following pages, General Fund sources, REET, a property tax levy, and PIF combined can more than finance all PROS requirements over the next 6 and 20-year period. PIF, like REET, however, is a significant source of revenue necessary to achieve solvency, particularly PIF's contribution to financing PLOS additions.

Therefore, PIF should be assessed at least at 70% and preferably at 90% of its proportionate share. To be conservative and avoid challenges, PIF should be based on the ELOS value defined by Assessor values of \$3,109.32. PIF can use bedroom or the square footage approach to calculate fees subject to the advantages and disadvantages listed for each.

Bedrooms	Persons/ bedroom	\$ LOS	PIF %	PIF
Studio	0.85	\$3,109.32	90%	\$2,378.63
1 bedroom	0.85	\$3,109.32	90%	\$2,378.63
2 bedrooms	1.70	\$3,109.32	90%	\$4,757.26
3 bedrooms	2.55	\$3,109.32	90%	\$7,135.89
4 bedrooms	3.40	\$3,109.32	90%	\$9,514.52
5+ bedrooms	4.25	\$3,109.32	90%	\$11,893.15

Unit square footage	Persons/ unit	\$ LOS	PIF %	PIF
<500	1.07	\$3,109.32	90%	\$2,994.28
500-745	1.27	\$3,109.32	90%	\$3,553.95
75-999	1.89	\$3,109.32	90%	\$5,288.95
1,000-1,499	2.26	\$3,109.32	90%	\$6,324.36
1,500-1,999	2.65	\$3,109.32	90%	\$7,415.73
2,000-2,499	2.85	\$3,109.32	90%	\$7,975.41
2,500-2,999	2.89	\$3,109.32	90%	\$8,087.34
3,000-3,999	3.08	\$3,109.32	90%	\$8,619.04
4,000+	2.78	\$3,109.32	90%	\$7,779.52

On an annual basis, City Council can review and consider 6-20-year CFP requirements, projected expenditures, General Fund revenues, PIF, REET, and property tax levy assumptions and adjust PIF accordingly.

Financial options 2026-2032 with PIF at 70, 80, 90% **6**

Expenditures trends

				Alternative 1	Alternative 2	Alternative 3
Administration		(\$725,330) /year	2.9%	(\$4,679,967)	(\$4,679,967)	(\$4,679,967)
Events, Volunteers, Recreation		(\$478,308) /year	2.9%	(\$3,086,134)	(\$3,086,134)	(\$3,086,134)
Parks Maintenance		(\$1,331,393) /year	2.9%	(\$8,590,401)	(\$8,590,401)	(\$8,590,401)
Repair & Replacement (5% facilities/year)		(\$1,329,570) /year	2.9%	(\$8,578,638)	(\$8,578,638)	(\$8,578,638)
PLOS land and facility additions		(\$32,557,500) value	2.9%	(\$35,011,197)	(\$35,011,197)	(\$35,011,197)
TOTAL EXPENDITURES				(\$59,946,337)	(\$59,946,337)	(\$59,946,337)

Revenue options

Capital facility program	Total	PROS Plan	%	2.9% Inflate			
General Fund	\$17,860,266	\$2,535,031	14%	1.0%	\$15,595,549	\$15,595,549	\$15,595,549
Strategic Opportunities	\$0	\$0	100%	2.9%	\$0	\$0	\$0
REET 1&2	\$1,938,000	\$0	0%	2.9%	\$0	\$0	\$0
Park Impact Fees	\$302,500	\$50,000	17%	2.9%	\$322,610	\$322,610	\$322,610
Walkways & Waterways	\$100,000	\$2,050	2%	2.9%	\$13,227	\$13,227	\$13,227
Parks Capital Fund	\$280,000	\$143,200	51%	2.9%	\$923,954	\$923,954	\$923,954
Public Arts Fund	\$2,000	\$19,895	995%	2.9%	\$128,366	\$128,366	\$128,366
Swamp Creek Basin Fun	\$40,000	\$40,000	100%	2.9%	\$258,088	\$258,088	\$258,088
Lapeointe Fund	\$0	\$0	100%	2.9%	\$0	\$0	\$0
Recreation fees	\$0	\$0	100%	2.9%	\$0	\$0	\$0
King County Park Levy	\$53,200	\$53,200	100%	2.9%	\$343,257	\$343,257	\$343,257
Grants - RCO, DOC	\$250,000	\$250,000	100%	2.9%	\$1,613,048	\$1,613,048	\$1,613,048
CFP totals	\$20,825,966	\$3,093,376			\$19,198,097	\$19,198,097	\$19,198,097
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					(\$40,748,240)	(\$40,748,240)	(\$40,748,240)

6-year options - combine annual revenues

Option 1 - Recreation cost recovery	Expenditures	Rate	Revenue			
Recreation cost/operations	\$0	#####	\$0			
Deficit	\$0	#####				
Recreation program/opns cost recovery rate				0%	0%	0%
Additional amount recovered first annual			\$0		\$0	\$0
Addnl recreation program/opns cost recovered		2.9%		\$0	\$0	\$0

Option 2 - Park impact fee (PIF)

	2025	per/du	2045	2030	2030	2030
Population in city limits	24,520		33,491	2,990	2,990	2,990
ELOS local/regional value/person	\$3,109.92	2.60	\$8,086	\$3,110	\$3,110	\$3,110
Percent of value assessed for fee				70%	80%	90%
Fee assessed per additional person				\$2,177	\$2,488	\$2,799
Addnl park Impact fee (PIF) revenue				\$6,187,179	\$7,117,148	\$8,047,118

Option 3 - Real Estate Excise Tax (REET) 1&2

Annual average real estate sales year 2025		2.9%	\$387,600,000	\$2,500,868,882	\$2,500,868,882	\$2,500,868,882
Assessed rate per \$1.00 sales			\$0.0050	\$0.0050	\$0.0050	\$0.0050
Annual allocation for PROS Plan projects				40%	50%	60%
Addnl REET allocation				\$5,001,738	\$6,252,172	\$7,502,607

Option 4 - Property Tax Levy (PTLevy)

Assessed valuation 2025	\$7,988,619,847	2.9%	\$8,220,289,823	\$8,703,979,896	\$8,703,979,896	\$8,703,979,896
PTLevy requirement				\$29,559,323	\$27,378,919	\$25,198,515
Assessed average annual rate per \$1.00 (3)				\$0.00057	\$0.00052	\$0.00048
TOTAL CFP+Rctn+GIF+REET+PTLevy				\$59,946,337	\$59,946,337	\$59,946,337
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				\$0	\$0	\$0

Median house value ACS 2019-2023	\$100,000	\$82.05	\$94.3	\$76.00	\$8.74	\$8.04
	\$869,800	\$82.05	\$94.3	\$76.00	\$8.74	\$8.04

Note:

- (1) GMA does not allow growth requirements to be financed 100% with growth impact fees.
 - (2) GO bond capitalized with financing at 6.00% interest for 6 years
 - (3) Property tax levy proceeds accumulated over 6 year period with no interest.
- * General Fund property tax amount shown includes all sources of funds from General Fund in addition to property tax.

Financial options 2026-2046 **20**

Expenditure trends				Alternative 1	Alternative 2	Alternative 3
Administration		(\$725,330) /year	2.9%	(\$19,292,845)	(\$19,292,845)	(\$19,292,845)
Enrichment Services		(\$478,308) /year	2.9%	(\$12,722,378)	(\$12,722,378)	(\$12,722,378)
Parks operations		(\$1,331,393) /year	2.9%	(\$35,413,341)	(\$35,413,341)	(\$35,413,341)
Repair & Replacement (5% facilities/year)		(\$1,329,570) /year	2.9%	(\$35,364,851)	(\$35,364,851)	(\$35,364,851)
PLOS land and facility additions		(\$108,525,000) value	2.9%	(\$144,331,271)	(\$144,331,271)	(\$144,331,271)
TOTAL EXPENDITURES				(\$247,124,686)	(\$247,124,686)	(\$247,124,686)

Revenue options				2.9%			
Capital facility program	Total	PROS Plan	%	Inflate			
General Fund	\$17,860,266	\$2,535,031	14%	1.0%	\$55,818,858	\$55,818,858	\$55,818,858
Strategic Opportunities	\$0	\$0	0%	2.9%	\$0	\$0	\$0
REET 1&2	\$1,938,000	\$0	0%	2.9%	\$0	\$0	\$0
Park Impact Fees	\$302,500	\$50,000	17%	2.9%	\$1,329,936	\$1,329,936	\$1,329,936
Walkways & Waterways	\$100,000	\$2,050	2%	2.9%	\$54,527	\$54,527	\$54,527
Parks Capital Fund	\$280,000	\$143,200	51%	2.9%	\$3,808,936	\$3,808,936	\$3,808,936
Public Arts Fund	\$2,000	\$19,895	995%	2.9%	\$529,181	\$529,181	\$529,181
Swamp Creek Basin Fund	\$40,000	\$40,000	100%	2.9%	\$1,063,949	\$1,063,949	\$1,063,949
Lakepointe Fund	\$0	\$0	100%	2.9%	\$0	\$0	\$0
Recreation Fees	\$0	\$0	100%	2.9%	\$0	\$0	\$0
King County Park Levy	\$53,200	\$53,200	100%	2.9%	\$1,415,052	\$1,415,052	\$1,415,052
Grants - RCO, DOC	\$250,000	\$250,000	100%	2.9%	\$6,649,678	\$6,649,678	\$6,649,678
CFP totals	\$20,825,966	\$3,093,376			\$70,670,117	\$70,670,117	\$70,670,117
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					(\$176,454,569)	(\$176,454,569)	(\$176,454,569)

20-year options - combine annual revenues

Option 1 - Recreation cost recovery	Expenditures	Rate	Revenue			
Recreation cost/operations	\$0	#####	\$0			
Deficit	\$0	#####				
Recreation program/opns cost recovery rate				0%	0%	0%
Additional amount recovered first annual			\$0	\$0	\$0	\$0
Addnl recreation program/opns cost recovered		2.9%		(\$3,808,936)	(\$3,808,936)	(\$3,808,936)
Option 2 - Growth impact fee (GIF)	2025	per/du	2045	2045	2045	2045
Population in city limits	24,520		33,491	8,971	8,971	8,971
ELOS local/regional value/person	\$3,110	2.60	\$8,086	\$3,110	\$3,110	\$3,110
Percent of value assessed for fee				70%	80%	90%
Fee assessed per additional person				\$2,177	\$2,488	\$2,799
Addnl park Impact fee (PIF) revenue				\$18,199,429	\$20,989,338	\$23,779,247
Option 3 - Real Estate Excise Tax (REET) 1&2						
Annual average real estate sales year 2025		2.9%	\$387,600,000	\$10,309,661,458	\$10,309,661,458	\$10,309,661,458
Assessed rate per \$1.00 sales			\$0.0050	\$0.0050	\$0.0050	\$0.0050
Annual allocation for PRO Plan projects				40%	50%	60%
Addnl REET allocation				\$20,619,323	\$25,774,154	\$30,928,984
Option 4 - Property Tax Levy (PTLevy)						
Assessed valuation 2022	\$7,988,619,847	2.9%	\$8,220,289,823	\$10,632,257,903	\$10,632,257,903	\$10,632,257,903
PTLevy requirement				\$141,444,753	\$133,500,013	\$125,555,273
Assessed average annual rate per \$1.00 (3)				\$0.00067	\$0.00063	\$0.00059
TOTAL CFP+Rctn+GIF+REET+PTLevy				\$247,124,686	\$247,124,686	\$247,124,686
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				(\$0)	\$0	\$0

	\$100,000		\$3.33	\$3.14	\$2.95
Median house value ACS 2015-2019	\$869,800		\$28.93	\$27.30	\$25.68

Note:

- (1) GMA does not allow growth requirements to be financed 100% with growth impact fees.
 - (2) GO bond capitalized with financing at 6.00% interest for 6 years
 - (3) Property tax levy proceeds accumulated over 20 year period with no interest.
- * General Fund property tax amount shown includes all sources of funds from General Fund in addition to property tax.

Comparable park impact fees (PIF)

The following comparable park impact fees (PIF) were assembled in 2024 by the Building Industry Association of Washington (BIAW) Washington Center for Housing Studies. The 2024 comparable fees were imposed prior to the Legislature’s amendments specifying fees must be based on bedrooms or square footage.

Jurisdiction	Housing type	Fee
Bothell	Single-family	\$4,009.85
Carnation	Single-family	\$4,805.00
	Multiple family	\$3,922.00
Duvall	Single-family	\$9,492.85
	Multiple family	\$8,416.37
Edmonds	Single-family	\$2,734.05
	Multiple family	\$2,340.16
Everett	Dwelling unit	\$3,331.00
Kenmore	Single-family	\$4,586.75
	Multiple family	\$3,518.28
Kirkland	Single-family	\$6,093.00
	Multiple family	\$8,016.00
Lake Stevens	Single-family	\$3,004.75
	Multiple family	\$4,154.92
Marysville	Single-family	\$1,905.00
	Multiple family	\$1,380.00
Mercer Island	Single-family	\$6,315.92
	Multiple family	\$3,933.28
Monroe	Single-family	\$7,756.85
	Multiple family	\$5,994.99
Redmond	Single-family	\$6,372.96
	Multiple family	\$4,424.24
Sammamish	Single-family	\$6,739.00
	Multiple family	\$4,362.00
Snohomish	Single-family	\$4,150.00
	Multiple family	\$3,600.00
Woodinville	Dwelling unit	\$3,175.00

Financial options 2026-2032 with PIF at 70, 80, 90%

Expenditures trends

				Alternative 1	Alternative 2	Alternative 3
Administration		(\$725,330) /year	2.9%	(\$4,679,967)	(\$4,679,967)	(\$4,679,967)
Events, Volunteers, Recreation		(\$478,308) /year	2.9%	(\$3,086,134)	(\$3,086,134)	(\$3,086,134)
Parks Maintenance		(\$1,331,393) /year	2.9%	(\$8,590,401)	(\$8,590,401)	(\$8,590,401)
Repair & Replacement (5% facilities/year)		(\$1,329,570) /year	2.9%	(\$8,578,638)	(\$8,578,638)	(\$8,578,638)
PLOS land and facility additions		(\$32,557,500) value	2.9%	(\$35,011,197)	(\$35,011,197)	(\$35,011,197)
TOTAL EXPENDITURES				(\$59,946,337)	(\$59,946,337)	(\$59,946,337)

Revenue options

Capital facility program	Total	PROS Plan	%	2.9% Inflate		
General Fund	\$17,860,266	\$2,535,031	14%	1.0%	\$15,595,549	\$15,595,549
Strategic Opportunities	\$0	\$0	100%	2.9%	\$0	\$0
REET 1&2	\$1,938,000	\$0	0%	2.9%	\$0	\$0
Park Impact Fees	\$302,500	\$50,000	17%	2.9%	\$322,610	\$322,610
Walkways & Waterways	\$100,000	\$2,050	2%	2.9%	\$13,227	\$13,227
Parks Capital Fund	\$280,000	\$143,200	51%	2.9%	\$923,954	\$923,954
Public Arts Fund	\$2,000	\$19,895	995%	2.9%	\$128,366	\$128,366
Swamp Creek Basin Fun	\$40,000	\$40,000	100%	2.9%	\$258,088	\$258,088
Lapeointe Fund	\$0	\$0	100%	2.9%	\$0	\$0
Recreation fees	\$0	\$0	100%	2.9%	\$0	\$0
King County Park Levy	\$53,200	\$53,200	100%	2.9%	\$343,257	\$343,257
Grants - RCO, DOC	\$250,000	\$250,000	100%	2.9%	\$1,613,048	\$1,613,048
CFP totals	\$20,825,966	\$3,093,376			\$19,198,097	\$19,198,097
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					(\$40,748,240)	(\$40,748,240)

6-year options - combine annual revenues

Option 1 - Recreation cost recovery	Expenditures	Rate	Revenue			
Recreation cost/operations	\$0	#####	\$0			
Deficit	\$0	#####				
Recreation program/opns cost recovery rate				0%	0%	0%
Additional amount recovered first annual			\$0	\$0	\$0	\$0
Addnl recreation program/opns cost recovered		2.9%		\$0	\$0	\$0
Option 2 - Park impact fee (PIF)	2025	per/du	2045	2030	2030	2030
Population in city limits	24,520		33,491	2,990	2,990	2,990
ELOS local/regional value/person	\$3,109.92	2.60	\$8,086	\$3,110	\$3,110	\$3,110
Percent of value assessed for fee				70%	80%	90%
Fee assessed per additional person				\$2,177	\$2,488	\$2,799
Addnl park impact fee (PIF) revenue				\$6,187,179	\$7,117,148	\$8,047,118
Option 3 - Real Estate Excise Tax (REET) 1&2						
Annual average real estate sales year 2025		2.9%	\$387,600,000	\$2,500,868,882	\$2,500,868,882	\$2,500,868,882
Assessed rate per \$1.00 sales			\$0.0050	\$0.0050	\$0.0050	\$0.0050
Annual allocation for PROS Plan projects				40%	50%	60%
Addnl REET allocation				\$5,001,738	\$6,252,172	\$7,502,607
Option 4 - Property Tax Levy (PTLevy)						
Assessed valuation 2025	\$7,988,619,847	2.9%	\$8,220,289,823	\$8,703,979,896	\$8,703,979,896	\$8,703,979,896
PTLevy requirement				\$29,559,323	\$27,378,919	\$25,198,515
Assessed average annual rate per \$1.00 (3)				\$0.00057	\$0.00052	\$0.00048
TOTAL CFP+Rctn+GIF+REET+PTLevy				\$59,946,337	\$59,946,337	\$59,946,337
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES				\$0	\$0	\$0

Median house value ACS 2019-2023	\$100,000	\$89,800	\$9.43	\$8.74	\$8.04
			\$82.05	\$76.00	\$69.95

Note:

- (1) GMA does not allow growth requirements to be financed 100% with growth impact fees.
 - (2) GO bond capitalized with financing at 6.00% interest for 6 years
 - (3) Property tax levy proceeds accumulated over 6 year period with no interest.
- * General Fund property tax amount shown includes all sources of funds from General Fund in addition to property tax.

Financial options 2026-2046

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Expenditure trends

				Alternative 1	Alternative 2	Alternative 3
Administration		(\$725,330) /year	2.9%	(\$19,292,845)	(\$19,292,845)	(\$19,292,845)
Enrichment Services		(\$478,308) /year	2.9%	(\$12,722,378)	(\$12,722,378)	(\$12,722,378)
Parks operations		(\$1,331,393) /year	2.9%	(\$35,413,341)	(\$35,413,341)	(\$35,413,341)
Repair & Replacement (5% facilities/year)		(\$1,329,570) /year	2.9%	(\$35,364,851)	(\$35,364,851)	(\$35,364,851)
PLOS land and facility additions		(\$108,525,000) value	2.9%	(\$144,331,271)	(\$144,331,271)	(\$144,331,271)
TOTAL EXPENDITURES				(\$247,124,686)	(\$247,124,686)	(\$247,124,686)

Revenue options

	Total	PROS Plan	%	2.9% Inflate			
Capital facility program							
General Fund	\$17,860,266	\$2,535,031	14%	1.0%	\$55,818,858	\$55,818,858	\$55,818,858
Strategic Opportunities	\$0	\$0	0%	2.9%	\$0	\$0	\$0
REET 1&2	\$1,938,000	\$0	0%	2.9%	\$0	\$0	\$0
Park Impact Fees	\$302,500	\$50,000	17%	2.9%	\$1,329,936	\$1,329,936	\$1,329,936
Walkways & Waterways	\$100,000	\$2,050	2%	2.9%	\$54,527	\$54,527	\$54,527
Parks Capital Fund	\$280,000	\$143,200	51%	2.9%	\$3,808,936	\$3,808,936	\$3,808,936
Public Arts Fund	\$2,000	\$19,895	995%	2.9%	\$529,181	\$529,181	\$529,181
Swamp Creek Basin Fun	\$40,000	\$40,000	100%	2.9%	\$1,063,949	\$1,063,949	\$1,063,949
Lakepointe Fund	\$0	\$0	100%	2.9%	\$0	\$0	\$0
Recreation Fees	\$0	\$0	100%	2.9%	\$0	\$0	\$0
King County Park Levy	\$53,200	\$53,200	100%	2.9%	\$1,415,052	\$1,415,052	\$1,415,052
Grants - RCO, DOC	\$250,000	\$250,000	100%	2.9%	\$6,649,678	\$6,649,678	\$6,649,678
CFP totals	\$20,825,966	\$3,093,376			\$70,670,117	\$70,670,117	\$70,670,117

DIFFERENCE BETWEEN EXPENDITURES AND REVENUES (\$176,454,569) (\$176,454,569) (\$176,454,569)

20-year options - combine annual revenues

Option 1 - Recreation cost recovery	Expenditures	Rate	Revenue			
Recreation cost/operations	\$0	#####	\$0			
Deficit	\$0	#####				
Recreation program/opns cost recovery rate				0%	0%	0%
Additional amount recovered first annual			\$0	\$0	\$0	\$0
Addnl recreation program/opns cost recovered		2.9%		(\$3,808,936)	(\$3,808,936)	(\$3,808,936)

Option 2 - Growth impact fee (GIF)	2025	per/du	2045	2045	2045	2045
Population in city limits	24,520		33,491	8,971	8,971	8,971
ELOS local/regional value/person	\$3,110	2.60	\$8,086	\$3,110	\$3,110	\$3,110
Percent of value assessed for fee				70%	80%	90%
Fee assessed per additional person				\$2,177	\$2,488	\$2,799
Addnl park impact fee (PIF) revenue				\$18,199,429	\$20,989,338	\$23,779,247

Option 3 - Real Estate Excise Tax (REET) 1&2						
Annual average real estate sales year 2025		2.9%	\$387,600,000	\$10,309,661,458	\$10,309,661,458	\$10,309,661,458
Assessed rate per \$1.00 sales			\$0.0050	\$0.0050	\$0.0050	\$0.0050
Annual allocation for PRO Plan projects				40%	50%	60%
Addnl REET allocation				\$20,619,323	\$25,774,154	\$30,928,984

Option 4 - Property Tax Levy (PTLevy)						
Assessed valuation 2022	\$7,988,619,847	2.9%	\$8,220,289,823	\$10,632,257,903	\$10,632,257,903	\$10,632,257,903
PTLevy requirement				\$141,444,753	\$133,500,013	\$125,555,273
Assessed average annual rate per \$1.00 (3)				\$0.00067	\$0.00063	\$0.00059
TOTAL CFP+Rctn+GIF+REET+PTLevy				\$247,124,686	\$247,124,686	\$247,124,686

DIFFERENCE BETWEEN EXPENDITURES AND REVENUES (\$0) \$0 \$0

Median house value ACS 2015-2019	\$100,000	\$869,800	\$3.33	\$3.14	\$2.95
			\$28.93	\$27.30	\$25.68

Note:

- (1) GMA does not allow growth requirements to be financed 100% with growth impact fees.
 - (2) GO bond capitalized with financing at 6.00% interest for 6 years
 - (3) Property tax levy proceeds accumulated over 20 year period with no interest.
- * General Fund property tax amount shown includes all sources of funds from General Fund in addition to property tax.

Amendments shown in **Red**

Chapter 20.47
TRANSPORTATION, PARK AND SCHOOL IMPACT FEES

Sections:

Article I. General

- 20.47.010 Findings and authority.
- 20.47.020 Definitions.
- 20.47.030 Assessment of impact fees.
- 20.47.040 Exemptions.
- 20.47.050 Credits.
- 20.47.060 Tax adjustments.
- 20.47.070 Appeals.
- 20.47.080 Establishment of impact fee accounts.
- 20.47.090 Refunds.
- 20.47.100 Use of funds.
- 20.47.110 Review.

Article II. Rates

- 20.47.120 Transportation impact fee.
- 20.47.130 Park impact fee.
- 20.47.135 School impact fee.
- 20.47.140 Independent fee calculations.

Article III. Miscellaneous Provisions

- 20.47.150 Existing authority unimpaired.
- 20.47.155 *Repealed.*

Article I. General

20.47.010 Findings and authority.

The city council of the City of Kenmore (the “*council*”) hereby finds and determines that new growth and development, including but not limited to new *residential*, commercial, retail, office, and industrial development, in the City of Kenmore will create additional demand and need for *public facilities* serving the City of Kenmore, and the *council* finds that new growth and development should pay a proportionate share of the cost of new facilities needed to serve the new growth and development. The City of Kenmore prepared initial studies to support the adoption of these impact fees, and prepared supplemental studies to analyze necessary updates to these fees, all of which document the procedures for measuring the impact of new developments on *public facilities*. In conjunction with the Northshore School District, the City of Kenmore likewise reviews school impact fee analyses. The City of Kenmore hereby incorporates these studies, as amended, and their analyses into this chapter by reference. Therefore, pursuant to Chapter [82.02](#) RCW, the *council* adopts this chapter to assess *impact* fees for transportation, *parks* and schools. The provisions of this chapter shall be liberally construed in order to carry out the purposes of the *council* in establishing the *impact fee* program. [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.020 Definitions.

The following words and terms shall have the following meanings for the purposes of this chapter, unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW [82.02.090](#), or given their usual and customary meaning.

A. “Accessory dwelling unit” means a separate complete *dwelling unit* attached to or contained within the *structure* of the primary dwelling; or contained within a separate *structure* that is accessory to the primary *dwelling unit* on the premises.

B. “Building permit” means an official document or certification which is issued by the building official and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving or repair of a building or structure.

C. “Capital facilities plan” means the capital facilities plan element of a comprehensive plan adopted by the City of Kenmore pursuant to Chapter [36.70A](#) RCW, and such plan as amended.

D. “City manager” means the city manager or the city manager’s designee.

E. "Council" means the city council of the City of Kenmore.

F. "Development activity" means any construction, expansion, or change in the use of a building or structure that creates additional demand and need for *public facilities*. **Development activity does not include: i) buildings or structures constructed by a regional transit authority; or ii) buildings or structures constructed as shelters that provide emergency housing for people experiencing homelessness, or emergency shelters for victims of domestic violence, as defined by RCW 70.123.020, as may be amended.**

G. "Development approval" means any written authorization from the City of Kenmore which authorizes the commencement of a *development activity*.

H. "Dwelling unit" means one or more rooms designed for occupancy by a person or *family* for living and sleeping purposes, containing *kitchen facilities* and rooms with internal accessibility, for use solely by the dwelling's occupants. *Microhousing or co-housing dwelling units* may share *kitchen facilities* with other dwelling units in place of providing *kitchen facilities* within each unit.

I. "Elderly" means a person aged 62 or older.

J. "Encumbered" means to reserve, set aside, or otherwise earmark the impact fees in order to pay for commitments, contractual obligations, or other liabilities incurred for *public facilities*.

K. "Feepayer" is a person, corporation, partnership, an incorporated association, or any other similar entity, or department or bureau of any governmental entity or municipal corporation, commencing a land *development activity* which creates the demand for additional capital facilities, and which requires the issuance of a *building permit*. "Feepayer" includes an applicant for an impact fee credit.

L. "Gross floor area" means the total square footage of any building, structure, or use, including accessory uses.

M. "Hearing examiner" means the examiner who acts on behalf of the City in considering and applying land use regulatory codes as provided under this code. Where appropriate, "hearing examiner" also refers to the office of the hearing examiner.

N. "Impact fee" means a payment of money imposed by the City of Kenmore on *development activity* pursuant to this chapter as a condition of granting *development approval* in order to pay for the *public facilities* needed to serve new growth and development, **and that is reasonably related to the new development that creates additional demand and need for public facilities that reasonably benefit the new development.** "Impact fee" does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing *independent fee calculations*.

O. "Impact fee account" or "account" means the account(s) established for each type of public facility for which impact fees are collected. The accounts shall be established pursuant to KMC [20.47.080](#) and [20.47.090](#), and comply with the requirements of RCW [82.02.070](#).

P. "Independent fee calculation" means the transportation impact calculation, park impact calculation, school impact calculation, and/or economic documentation prepared by a *feepayer* to support the assessment of an *impact fee* other than by the use of the rates listed in Article II of this chapter, or the calculations prepared by the *city manager* where none of the fee categories or fee amounts in Article II of this chapter accurately describe or capture the impacts of the new development.

Q. "Interest" means the average interest rate earned in the last fiscal year by the City of Kenmore.

R. "Interlocal agreement" means the agreement between the Northshore School District and the City governing the operation of the school impact fee program and describing the relationship, duties and liabilities of the parties.

S. "ITE Land Use Code" means the classification code number assigned to a type of land use by the Institute of Transportation Engineers in the version of "Trip Generation" adopted by the City.

T. "Low-income housing" means housing with a monthly housing expense that is no greater than 30 percent of 80 percent of the median family income adjusted for family size in King County, as determined by the United States Department of Housing and Urban Development (HUD). In the event that HUD no longer publishes median income figures for King County, the County may use or determine such other method as it may choose to determine the King County median income, adjusted for household size.

U. "Mobility unit" means one p.m. peak hour person trip end. Each person trip has two trip ends, one each at the origin and destination.

V. "Open space" means for the purposes of this chapter undeveloped public land that is permanently protected from development (except for the development of trails or other passive public access or use).

W. "Owner" means the owner of record of real property, or a person with an unrestricted written option to purchase property; provided, that if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.

X. "Parks" means parks, *open space*, and recreational facilities, including but not limited to ball fields, golf courses, athletic fields, soccer fields, swimming pools, tennis courts, volleyball courts, neighborhood parks, community parks, **trails**, and *open space*.

Y. "Parks study" means the most recent report of the methodology and calculation of impact fees for park facilities kept on file with the city clerk.

Z. "Project improvements" means site improvements and facilities that are planned and designed to provide service for a particular development or users of the project, and are not *system improvements*. No improvement or facility included in a *capital facilities plan* adopted by the *council* shall be considered a project improvement.

AA. "Proportionate share" means that portion of the cost of public facility improvements that are reasonably related to the service demands and needs of new development.

BB. "Public facilities" means the following capital facilities owned or operated by the City of Kenmore or other governmental entities: (1) public transportation facilities; (2) publicly owned *parks, open space, trails*, and recreation facilities; and (3) public school facilities.

CC. "Transportation study" means the most recent report of the methodology and calculation of impact fees for transportation projects kept on file with the city clerk.

DD. "Residential" or "residential development" means all types of construction intended for human habitation. This shall include, but is not limited to, single-family, **accessory dwelling unit (ADU)**, duplex, triplex **and quadplex, multiplex of 5 or more units, manufactured homes**, and other **multifamily residential** development.

EE. "School impact fee analysis" means the school impact fee analysis contained in the Northshore School District Capital Facilities Plan.

FF. "Service area" means a geographic area in which *public facilities* provide service to development within the City.

GG. "Square footage" means the square footage of the *gross floor area* of the development.

HH. "State" means the State of Washington.

II. "Station area" means the same as defined in RCW 36.70A.030, as now enacted or hereafter amended, and as may be further depicted on maps adopted by the City pursuant to Chapter 18.29 KMC or the City's official station area map on file.

~~GG~~-JJ. "System improvements" means *public facilities* that are included in the *capital facilities plan* of the City of Kenmore or the Northshore School District as adopted by reference in the City's comprehensive plan and are designed to provide service to service area within the community at large, in contrast to *project improvements*.

KK. "Transportation facility" means public easements or right-of-way that enables motor vehicles, transit vehicles, bicycles and/or pedestrians to travel between destinations.

~~II~~-LL. "Trip generation" means the number of *mobility units* generated by a *development activity*. [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.030 Assessment of impact fees.

A. The City shall collect *impact fees*, based on the rates in Article II of this chapter, from any applicant seeking *development approval* from the City for any *development activity* within the City, where such *development activity* requires the issuance of a *building permit*. The City also may collect an application fee as established by the *council* by resolution to cover the City's reasonable costs of administration of the *impact fee* program.

B. For mixed use developments, *impact fees* shall be imposed for the proportionate share of each land use based on the applicable measurement in the *impact fee* rates set forth in Article II of this chapter.

C. For purposes of school *impact fees*, townhouses, as defined in KMC [18.20.835](#), shall be considered multifamily development.

D. The payment of a *parks impact fee*, consistent with this chapter, shall be the preferred method of

meeting *park* space requirements for all new development.

E. *Impact fees* shall be calculated at the time the complete application for a *building permit* is submitted using the *impact fee* rates then in effect. Except as provided in subsection H of this section, *impact fees* shall be paid at the time the permit is issued by the City.

F. Applicants that have been awarded credits pursuant to KMC [20.47.050](#) prior to the submittal of the complete *building permit* application shall submit, along with the complete *building permit*

application, a copy of the letter or certificate prepared by the *city manager* pursuant to KMC [20.47.050](#) setting forth the dollar amount of the credit awarded. Except as provided in subsection H of this section, *impact fees*, as determined after the application of appropriate credits, shall be collected from the *feepayer* at the time the *building permit* is issued.

G. Except as provided in subsection H of this section, the *city manager* shall not issue the required permit unless and until the *impact fees* set forth in Article II of this chapter have been paid in the amount that exceeds exemptions or credits provided pursuant to KMC [20.47.040](#) or [20.47.050](#).

H. An applicant for a *building permit* for a single-family ~~detached or attached residence~~, duplex, triplex and quadplex, multiplex of 5 or more units, manufactured homes, and other residential building type development may request a deferral of the full *impact fee* payment, deferring collection of the *impact fee* payment until issuance of a certificate of occupancy or equivalent certification and subject to this subsection. The certificate of occupancy or equivalent certification shall not be issued until the *impact fees* have been paid in full. The amount of *impact fees* that may be deferred must be determined by the fees in effect at the time the permit application is deemed complete. The term of an *impact fee* deferral under this subsection may not exceed 18 months from the date of building permit issuance. An applicant seeking a deferral under this subsection must grant and record a deferred *impact fee* lien against the property in favor of the City in the amount of the deferred *impact fee*. The deferred *impact fee* lien, which must include the legal description, tax account number, and address of the property, must also be:

1. In a form approved by the City;
2. Signed and notarized by all *owners* of the property, with all signatures acknowledged as required for a deed, and recorded in the county where the property is located;
3. Binding on all successors in title after the recordation; and
4. Junior and subordinate to any mortgage or deed of trust for the purpose of construction upon the same real property granted by the person who applied for the deferral of *impact fees*.

If the deferred *impact fees* are not paid in accordance with a deferral authorized by this subsection, and in accordance with the term provisions established in this subsection, the City may institute foreclosure proceedings in accordance with Chapter [61.12](#) RCW. Upon receipt of final payment of

all deferred *impact fees* for a property, the City must execute a release of deferred *impact fee* lien for the property. The property *owner* at the time of the release, at his or her expense, is responsible for recording the lien release. The extinguishment of a deferred *impact fee* lien by the foreclosure of a lien having priority does not affect the obligation to pay the *impact fees* as a condition of final inspection, certificate of occupancy, or equivalent certification. Each applicant for a single-family *residential* construction permit, in accordance with his or her contractor registration number or other unique identification number, is entitled to annually receive deferrals under this subsection for the first 20 single-family *residential* construction *building permits* per city. A nonrefundable fee, as set forth in a fee resolution adopted by the *council*, associated with implementing this subsection shall accompany the request. [Ord. 19-0478 § 2 (Exh. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.040 Exemptions.

A. Except as provided for below, the following shall be exempted from the payment of all *impact fees*:

1. Alteration, expansion or replacement of an existing *residential* structure **including mobile or manufactured home** that does not add any *dwelling units*;
2. Miscellaneous improvements that do not increase the impacts of the development on the City's *public facilities*, including, but not limited to, fences, walls, swimming pools, and signs;
3. Demolition or moving of a structure;
4. Expansion or replacement of an existing single-family *residential* structure **including a mobile or manufactured home** that maintains its single-family character;
5. Replacement of a nonresidential structure with a new structure of the same size and use at the same site or lot when such replacement occurs within 12 months of the demolition or destruction of the prior structure. Replacement of a structure with a new structure of the same size shall be interpreted to include any structure for which the gross *square footage* of the building will not be increased by more than 100 square feet;
6. Pursuant to RCW 82.02.060, the council may provide exemptions for **housing units to accommodate households who are unable to afford housing within the private market at a reasonable percent of their income (30-35%) as defined by the US Housing & Urban Department**

(HUD). HUD calculates the median family income (HAMFI – HUD Area Median Family Income) for each jurisdiction to determine Fair Market Rents (FMR) and income limits to be eligible for affordable housing assistance ~~low-income housing~~ and other development activities with broad public purposes. The impact fee may be waived in part or all for each affordable housing units in a development that is designed, constructed, and limited in resale value to accommodate households making less than 80% of HAMFI for the Kenmore market area. Exemptions for school impact fees under this subsection shall be approved by the Northshore School District;

7. *Accessory dwelling units*; provided, that *impact fees* shall be assessed if at any time the *accessory dwelling unit* is converted to another land use or *dwelling unit*, based on the *impact fees* in effect at the time of conversion.

B. Except as provided for below, the following shall be exempted from the payment of school *impact fees*:

1. Reconstruction, remodeling or construction of the following facilities, subject to the recording of a covenant or recorded declaration of restrictions precluding use of the property for other than the exempt purpose; provided, that if the property is used for a nonexempt purpose, the school *impact fees* then in effect shall be paid:

a. ~~Shelters or dwelling units for temporary placement, which provide housing to persons on a temporary basis for not more than four weeks;~~ Shelters or dwelling units for temporary placement that provide housing to persons on a temporary basis for not more than 4 weeks.

b. Construction or remodeling of transitional housing facilities or dwelling units that provide housing to persons on a temporary basis for not more than 24 months, in connection with job training, self-sufficiency training and human services counseling, the purpose of which is to help persons make the transition from homelessness to placement in permanent housing; and

c. Any form of housing for the *elderly*, including nursing homes, retirement centers, and any type of housing units for persons age 55 and over, which have recorded covenants or recorded declaration of restrictions precluding school-aged children as residents in those units.

2. Any *development activity* for which school impacts have been mitigated pursuant to a condition of plat approval to pay fees, dedicate land or construct or improve school facilities, unless the condition of the plat approval provides otherwise; provided, that the condition of the plat approval

predates May 22, 2018.

3. Any *development activity* for which school impacts have been mitigated pursuant to a voluntary agreement entered into with the district to pay fees, dedicate land or construct or improve school facilities, unless the terms of the voluntary agreement provide otherwise; provided, that the agreement predates May 22, 2018.

4. Any *building permit* application that has been submitted to the City before closing time on the business day before the effective date of the ordinance codified in this chapter imposing school *impact fees* and subsequently determined to be a complete application, based on the information on file as of the effective date of such imposition.

5. Subject to approval by the *city manager*, any *building permit* application submitted to the City after the effective date of the ordinance codified in this chapter that imposes school impact fees that results from a pre-existing, unexpired approval of a zoning variance, shoreline substantial development permit, shoreline variance, site plan review for uses allowed by zone, or reasonable use exception under KMC [18.55.180](#). This exemption shall be limited to approvals directly related to the siting of the proposed building. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

C. Station Area Multifamily Housing – Impact Fee Reduction.

1. **Reduction Required.** Consistent with RCW 82.02.060(10), a development project shall receive a fifty (50) percent reduction of the impact fees otherwise required under this chapter for system improvements as described in RCW 82.02.090(7)(a) if the project satisfies both of the following conditions: a. The project is located within a station area as defined in KMC 20.47.010 and RCW 36.70A.030; and b. The project is claiming a multifamily housing property tax exemption under the City's Multifamily Housing Property Tax Exemption program, Chapter 3.65 KMC, under the income-qualified exemption track established in RCW 84.14.020(1)(a)(ii)(D), as now enacted or hereafter amended.
2. **Application Procedure.** An applicant claiming the reduction under this section shall submit a written claim to the city manager at the time the complete application for a building permit is submitted. The claim shall include documentation demonstrating that the project is located within a station area and that the project has applied for or received a multifamily housing property tax exemption under KMC Chapter 3.65. Any claim not made by the time of complete building permit application shall be deemed waived.

20.47.050 Credits.

A. A *feepayer* can request that a credit or credits for *impact fees* be awarded to him/her for the total value of dedicated land, improvements, or construction provided by the *feepayer*. Credits will be given only if the land, improvements, and/or the facility constructed are:

1. Included within the *capital facilities plan* and identified on the list of *impact fee* projects in the *transportation study, parks study* or *school impact fee analysis*; and
2. At suitable sites and constructed at acceptable quality as determined by the City or Northshore School District; and
3. For *parks*:
 - a. Such *park, recreation, trail, or open space* land improvements or construction completed shall be adjacent to other publicly owned *park, recreation or open space* land; or
 - b. Be within an area of the City designated within the City comprehensive plan or **Parks, Recreation & Open Space (PROS) Plan** or as in need of *park, open space, trail, or recreation facility* space; or
 - c. Would in some other way further the goals and objectives of the *capital facilities plan* or **Parks, Recreation & Open Space (PROS) Plan**, or other City plans.

B. The *city manager* shall determine if a request for a credit or credits meets the criteria in subsection A of this section. When a *feepayer* requests a credit for school *impact fees*, the *city manager* shall receive input from the Northshore School District before making the decision.

C. For each request for a credit or credits the *city manager* shall select an appraiser or the *feepayer* may select an independent appraiser acceptable to the *city manager*.

D. The appraiser must possess an MAI or other equivalent certification and shall not have a fiduciary or personal interest in the property being appraised. A description of the appraiser's certification shall be included with the appraisal, and the appraiser shall certify that he or she does not have a fiduciary or personal interest in the property being appraised.

E. The appraiser shall be directed to determine the total value of the dedicated land, improvements, and/or construction provided by the *feepayer* on a case-by-case basis.

F. The *feepayer* shall pay for the cost of the appraisal or request that the cost of the appraisal be deducted from the credit which the *city manager* may be providing to the *feepayer*, in the event that a credit is awarded.

G. After receiving the appraisal, the *city manager* shall provide the *feepayer* with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, the legal description of the site donated where applicable, and the legal description or other adequate description of the project or development to which the credit may be applied. The *feepayer* must sign and date a duplicate copy of such letter or certificate indicating his or her agreement to the terms of the letter or certificate, and return such signed document to the *city manager* before the *impact fee* credit will be awarded. The failure of the *feepayer* to sign, date, and return such document within 60 calendar days shall nullify the credit.

H. No credit shall be given for *project improvements*.

I. Any claim for credit must be made with the *impact fee* calculation submittal. The failure to timely file such a claim shall constitute a final bar to a later request for any such credit.

J. Determinations made by the *city manager* pursuant to this section shall be subject to the appeals procedures set forth in KMC [20.47.070](#). [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.060 Tax adjustments.

Pursuant to and consistent with the requirements of RCW [82.02.060](#), the *rate study*, the *parks study* and the *school impact fee analysis* have provided adjustments for future taxes to be paid by the new development which are earmarked or proratable to the same new *public facilities* which will serve the new development. The *impact fee* rates in Article II of this chapter have been reasonably adjusted for taxes and other revenue sources which are anticipated to be available to fund public improvements. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.070 Appeals.

A. Appeals of City decisions on transportation *impact fees* shall be conducted according to KMC [12.80.090](#).

B. Appeals of City decisions on park and school *impact fees* shall be conducted as follows:

1. Appeals may only be filed by the *feepayer* for the property where the *development activity* will occur.
2. The *feepayer* must first file a request for review by the *city manager* regarding the *impact fees* with the *city clerk*, as follows:
 - a. The request shall be in writing on the form provided by the City;
 - b. The request for review by the *city manager* shall be filed within 14 calendar days of the *feepayer's* payment of the *impact fees* at issue; the failure to timely file such a request shall constitute a final bar to later seek such review;
 - c. No administrative fee will be imposed for the request for review by the *city manager*; and
 - d. The *city manager* shall issue his or her determination in writing.
3. Determinations of the *city manager* under subsection (B)(2) of this section with respect to the applicability of the *impact fees* to a given *development activity*, the availability or value of a credit, or the *city manager's* decision concerning the *independent fee calculation* which is authorized in Article II of this chapter, or the fees imposed by the *city manager* pursuant to Article II of this chapter, or any other determination which the *city manager* is authorized to make pursuant to this chapter, can be appealed to the *hearing examiner*.
4. Appeals shall be taken within 14 calendar days of the *city manager's* issuance of a written determination by filing a notice of appeal specifying the grounds thereof, and depositing the necessary fee, which is set forth in the existing fee schedules for appeals of such decisions. The *city manager* shall transmit to the office of the *hearing examiner* all papers constituting the record for the determination, including, where appropriate, the *independent fee calculation*.
5. The *hearing examiner* shall fix a time for the hearing of the appeal, give notice to the parties in interest, and decide the same as provided in this code. At the hearing, any party may appear in person or by agent or attorney.
6. The *hearing examiner* is authorized to make findings of fact regarding the applicability of the *impact fees* to a given *development activity*, the availability or amount of the credit, or the accuracy or applicability of an *independent fee calculation*. The decision of the *hearing examiner* shall be

final, except as provided in this section.

7. The *hearing examiner* may, so long as such action is in conformance with the provisions of this chapter, reverse or affirm, in whole or in part, or may modify the determinations of the *city manager*.

[Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.080 Establishment of impact fee accounts.

A. *Impact fee* receipts shall be earmarked specifically and deposited in special *interest-bearing accounts*.

B. There are hereby established three separate *impact fee accounts* for the fees collected pursuant to this chapter: the transportation *impact account*, the *parks impact account* and the school *impact account*. The funds from the school *impact account* shall be transferred to the Northshore School District in accordance with the *interlocal agreement* described under subsection C of this section. Funds withdrawn from the transportation and parks *impact accounts* must be used in accordance with the provisions of KMC [20.47.100](#) and applicable *State law*. *Interest* earned on the fees shall be retained in each of the *accounts* and expended for the purposes for which the *impact fees* were collected.

C. As a condition of the City's authorization and adoption of school *impact fees*, the City and Northshore School District shall enter into an *interlocal agreement* governing the operation of the school *impact fee* program, and describing the relationship and liabilities of the parties thereunder.

D. On an annual basis, the *city manager* shall provide a report to the *council* on each of the three *impact fee accounts* showing the source and amount of all monies collected, earned, or received, and the public improvements that were financed in whole or in part by *impact fees*.

E. *Impact fees* shall be expended or *encumbered* within 10 years of receipt, unless the *council* identifies in written findings an extraordinary and compelling reason or reasons for the *impact fees* to be held longer than 10 years. If the Northshore School District concludes that there is an extraordinary or compelling reason or reasons for holding *school impact fees* longer than 10 years, the District must submit to the City at least 60 days before the expiration of the 10-year period draft written findings regarding an extraordinary or compelling reason or reasons for holding *school impact fees* for longer than 10 years. Under such circumstances, the *council* shall establish the period of time within which the *impact fees* shall be expended or *encumbered*. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.090 Refunds.

The current *owner* of the property for which an *impact fee* has been paid may receive a refund of such fees if the City or Northshore School District fails to expend or encumber the *impact fees* within 10 years of when the fees were paid or such other period of time established by RCW [82.02.070](#)(3) on *public facilities* intended to benefit the *development activity* for which the *impact fees* were paid. Refunds shall be subject to the provisions of RCW [82.02.080](#). The request for a transportation or park *impact fee* refund must be submitted to the *city manager* in writing. For school *impact fee* refunds, the request must be submitted in writing to the Northshore School District. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.100 Use of funds.

A. Pursuant to this chapter, *impact fees* shall:

1. Be used for public improvements that will reasonably benefit the new development; and
2. Not be imposed to make up for deficiencies in *public facilities* serving existing developments; and
3. Not be used for maintenance or operation.

B. Transportation *impact fees* may be spent for public improvements, including, but not limited to, planning, land acquisition, right-of-way acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, applicable *impact fees* or mitigation costs, and any other expenses which can be capitalized.

C. Park *impact fees* may be spent for public improvements, including, but not limited to, planning for *parks* that will reasonably benefit the new development, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, applicable *impact fees* or mitigation costs, and capital equipment pertaining to park facilities.

D. School *impact fees* may be spent for public improvements, including, but not limited to, school planning, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, relocatable facilities (portables), capital equipment pertaining to educational facilities, and any other expenses which could

be capitalized and which are consistent with the *school impact fee analysis*.

E. *Impact fees* may also be used to recoup public improvement costs previously incurred by the City or the Northshore School District to the extent that new growth and development will be served by the previously constructed improvements or incurred costs.

F. In the event that bonds or similar debt instruments are or have been issued for the advanced provision of public improvements for which *impact fees* may be expended, *impact fees* may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this section and are used to serve the new development. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.110 Review.

The *council* may review and adjust the fee rates set forth in Article II of this chapter as it deems necessary and appropriate in conjunction with the annual update of the *capital facilities plan* element of the City's comprehensive plan; provided, that the *city manager* may adjust transportation and park *impact fees* annually in accordance with a five-year rolling average of the Washington State Department of Transportation Construction Cost Index ("CCI"). [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

Article II. Rates

20.47.120 Transportation impact fee.

The transportation *impact fee* rates shall be determined by the formula for calculating *impact fees* set forth in the *transportation study*, which is incorporated herein by reference. Except as otherwise provided for *independent fee calculations* in KMC [20.47.140](#), exemptions in KMC [20.47.040](#), and credits in KMC [20.47.050](#), all new developments in the City will be charged the transportation *impact fee* in an amount applicable to the type of development, as established by the *council* by resolution. [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.130 Park impact fee.

The park *impact fee* rates shall be determined by the formula for calculating *impact fees* set forth in the *parks study* and the parks, recreation, and open space (PROS) plan, which are incorporated herein by reference. Except as otherwise provided for *independent fee calculations* in KMC [20.47.140](#), exemptions in KMC [20.47.040](#), and credits in KMC [20.47.050](#), all new *residential developments* in the City will be charged the park *impact fee* in an amount applicable to the type of **housing type** development, as

established by the *council* by resolution. [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.135 School impact fee.

School *impact fees* per housing type and per unit shall consider the school *impact fee analysis*, but shall be established by *council* resolution. Residential housing subject to school *impact fees* shall be charged the applicable school *impact fee*, except as otherwise provided for *independent fee calculations* in KMC [20.47.140](#), exemptions in KMC [20.47.040](#), and credits in KMC [20.47.050](#). [Ord. 18-0463 § 2 (Exh. 1).]

20.47.140 Independent fee calculations.

A. If, in the judgment of the *city manager*, none of the fee categories or fee amounts set forth in KMC [20.47.120](#), [20.47.130](#) or [20.47.135](#) accurately describe or capture the impacts of a new development on transportation, *parks* or schools, an *independent fee calculation* may be performed and the *city manager* may impose alternative fees on a specific development based on those calculations. In cases where a *feepayer* requests an *independent fee calculation* for school *impact fees*, the *city manager* shall receive input from the Northshore School District before making the decision. The alternative fees and the calculations shall be set forth in writing and shall be mailed to the *feepayer*.

B. If a *feepayer* opts not to have the *impact fees* determined according to KMC [20.47.120](#), [20.47.130](#) or [20.47.135](#), then the *feepayer* shall prepare and submit to the *city manager* an *independent fee calculation* for the *development activity* for which a *building permit* is sought. The documentation submitted shall show the basis upon which the *independent fee calculation* was made.

C. Any *feepayer* submitting an *independent fee calculation* will be required to pay the City a fee to cover the cost of reviewing the *independent fee calculation*, in the amount established by the *council* by resolution, unless otherwise established by the *city manager*, and the fee shall be paid by the *feepayer* prior to initiation of review.

D. There is a presumption that the calculations set forth in the *transportation study*, *parks study* and *school impact fee analysis* are valid. The *city manager* shall consider the documentation submitted by the *feepayer*, but is not required to accept such documentation or analysis which the *city manager* reasonably deems to be inaccurate or not reliable, and may, in the alternative, require the *feepayer* to submit additional or different documentation for consideration. The *city manager* is authorized to

adjust the *impact fees* on a case-by-case basis based on the *independent fee calculation*, the specific characteristics of the development, and/or principles of fairness. The fees or alternative fees and the calculations shall be set forth in writing and shall be mailed to the *feepayer*.

E. Determinations made by the *city manager* pursuant to this section may be appealed as set forth in KMC [20.47.070](#). [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

Article III. Miscellaneous Provisions

20.47.150 Existing authority unimpaired.

Nothing in this chapter shall preclude the City from requiring the *feepayer* or the proponent of a *development activity* to mitigate adverse environmental impacts of a specific development pursuant to the State Environmental Policy Act, Chapter [43.21C](#) RCW, based on the environmental documents accompanying the underlying *development approval process*, and/or Chapter [58.17](#) RCW, governing plats and subdivisions; provided, that the exercise of this authority is consistent with the provisions of Chapters [43.21C](#) and [82.02](#) RCW. [18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.155 Park space in lieu of impact fee.

Repealed by Ord. 18-0463. [Ord. 16-0420 § 7 (Exh. 5).]
