

**ENUMCLAW FIRE DEPARTMENT
KING COUNTY, STATE OF WASHINGTON
RESOLUTION NO. 2026-01**

A RESOLUTION BY THE BOARD OF FIRE COMMISSIONERS OF THE ENUMCLAW FIRE DEPARTMENT, KING COUNTY FIRE PROTECTION DISTRICT NO. 28, AMENDING THE CAPITAL IMPROVEMENT PLAN 2016-2035 AND ADOPTING A FORMULA FOR THE CALCULATION OF FIRE IMPACT FEES FOR RESIDENTIAL HOUSING UNITS.

WHEREAS, the City of Enumclaw (the “City”) authorizes the collection of Fire Impact Fees within City code EMC 19.24.090; and

WHEREAS, Fire Impact Fees may be used by the Enumclaw Fire Department (the “Department”) for Fire Protection Facilities, which are defined in Department Policy #221, which is attached to this Resolution as ***Exhibit A***; and

WHEREAS, the Department must establish a formula or other method for calculating Fire Impact Fees to reflect the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit per RCW 82.02.060(1); and

WHEREAS, Fire Impact Fees may be used to fund the proportionate share of the cost of Fire Protection Facilities reasonably related to new development in the City, provided such Fire Protection Facilities are identified or referenced in the Department’s Capital Improvement Plan 2016-2035 (the “CIP”) [is also referred to as the Department’s Capital Facilities Plan], the Department’s CIP is adopted by reference in Exhibit CF-4 of the City of Enumclaw’s Capital Facility Plan element of its Comprehensive Plan; and

WHEREAS, the Department proposes an amendment to the CIP to incorporate Department Policy #221 into the CIP and to add a Fire Impact Fee formula for residential housing units as identified in ***Exhibit B*** to this Resolution; and

WHEREAS, the Board of Fire Commissioners of the Department conducted a public hearing on January 21st, 2026, of which notice was given in the manner provided by law to obtain public input on the proposed amendment to the CIP; and

WHEREAS, the Department received ~~0~~ verbal and ~~0~~ written comments on the proposed amendment to the CIP; and

WHEREAS, the Department has determined that the amendment to the CIP is a procedural action categorically exempt from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(19); and

WHEREAS, after receipt and consideration of the public comments, the Department now intends to amend the Department’s CIP as set forth in this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF FIRE COMMISSIONERS OF THE ENUMCLAW FIRE DEPARTMENT, KING COUNTY, WASHINGTON, DO HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Board of Fire Commissioners of the Enumclaw Fire Department hereby amends the Capital Improvement Plan for 2016-2035 to add **Exhibit A** of this Resolution as **Appendix D** of the Department's CIP.

SECTION 2. The Board of Fire Commissioners of the Enumclaw Fire Department hereby amends the Capital Improvement Plan for 2016-2035 to add **Exhibit B** of this Resolution as **Appendix E** of the Department's CIP.

PASSED, APPROVED AND ADOPTED in Open and Regular Session this 21st day of January 2026.



Jenny Jones, Commissioner



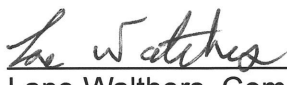
Eric Heintzinger, Commissioner



Tony Mills, Commissioner

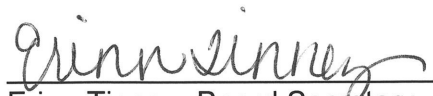


Scott Percival, Commissioner



Lane Walther, Commissioner

ATTEST:



Erinn Tinney, Board Secretary

EXHIBIT A

Policy **221**

Enumclaw Fire Department **FIRE IMPACT FEES**

221.1 POLICY STATEMENT

It is the policy of the Enumclaw Fire Department (EFD) to be a partner in the orderly growth of the community and to maintain the concurrency of fire and life safety services as the community grows. The goal of concurrency is to grow EFD's service capacity at the rate of or staying concurrent with the impacts of development occurring within EFD's service area. EFD recognizes that regional economic vitality depends upon orderly growth; EFD supports community growth through development and is not opposed to new development.

New development and the population increase that comes with it directly impact the ability of EFD to maintain adopted levels of service. EFD will work to mitigate the negative impacts of development by utilizing fire impact fees as one of many mitigation strategies. Impact fees will be used to increase capacity by purchasing new facilities, apparatus, and equipment or to preserve capacity through investment in existing facilities. Impact fees will be accounted for and reported in accordance with applicable city, county, or state ordinances.

221.2 DEFINITIONS

- **Fire Protection Facilities**

Fire protection facilities means fully equipped fire stations, fire apparatus, administrative offices, training grounds and structures, maintenance facilities, and other specialized facilities that meet capitalization thresholds and are required to locate, house, or expedite the timely arrival of personnel and equipment providing emergency response services within the Enumclaw Fire Departments service area.

- **Fire Protection System Improvements**

Fire protection system improvements mean fire protection facilities that will benefit new development and are included in the Enumclaw Fire Department capital facilities plan, and are designed to provide service to service areas within the community at large (not private facilities).

- **Concurrency**

Concurrency refers to the twelfth goal of the Washington State Growth Management Act, which requires public facilities and services necessary for public safety to be adequate to serve new development without decreasing current service levels below locally established minimum standards. WAC 365-196-210(7) "Concurrency" means that adequate public facilities are available when the impacts of development occur or within a specified time thereafter.

- **Capital Facilities Plan**

The capital facilities plan means the most current Enumclaw Fire Department Capital Facilities Plan adopted by the Board of Fire Commissioners that contains all of the elements required by RCW 36.70A.070(3) and incorporated by reference in the City of Enumclaw's Comprehensive Plan.

- **Fire Impact Fee**

A fee authorized under Chapter 82.02 RCW that is assessed on new development to pay a proportionate share of the costs associated with maintaining fire service concurrency. Fire Impact fees must be adopted and authorized by the local land use authority.

- **Fire Level of Service Fee**

A fee that is used to mitigate the direct impacts a new development has upon fire services inside of a jurisdiction that has not adopted fire impact fees. Fire level of service fees are consistent with the Growth Management Act and applied through the SEPA process or in cooperation with the authority having permitting jurisdiction under RCW 54.18.110 and 82.02.020.

- **Capacity**

Represents a fire station's ability to absorb additional apparatus/crew. If there is no additional dorm or bay space, there is 0% capacity. A station has 50% capacity if it can accommodate two apparatus/crews, but only one is assigned.

- **Level of Service**

Level of service (LOS) refers to EFD's adopted response time and performance expectations. Level of service expectations are established in EFD's Standards of Cover document.

- **Standards of Cover**

Standards of Cover are guidelines and benchmarks fire departments use to ensure they deliver consistent, efficient, and effective emergency services to their communities. These standards encompass various aspects of fire service operations, including response times, resource deployment, risk assessment, and community outreach.

221.3 FIRE IMPACT FEE EXPENDITURE

- **New Facilities, Apparatus and Equipment**

Shall be expended on projects and needs identified in the current Capital Facilities Plan. Shall be utilized for system improvements that are reasonably related to and will reasonably benefit new development.

- **Existing Asset Preservation**

Impact fees may be applied to asset preservation projects that preserve capacity. Impact fees for asset preservation project costs shall be apportioned based on the reserve capacity of the asset.

Reserve capacity is assessed on a station's ability to house additional apparatus and associated crew. For example, a station has three apparatus bays and ten crew bunk spaces, and it currently houses a three-person engine company. 33% of the station capacity is occupied and it has 67% reserve capacity.

A station with a response apparatus in resource exhaustion could utilize impact fees to deploy an additional apparatus to offset the impacts of development and community growth.

Accordingly, based on the existing Capital Facilities Plan and the determination that 41% of the cost of replacing equipment and apparatus identified in the plan is necessary to serve new growth, the Enumclaw Fire Department can allocate up to 41% of the cost of any equipment or apparatus purchased since it has been collecting impact fees to the impact fee fund. This same allocation can be used for future expenses for the items listed in the capital facilities plan.

221.4 FIRE IMPACT FEE ACCOUNTING

Impact fees will be handled in accordance with guidance from RCW 82.02.070 and the City of Enumclaw Municipal Code (Chapter 19.24).

- Impact fee receipts shall be earmarked specifically and retained in a special interest-bearing account.
- All interest shall be retained in the account and expended for the purpose or purposes for which the impact fees were imposed.
- EFD shall be able to provide an impact fee report annually to the City of Enumclaw showing the source and amount of all impact fee money collected, earned, or received and system improvements that were financed in whole or in part by the fire impact fees.
- Impact fees shall be expended or encumbered within ten years or be refunded to the property owner with interest, per Enumclaw Municipal Code (19.24.150 -.170). Impact fees are expended or encumbered in the order they are received: First in, first out.

References

- Enumclaw Fire Department Capital Facilities Plan (Most Current Version)
- RCW 82.02.050-090
- RCW 35.103-040
- WAC 396-196-850
- WAC 365-196-210
- Enumclaw Municipal Code (Chapter 19.24 - Impact Fees)

EXHIBIT B



ENUMCLAW FIRE DEPARTMENT

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Residential Housing Unit Fire Impact Fee Calculation Methodology

A. Purpose

This document establishes a revised methodology for calculating Fire Impact Fees to ensure that new development contributes proportionately to the cost of fire protection facilities necessitated by growth, consistent with applicable local and state laws and adopted fire protection standards.

B. Prior Fee Structure

Previously, the City of Enumclaw assessed, on behalf of the Fire Department, a flat rate Fire Impact Fee of Two Thousand Three Hundred Eighty-Three Dollars and Thirteen Cents (\$2,383.13) per Dwelling Unit, regardless of unit size or housing type.

C. Revised Fee Methodology

Effective in 2026 upon approval by the Board of Fire Commissioners on January 21st 2026, and upon subsequent approval and implementation by the City of Enumclaw, the Fire Impact Fee for the City of Enumclaw shall be calculated on a per-square-foot basis, derived from the average Dwelling Unit square footage of residential dwelling units constructed within the City of Enumclaw during calendar year 2025.

The revised methodology distinguishes between:

1. Single-Family and Small-Scale Residential Development (1–4 Dwelling Units per lot)
2. Multifamily Residential Development (5 or more Dwelling Units per lot)

D. Fee Calculation Formulas

1. Single-Family and Small-Scale Residential Development (1–4 Dwelling Units per lot)

The Fire Impact Fee shall be calculated as follows:

- Single-Family and Small-Scale Residential Development Fire Impact Fee (“SFR Fire Impact Fee”) = Gross Floor Area (ft²) × \$0.89 per ft²

- The per-square-foot rate is derived from the following calculation:
 $\$2,383.13 \div 2,689 \text{ ft}^2 = \$0.89 \text{ per square foot ("SFR Fire Impact Fee Rate")}$

Where 2,689 ft² represents the average Dwelling Unit size for single-family and small-scale residential units constructed in the City of Enumclaw during 2025.

2. Multi-Family Residential Development (5 or more Dwelling Units per lot)

The Fire Impact Fee shall be calculated as follows:

- Multi-Family Residential Fire Impact Fee ("MFR Fire Impact Fee Rate") =
 $\text{Gross Floor Area (ft}^2\text{)} \times \2.39 per ft^2
- The per-square-foot rate is derived from the following calculation:
 $\$2,383.13 \div 998 \text{ ft}^2 = \$2.39 \text{ per square foot ("MRF Fire Impact Fee Rate")}$

Where 998 ft² represents the average Dwelling Unit size for Multi-Family residential units constructed in the City of Enumclaw during 2025.

E. Definitions

Gross Floor Area (GFA): The total enclosed floor area of a dwelling unit measured in square feet, as shown on approved building plans.

Dwelling Unit: A building or portion thereof designed for residential occupancy by one or more persons maintaining a common household.

F. Fee Assessment and Collection

Fire Impact Fees shall be calculated based on the applicable per-square-foot rate and the gross floor area of each Dwelling Unit and shall be assessed and collected at the time of building permit issuance, unless otherwise authorized by the City.

G. Annual Adjustments

Starting 2027, the Fire Impact Fee Rate shall be subject to annual adjustment on the first (1st) day of January of each year based on the CPI-U (used by the City of Enumclaw). CPI shall be calculated by using the percentage change over the previous twelve (12)-month period in the CPI for all Urban Consumers published by the United States Department of Labor Bureau of Labor Statistics for the Seattle-Tacoma-Bellevue Metropolitan area. The percentage change from the earlier index to the later index shall be multiplied by the Fire Impact Fee Rate, with the result added to the prior year's rate to arrive at the new adjusted rate for the calendar year.

In no event shall the Fire Impact Fee Rate be less than the immediate preceding year, regardless of the result of the CPI index adjustment. Notwithstanding the adjustments in this paragraph, the Board of Fire Commissioners reserves the right to change or update the Fire Impact Fee at any time.

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