

**ORDINANCE NO. 2026-**

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, AMENDING CHAPTER 3.84 OF THE POULSBO MUNICIPAL CODE TO UPDATE THE PARK IMPACT FEE AMOUNT; PROVIDING CLARIFICATION BASED UPON SQUARE FOOTAGE; AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the City of Poulsbo has adopted park impact fees in Chapter 3.84 of the Poulsbo Municipal Code; and

WHEREAS, pursuant to the Growth Management Act of the State of Washington and Chapter 36.70A RCW, the City of Poulsbo adopted a periodic update to its Comprehensive Plan (*Adopted June 18, 2025, by Ordinance 2025-09*), which includes provisions for park facilities as part of its Capital Facilities Plan; and

WHEREAS, RCW 82.02.050 authorizes cities to impose impact fees on development activity as part of the financing for public facilities, including park facilities; and

WHEREAS, so that new parks and recreation facilities are available when needed, the Poulsbo City Council has determined that the cost of the parks and recreation facilities must be shared by the public and the private sectors, and that a proportionate share of the expense of new parks and recreation facilities necessitated by new development should be borne by developers through the City's imposition of park impact fees, and

WHEREAS, such park impact fees shall be calculated, imposed and collected by the City pursuant to procedures and criteria set forth in this ordinance, and

WHEREAS, the City's park impact fees are based upon adopted park level of service standards established in the City's Parks, Recreation and Open Space ("PROS") Plan and Capital Facilities Plan; and

WHEREAS, the level of service standards underlying the current park impact fee methodology have been in place for many years and are substantially based on planning assumptions developed during prior comprehensive planning efforts; and

WHEREAS, the City's current PROS Plan covers the period of 2021 through 2027, and the City intends to update the PROS Plan for adoption by 2028; and

WHEREAS, at a City Council workshop held on May 12, 2026, City staff presented an updated park impact fee methodology and calculated fee schedule, including a single-family residential park impact fee of \$9,578 based on the adopted methodology and current level of service standards; and

WHEREAS, due to the substantial increase represented by the calculated fee, City staff proposed a phased implementation schedule extending over five years, culminating in full implementation of the calculated fee in 2031; and

WHEREAS, following initial City Council discussion and feedback regarding the magnitude of the proposed increase, staff presented a revised phased approach to the City Council on June 3, 2026, recommending adoption of only the first two phases of the increase, consisting of a single-family residential park impact fee of \$2,596 effective in 2027 and \$4,611 effective in 2028; and

WHEREAS, the City Council finds that the full calculated park impact fee increase represents a substantial adjustment to existing fees and desires to implement only the initial phase of the increase at this time; and

WHEREAS, as part of the 2028 PROS Plan update, the City Council intends to re-evaluate park level of service standards, park facility needs, and the corresponding park impact fee methodology and rates; and

WHEREAS, the City Council therefore adopts only the 2027 and 2028 park impact fee increases set forth below, with any future fee adjustments to be considered following completion of the updated PROS Plan; **NOW, THEREFORE,**

**THE CITY COUNCIL OF THE CITY OF POULSBO, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Findings Adopted.** The Poulsbo City Council adopts the foregoing recitals as findings in support of the adoption of this Ordinance.

**Section 2. Chapter 3.84 PMC Amended.** PMC chapter 3.84 is hereby amended as set forth in Exhibit A to this ordinance and incorporated herein.

**Section 3. Park Impact Fee Schedule.** The park impact fee to be paid by new development shall be as set forth below per new residential lot or residential unit for which a building permit application has been made. The methodology by which the park impact fee was derived is set forth in the Park Impact Fee Technical Document, dated May 2026.

<b>PARK IMPACT FEE BY RESIDENTIAL TYPE AND SQUARE FOOTAGE</b>	
<b>Single-Family Detached Residential</b>	
<i>Unit Size</i>	<i>Park Impact Fee</i>
999 square feet or less	\$ 3,130
1,000-1,499 square feet or less	\$ 4,360
1,500-1,999 square feet	\$ 6,090
2,000-2,499 square feet	\$ 7,840
2,500 - 2,999 square feet	\$ 9,578
3,000 square feet or more	\$ 11,320
<b>Multi-Family Residential</b>	
<i>Unit Size</i>	<i>Park Impact Fee</i>
499 square feet or less	\$ 1,400
500-999 square feet	\$ 2,620
1,000-1,499 square feet	\$ 4,360
1,500-1,999 square feet	\$ 6,100
2,000-2,499 square feet	\$ 7,850
2,500 square feet or more	\$ 9,590
<i>NoteS: Accessory dwelling units (ADUs) associated with single-family OR multi-family UNITS are assessed at 50% of the impact fee applicable to the principal dwelling unit.</i>	

**Section 4. Park Impact Fee Phasing.** The City Council finds that implementation of the updated park impact fee schedule through a phased approach is appropriate in order to reduce potential rate shock, provide predictability for development projects currently in the development

pipeline, allow the housing and development market time to adjust to revised impact fee amounts, and continue progress toward full recovery of the proportionate costs of park system improvements attributable to new development.

The City Council hereby adopts a phased implementation schedule for park impact fees as supported by the Park Impact Fee Technical Document, dated May 2026. During the phase-in period, the proportional relationships among residential unit size categories shall remain unchanged, and the impact fee applicable to each unit size category shall be calculated based upon the applicable phased base rate in effect at the time the impact fee becomes due.

The phased implementation schedule shall be as follows:

<b>Phased Implementation Schedule for Base Park Impact Fees (January 2027–2031)</b>					
	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>
<i>Single-Family Base Park Impact Fee</i>	\$ 2,596	\$ 4,611	\$ 6,267	\$ 7,922	\$ 9,578
<i>Multi-Family Base Park Impact Fee</i>	\$ 1,912	\$ 2,524	\$ 3,136	\$ 3,748	\$ 4,360

**Section 5. Applicability.** The provisions of this ordinance apply to development approvals occurring after the effective date of its adoption.

**Section 6. Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

**Section 7. Corrections.** The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

**Section 8. Effective Date.** This ordinance shall become effective January 1, 2027. Park impact fees shall be assessed and collected pursuant to the fee schedule and phased implementation provisions adopted herein.

APPROVED:

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EDWARD STERN  
MAYOR

ATTEST/AUTHENTICATED:

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CITY CLERK, RHIANNON FERNANDEZ

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY 

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EMILY ROMANENKO

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO. 2026-

**SUMMARY OF ORDINANCE NO. 2026-**

of the City of Poulsbo, Washington

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On the            day of            , 2026, the City Council of the City of Poulsbo, passed Ordinance No. 2026-            . A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, AMENDING CHAPTER 3.84 OF THE POULSBO MUNICIPAL CODE TO UPDATE THE PARK IMPACT FEE AMOUNT; PROVIDING CLARIFICATION BASED UPON SQUARE FOOTAGE; AND PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

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

DATED this            day of            , 2026.

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CITY CLERK, RHIANNON FERNANDEZ