

1 APPROVED: 8/19/2020
2 EFFECTIVE: 9/07/2020

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4
5 SNOHOMISH COUNTY COUNCIL
6 SNOHOMISH COUNTY, WASHINGTON

7
8 ORDINANCE NO. 20-042
9

10 FINALIZING A SYSTEM OF ASSESSMENT FOR STILLAGUAMISH FLOOD CONTROL
11 DISTRICT PURSUANT TO CHAPTER 85.38 RCW
12

13 WHEREAS, RCW 85.38.160 requires that Snohomish County (“County”) establish and
14 periodically review a system of assessment for the Stillaguamish Flood Control District
15 (“District”); and
16

17 WHEREAS, the District’s current system of assessment was first established under
18 Ordinance 95-028 and last finalized under Ordinance 12-063 on August 22, 2012; and
19

20 WHEREAS, RCW 85.38.160(4) requires that the County Engineer shall review and the
21 Snohomish County Council (“Council”) shall finalize the system of assessment for the District at
22 least once every four years; and
23

24 WHEREAS, after proper notice a public hearing to finalize the District’s system of
25 assessment was held on August 19, 2020; and
26

27 WHEREAS, the Council has given due consideration to the County Engineer’s review
28 system of assessment for the District; and
29

30 WHEREAS, it is deemed necessary and advisable that the proposed system of assessment
31 for the District be finalized;
32

33 NOW, THEREFORE, BE IT ORDAINED:
34

35 Section 1. The Council, having made all revisions to the assessment system it deems
36 necessary, hereby finds and determines that the assessment system for the District is in
37 accordance with Chapter 85.38 RCW and other applicable laws of the State of Washington, and
38 that the assessment system described in Sections 2, 3 and 4 is hereby finalized.
39

40 Section 2. The system of assessments for the District is divided into two components:
41

- 42 1) Forty percent of the total assessment is levied as a per acre charge on all property
43 within District boundaries.
44

1 2) The remaining sixty percent is levied as a charge per improvement, with
2 improvements defined as follows:

3
4 a) A single family residence equals one improvement.

5
6 b) Land owned and maintained for public infrastructure is charged at the rate
7 of one improvement for each acre of right-of-way. Public right-of-way in
8 the District includes Snohomish County roads and a Burlington Northern
9 Santa Fe railroad.

10
11 Section 3. Separate assessment levels are established for nine geographic zones as
12 depicted in Exhibit A, which by this reference is incorporated herein. The assessment levels for
13 these zones vary from zero for the non-benefit zone to one hundred percent of the full assessment
14 specified in Section 2 above.

15
16 The zones and assessment levels shall be the following:

17
18 100% assessment zones:

19
20 Zone 1. Port Susan
21 Zone 2. Florence Island
22 Zone 3. Leque Road
23 Zone 4. Church Creek

24
25 50% assessment zones:

26 Zone 5. Drainage District 12
27 Zone 6. Norman Road
28 Zone 7. Stillaguamish

29
30 30% assessment zone:

31
32 Zone 8. Marine Drive properties east of the Port Susan zone, and
33 Pioneer Highway properties abutting the Church Creek,
34 Drainage District 12, or Norman Road zones, in which no
35 more than 33 percent of the area of any given property is
36 in the 100-year floodplain as identified by the Federal
37 Emergency Management Agency Digital Flood Insurance
38 Rate Maps (FEMA DFIRM).

39 0% assessment zone:

40 Zone 9. Non-benefit
41
42

43 Exhibit B, which by this reference is incorporated herein, presents the total number of
44 acres and improvements by zone. Exhibit B also presents the associated dollar value of benefits

1 for a \$1,000 hypothetical assessment, which has been computed in accordance with RCW
2 85.38.160.


3
4 Section 4. The District shall adopt an annual budget and special assessments based
5 upon application of the system of assessments established by this ordinance sufficient to finance
6 the adopted budget. The District is further directed to forward a copy of its resolution approving
7 the budget, the budget and special assessments sufficient to finance the budget to the County
8 Council and to the County Treasurer, in accordance with RCW 82.38.170.
9

10 Section 5. As provided in the RCW 85.38.170, the special assessments shall be
11 collected by the County Treasurer. Notice of the special assessment due may be included in the
12 notice of the property taxes due, may be included on a separate notice that is mailed with the
13 notice of property taxes due, or may be sent separately from the notice of property taxes due.
14 Special assessments shall be due at the same time property taxes are due and shall constitute
15 liens on the land or improvements upon which they are imposed. Delinquent special assessments
16 shall be foreclosed in the same manner, and subject to the same time schedules, interest and
17 penalties as delinquent property taxes. The County Treasurer may impose a fee for collection of
18 special assessments not to exceed one percent of the dollar value of the special assessments
19 collected.
20

21 Section 6. The system of assessment finalized by this ordinance shall supersede the
22 District’s system of assessment last finalized by the adoption of Snohomish County Ordinance
23 No. 12-063 on August 22, 2012.
24

25 PASSED this 19th day of August, 2020/
26

27 SNOHOMISH COUNTY COUNCIL
28 Snohomish County, Washington

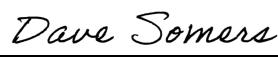
29 
30 _____
31 Chairperson

32 ATTEST:

33 
34 _____
35 Asst. Clerk of the Council
36

- 37 APPROVED
- 38 EMERGENCY
- 39 VETOED

40 8/28/2020
41 _____
42 DATE

43 
44 _____
45 County Executive

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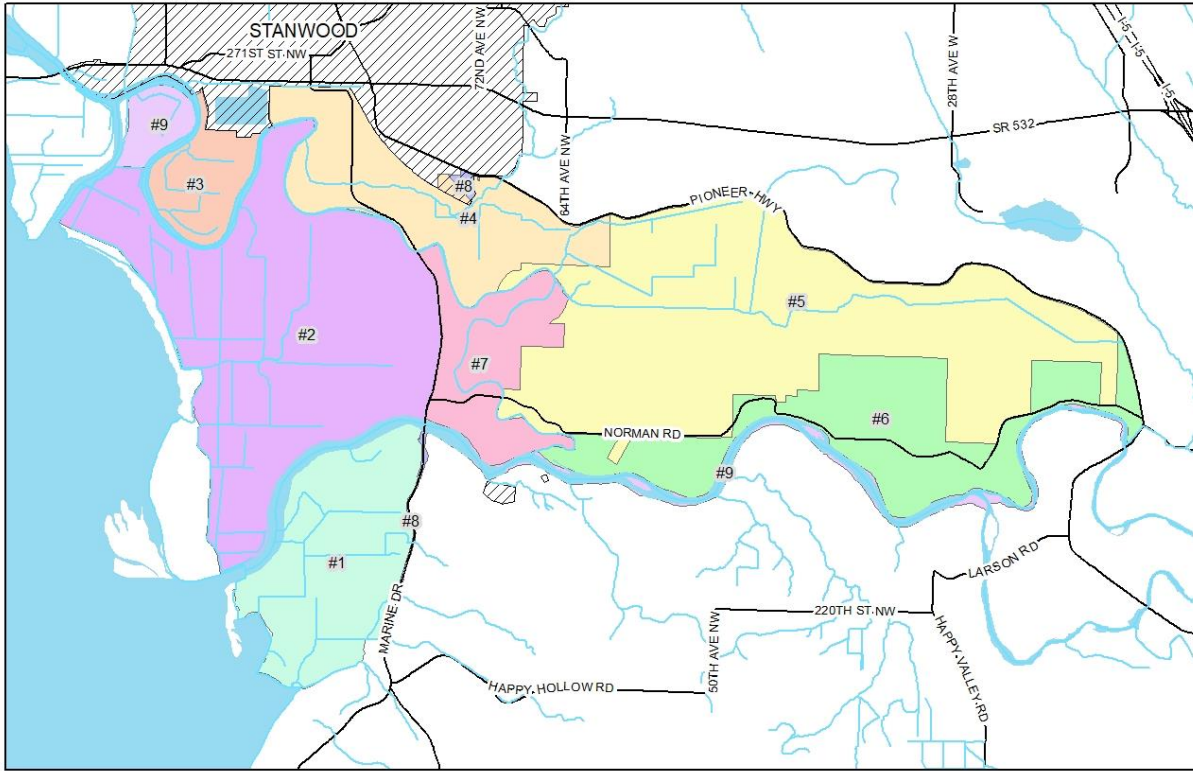
ATTEST:

Melissa Geraghty

Approved as to form only:

J. K. [Signature] 6/10/20
Deputy Prosecuting Attorney

Exhibit A—Assessment Zones



All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be construed as official data or for the purposes of the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may be made without notice. Snohomish County makes no representation or warranty concerning the accuracy, reliability, completeness or quality of the Data contained herein and expressly disclaims any liability of responsibility or thereof for any particular purpose. All persons accessing or otherwise using the Data assume all responsibility for use thereof and shall not hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any use thereof or omission contained within said Data. Washington State Law, Chapter 42.56 RCW, prohibits sale and/or disclosure of personal data to third parties intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained therein.

Stillaguamish Flood Control District Assessment Zones

- #1, Port Susan
- #2, Florence Island
- #3, Leque Road
- #4, Church Creek
- #5, Drainage District 12
- #6, Norman Road
- #7, Stillaguamish
- #8, Marine View Drive
- #9, Non-benefit



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Exhibit B—Zone Rates

TOTAL ACREAGE AND IMPROVEMENTS BY ASSESSMENT CATEGORY					HYPOTHETICAL
					\$1000 BUDGET
					ZONE RATES
Acreage					
100% Rate	\$	0.086759			
			Assessment		
<u>Parcels</u>	Acres	%	Assessment \$	Subtotal \$	(rounded)
100% Zone	3011.26	100%	\$261.25		\$ 0.086759
50% Zone	2925.07	50%	\$126.89		\$ 0.043379
30% Zone	79.63	30%	\$2.07		\$ 0.026028
				\$390.21	
<u>Rights of Way</u>					
100% Zone	61.96	100%	\$5.38		\$ 0.086759
50% Zone	94.45	50%	\$4.10		\$ 0.043379
30% Zone	12.04	30%	\$0.31		\$ 0.026028
				\$9.79	
Totals	6184.41			\$400	
Adjusted	4610.48				
					HYPOTHETICAL
					\$1000 BUDGET
					Zone Rates
Improvements					
100% Rate	\$	2.827561			
			Assessment		
<u>Parcels</u>	Improvements	%	Assessment \$	Subtotal \$	(rounded)
100% Zone	58.00	100%	\$164.00		\$ 2.827561
50% Zone	78.00	50%	\$110.27		\$ 1.413781
30% Zone	8.00	30%	\$6.79		\$ 0.848268
				\$281.06	
<u>ROW</u>					
100% Zone	61.96	100%	\$175.20		\$ 2.827561
50% Zone	94.45	50%	\$133.53		\$ 1.413781
30% Zone	12.04	30%	\$10.21		\$ 0.848268
				\$318.94	
Totals	312.45			\$600	
Adjusted	212.20				
Total \$1000 Hypothetical Budget					\$1,000