

1  
2  
3  
4  
5 **City of Lynnwood**  
6  
7 **Park Impact Fees (PIF)**  
8  
9  
10  
11  
12  
13 **2022 Annual Report**  
14  
15  
16



23 Published December 2023

24 The 2022 Annual Report of the City of Lynnwood's PIF account is prepared in compliance with  
25 the following:

26 RCW 82.02.070(1) - Impact fee receipts shall be earmarked specifically and  
27 retained in special interest-bearing accounts. Separate accounts shall be  
28 established for each type of public facility for which impact fees are collected. All  
29 interest shall be retained in the account and expended for the purpose or purposes  
30 for which the impact fees were imposed. Annually, each county, city, or town  
31 imposing impact fees shall provide a report on each impact fee account showing  
32 the source and amount of all moneys collected, earned, or received and system  
33 improvements that were financed in whole or in part by impact fees.

34  
35 LMC 3.107.120(C) - On an annual basis, the finance director shall provide a report  
36 to the council on the PIF account showing the source and amount of all moneys  
37 collected, earned, or received, and the public improvements that were financed in  
38 whole or in part by PIFs.  
39  
40

## Lynnwood PIF Background

On March 12, 2018, the City Council passed Ordinance No. 3288 which amended the Lynnwood Municipal Code and enacted a new Chapter 3.107 entitled Park Impact Fees. Per Ordinance No. 3288, the City of Lynnwood began imposing PIFs on June 1, 2018.

PIFs are used to pay for park, open space and recreation projects which add new capacity. The fee amount varies depending on the land use. For example, residential fees and commercial fees are not the same because they generate different park demand impacts. The City of Lynnwood requires payment of PIFs for residential and commercial building permits.

Revenue must be expended on projects identified in the annually adopted Capital Facility Plan.

## 2022 Revenue

In 2022, \$442,800 was received from developers in PIF payments and \$15,000 was received in administrative fees. Detailed 2022 revenue received is shown as follows:

| 2022 PIF Revenue |                  |                               |   |             |           |
|------------------|------------------|-------------------------------|---|-------------|-----------|
| Collected        | Permit #         | Location                      | Payee                                     | PIF         | Admin     |
| 01/19/2022       | BLDC-028102-2021 | 18225 52nd Ave W BLDG A       | Beo, Hannah                               | \$ -        | \$ 250.00 |
| 01/19/2022       | BLDC-028107-2021 | 18225 52nd Ave W BLDG B       | Beo, Hannah                               | \$ -        | \$ 250.00 |
| 02/03/2022       | SFRC-028439-2021 | 3328 179TH ST SW Unit: LOT 1  | Sazei Design Group (Korasani, Hamid)      | \$ 5,553.69 | \$ 250.00 |
| 02/16/2022       | SFRC-028393-2021 | 20719 63rd Ave W, Lot 1       | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,553.69 | \$ 250.00 |
| 02/16/2022       | SFRC-028965-2021 | 20707 63RD AVE W Unit: LOT 4  | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,553.69 | \$ 250.00 |
| 02/18/2022       | SFRC-028390-2021 | 6228 206th PL SW, Lot 9       | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,553.69 | \$ 250.00 |
| 02/18/2022       | SFRC-028392-2021 | 6302 206th PL SW, Lot 3       | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,553.69 | \$ 250.00 |
| 02/28/2022       | SFRC-023426-2019 | 16431 44th Ave W              | DOVGALYUK, ALEX                           | \$ 4,442.95 | \$ 250.00 |
| 03/03/2022       | SFRC-028573-2021 | 20118 61ST PL W Unit: BLDG A  | JW Architects (Weber, Julian)             | \$ 3,327.85 | \$ 250.00 |
| 03/03/2022       | SFRC-028581-2021 | 20114 61ST PL W Unit: BLDG B  | JW Architects (Weber, Julian)             | \$ 863.61   | \$ 250.00 |
| 03/03/2022       | SFRC-028583-2021 | 20130 61ST PL W Unit: BLDG D  | JW Architects (Weber, Julian)             | \$ 8,881.54 | \$ 250.00 |
| 03/03/2022       | SFRC-028584-2021 | 20126 61ST PL W Unit: BLDG E  | JW Architects (Weber, Julian)             | \$ 8,881.54 | \$ 250.00 |
| 03/03/2022       | SFRC-028585-2021 | 20122 61ST PL W Unit: BLDG F  | JW Architects (Weber, Julian)             | \$ 8,881.54 | \$ 250.00 |
| 03/03/2022       | SFRC-028582-2021 | 20108 61ST PL W Unit: BLDG C  | PNWB2 LLC (Kalla Venkata, Surya Rao)      | \$ 8,881.54 | \$ 250.00 |
| 03/09/2022       | SFRC-028003-2021 | 3126 172nd ST SW              | Heim, Tammy                               | \$ -        | \$ 250.00 |
| 04/04/2022       | BLDC-030282-2022 | 5818 200TH ST SW Unit:D       | Cornerstone Construction Group (Hopkins,  | \$ -        | \$ 250.00 |
| 04/05/2022       | SFRC-029912-2022 | 18905 40TH AVE W              | Critchlow Homes Inc (Critchlow, Shelli)   | \$ 5,899.35 | \$ 250.00 |
| 04/28/2022       | BLDC-024099-2020 | 19615 HWY 99                  | 4G Development & Consulting Inc (Escamil  | \$ 8,395.14 | \$ 250.00 |
| 05/05/2022       | SFRC-029918-2022 | 20715 63RD AVE W Unit: LOT 2  | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 05/05/2022       | SFRC-029984-2022 | 20711 63RD AVE W Unit: LOT 3  | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 05/05/2022       | SFRC-029985-2022 | 20630 63RD AVE W Unit: LOT 38 | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 05/05/2022       | SFRC-029986-2022 | 6306 206TH PL SW Unit: LOT 36 | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 05/17/2022       | SFRC-029987-2022 | 20703 63RD AVE W Unit: LOT 5  | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 05/17/2022       | SFRC-029988-2022 | 20631 63RD AVE W Unit: LOT 6  | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 05/18/2022       | SFRC-029989-2022 | 6234 206TH PL SW Unit: LOT 7  | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 05/18/2022       | SFRC-029990-2022 | 6232 206TH PL SW Unit: LOT 8  | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 05/20/2022       | SFRC-029994-2022 | 6226 206TH PL SW Unit: LOT 10 | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 05/23/2022       | SFRC-029995-2022 | 6224 206TH PL SW Unit: LOT 11 | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 06/02/2022       | SFRC-030006-2022 | 6233 206TH PL SW Unit: LOT 25 | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 06/09/2022       | SFRC-030010-2022 | 6235 206TH PL SW Unit: LOT 26 | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 06/09/2022       | SFRC-030011-2022 | 20533 63RD PL W Unit: LOT 27  | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 06/09/2022       | SFRC-030012-2022 | 20531 63RD PL W Unit: LOT 28  | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 06/16/2022       | SFRC-030009-2022 | 6327 208TH ST SW Unit: LOT 40 | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 06/16/2022       | SFRC-030016-2022 | 20529 63RD PL W Unit: LOT 29  | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 06/17/2022       | SFRC-030004-2022 | 6231 206TH PL SW Unit: LOT 24 | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 06/17/2022       | SFRC-030013-2022 | 6325 208TH ST SW Unit: LOT 39 | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |
| 06/24/2022       | SFRC-030002-2022 | 6227 206TH PL SW Unit: LOT 22 | Pacific Ridge Homes DRH LLC (Clancy, Rho) | \$ 5,899.35 | \$ 250.00 |

| 2022 PIF Revenue (continued) |                  |                               |  |                      |                     |
|------------------------------|------------------|-------------------------------|--|----------------------|---------------------|
| Collected                    | Permit #         | Location                      | Payee                                    | PIF                  | Admin               |
| 06/24/2022                   | SFRC-030003-2022 | 6229 206TH PL SW Unit: LOT 23 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 06/28/2022                   | BLDC-028876-2021 | 18600 HWY 99                  | Holman Lynnwood Red LLC                  | \$ 116,612.64        | \$ 250.00           |
| 06/30/2022                   | SFRC-029993-2022 | 6223 206TH PL SW Unit: LOT 20 | Pacific Ridge Homes (Kennedy, Marcus)    | \$ 5,899.35          | \$ 250.00           |
| 07/01/2022                   | SFRC-029999-2022 | 6219 206TH PL SW Unit: LOT 18 | Pacific Ridge Homes DRH LLC (Atkin, Jaso | \$ 5,899.35          | \$ 250.00           |
| 07/01/2022                   | SFRC-030000-2022 | 6221 206TH PL SW Unit: LOT 19 | Pacific Ridge Homes DRH LLC (Atkin, Jaso | \$ 5,899.35          | \$ 250.00           |
| 07/01/2022                   | SFRC-029998-2022 | 6225 206TH PL SW Unit: LOT 21 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 07/15/2022                   | SFRC-029991-2022 | 6222 206TH PL SW Unit: LOT 12 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 07/15/2022                   | SFRC-030001-2022 | 6214 206TH PL SW Unit: LOT 16 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 07/15/2022                   | SFRC-030005-2022 | 6217 206TH PL SW Unit: LOT 17 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 07/22/2022                   | BLDC-029740-2022 | 20030 HWY 99                  | 3RK Architecture (Karreman, Frank)       | \$ 5,667.00          | \$ 250.00           |
| 07/29/2022                   | SFRC-029992-2022 | 6220 206TH PL SW Unit: LOT 13 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 07/29/2022                   | SFRC-029996-2022 | 6218 206TH PL SW Unit: LOT 14 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 08/05/2022                   | SFRC-029997-2022 | 6216 206TH PL SW Unit: LOT 15 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 08/05/2022                   | SFRC-030015-2022 | 6314 206TH PL SW Unit: LOT 34 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 08/15/2022                   | SFRC-030516-2022 | 5220 200TH ST SW              | Select Homes Inc (Nichols, Kayla)        | \$ -                 | \$ 250.00           |
| 08/22/2022                   | SFRC-030008-2022 | 6310 206TH PL SW Unit: LOT 35 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 08/22/2022                   | SFRC-030014-2022 | 6318 206TH PL SW Unit: LOT 33 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 08/22/2022                   | SFRC-030017-2022 | 20532 63RD PL W Unit: LOT 30  | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 08/22/2022                   | SFRC-030018-2022 | 20538 63RD PL W Unit: LOT 31  | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 08/22/2022                   | SFRC-030019-2022 | 6322 206TH PL SW Unit: LOT 32 | Pacific Ridge Homes DRH LLC (Clancy, Rho | \$ 5,899.35          | \$ 250.00           |
| 09/15/2022                   | SFRC-031822-2022 | 3925 189TH PL SW              | Critchlow Homes Inc                      | \$ 5,899.35          | \$ 250.00           |
| 10/20/2022                   | SFRC-029790-2022 | 19010 75TH AVE W              | Jain, Joe                                | \$ 5,899.35          | \$ 250.00           |
| 10/21/2022                   | BLDC-030981-2022 | 18800 Alderwood Mall PRWY     | Paroline and Associates (House, April)   | \$ 10,122.00         | \$ 250.00           |
|                              |                  |                               | <b>TOTAL</b>                             | <b>\$ 442,800.45</b> | <b>\$ 15,000.00</b> |

Per Ordinance No. 3288, PIF revenue is to be deposited into a separate interest-bearing account (Fund 180). \$(6,978) interest/investment loss was earned in 2022. Per Ordinance No. 3288, the administrative fee is used to defray the cost incurred by the City in the administration and update of the PIF program.

### **2022 Expenses/Projects Funded**

Six transfers totaling \$4,720,652 were made to Fund 380 to support park capital projects in 2022 as follows:

| 2022 Park Impact Fee Transfers |                           |                        |
|--------------------------------|---------------------------|------------------------|
| Project Number                 | Project                   | Transfer               |
| PRWR003800                     | Town Square Park          | \$ 4,050,002.00        |
| PRWR004000                     | Park Acquisitions         | \$ 71,650.00           |
| PRAD000002                     | Park & Trail Capital Plan | \$ 47,000.00           |
| PRWR004700                     | Sprague's Pond ACQ        | \$ 300,000.00          |
| PRWR004800                     | Rowe Park                 | \$ 150,000.00          |
| PRWR004900                     | Playfields Playground     | \$ 102,000.00          |
| Total Transferred              |                           | <b>\$ 4,720,652.00</b> |

Unspent transferred PIF revenues will remain in Fund 380 until expended in subsequent years on the various PIF-eligible projects. Untransferred PIF revenues will remain in Fund 180 until needed for projects listed in the Capital Facilities Plan.

**Fund Balance**

The 2022 PIF fund balance (Fund 180) is summarized as follows:

|                |   |
|----------------|---|
| \$ 7,131,371   | Beginning Fund Balance                        |
| \$ 442,800     | 2022 PIF Revenue                              |
| \$ 15,000      | 2022 Administrative Fee                       |
| \$ (6,978)     | 2022 Interest                                 |
| \$ (4,720,652) | 2022 Expenses/Project Transfers               |
| <hr/>          |   |
| \$ 2,861,541   | 2022 End Fund Balance – 12/31/2022 (Fund 180) |

The balance of funds will be rolled over to 2023 and used to fund (in whole or in part) various PIF projects in the adopted 23/24 Capital Budget.

**CITY OF LYNNWOOD, WASHINGTON**

---

**City of Lynnwood, Washington**  
***Park Impact Fee Fund***  
***Balance Sheet***  
***December 31, 2022***

---

|                           | <u>2022</u>         |
|---------------------------|---------------------|
| <b>Assets</b>             |                     |
| Cash and cash equivalents | \$ 957,433          |
| Investments               | 1,904,108           |
| <b>Total Assets</b>       | <u>\$ 2,861,541</u> |
| <br><b>Fund Balances</b>  |                     |
| Restricted                | <u>\$ 2,861,541</u> |

---

**City of Lynnwood, Washington**  
***Park Impact Fee Fund***  
***Statement of Revenues, Expenditures and Changes in Fund Balances***  
***For the Year ending December 31, 2022***

---

|  | <u>2022</u>                |
|--|----------------------------|
| <b>Revenues</b>                        |                            |
| Charges for services                   | \$ 442,800                 |
| Investment interest                    | (6,978)                    |
| Miscellaneous                          | <u>15,000</u>              |
| <b>Total Revenues</b>                  | <u>450,822</u>             |
| <b>Other Financing Sources (Uses)</b>  |                            |
| Transfers out                          | <u>(4,720,652)</u>         |
| <b>Net Change in Fund Balances</b>     | (4,269,830)                |
| <b>Fund Balances Beginning of Year</b> | <u>7,131,371</u>           |
| <b>Fund Balances End of Year</b>       | <u><u>\$ 2,861,541</u></u> |

92  
93