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SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

ORDINANCE NO. 03-033

ADOPTING THE MUKILTEO SCHOOL DISTRICT'S AMENDED 2002-2007 CAPITAL FACILITIES PLAN AS PART OF THE GMA COMPREHENSIVE PLAN; AMENDING AMENDED ORDINANCE NO. 94-125; AMENDING THE SCHOOL IMPACT MITIGATION FEE SCHEDULE IN 30.66C.100; AMENDING SCC 30.10.060; AND DECLARING A GMA EMERGENCY

WHEREAS, Snohomish County has adopted an impact fee ordinance to mitigate the impacts of new development on public school facilities pursuant to RCW 82.02.050; and

WHEREAS, under RCW 82.02.050(4), the county may collect and spend impact fees only for public facilities that are addressed by the capital facilities plan element of the comprehensive plan; and

WHEREAS, under Title 30.66C SCC, school districts must periodically submit updated capital facilities plans (CFPs) to the county for adoption to be eligible for school impact fees; and

WHEREAS, in December 2002, the county adopted the Mukilteo school district's updated 2002-2007 CFP in Amended Ordinance No. 02-052; and

WHEREAS, after the county adopted the Mukilteo school district's updated 2002-2007 CFP, the Mukilteo school district amended its 2002-2007 CFP to reduce the impact fee for single family dwelling units from \$4,966 to \$3,563, and for multi-family dwelling units from \$2,073 to \$1,468; and

WHEREAS, the Mukilteo school district has transmitted its amended 2002-2007 CFP to the county Department of Planning & Development Services (PDS) pursuant to SCC 30.66C.035 to be considered for adoption by the county under the procedures established by Appendix F of the county's General Policy Plan; and

WHEREAS, after reviewing the amended CFP, including the impact fee calculation under SCC 30.66C.045, PDS has determined that it meets the requirements of SCC 30.66C.040 through SCC 30.66C.055; and

WHEREAS, the Snohomish County Council held a public hearing on the Mukilteo school district's amended 2002-2007 CFP on April 9, 2003; and

WHEREAS, the county council considered the entire hearing record, as well as written and oral testimony submitted during the public hearings.

NOW, THEREFORE, BE IT ORDAINED:

Section 1: Authority. This ordinance adopts the Mukilteo school district's amended 2002-2007 capital facility plan. This ordinance is necessary to address identified impacts of development on this school district in order to protect the public health, safety, and welfare, and to exercise the county's authority to impose impact mitigation fees pursuant to RCW 82.02.050 et seq.

Section 2: Findings of fact and conclusions. The County Council makes the following findings of fact and conclusions:

A. Adoption of the Mukilteo school district's amended 2002-2007 CFP into the County's 2002-2007 CFP is necessary to correct an inconsistency which arose after the Mukilteo school district amended its 2002-2007 CFP.

B. Because the impact fees the County collects for school districts are based on school district CFPs that are incorporated into the county's CFP under SCC 30.66C.055, the county must adopt the Mukilteo school district's amended 2002-2007 CFP into the county's CFP.

C. Adoption of the Mukilteo school district's amended 2002-2007 CFP into the county's CFP constitutes an emergency action within the meaning of RCW 36.70A.130, SCC 30.73.090, and SCC 30.66C.035.

D. The Mukilteo school district, acting as lead agency, has satisfied SEPA requirements by completing an environmental checklist and issuing a Determination of Nonsignificance for the amended plan.

E. The County Council conducted a public hearing on the Mukilteo school district's amended 2002-2007 CFP on April 9, 2003 .

F. Public participation requirements of the GMA and the county code have been met or exceeded through the public hearing(s) held by the County Council.

G. The adoption of the amended CFP is consistent with the GMA, the county's GMA comprehensive plan, and the Countywide Planning Policies for Snohomish County.

H. SCC 30.66C.100(1) must be amended to adopt a school impact mitigation fee that is consistent with the Mukilteo school district's amended 2002-2007 CFP.

I. SCC 30.10.060 must be amended to reflect this amendment to the county's GMA comprehensive plan.

Section 3: Basis. The County Council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the Council.

Section 4: Adoption. The Mukilteo school district's amended 2002-2007 CFP is hereby adopted as part of the county's GMA comprehensive plan based on the foregoing findings and conclusions. It is incorporated by reference into this ordinance as if set forth in full: Mukilteo School District #6 Amended Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-10. This plan hereby replaces the Mukilteo School District #6 Capital Facilities Plan 2002-2007 previously adopted by Amended Ordinance No. 02-052.

Section 5. Amendment to Amended Ordinance 94-125. Section 4 of Amended Ordinance 94-125, adopted on June 28, 1995 and last amended by Amended Emergency Ordinance No. 03-101 on January 27, 2003, is hereby amended to read:

Section 4. Based on the foregoing findings and conclusions, the county council hereby adopts the Snohomish County GMA Comprehensive Plan required by the Growth Management Act consisting of the General Policy Plan and Future Land Use Map, the Transportation Element, and the Capital Facilities Element. Attached hereto as Exhibit A is the General Policy Plan element of the comprehensive plan. As part of the GMA Comprehensive Plan, the county council hereby adopts the agricultural, forest land and mineral land designations shown in the Future Land Use map attached to the General Policy Plan and shown in parcel specific detail on a set of county assessor's maps, attached hereto as Exhibit B. As part of the GMA Comprehensive Plan, the county council also adopts the Transportation Element, attached hereto as Exhibit C, and the capital facilities element, which consists of the following documents: Snohomish County Capital Facilities Plan/Year 2000 Update attached hereto as Exhibit D-14; 2001-2006 Capital Improvement Program, attached to Ordinance 00-074 as Exhibit D-15; Arlington School District Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-1; Darrington School District #330 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-2, Edmonds School District #15 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-3, Everett School District Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-4, Granite Falls School District #332 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-5; Lake Stevens School District #4 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-6; Lakewood School District #306 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-7; Marysville School District #25 2002-2007, attached hereto as Exhibit D-8; Monroe School District #103 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-9; Mukilteo School District

#6 Amended Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-10; Northshore School District No. 417 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-11; Snohomish School District Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-12, Stanwood School District #401 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-13; and Sultan School District #311 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-14. The 2001 Countywide Comprehensive Park and Recreation Plan, attached to Ordinance No. 01-108 as Exhibit A, is a supplemental part of the General Policy Plan.

Section 6: Expiration. The Mukilteo school district's amended 2002-2007 CFP herein adopted shall remain in effect for a period of two years from the effective date of Amended Ordinance No. 02-052, unless an updated plan is submitted and approved prior to that date, or as otherwise provided by Title 30.66C SCC. Plan approval remains in effect within this period only so long as the school districts meet the requirements of the GMA concerning the collection and use of impact fees, and other conditions established in state law or in Title 30.66C SCC.

Section 7: Snohomish County Code section 30.66C.100, added on December 9, 2002 by Amended Ordinance No. 02-064, is hereby amended to read:

**Table 30.66C.100(1) School Impact Mitigation Fees**

SCHOOL DISTRICT	SINGLE FAMILY	MULTI-FAMILY 1-BEDROOM per dwelling unit	MULTI-FAMILY 2+ BEDROOMS per dwelling unit
Arlington No. 16	\$2310	\$2460	\$4037
Darrington No. 300	\$460	\$107	\$445
Edmonds No. 15	\$0	\$0	\$0
Everett No. 2	\$1010	\$0	\$632
Granite Falls No. 332	\$2321.26	\$0	\$2529.40
Lake Stevens No. 4	\$2571	\$0	\$1191
Lakewood No. 306	\$1116	\$0	\$1752
Marysville No. 25	\$4174	\$0	\$3493
Monroe No. 103	\$3262	\$272	\$4404
Mukilteo No. 6	<del>\$4966</del> \$3563	\$0	<del>\$2073</del> \$1468
Northshore No. 417	\$0	\$0	\$0
Snohomish No. 203	\$3506	\$0	\$1303
Stanwood No. 401	\$0	\$0	\$0
Sultan No. 311	\$1093	\$0	\$1048

Section 8: Snohomish County Code section 30.10.060, added on December 9, 2002 by Amended Ordinance No. 02-064, is hereby amended to read:

**30.10.060 Comprehensive plan.**

Snohomish County has adopted a comprehensive plan as follows:

- (1) Amended Ordinance No. 94-125, adopted on June 28, 1995 (General Policy Plan (GPP)) and future land use map, transportation element, capital facilities element, resource lands designations, comprehensive park and recreation plan);
- (2) Amended Ordinance No. 93-036, adopted on June 9, 1993 - amending the Shoreline Management Master Program;
- (3) Amended Ordinance No. 94-113, adopted June 28, 1995 - establishing Darrington UGA;
- (4) Amended Ordinance No. 94-114, adopted June 28, 1995 - establishing Gold Bar UGA;
- (5) Amended Ordinance No. 94-115, adopted June 28, 1995 - establishing Granite Falls UGA;
- (6) Amended Ordinance No. 94-116, adopted June 28, 1995 - establishing Index UGA;
- (7) Amended Ordinance No. 94-117, adopted June 28, 1995 - establishing Lake Stevens UGA;
- (8) Amended Ordinance No. 94-119, adopted June 28, 1995 - establishing Monroe UGA;
- (9) Amended Ordinance No. 94-120, adopted June 28, 1995 - establishing Arlington, Marysville and Unincorporated Smokey Point Area UGA;
- (10) Amended Ordinance No. 94-121, adopted June 28, 1995 - establishing Snohomish UGA;
- (11) Amended Ordinance No. 94-122, adopted June 28, 1995 - establishing Stanwood UGA;
- (12) Amended Ordinance No. 94-123, adopted June 28, 1995 - establishing Southwest Cities UGA (Bothell, Brier, Edmonds, Everett, Lynnwood, Mill Creek, Mountlake Terrace, Mukilteo, and Woodway);
- (13) Amended Ordinance No. 94-124, adopted June 28, 1995 - establishing Sultan UGA;
- (14) Amended Ordinance No. 95-117, adopted on January 10, 1996 - amendment to GPP: common siting process for essential public facilities;
- (15) Amended Ordinance No. 96-073, adopted November 27, 1996 - establishing Unincorporated Maltby Industrial Area UGA subarea plan;
- (16) Amended Ordinance No. 96-074, adopted November 27, 1996 - amendment to GPP text and future land use map upon remand by Central Puget Sound Growth Management Hearings Board in Sky Valley case;
- (17) Amended Emergency Ordinance No. 96-078, adopted October 14, 1996 - amendment to GPP future land use map (portion of Arlington, Smokey Point, and Marysville UGA);

- (18) Ordinance No. 97-034, adopted June 2, 1997 - amendment to Gold Bar UGA;
- (19) Ordinance No. 97-036, adopted June 2, 1997 - adoption of Gold Bar UGA Subarea Plan and repeal of portions of Skykomish Valley Area Comprehensive Plan;
- (20) Ordinance No. 97-056, adopted July 2, 1997 - amendment to GPP future land use map to add lands to commercial forest land designation;
- (21) Ordinance No. 97-076, adopted September 15, 1997 - amendment to Arlington, Marysville, and Unincorporated Smokey Point Area UGA and to establish separate UGAs for Arlington and Marysville;
- (22) Amended Ordinance No. 98-035, adopted July 22, 1998 - adoption of Snohomish UGA subarea plan;
- (23) Amended Ordinance No. 98-036, adopted July 22, 1998 - amendment to Snohomish UGA;
- (24) Amended Ordinance No. 98-051, adopted August 3, 1998 - adoption of Mill Creek UGA subarea plan;
- (25) Amended Ordinance No. 98-068, adopted September 9, 1998 - amendment to Arlington UGA;
- (26) Amended Ordinance No. 98-069, adopted September 9, 1998 - amendment to GPP future land use map to change plan designations in the Island Crossing area;
- (27) Amended Ordinance No. 98-071, adopted September 9, 1998 - amendment to Southwest Cities UGA;
- (28) Amended Ordinance No. 98-072, adopted September 9, 1998 - amendment to GPP future land use map to change plan designations in the Smith and Spencer Islands areas;
- (29) Amended Ordinance No. 98-112, adopted December 16, 1998 - amendment to GPP text and future land use map (1996 docket);
- (30) Ordinance No. 98-114, adopted December 16, 1998 - amendment to Arlington and Marysville UGA (1996 docket);
- (31) Ordinance No. 98-115, adopted December 16, 1998 - amendment to Sultan UGA;
- (32) Amended Ordinance No. 98-119, adopted December 16, 1998 - amendment to GPP future land use map and text regarding rural commercial/industrial land uses (1996 docket);
- (33) Ordinance No. 98-126, adopted December 2, 1998 - adoption of school district capital facilities plans;
- (34) Ordinance No. 98-142, adopted January 11, 1999 - amendment to Marysville UGA to add Strawberry Fields Regional Park site;
- (35) Amended Ordinance No. 99-005, adopted March 3, 1999 - adoption of GPP text and future land use map amendments in Darrington area;
- (36) Ordinance No. 99-027, adopted on May 24, 1999 - adoption of the 1999-2004 Capital Plan;
- (37) Ordinance No. 99-028, adopted May 17, 1999 - amendment to GPP text and future land use map (repeal of land use designation and land use policy on specific

property on Cavalero Hill pursuant to Central Puget Sound Growth Management Hearings Board decision in Kelly case);

(38) Amended Ordinance No. 99-031, adopted July 21, 1999 - adoption of GPP text and future land use map amendments for Tulalip subarea plan;

(39) Amended Ordinance No. 99-092, adopted on November 22, 1999 - adopting the 2000-2005 Capital Plan;

(40) Amended Ordinance No. 99-099, adopted December 22, 1999 - adoption of GPP text and future land use map amendments regarding Arlington/Marysville UGA - reconciliation of future land use designations (1999 consolidated docket);

(41) Amended Ordinance No. 99-100, adopted December 22, 1999 - adoption of GPP text and future land use map amendments (1999 consolidated docket);

(42) Emergency Ordinance No. 00-050, adopted July 26, 2000 - amendment to Arlington UGA (addition of school district high school site);

(43) Ordinance No. 00-055, adopted September 6, 2000 - adopting the 2000-2005 Capital Improvement Plans for the Arlington, Marysville, Monroe, and Mukilteo school districts;

(44) Amended Ordinance No. 00-074, adopted on November 21, 2000 - adopting the Year 2000 Capital Facilities Plan Update and the 2001-2006 Capital Improvement Program;

(45) Ordinance No. 00-075, adopted November 21, 2000 - adopting amendments to the Capital Facilities chapter of the GPP;

(46) Amended Ordinance No. 00-091, adopted December 20, 2000 - adopting map and text amendments to the GPP - (2000 consolidated docket, including Transportation Element amendments);

(47) Ordinance No. 00-094, adopted December 20, 2000 - revising the existing Maltby UGA (2000 consolidated docket);

(48) Ordinance No. 00-098, adopted December 6, 2000 - adopting 2000-2005 Capital Improvement Plans for Darrington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Northshore, Snohomish, Stanwood, Sultan school districts;

(49) Amended Ordinance No. 01-040, adopted June 27, 2001 - adopting the December 2000 amendments to the Transportation Element of the GMA comprehensive plan;

(50) Emergency Ordinance No. 01-047, adopted July 23, 2001 - notifying, readopting, and repealing certain portions of Emergency Ordinance No. 00-050 (amendment to Arlington UGA);

(51) Amended Ordinance No. 01-073, adopted November 7, 2001 - adopting the Lake Stevens UGA plan;

(52) Amended Ordinance No. 01-074, adopted November 7, 2001 - adopting modifications to the Lake Stevens UGA boundary;

(53) Amended Ordinance No. 01-089, adopted November 20, 2001 - adopting the 2002-2007 Capital Improvement Plan;

(54) Amended Ordinance No. 01-090, adopted November 20, 2001 - adopting the Year 2001 Update to the Capital Facilities Plan;

(55) Amended Ordinance No. 01-106, adopted December 19, 2001 - adopting map and text amendments (2001 docket);

(56) Ordinance No. 01-108, adopted December 19, 2001 - adopting the 2001 Comprehensive Park and Recreation Plan;

(57) Amended Ordinance No. 01-111, adopted December 19, 2001 - amending the Year 2001 Capital Facilities Plan (and Amended Ordinance No. 01-090); and

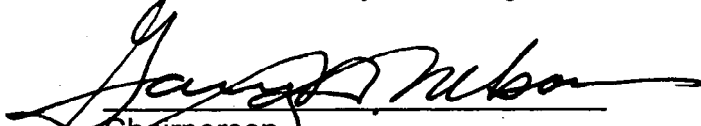
(58) Amended Ordinance No. 01-133, adopted February 6, 2002 - adopting map and text amendments (Clearview remand).

(59) Emergency Ordinance No. 03-033, adopted April 9, 2003 - adopting the Mukilteo School District's Amended 2002-2007 Capital Facilities Plan.

Section 8: Effective date. This ordinance shall take effect within ten days of its enactment as provided by Snohomish County Charter § 2.110.

PASSED this 9th day of April, 2003

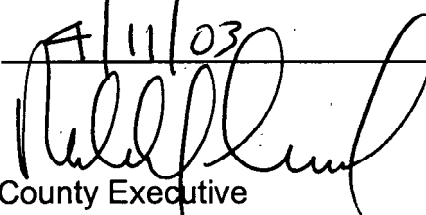
SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
Chairperson

ATTEST:

  
Clerk of the Council, *asst.*

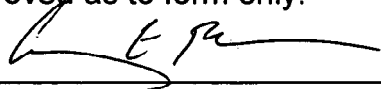
- APPROVED
- VETOED
- EMERGENCY

DATE: 4/11/03  
  
County Executive

ATTEST: 



Approved as to form only:

 3/4/03

Deputy Prosecuting Attorney

June 10, 2002

CLATSOP COUNTY COUNCIL

EXHIBIT # 3

FILE: Ord 03-033



## MUKILTEO SCHOOL DISTRICT NO. 6

### CAPITAL FACILITIES PLAN

2002 - 2007

Adopted: August 19, 2002  
Prepared: June 10, 2002  
Amended February 10, 2003

# **MUKILTEO SCHOOL DISTRICT NO. 6**

## **CAPITAL FACILITIES PLAN**

**2002 - 2007**

### **BOARD OF DIRECTORS**

**Kevin Lavery**

**Bruce Miller**

**Judy Schwab**

**Geoff Short**

**Anna Rice**

### **SUPERINTENDENT**

**Fred Poss, Interim**

For information regarding the Mukilteo School District Capital Facilities Plan, contact the Office of the Superintendent, Mukilteo School District, 9401 Sharon Drive, Everett, Washington 98204. Telephone: (425) 356-1220.

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## I. INTRODUCTION

### Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the "GMA") outlines 13 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. Public school districts have adopted capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Mukilteo School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Snohomish County (the "County"), the City of Mukilteo, and the City of Everett with a description of facilities needed to accommodate projected student growth. The CFP includes a detailed schedule and financing program for accommodating projected student enrollment at acceptable service levels over the next six years (2002- 2007).

The District prepared its original CFP in 1994 based on the criteria set forth in the GMA. When the County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan. Appendix F established the criteria for future updates of the District's CFP.

In accordance with the Growth Management Act and the Snohomish County School Impact Fee Ordinance, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in Appendix F of the General Policy Plan:

- Information must be obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own

data if it is derived through statistically reliable methodologies. Information must be consistent with Office of Financial Management (OFM) population forecasts. Student generation rates must be independently calculated by each school district.

- The CFP must comply with Chapter 36.70A RCW (the Growth Management Act).
- The methodology used to calculate impact fees must comply with Chapter 82.02 RCW. The CFP must identify alternative funding sources in the event that impact fees are not available due to action by the state, county or cities within the District.

When the County adopted its School Impact Fee Ordinance in November 1997, it established the specific criteria for the adoption of a CFP and the assessment of impact fees in the County. Section 3 of the Ordinance defines the requirements for the biennial CFP updates. Table 1 of the Ordinance outlines the formulae for determination of impact fees.

#### **Overview of the Mukilteo School District**

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Twenty-six square miles in area, the District encompasses the City of Mukilteo, portions of the City of Everett, and portions of unincorporated Snohomish County. The Mukilteo School District is bordered by the Everett School District to the north and the east and the Edmonds School District to the south.

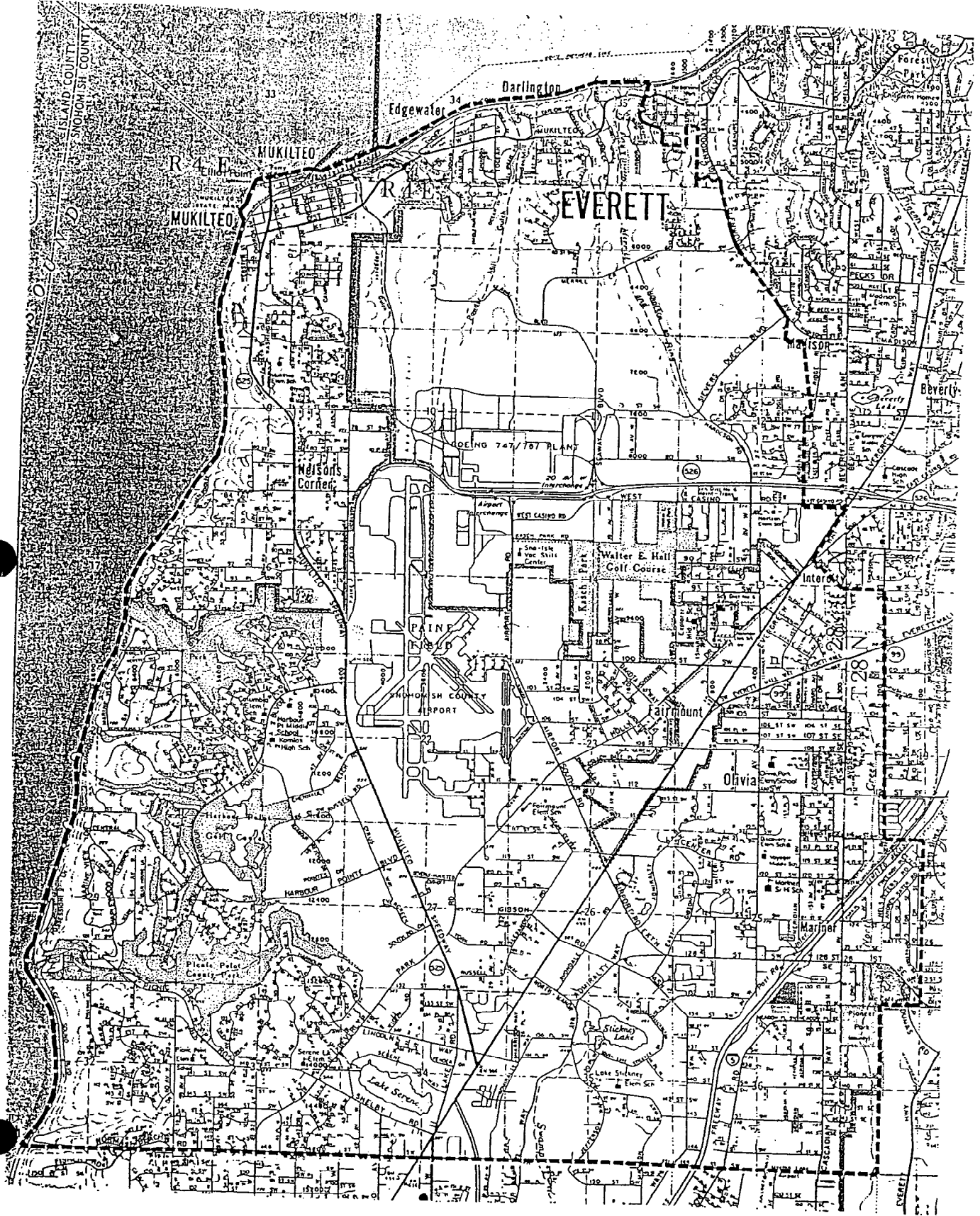
The District serves a student population headcount of 13,612 (October 2001) with eleven elementary schools (grades K-5), four middle schools (grades 6-8), two comprehensive high schools (grades 9-12), and one alternative high school (grades 9-12). For the purposes of facility planning, this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school. For purposes of this CFP, enrollment in the Sno-Isle Skills Center is not included.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- Facility shortfalls have been projected in both the near and long-term at the elementary and high school levels. Middle schools are projected to experience longer term shortfalls.
- On May 16, 2000 the District's voters approved a \$48 million bond measure and a maintenance and operations levy renewal.
- Uneven growth rates exist between geographic sectors within the District. Such uneven growth patterns imply that some schools will reach maximum capacity sooner than others and this will increase the difficulty of maintaining stable school boundaries.

These issues are addressed in greater detail in this CFP.

Figure 1 - District Map





## II. DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards that typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, bilingual education, preschool and daycare programs, computer labs, and music programs. These programs can have a significant impact on the available student capacity of school facilities.

### District-Wide Educational Program Standards

Special programs offered by the District at specific school sites include, but are not limited to:

- Advanced Placement (high school)
- Special Education Classes
- Summer School
- Gifted and Talented Program
- Transitional Bilingual Classes
- Foreign Language/Student Exchange
- Early Childhood Education
- Drug/Alcohol Counseling
- Transitional Learning Center
- Community Based Transition Program
- Peer and Cross Age Tutoring
- D.A.R.E. (elementary and middle schools)
- TRIBES (cooperative skills)
- Family Support Center
- Learning Support Center
- Friendship Room
- ECEAP
- Music Programs (elementary schools)
- Computer Labs
- SUMMIT (grades 3-5)
- MECI (Mukilteo Educational Clinics, Inc.)
- CyberSchools (Nova Net Labs/Distance Learning)
- Mukilteo Behavioral Support Center
- Communication Classroom
- Peer Helpers

District educational program standards may change in the future as a result of various external or internal changes. External changes may include mandates and needs for special programs, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities could also affect educational program standards. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this CFP.

The District educational program standards that directly affect school capacity are outlined below for the elementary, middle and high school grade levels.

***Educational Program Standards For Elementary Schools***

- Class size for Kindergarten cannot exceed 29 students.
- Planning class size for Kindergarten is 24 students per classroom. \*
- Class size for grades 1-5 cannot exceed 30 students.
- Planning class size for grades 1-5 is 24 students per classroom. \*
- Special Education for some students is provided in a self-contained classroom.
- Music instruction will be provided in a separate classroom.
- Schools have a room dedicated as a computer lab.
- Schools have two rooms dedicated as Resource/Learning Support Centers.

***Educational Program Standards For Middle and High Schools***

- Class size for middle school grades 6-8 cannot exceed 30 students.
- Planning class size for middle school grades is 25 students per teacher. \*
- Class size for high school grades 9-12 cannot exceed 33 students.
- Planning class size for high school grades is 27 students per teacher. \*
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 85%
- Special Education for some students will be provided in a self-contained classroom.
- Identified students will also be provided other programs in classrooms designated as follows:
  - Resource Rooms (i.e. computer labs, study rooms).
  - Learning Support Centers.
  - Program Specific Classrooms (i.e., music, drama, art, home and family education).

*Note: Planning class sizes are used to determine school capacities – 24 students for kindergarten and elementary, 25 students for middle school, and 27 students for high school. The District's Minimum Service levels are 30 students for K-8 and 33 students for high schools.*

### III. CAPITAL FACILITIES INVENTORY

Under the GMA, public entities are required to inventory capital facilities used to serve existing development. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms (portables), undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. See Section 2. A map showing locations of District facilities is provided as Figure 1.

#### Schools

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The District maintains eleven elementary schools, four middle schools, two comprehensive high schools, an alternative high school, and the Sno-Isle Skills Center.<sup>1</sup> Elementary schools accommodate grades K-5, middle schools serve grades 6-8, high schools provide for grades 9-12, and the Sno-Isle Skills Center serves grades 10-12.

School capacity was determined based on the number of classrooms within each building and the space requirements of the District's currently adopted educational program.<sup>2</sup> It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 1, 2 and 3.

The Sno-Isle Skills Center is not considered for the purposes of measuring capacity or projecting enrollment for the purposes of capital facilities planning within the District. Relocatable classrooms (portables), with the exception of ACES Alternative School, are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities were not included in the school capacity calculations provided in Tables 1, 2 and 3.

#### Relocatable Classrooms (Portables)

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Relocatable classrooms (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 80 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students at the elementary level and are calculated at 85% occupancy at the middle and high schools. Current use of relocatable classrooms throughout the District is summarized in Table 4.

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<sup>1</sup> The District is the host school district for the Sno-Isle Skills Center that is a vocational skills center that enrolls students from fourteen school districts in Snohomish and Island Counties.

<sup>2</sup> Undersized classrooms and classrooms used for support activities (i.e. music, computer, learning support, physical therapy, etc.) are not included in total capacity numbers shown in Tables 1, 2 and 3. Special Education classrooms are included at actual enrollment.

**Table 1 - Elementary School Inventory**

<b>Elementary School</b>	<b>Site Size (Acres)</b>	<b>Building Area (Square Feet)</b>	<b>Classrooms</b>	<b>Permanent Capacity</b>	<b>Year Built or Remodeled</b>
Challenger	10	48,824	26	548	1987
Columbia	9.6	64,031	32	663	1989
Discovery	9.3	41,508	20	447	1988
Endeavour	9.4	53,848	17	408	1994
Fairmount	15	63,389	25	556	1999
Horizon	19	54,975	26	624	1990
Lake Stickney	9.8	34,389	17	383	1992
Mukilteo	9.8	39,902	17	388	1981
Olivia Park	9.5	48,515	24	549	1992
Picnic Point	10	39,192	17	385	1981
Serene Lake	10	47,770	17	385	1994
<b>TOTAL</b>		<b>536,343</b>		<b>5336</b>	

**Table 2 - Middle School Inventory**

<b>Middle School</b>	<b>Site Size (Acres)</b>	<b>Building Area (Square Feet)</b>	<b>Classrooms</b>	<b>Permanent Capacity</b>	<b>Year Built or Remodeled</b>
Explorer	29.5	135,405	42	937	1989
Harbour Pointe	17.8	110,400	38	838	1993
Olympic View	25.2	105,278	34	750	1994
Voyager	16	106,954	38	860	1993
<b>TOTAL</b>		<b>458,037</b>		<b>3385</b>	

**Table 3 - High School Inventory**

<b>High School</b>	<b>Site Size (Acres)</b>	<b>Building Area (Square Feet)</b>	<b>Classrooms</b>	<b>Permanent Capacity</b>	<b>Year Built or Remodeled</b>
ACES Alternative*	5.8	27,001	14	321	1997
Kamiak	60.7	251,760	72	1700	1999
Mariner	37.1	207,430	49	1219	1993
<b>TOTAL</b>		<b>486,191</b>		<b>3240</b>	

\*Includes square footage for 8 relocatable classrooms considered permanent at this site.

**Table 4 - Relocatable Classroom (Portable) Inventory**

School Name	Relocatables	Interim Capacity
<b>Elementary School</b>		
Challenger	7	168
Columbia	0	0
Discovery	8	192
Endeavour	2	48
Fairmount	4	96
Horizon	2	48
Lake Stickney	5	120
Mukilteo	6	144
Olivia Park	3	72
Picnic Point	4	96
Serene Lake	4	96
<i>Elem. Subtotal</i>	<i>45</i>	<i>1,080</i>
<b>Middle School</b>		
Explorer	0	0
Harbour Pointe	2	43
Olympic View	5	106
Voyager	0	0
<i>MS Subtotal</i>	<i>7</i>	<i>149</i>
<b>High School</b>		
ACES Alternative	0	0
Kamiak	10	230
Mariner	18	413
<i>HS Subtotal</i>	<i>28</i>	<i>643</i>
<b>TOTAL</b>	<b>80</b>	<b>1,872</b>

Note: Aces Alternative HS has 8 portables that are considered permanent facilities.

### **Support Facilities**

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In addition to schools, the District owns and operates additional facilities that provide operational support functions to the schools. An inventory of these facilities is provided in Table 5 and Table 6.

**Table 5 - Support Facility Inventory**

Facility	Building Area (Square Feet)	Site Size (Acres)
Administration	26,608	9.15
Grounds/Maintenance	22,800	4
Service Center	37,677	10

**Table 6 - Other Facility Inventory**

Facility	Building Area (Square Feet)	Site Size (Acres)
Sno-Isle Skills Center	72,024	15

### **Land Inventory**

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The District owns three undeveloped sites:

- a 10.8 acre site on Glenwood Avenue in the City of Everett, restricted for development because of wetlands, access and steep slopes (potential sale of this property is pending);
- a one-acre site in Mukilteo Heights which is restricted for development by covenants and site size; and
- a 10.4 acre site on Gibson Road where a new elementary school will be built.

The District does not own any sites that are developed for uses other than schools and/or which are leased to other parties.

## IV. STUDENT ENROLLMENT PROJECTIONS

### Projected Student Enrollment 2002-2007

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projections. Monitoring birth rates in the County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed up projects when enrollment growth exceeds projections. For this reason, it is sometimes useful to project slightly more growth than might be expected so as to be better prepared for future events.

The Growth Management Act (GMA) requires that planning for public facilities are based on the 20-year population projections developed by the Office of Finance and Management (OFM) for the State of Washington. This element of the GMA has been interpreted to mean that the OFM population forecasts are minimums that must be accommodated.

The District has contracted with a consultant to develop a methodology for projections. The consultant has an twelve-year history of working with local school districts in doing projections, including seven years as the demographer for the Seattle Public Schools and five years as an independent consultant providing long-range projections for the Highline, Edmonds, Puyallup, Federal Way, Marysville, Seattle, and Mukilteo school districts. The methodology employed by the consultant is a variation of the cohort survival method. Cohort survival compares enrollment at a particular grade in a specific year, to the enrollment at the previous grade from the prior year. For example, enrollment at the first grade is compared to the previous year's kindergarten enrollment. The ratio of these two numbers (first grade enrollment divided by kindergarten enrollment) creates a "progression ratio" providing a summary measure of the in-and-out migration that has occurred over the course of a year. This ratio can be calculated for each grade level. Once these ratios have been established over a period of years they can be averaged and/or weighted to predict the enrollment at each grade.

Cohort survival works well for every grade but kindergarten where there is no previous grade to use for comparison. At the kindergarten level enrollment is compared to the birth cohort from five years prior to estimate a birth-to-k ratio. This ratio, averaged over several years, provides a method for predicting what proportion of the birth cohort will enroll at the kindergarten level. The District's percentage of this cohort has varied considerably over the past 7 years from a high of 14.2% to a low of 12%. Future forecasts assume that the percent will range from 12.6% to 12.7%.

Cohort survival is a purely mathematical method, which assumes that future enrollment patterns will be similar to past enrollment patterns. It makes no assumptions about what is causing enrollment gains or losses and can be easily applied to any enrollment history. For this reason, cohort survival is highly recommended for projecting school enrollments.

Despite these advantages, cohort survival can produce forecast errors because it does not consider possible changes in demographic trends. New housing, in particular, can produce enrollment gains that might not otherwise be predicted from past trends. Or, alternatively, a district may lose market share to private or other public schools. It is also possible that a slowdown in population growth will dampen enrollment gains. This appears to be what happened in King County in 1999 and 2000 when overall enrollment in the county declined for two straight years. For these reasons, it is useful to combine the cohort survival method with other information about demographic trends.

For the District forecast the cohort survival method is combined with information about market share gains and losses, and information about population growth due to new housing construction. The market share factor reflects the number of students within the District who are likely to enroll in private schools or other school districts. The projection used in this report assumes a loss factor of one-tenth of a percentage point annually for the period of the forecast. The population/housing growth factor reflects the number of new students that are likely to be generated by housing starts within the District's boundaries. The forecasts assume a growth factor of 1.01 for elementary, and 1.005 for secondary students for the period between 2002 and 2007. This number represent additional growth above and beyond what is projected by the cohort survival ratios.

Based on this projection methodology headcount enrollment is expected to increase by 1,396 students by 2007. FTE enrollment is projected to increase by 1,272.

A projection based on OFM population projections for Snohomish County was also produced. The District's October 2001 FTE enrollment (without the Skills Center) is 12,995. This is 2.1% of the estimated Snohomish County population of 618,600. Assuming that this percentage remains constant, the District's FTE enrollment would grow to 13,902 by 2006, slightly below the number estimated by the District. An additional projection, using County provided population data specific to the Mukilteo School District, results in slightly higher projection of 14,657 FTE by October of 2007.

A comparison of the FTE projections derived from the different methodologies is provided in Table 7. OSPI also does annual enrollment projections for the District, but these projections include the Skills Center. In order to create comparable numbers, the OSPI headcount forecast was converted to FTE (based on the assumption that FTE was approximately 95% of the headcount). The October 2001 FTE enrollment for the Skills Center (approximately 581) was then subtracted from each year of the forecast. (Based on the assumption that the Skills Center FTE would remain constant). This forecast shows a declining enrollment trend for the District over time. It should be remembered, however, that OSPI's kindergarten forecasts are typically linear extrapolations from the current trend and do not consider increases or decreases in the birth trend. For this reason the OSPI forecast is probably underestimating the future growth that is likely due to an increase in the birth cohort.



**Table 7 – Projected Student Enrollment (2002 – 2007)**

<b>FTE Projections</b>	<b>2001* (Actual)</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>Total Change</b>	<b>% Change</b>
OFM/County	12,995	13,177	13,355	13,537	13,720	13,902	14,084	1,089	8%
County MSD	12,995	13,272	13,549	13,826	14,103	14,380	14,657	1,662	11%
OSPI	12,995	13,111	13,191	13,153	12,975	12,966	Not Avail		
District	12,995	13,247	13,444	13,654	13,905	14,095	14,267	1,272	10%

**Enrollment Projections for 2012**

Student enrollment projections beyond 6 years are somewhat speculative since economic or demographic trends could change. A long range forecast for the District was produced by the consultant demographer based on general assumptions about continued growth in housing/population and births. Based on this methodology the District's headcount enrollment is projected to be 16,470 by 2012. The FTE enrollment is projected to be 15,670. This FTE enrollment estimate is broken down by level as follows:

**Table 8 – Projected Student Enrollment (2012)**

<b>Grade Span</b>	<b>Projected Enrollment</b>
Elementary (K-5)	7,355
Middle School (6-8)	3,755
High School (9-12)	4,560
<b>Total K-12</b>	<b>15,670</b>

## V. CAPITAL FACILITIES NEEDS

Projected available student capacity was derived by subtracting projected FTE student enrollment from existing school capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2002-2007). Capacity needs are expressed in terms of "unhoused students." The method used to define future capacity needs assumes no new construction. For this reason *planned construction projects are not included at this point*. This factor is added later. By the end of the six-year forecast period (2007), additional classroom capacity will be needed as follows:

**Table 9 - Unhoused Students in 2007**

Grade Span	Unhoused Students
Elementary (K-5)	1194
Middle School (6-8)	0
High School (9-12)	1117
<b>Total (K-12)</b>	<b>2311</b>

Projected future capacity needs are depicted in Table . They are derived by applying the projected number of students to the projected capacity. Planned improvements by the District through 2007 are included. It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included. (Information on relocatable classrooms and interim capacity can be found in Table 4. Information on planned construction projects can be found in Section VI.)

**Table 10 - Projected Student FTE Capacity (2002 - 2007)**

**ELEMENTARY SURPLUS/DEFICIENCY**

	2001*	2002	2003	2004	2005	2006	2007	2012
Existing Capacity	5,336	5,336	5,336	5,936	5,936	5,936	5,936	5,936
Added Capacity			600					
Total Capacity	5,336	5,336	5,936	5,936	5,936	5,936	5,936	5,936
Enrollment	5,837	5,888	5,947	6,058	6,206	6,372	6,530	7,355
Surplus (Deficiency)	-501	-552	-11	-122	-270	-436	-594	-1,419

**MIDDLE SCHOOL SURPLUS/DEFICIENCY**

	2001*	2002	2003	2004	2005	2006	2007	2012
Existing Capacity	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390
Added Capacity								
Total Capacity	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390
Enrollment	3,337	3,374	3,389	3,339	3,338	3,288	3,310	3,755
Surplus (Deficiency)	53	16	1	51	52	102	80	-365

**HIGH SCHOOL SURPLUS/DEFICIENCY**

	2001*	2002	2003	2004	2005	2006	2007	2012
Existing Capacity	3,240	3,310	3,310	4,021	4,021	4,421	4,421	4,421
Added Capacity	70		711					
Total Capacity	3,310	3,310	4,021	4,021	4,421	4,421	4,421	4,421
Enrollment	3,821	3,985	4,108	4,257	4,361	4,435	4,427	4,560
Surplus (Deficiency)	-511	-675	-87	-236	-340	-414	-396	-539

\* Actual FTE Enrollment for 01/02 School Year - as of October 2001

## VI. CAPITAL FACILITIES FINANCING PLAN

### Planned Improvements

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The District passed a \$48 million bond issue on May 16, 2000. The bond will fund the following capacity-related projects<sup>3</sup>:

- Mariner High School Addition (\$19.4 million) consisting of an additional 31 classrooms and the removal of ten portable classrooms that will be reduced from inventory. This addition adds permanent capacity for 711 students.
- A new elementary school (\$16.1 million) at the Gibson Road site with capacity for approximately 600 students.
- Passage of the bond also allowed the District to dedicate existing resources to the construction of added capacity at Kamiak High School. This project was initially proposed as a remodeling of existing space, but evolved into an additional classroom. This \$1.1 million project adds capacity for an additional section of fine arts each period and for the addition of up to 40 members to band ensembles an effective capacity increase of 70 students.

The unfunded project for the reconfiguration of vacant space in Explorer Middle School is currently pending review.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- alternative scheduling options;
- changes in the instructional model;
- grade configuration change;
- purchasing portable classrooms;
- increased class sizes; or
- modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State match funds and impact fees. Each of these funding sources is discussed in greater detail below.

### Financing for Planned Improvements

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#### *General Obligation Bonds*

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then

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<sup>3</sup> This list includes only those projects that would increase student capacity. Non-capacity projects, such as security and athletic field improvements are not included here but can be found in Table 11.

retired through collection of property taxes. The District passed a \$48 million bond package on May 16, 2000. The bonds provide funding for the construction of new facilities and will be used to update classroom technology, renovate athletic fields, improve existing facilities, and enhance district-wide security and safety.

#### ***Capital Projects Levy***

The District is in the final year of a six-year capital projects levy and has recently passed a renewal six-year capital projects levy, for a combined total levy of \$7.1 million. All funds collected to date have been utilized. Capital project levy dollars will be dedicated to additional modernization and major maintenance of buildings and grounds as well as the upgrading of the District's technology infrastructure

#### ***State Match Funds***

State Match Funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund, and then retired from revenues accruing predominantly from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects. School districts may qualify for State match funds for specific capital projects based on a prioritization system. The District is currently eligible for State Match funds for capital projects at the high school level and has applied for reimbursement for the qualifying portions of the Mariner addition. State match does not cover all of the costs of construction and each district has a different matching ratio based upon the state's formula. The effective matching ration for the Mukilteo School District is in the neighborhood of 21% of total project costs. Land Sales

#### ***Land Sales***

The District's continues to have interest in the 10.8 acre Glenwood Avenue property but no valid sales agreements have been executed at this writing.

#### ***Impact Fees***

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. A detailed discussion on impact fees is provided in Section VII.

The Six-Year Financing Plan shown on demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2002-2007. The financing components include a capital projects levy, funds from bond, impact fees and State Match funds.

The Financing Plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. Projects and portions of projects that remedy existing deficiencies are also not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

**Table 11 – Six Year Financing Plan**

**Improvements Adding Permanent Capacity (Costs in Millions)**

Project		2002	2003	2004	2005	2006	2007	Total Cost	Funds will be spent from these sources:				
									Bonds/Levy	State Match	Land Sales	Impact Fees	
New Elementary School <sup>a</sup>	E	\$-	\$16.10	\$-	\$-	\$-	\$-	\$16.10	x				x
Mariner Addition <sup>b</sup>	H	\$-	\$16.40	\$-	\$-	\$-	\$-	\$16.40	x	x			x
Kamiak Band Room Addition <sup>c</sup>	H	\$1.10	\$-	\$-	\$-	\$-	\$-	\$1.10	x	x			x
<b>Total</b>		<b>\$1.10</b>	<b>\$32.50</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$33.60</b>					

a. Cost is actual project budget

b. Cost is based on estimates from bid award

c. Actual cost

**Improvements Not Adding Capacity (Costs in Millions)**

Project		2002	2003	2004	2005	2006	2007	Total Cost	Funds will be spent from these sources:				
									Bonds/Levy	State Match	Land Sales	Impact Fees	
District-wide safety & security	D	\$1.52	\$-	\$-	\$-	\$-	\$-	\$1.52	x	x	x		
Underground storage tank removal	D	\$0.10	\$-	\$-	\$-	\$-	\$-	\$0.10	x	x	x		
Relocate and replace existing portables	D	\$0.35	\$-	\$-	\$-	\$-	\$-	\$0.35	x	x	x		
Field Improvements	D	\$3.40	\$-	\$-	\$-	\$-	\$-	\$3.40	x	x	x		
<b>Total</b>		<b>\$5.37</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$5.37</b>					

*Note: If planned construction projects do not fully address space needs for increased student populations, the District may elect to purchase relocatable (portable) classrooms to accommodate those students.*

## **VII. SCHOOL IMPACT FEES**

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands, or for the construction of new capital facilities used to remedy existing deficiencies.

### **School Impact Fees**

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The Snohomish County General Policy Plan sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types:
  - 1) single family;
  - 2) multi-family/studio or 1-bedroom; and
  - 3) multi-family/2-bedroom or more.

The Snohomish County impact fee program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District's CFP.

### **Methodology and Variables Used to Calculate School Impact Fees**

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Impact fees have been calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install relocatable facilities (portables) that add capacity needed to serve new development. As required under the GMA, credits have also been applied in the formula to account for State Match Funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

#### ***Site Acquisition Cost Element***

1. Site Size - acreage needed to accommodate each planned improvement.
2. Average Land Cost Per Acre - based on estimates of land costs within the District.

3. Facility Design Capacity - number of students each planned improvement is designed to accommodate.
4. Student Factor - average number of students generated by each housing type -- in this case, single family dwellings and multi-family dwellings. Multi-family dwellings were broken out into one-bedroom and two-plus bedroom units. The District conducted student generation studies within the District. This was done to "localize" generation rates for purposes of calculating impact fees. Student generation rates for the District are shown on Table.

**Table 12 - Student Generation Rates<sup>4</sup>**

<u>Unit Type</u>	<u>Elementary</u>	<u>Middle School</u>	<u>High School</u>	<u>TOTAL</u>
Single Family	0.281	0.131	0.153	0.565
Multi-Family (1 Bedroom)	0.002	0.000	0.000	0.002
Multi-Family (2+ Bedrooms)	0.110	0.056	0.066	0.232

***School Construction Cost Variables***

1. Current Facility Square Footage - used in combination with the "Existing Relocatable Square Footage" to apportion the impact fee amounts between permanent and interim capacity figures.
2. Estimated Facility Construction Cost - based on planned costs or on actual costs of recently constructed schools. The facility cost is the total cost for construction projects as defined in Table 11. Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extensions, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary, and can represent 10% or more of the total building construction cost.

***Relocatable Facilities Cost Element***

Impact fees may be collected to allow acquisition of relocatable classrooms to help relieve capacity deficiencies on an interim basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent versus interim space allocations by the District.

1. Cost Per Unit - the average cost to purchase and install a relocatable classroom.
2. Relocatable Facilities Cost - the total number of needed units multiplied by the cost per unit.

<sup>4</sup> Complete data is contained in Appendix C.



**State Match Credit Variables**

1. BOECKH Index - currently \$110.32 for project approved in July of 2002.
2. State Match Percentage - percentage of State match funds that the District expects to receive. For new construction and additions, the District is currently eligible to receive a maximum state match of 44.8% of *eligible* costs (as defined by the State).

**Tax Credit Variables**

A credit is granted to new development to account for future payments that will be paid or are reasonably anticipated to be paid to the District. The credit is calculated using a "present value" formula.

1. Interest Rate (20-Year General Obligation Bond) - interest rate of return on a 20-year General Obligation Bond and is derived from the Bond Buyer index. As of April 11, 2002 the current interest rate is 5.20%.
2. Levy Rate - current bond levy rate is \$2.65 per \$1,000 in assessed value.
3. Average Assessed Value - based on estimates made by the County's Planning and Development Services Department utilizing information from the Assessor's files. The current average assessed value is \$193,073 for single family dwelling units; \$52,416 for one-bedroom multi-family dwelling units; and \$75,828 for two or more bedroom multi-family dwelling units.

**Proposed Mukilteo School District Impact Fee Schedule**

Using the variables and formula described, impact fees proposed for the District are summarized in Table . See also Appendix D.

**Table 13 - School Impact Fees**

<u>Housing Type</u>	<u>Impact Fee Per Unit</u>
Single Family	\$ 3,563
Multi-Family (1 Bedroom)	\$ 0
Multi-Family (2+ Bedroom)	\$ 1,468

**APPENDIX A**

**DEFINITIONS**

## APPENDIX A

### DEFINITIONS

The terms used in this CFP are defined in the Snohomish County School Impact Fee Ordinance or, if not defined therein, as follows:

Board of Directors: Mukilteo School District Board of Directors.

District: Mukilteo School District No. 6.

FTE or Full Time Equivalent: a means of measuring student enrollment based on the number of hours per day in attendance at District schools. A student is considered an FTE if he/she is enrolled for the equivalent of a full schedule each school day. Kindergarten students attend half-day programs and therefore are counted as 0.5 FTE. For purposes of this CFP, all other grades are adjusted to reflect actual FTE.

OFM: Washington State Office of Financial Management.

Teaching Station: a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time a full class. Planning class size is 24 students for K-5, 25 students for grades 6-8, and 27 for grades 9-12.

Unhoused Students: students projected to be housed in facilities other than permanent classrooms.

**APPENDIX B**

**POPULATION AND ENROLLMENT DATA**

**APPENDIX B**

**PROJECTED STUDENT ENROLLMENT 2002-2007  
(District Estimate)**

FTE Projection							
Grade Level	<u>Oct-01</u> <sup>(1)</sup>	<u>Oct-02</u>	<u>Oct-03</u>	<u>Oct-04</u>	<u>Oct-05</u>	<u>Oct-06</u>	<u>Oct-07</u>
K	493	512	528	537	540	549	578
1	1035	1079	1123	1159	1179	1186	1206
2	1041	1036	1082	1126	1162	1182	1189
3	1087	1063	1060	1106	1152	1189	1210
4	1102	1077	1056	1052	1099	1144	1181
5	1079	1121	1098	1076	1073	1120	1167
6	1156	1083	1126	1103	1081	1077	1125
7	1118	1160	1090	1134	1111	1088	1085
8	1063	1131	1173	1102	1146	1123	1100
9	1025	1107	1179	1223	1149	1195	1170
10	1059	1011	1091	1162	1206	1133	1178
11	969	973	930	1004	1069	1109	1042
<u>12</u>	<u>768</u>	<u>895</u>	<u>909</u>	<u>868</u>	<u>938</u>	<u>999</u>	<u>1036</u>
<b>Total</b>	<b>12,995</b>	<b>13,247</b>	<b>13,444</b>	<b>13,654</b>	<b>13,905</b>	<b>14,095</b>	<b>14,267</b>
School Type							
K-5 <sup>(2)</sup>	5837	5888	5947	6058	6206	6372	6530
6-8	3337	3374	3389	3339	3338	3288	3310
9-12	<u>3821</u>	<u>3985</u>	<u>4108</u>	<u>4257</u>	<u>4361</u>	<u>4435</u>	<u>4427</u>
<b>Total</b>	<b>12,995</b>	<b>13,247</b>	<b>13,444</b>	<b>13,654</b>	<b>13,905</b>	<b>14,095</b>	<b>14,267</b>

Prepared by Consultant Les Kendrick Nov. 2001.

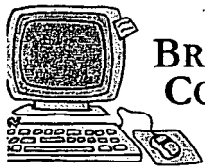
Notes:

(1) Actual student enrollment as of Oct. 2001

(2) Assumes half day attendance for kindergarten students

APPENDIX C

**STUDENT GENERATION FACTOR REVIEW**



## BROWNING CONSULTING

ENABLING SCHOOL DISTRICTS TO MANAGE AND USE STUDENT ASSESSMENT DATA

March 2002

### Student Generation Rate – Mukilteo School District

This document describes the methodology used by Browning Consulting to calculate student generation rates for the Mukilteo School District, and provides results of the calculations.

Using data files from Mukilteo County's Proval/Ascend database, Snohomish County Planning and Development Services staff provided addresses and land use codes of all new construction between the years 1994 to 2000 within the Mukilteo school district. This data was "cleaned up" by eliminating any records that did not contain sufficient information (such as a missing or incomplete site address) to generate a match from the student record data. Multifamily records containing missing or incomplete data regarding number of units or bedrooms were verified by contacting the property owner or manager.

Using data files from the WSIPC student records database, District staff provided student addresses and grade levels of K-12 students attending the District as of February 2002. The student addresses were cleaned up and reformatted to be consistent with the Proval/Ascend method of storing addresses.

Data from the two sources was imported into SGR<sub>CALC</sub><sup>®</sup> software developed by Browning Consulting. SGR<sub>CALC</sub><sup>®</sup> was used to find matches between the two data sources and calculate the following student generation rates:

**Single Family Rates:** The records of 2,166 single family units were compared with 13,736 registered students in the District, and the following count of matches and calculated rates were found (calculated rates for individual grades may not equal overall totals due to rounding):

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	105	0.048
1	87	0.040
2	114	0.053
3	95	0.044
4	109	0.050
5	99	0.046
6	97	0.045
7	101	0.047
8	85	0.039
9	87	0.040
10	80	0.037
11	101	0.047
12	64	0.030
K-5	609	0.281
6-8	283	0.131
9-12	332	0.153
K-12	1224	0.565

**Multifamily Rates (0-1 Bedrooms):** The records of 331 0-1 bedroom units were compared with 13,736 registered students in the district and the following matches were found: Grades K-5: 5 students found for an SGR of .002. Grade 6-8: 1 student was found for an SGR that rounded to zero.

**Multifamily Rates (2-plus Bedrooms):** The records of 2,677 2-plus bedroom units were compared with 13,736 registered students in the District, and the following count of matches and calculated rates were found (calculated rate for individual grades may not equal overall totals due to rounding):

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
K	54	0.020
1	47	0.018
2	45	0.017
3	37	0.014
4	56	0.021
5	56	0.021
6	48	0.018
7	50	0.019
8	51	0.019
9	47	0.018
10	40	0.015
11	57	0.021
12	32	0.012
K-5	295	0.110
6-8	149	0.056
9-12	176	0.066
K-12	620	0.232



**APPENDIX D**

**SCHOOL IMPACT FEE CALCULATIONS**

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Mukilteo School District #6			Jurisdiction: Snohomish County, City of Everett, and City of Mukilteo					
YEAR	2002								
<b>School Site Acquisition Cost:</b>									
(((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor)									
	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost/ MFR (1)	Cost/ MFR (2+)
Elementary	11.50	\$	650	0.281	0.002	0.110	\$0	\$0	\$0
Middle	17.50	\$	750	0.131	0.000	0.056	\$0	\$0	\$0
High	25.00	\$	1,500	0.153	0.000	0.066	\$0	\$0	\$0
	<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>School Construction Cost:</b>									
(((Facility Cost / Facility Capacity) x Student Generation Factor) x (permanent / Total Sq Ft))									
	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost/ MFR (1)	Cost/ MFR (2+)
Elementary	95.40%	\$ 16,100,000	600	0.281	0.002	0.110	\$7,193	\$51	\$2,816
Middle	95.40%	\$	0	0.131	0.000	0.056	\$0	\$0	\$0
High	95.40%	\$ 16,400,000	711	0.153	0.000	0.066	\$3,367		\$1,452
Karniak	95.40%	\$ 1,100,000	120	0.153	0.000	0.066	\$1,338		\$577
Explorer	95.40%	\$	400	0.153	0.000	0.066	\$0	\$0	\$0
	<b>TOTAL</b>						<b>\$11,898</b>	<b>\$51</b>	<b>\$4,845</b>
<b>Temporary Facility Cost:</b>									
(((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet))									
	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost/ MFR (1)	Cost/ MFR (2+)
Elementary	4.60%	\$ 60,000.00	24	0.281	0.002	0.110	\$32	\$0	\$13
Middle	4.60%	\$	25	0.131	0.000	0.056	\$0	\$0	\$0
High	4.60%	\$ 60,000.00	27	0.153	0.000	0.066	\$16	\$0	\$7
	<b>TOTAL</b>						<b>\$48</b>	<b>\$0</b>	<b>\$19</b>
<b>State Matching Credit:</b>									
Boeckh Index X SPI Square Footage X District Match % X Student Factor									
	Boeckh Index	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost/ MFR (1)	Cost/ MFR (2+)
Elementary	\$ 110.32	80	0.00%	0.281	0.002	0.110	\$0	\$0	\$0
Middle	\$ 110.32	110	0.00%	0.131	0.000	0.056	\$0	\$0	\$0
High	\$ 110.32	120	44.80%	0.153	0.000	0.066	\$907	\$0	\$391
	<b>TOTAL</b>						<b>\$907</b>	<b>\$0</b>	<b>\$391</b>
<b>Tax Payment Credit:</b>									
							SFR	MFR (1)	MFR (2+)
Average Assessed Value							\$193,073	\$52,416	\$75,828
Capital Bond Interest Rate							5.20%	5.20%	5.20%
Net Present Value of Average Dwelling							\$1,476,484	\$400,840	\$579,878
Years Amortized							10	10	10
Property Tax Levy Rate							\$2.65	\$2.65	\$2.65
<b>Present Value of Revenue Stream</b>							<b>\$3,913</b>	<b>\$1,062</b>	<b>\$1,537</b>
<b>Fee Summary:</b>				Single Family	Multi-Family (1)	Multi-Family (2+)			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$11,898	\$51	\$4,845			
Temporary Facility Cost				\$48	\$0	\$19			
State Match Credit				(\$907)	\$0	(\$391)			
Tax Payment Credit				(\$3,913)	(\$1,062)	(\$1,537)			
<b>FEE (AS CALCULATED)</b>				<b>\$7,126</b>	<b>(\$1,011)</b>	<b>\$2,937</b>			
<b>Fee (AS DISCOUNTED)</b>				<b>\$3,563</b>	<b>(\$505)</b>	<b>\$1,468</b>			

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