

ORDINANCE NO. 3934

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING A NEW CHAPTER 3.36 TO THE EDMONDS CITY CODE ENTITLED "PARK IMPACT FEES", PROVIDING FOR THE IMPOSITION AND COLLECTION OF SUCH FEES UPON NEW DEVELOPMENT, AND PROVIDING FOR THE CALCULATION, USAGE AND GENERAL ADMINISTRATION OF SUCH A FEE SYSTEM.

WHEREAS, RCW 82.02.050 et seq. authorizes cities to impose impact fees upon new development; and

WHEREAS the 2008 adopted Parks, Recreation, and Open Space Plan calls for exploration into several revenue options to fund parks, including park impact fees; and

WHEREAS, on September 20, 2011, Randy Young from Henderson Young and Company made a presentation to the city council on park impact fees; and

WHEREAS, on March 6, 2012, the city council held a public hearing on park impact fees; and

WHEREAS, on June 25, 2013, the city council held another public hearing on this proposed park impact fee ordinance; and

WHEREAS, an earlier version of chapter 3.36 ECC was adopted by the city council and subsequently vetoed by the mayor; and

WHEREAS, the ordinance has been revised to address the concerns that caused the mayor to veto the earlier ordinance; and

WHEREAS, the collection of park impact fees will add an important source of revenue that will help the city implement its plans to add and/or enhance capital facilities within its park system; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. A new chapter 3.36 of the Edmonds City Code, entitled "Park Impact Fees," is hereby amended to read as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Severability. If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

APPROVED:


MAYOR DAVID O. EARLING

ATTEST/AUTHENTICATED:


CITY CLERK, SANDRA S. CHASE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 
JEFF TARADAY

FILED WITH THE CITY CLERK:	07-19-2013
PASSED BY THE CITY COUNCIL:	07-23-2013
PUBLISHED:	07-28-2013
EFFECTIVE DATE:	08-02-2013
ORDINANCE NO. <u>3934</u>	

SUMMARY OF ORDINANCE NO. 3934

of the City of Edmonds, Washington

On the 23rd day of July, 2013, the City Council of the City of Edmonds, passed Ordinance No. 3934. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING A NEW CHAPTER 3.36 TO THE EDMONDS CITY CODE ENTITLED "PARK IMPACT FEES", PROVIDING FOR THE IMPOSITION AND COLLECTION OF SUCH FEES UPON NEW DEVELOPMENT, AND PROVIDING FOR THE CALCULATION, USAGE AND GENERAL ADMINISTRATION OF SUCH A FEE SYSTEM.

The full text of this Ordinance will be mailed upon request.

DATED this 24th day of July, 2013.



CITY CLERK, SANDRA S. CHASE

Edmonds, WA Municipal Code

Chapter 3.36

PARK IMPACT FEES

Sections:

- 3.36.010 Findings and authority.
- 3.36.020 Definitions.
- 3.36.030 Assessment and payment of impact fees.
- 3.36.040 Exemptions.
- 3.36.050 Credits.
- 3.36.060 Tax adjustments.
- 3.36.070 Appeals.
- 3.36.080 Establishment of impact fee accounts.
- 3.36.090 Refunds.
- 3.36.100 Use of funds.
- 3.36.110 Review.
- 3.36.120 Park impact fee rates.
- 3.36.130 Independent fee calculations.
- 3.36.140 Existing authority unimpaired.
- 3.36.150 Procedures guide.

3.36.010 Findings and authority.

The city council of the city of Edmonds (the "council") hereby finds and determines that new growth and development in the city of Edmonds will create additional demand and need for public facilities in the city of Edmonds, 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 Edmonds has conducted extensive studies documenting the procedures for measuring the impact of new developments on public facilities, has prepared the rate study and procedures guide for park impact fees, and hereby incorporates these studies into this title by reference. Therefore, pursuant to Chapter 82.02 RCW, the council adopts the ordinance codified in this chapter to assess impact fees for parks. 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. These fees can and will only be applied to projects resulting from city-wide development growth. These fees cannot be used to mitigate existing shortfalls of the park system.

3.36.020 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 and ECDC Title 21 or given their usual and customary meaning.

1. "Accessory dwelling unit" is defined in ECDC 21.05.015.
2. "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.

3. "Capital facilities plan" means the capital facilities plan element of a comprehensive plan adopted by the city of Edmonds pursuant to Chapter 36.70A RCW, and such plan as amended. There are many references in state statutes to the "capital facilities plan" (CFP) as the basis for projects that are eligible for funding by impact fees. The parks element of the city of Edmonds comprehensive plan fulfills the requirements of RCW 82.02.050 et seq., pertaining to a "capital facilities plan," and is considered to be the "capital facilities plan" (CFP) for the purpose of Edmonds' impact fees for parks. All references to a CFP in the impact fee chapter, rate study, and procedures guide are interpreted as referring to the parks element of the city of Edmonds comprehensive plan.

4. "City" means the city of Edmonds.

5. "Council" means the city council of the city of Edmonds.

6. "Department" means the development services department.

7. "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.

8. "Development approval" means any written authorization from the city of Edmonds which authorizes the commencement of a development activity.

9. "Director" means the director designed by the mayor to administer the park impact fee program or that director's designee.

10. "Dwelling unit" is defined in ECDC 21.20.050.

11. "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.

12. "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.

13. [reserved]

14. "Hearing examiner" is defined in ECDC 21.40.010.

15. "Impact fee" means a payment of money imposed by the city of Edmonds 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. "Impact fee" does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling school impact fees, the cost of reviewing independent fee calculations or any other charge or fee based upon the administrative costs of processing a development application.

16. "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 ECC 3.36.080 and 3.36.090 and comply with the requirements of RCW 82.02.070.

17. "Independent fee calculation" means the park 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 ECC 3.36.120, or the calculations prepared by the director where none of the fee categories or fee amounts in ECC 3.36.120 accurately describe or capture the impacts of the new development on public facilities.

18. "Interest" means the average interest rate earned in the last fiscal year by the city of Edmonds.

19. [reserved]

20. "Occupancy permit" means the permit issued by the city of Edmonds authorizing the building to be occupied where a development activity results in a change in use of the preexisting structure, or the creation of a new use where none previously existed.

21. "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.

22. "Procedures guide" means the administrative guidance document prepared by the director pursuant to ECC 3.36.150.

23. "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.

24. "Public facilities" means the public parks, open space and recreation facilities owned by the city of Edmonds or other governmental entities.

25. "Rate study" means the "Rate Study for Impact Fees for Parks, Open Space and Recreation Facilities," city of Edmonds, dated July 12, 2013.

26. "Residential" or "residential development" means all types of construction intended for human habitation. This shall include, but is not limited to, single-family, duplex, triplex, and other multifamily development. This also includes the residential portion of mixed-use developments.

27. [reserved]

28. "Service area" means the entire corporate limits of the city of Edmonds.

29. "Significant past tax payment" means taxes exceeding five percent of the amount of the impact fee, and which were paid prior to the date the impact fee is assessed and were earmarked or proratable to the same system improvements for which the impact fee is assessed.

30. [reserved]

31. "State" means the state of Washington.

32. [reserved]

33. "System improvements" means public facilities that are included in the city of Edmonds capital facilities plan and are designed to provide service to service areas within the community at large, in contrast to project improvements.

3.36.030 Assessment and payment of impact fees.

A. Required. The city shall collect impact fees, based on the rates in ECC

3.36.120, from any applicant seeking development approval from the city for any development activity within the city as provided herein, including the expansion of existing structures or uses or change of existing uses that creates additional demand for public facilities.

1. For the purposes of this chapter, development activity shall not include miscellaneous improvements that do not add any demand for public facilities, including, but not limited to, fences, walls, swimming pools accessory to a residential use, and signs.

2. For the purposes of this chapter, development activity shall not include replacement of a residential structure with a new residential structure of the same type at the same site or lot when such replacement occurs within 12 months of the demolition or destruction of the prior residential structure. Replacement of a residential structure with a new residential structure of the same type shall be interpreted to include any residential structure for which there is no increase in the number of residential units.

3. For the purposes of this chapter, development activity shall not include alterations, expansions, enlargement, remodeling, rehabilitation or conversion of an existing dwelling unit where no additional dwelling units are created and the use is not changed. Note: accessory dwelling units (ADU) are not considered to create additional dwelling units because ECC 20.21.020 does not consider ADUs as increasing the overall density of a single-family residential neighborhood.

B. Timing and Calculation of Fees. Impact fees shall be assessed based upon the park impact fee rates in effect at the time of issuance of the building permit, including but not limited to change of use permit or remodel permit.

1. For a change in use of an existing building or dwelling unit, including any alteration, expansion, replacement or new accessory building, the impact fee shall be the applicable impact fee for the new use, less an amount equal to the applicable impact fee for the prior use.

2. 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 ECC 3.36.120.

3. [reserved]

4. Applicants that have been awarded credits prior to the submittal of the complete building permit application pursuant to ECC 3.36.050 shall submit, along with the complete building permit application, a copy of the letter or certificate prepared by the director pursuant to ECC 3.36.050 setting forth the dollar amount of the credit awarded.

C. Payment. Impact fees shall be paid at the time the building permit or business license is issued by the city. The department shall not issue the required building permit or business license or other approval unless and until the impact fees set forth in ECC 3.36.120 have been paid in the amount that they exceed exemptions or credits provided pursuant to ECC 3.36.040 or 3.36.050.

3.36.040 Exemptions.

A. Except as provided for below, the following shall be exempted from the

payment of all impact fees under this chapter:

1. Low-income housing provided by non-profit organizations such as, but not limited to, Habitat for Humanity. Owners of low-income single family dwelling units, condominiums and other low-income housing shall execute and record a lien against the property, in favor of the City, for a period of ten (10) years guaranteeing that the dwelling unit will continue to be used for low-income housing or that impact fees from which the Low-income housing is exempted, plus interest shall be paid. The lien against the property shall be subordinate only to the lien for general taxes. In the event that the development is no longer used for low-income rental housing, the owner shall pay the City the impact fee from which the owner or any prior owner was exempt, plus interest at the statutory rate. Any claim for an exemption for low-income owner occupied housing must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.

B. The director shall be authorized to determine whether a particular development activity falls within an exemption identified in this section, in any other section, or under other applicable law. Determinations of the director shall be in writing and shall be subject to the appeals procedures set forth in ECC 3.36.070.

3.36.050 Credits.

A. Pursuant to the requirement of RCW 82.02.060(4), a feepayer shall be entitled to a credit for the value of any dedication of land for, improvement to, or new construction of any park system improvements provided by the feepayer, to facilities that are identified in the capital facilities plan and that are required by the city as a condition of approving the development activity.

B. The director shall determine if requests for credits meet the criteria in subsection A of this section.

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

D. The appraiser must be prequalified by the City 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/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 director may be providing to the feepayer, in the event that a credit is awarded.

G. After receiving the appraisal, the director shall provide the applicant 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 applicant must sign and date a duplicate copy of

such letter or certificate indicating his/her agreement to the terms of the letter or certificate, and return such signed document to the director before the impact fee credit will be awarded. The failure of the applicant to sign, date, and return such document within 60 calendar days shall nullify the credit.

H. No credit shall be given for project improvements required of the development by city code and/or SEPA; only dedications in excess of those required by law are eligible for credit. In no event shall this provision be interpreted to authorize cash payment. Nothing herein shall be interpreted to limit the discretion of the city council to decline to accept any proposed dedication.

I. A feepayer can request that a credit or credits for impact fees be awarded to him/her for significant past tax payments. For each request for a credit or credits for significant past tax payments for park impact fees, the feepayer shall submit receipts and a calculation of past tax payments earmarked for or proratable to the particular system improvement. The director shall determine the amount of credits, if any, for significant past tax payments for public park facilities.

J. Any claim for credit must be made no later than 20 calendar days after the submission of an application for a building permit. The failure to timely file such a claim shall constitute a final bar to later request any such credit.

K. Determinations made by the director pursuant to this section shall be subject to the appeals procedures set forth in ECC 3.36.070.

L. A feepayer may, in the alternative, appeal an assessment or mitigation requirement which he believes exceeds the total which may lawfully be imposed. See ECDC 18.50.020(C).

3.36.060 Tax adjustments.

Pursuant to and consistent with the requirements of RCW 82.02.060, the rate study has 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 ECC 3.36.120 have been reasonably adjusted for taxes and other revenue sources which are anticipated to be available to fund public improvements.

3.36.070 Appeals.

A. Any feepayer may pay the impact fees imposed by this chapter under protest in order to obtain a building permit.

B. Appeals regarding the amount of the impact fee imposed on any development activity may only be filed by the feepayer of the property where such development activity will occur. This provision shall control over any other provisions of city ordinance.

C. The feepayer must first file a request for review regarding impact fees with the director, as provided herein:

1. The request shall be in writing on the form provided by the city;
2. The request for review by the director 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;
3. An administrative fee will be imposed for the request for review by the director;

this shall be the same as that imposed for a request for reconsideration of a staff decision;

4. The director shall issue his/her determination in writing within 14 days from the receipt of a request for review.

D. Determinations of the director with respect to the applicability of the impact fees to a given development activity, the availability or value of a credit, or the director's decision concerning the independent fee calculation which is authorized in ECC 3.36.130, or the fees imposed by the director pursuant to ECC 3.36.120, or any other determination which the director is authorized to make pursuant to this chapter, can be appealed to the hearing examiner.

E. The decision of the director may be appealed to the hearing examiner as a Type II decision in accordance with Chapter 20.06 ECDC.

3.36.080 Establishment of impact fee accounts.

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

B. There is hereby established a separate impact fee account for the fees collected pursuant to this chapter, the park impact account. Funds withdrawn from this account must be used in accordance with the provisions of ECC 3.36.100 and applicable state law. Interest earned on the fees shall be retained in the account and expended for the purposes for which the impact fees were collected.

C. On an annual basis, the finance director shall provide a report to the council on the impact fee account 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.

D. Impact fees shall be expended or encumbered within ten years of receipt, unless the council identifies in written findings extraordinary and compelling reason or reasons for the city to hold the fees beyond the ten-year period. Under such circumstances, and prior to the expiration of the ten-year period, the council shall establish the period of time within which the impact fees shall be expended or encumbered.

3.36.090 Refunds.

A. If the city fails to expend or encumber the impact fees within ten years of when the fees were paid or, where extraordinary or compelling reasons exist, such other time periods as established pursuant to ECC 3.36.080, the current owner of the property on which impact fees have been paid may receive a refund of such fees. In determining whether impact fees have been expended or encumbered, impact fees shall be considered expended or encumbered on a first-in, first-out basis.

B. The city shall notify potential claimants by first class mail that they are eligible for a park impact fee refund. This notification shall be done by first class mail deposited with the United States Postal Service at the last known address of such claimants. A potential claimant must be the owner of the property.

C. Owners seeking a refund of impact fees must submit a written request for a

refund of the fees to the director within one year of the date the right to claim the refund arises or the date that notice is given, whichever is later.

D. Any impact fees for which no application for a refund has been made within this one-year period shall be retained by the city and expended on the appropriate public facilities.

E. Refunds of impact fees under this section shall include any interest earned on the impact fees by the city.

F. When the city seeks to terminate any or all components of the impact fee program, all unexpended or unencumbered funds from any terminated component or components, including interest earned, shall be refunded pursuant to this section. Upon the finding that any or all fee requirements are to be terminated, the city shall place notice of such termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first class mail at the last known address of the claimants. All funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the city, but must be expended for the appropriate public facilities. This notice requirement shall not apply if there are no unexpended or unencumbered balances within the account or accounts being terminated.

G. The city shall also refund to the current owner of property for which impact fees have been paid, including interest earned on the impact fees, if the development activity for which the impact fees were imposed did not occur; provided, that if the city has expended or encumbered the impact fees in good faith prior to the application for a refund, the director can decline to provide the refund. If within a period of three years, the same or subsequent owner of the property proceeds with the same or substantially similar development activity, the owner can petition the director for an offset. The petitioner must provide receipts of impact fees previously paid for a development of the same or substantially similar nature on the same property or some portion thereof. Determinations of the director shall be in writing and shall be subject to the appeals procedures set forth in ECC 3.36.070.

3.36.100 Use of funds.

A. Pursuant to this chapter, impact fees:

1. Shall be used for public improvements that will reasonably benefit new development; and
2. Shall not be imposed to make up for deficiencies in public facilities serving existing developments; and
3. Shall not be used for maintenance or operations.

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

C. Impact fees may also be used to recoup public improvement costs previously

incurred by the city to the extent that new growth and development will be served by the previously constructed improvements or incurred costs.

D. 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.

3.36.110 Review.

The fee rates set forth in ECC 3.36.120 may be reviewed and adjusted by the council as it deems necessary and appropriate in conjunction with the annual update of the capital facilities plan element of the city's comprehensive plan. The fee rates may be adjusted 12 months after the effective date of the ordinance codified in this chapter, or 12 months after the most recent review by the council. The council may determine the amount of any adjustment up or down and revise the fee rates set forth in ECC 3.36.120.

3.36.120 Park impact fee rates.

The park impact fee rates in this section are generated from the formula for calculating impact fees set forth in the rate study, which is incorporated herein by reference. Except as otherwise provided for independent fee calculations in ECC 3.36.130, exemptions in ECC 3.36.040 and credits in ECC 3.36.050, all new developments in the city will be charged the park impact fee applicable to the type of development as follows:

A. Effective October 1, 2013 through September 30, 2014:

1. Single-family house: \$1,367.03 per dwelling unit.
2. Multi-family residential housing: \$1,170.06 per dwelling unit.
3. Non-residential development: \$0.67 per square foot.

B. Effective October 1, 2014:

1. Single-family house: \$2,734.05 per dwelling unit.
2. Multi-family residential housing: \$2,340.16 per dwelling unit.
3. Non-residential development: \$1.34 per square foot.

3.36.130 Independent fee calculations.

A. If in the judgment of the director, none of the fee categories or fee amounts set forth in ECC 3.36.120 accurately describe or capture the impacts of a new development on parks, the department may ask the applicant to conduct independent fee calculations and the director may impose alternative fees on a specific development based on those calculations. The alternative fees and the calculations shall be set forth in writing and shall be agreed to by the director and the feepayer. The documentation submitted shall show the basis upon which the independent fee calculation was made.

B. Any feepayer submitting an independent fee calculation will be required to pay the city of Edmonds a fee to cover the cost of reviewing the independent fee calculation. The fee required by the city for conducting the review of the

independent fee calculation shall be \$200.00 plus the actual cost of outside consultant review if required by the city, unless otherwise established by the director, and shall be paid by the feepayer prior to initiation of review.

C. While there is a presumption that the calculations set forth in the rate study are valid, the director shall consider the documentation submitted by the feepayer, but is not required to accept such documentation or analysis which the director 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 director 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.

D. Determinations made by the director pursuant to this section may be appealed to the office of the hearing examiner as set forth in ECC 3.36.070.

3.36.140 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.

3.36.150 Procedures guide.

The director is authorized to develop a procedures guide to facilitate the city's administration and enforcement of this chapter. The procedures guide shall be consistent with the provisions of this chapter, shall be for the sole convenience of the city, and shall not vest any rights in or for any other person.

Affidavit of Publication

STATE OF WASHINGTON,
COUNTY OF SNOHOMISH

} S.S.

SUMMARY OF ORDINANCE NO. 3934
of the City of Edmonds, Washington
On the 23rd day of July, 2013, the City Council of the City of Edmonds, passed Ordinance No. 3934. A summary of the content of said ordinance, consisting of the title, provides as follows:
AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, ADOPTING A NEW CHAPTER 3.36 TO THE EDMONDS CITY CODE ENTITLED 'PARK IMPACT FEES', PROVIDING FOR THE IMPOSITION AND COLLECTION OF SUCH FEES UPON NEW DEVELOPMENT, AND PROVIDING FOR THE CALCULATION, USAGE AND GENERAL ADMINISTRATION OF SUCH A FEE SYSTEM.
The full text of this Ordinance will be mailed upon request.
DATED this 24th day of July, 2013.
CITY CLERK, SANDRA S. CHASE
Published: July 28, 2013.

The undersigned, being first duly sworn on oath deposes and says that she is Principal Clerk of THE HERALD, a daily newspaper printed and published in the City of Everett, County of Snohomish, and State of Washington; that said newspaper is a newspaper of general circulation in said County and State; that said newspaper has been approved as a legal newspaper by order of the Superior Court of Snohomish County and that the notice

Summary of Ordinance No. 3934

a printed copy of which is hereunto attached, was published in said newspaper proper and not in supplement form, in the regular and entire edition of said paper on the following days and times, namely:

July 28, 2013

and that said newspaper was regularly distributed to its subscribers during all of said period,

Karen E. Zornia

Principal Clerk

Subscribed and sworn to before me this 29th

day of July, 2013

Dana L. Hendrix

Notary Public in and for the State of Washington, residing at Everett, Snohomish County.

