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SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

AMENDED ORDINANCE NO. 04-118

ADOPTING 2004-2009 CAPITAL FACILITIES PLANS FOR THE ARLINGTON, EDMONDS, EVERETT, GRANITE FALLS, LAKE STEVENS, LAKEWOOD, MARYSVILLE, MONROE, MUKILTEO, NORTHSHORE, SNOHOMISH, STANWOOD/CAMANO ISLAND AND SULTAN SCHOOL DISTRICTS AS PART OF THE GMA COMPREHENSIVE PLAN PURSUANT TO SCC 30.66C.020; AMENDING AMENDED ORDINANCE 94-125; AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

WHEREAS, Snohomish County has adopted an impact fee ordinance to provide mitigation for 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 for public facilities which are addressed by the capital facilities plan element of the comprehensive plan; and

WHEREAS, pursuant to SCC 30.66C.040, school districts must submit capital facilities plans to the County for inclusion in the Capital Facilities Plan in order to be eligible to receive payment of school impact fees; and

WHEREAS, existing school capital facilities plans, including the 2002-2007 Capital Facilities Plans for Arlington School District No. 16, Edmonds School District No. 15, Everett School District No. 2, Granite Falls School District No. 332, Lake Stevens School District No. 4, Lakewood School District No. 306, Marysville School District No. 25, Monroe School District No. 103, Mukilteo School District No. 6, Northshore School District No. 417, Snohomish School District No. 201, Stanwood/Camano Island School District No. 401, and Sultan School District No. 311, were adopted by Snohomish County in 2002 and will expire on December 31, 2004; and

WHEREAS, school districts must submit updated capital facilities plans to Snohomish County for review and adoption before December 31, 2004, in order to maintain their eligibility to receive school impact fees after December 31, 2004; and

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WHEREAS, the Arlington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood/Camano Island and Sultan school districts have submitted their updated capital facilities plans for the period 2004-2009 to the county Department of Planning and Development Services (PDS) pursuant to SCC 30.66C.035; and

WHEREAS, the Darrington School District #330 has not submitted an update to their school capital facilities plan for the period 2004-2009; and

WHEREAS, PDS has reviewed the plans submitted, including the impact fee calculations using SCC 30.66C.045, and has consulted with the School Technical Review Committee authorized by SCC 30.66C.050(3) and has determined that each plan meets the requirements of SCC 30.66C.040 and Appendix F of the Snohomish County General Policy Plan (GPP); and

WHEREAS, the Snohomish County Planning Commission held public hearings on the Arlington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood/Camano Island and Sultan school district capital facilities plans on September 21, 2004; and

WHEREAS, the Snohomish County Council held a public hearing on these plans on November 22 and November 23, 2004; and

WHEREAS, the Master Builders Association of King and Snohomish County, Barclays North LLC, and The McNaughton Group began submitting comment letters and reports questioning the school district capital facilities plans on November 17, 2004, three working days before the Council's public hearing; and

WHEREAS, the County carefully evaluated the comments made by representatives of the development community and drafted amendments to several of the school district capital facilities plans, in consultation with school district representatives and subject to ratification by the individual school boards whose plans have been modified by the County, addressing several of their concerns; and

WHEREAS, in response to comments made by representatives of the development community, the Stanwood-Camano School District provided a revised version of its capital facilities plan, which replaces the prior version originally provided to the County; and

WHEREAS, SEPA review on these plans has been performed by each school district, acting as lead agency; and

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WHEREAS, SCC 30.66C.020 provides that any school district plan adopted by the County Council shall be incorporated by reference into the capital facilities element of the Snohomish County GMA Comprehensive Plan ("GMACP"); and

WHEREAS, the County Council considered the entire hearing record, including the Planning Commission's recommendation, and written and oral testimony submitted during the public hearings;

NOW, THEREFORE, BE IT ORDAINED:

Section 1. This ordinance is adopted to implement Chapter 30.66C SCC and to adopt school district capital facilities plans for the Arlington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood/Camano Island and Sultan school districts. This ordinance is necessary to address identified impacts of development on these school districts in order to protect the public health, safety, and welfare, and to exercise Snohomish County's authority to impose impact fees pursuant to RCW 82.02.050 et seq.

Section 2: The County Council adopts and incorporates herein as if set forth in full the foregoing recitals as findings and conclusions. Based upon the entire record of testimony and exhibits, including all oral and written testimony before the County Council and Planning Commission, the County Council adopts the following additional findings and conclusions:

- A. The 2004-2009 School Capital Facilities Plans for the Arlington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood/Camano Island and Sultan school districts, adopted herein, will further the goals of the GMA by providing adequate public school facilities to accommodate growth.
- B. The 2004-2009 School Capital Facilities Plans for the Arlington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood/Camano Island and Sultan school districts contain the necessary components for such comprehensive plan elements as prescribed in Chapter 36.70A RCW and in Appendix F of the Snohomish County General Policy Plan.
- C. PDS has reviewed these district plans, including the impact fee calculations using the formula in SCC 30.66C.045, and has determined that each plan meets the requirements of SCC 30.66C.040. This determination was made after consultation with the School Technical Review Committee, which reviewed each plan prior to the Planning Commission's public hearing. The record demonstrates that these school

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capital facilities plans meet the requirements of Chapter 30.66C SCC and is an appropriate basis for the collection of school impact fees.

D. The Arlington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood/Camano Island and Sultan school districts have met the requirements of Chapter 30.66C SCC and the requirements of their interlocal agreements with Snohomish County concerning the operation and administration of the school impact fee program.

E. The Darrington School District did not submit an update to their capital facilities plan for the period 2004-2009, and, consequently, the County is unable to impose and collect impact fees under the GMA for the District after December 31, 2004.

F. SEPA requirements have been satisfied by each school district, acting as lead agency, completing an environmental checklist and issuing a Determination of Non-Significance for each plan. Snohomish County adopts and incorporates the SEPA determinations made by the respective school districts.

G. The impact fee schedule set forth at SCC 30.66C.100 contains three columns: "Single Family," "Multi-Family 1-Bedroom," and "Multi-Family 2-Bedroom." Adding the category "Duplexes and Townhomes" more accurately reflects the distinction between the different forms of development. At present, the student generation data does not evidence a difference in impact between "Multi-Family 2-Bedroom" and "Duplexes and Townhomes." However, creating this additional category will allow greater flexibility as data for future development impacts is generated.

H. The Planning Commission has reviewed the school districts' plans, has conducted a public hearing on each plan, and has recommended adoption of these plans as part of the capital facilities element of the GMA comprehensive plan.

I. The County Council conducted a public hearing on these school district capital facilities plans on November 22 and 23, 2004.

J. The County Council has considered these school district plans in the context of other potentially related amendments to the County's capital facilities element also under consideration, including the 2005-2010 Capital Improvement Program and the 2005 annual budget. Each of these school district plans shall be incorporated by reference into the capital facilities element of the comprehensive plan as provided by SCC 30.66C.055.

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K. Public participation requirements of the GMA and the county code have been met or exceeded through the public hearings conducted by the Planning Commission and the County Council.

L. The adoption of these district plans is consistent with the GMA, the county's GMA comprehensive plan, and the Countywide Planning Policies for Snohomish County.

M. An amendment to SCC 30.66C.100 is necessary to adopt an updated fee schedule consistent with the 2004-2009 school district plans.

N. Pursuant to SCC 30.66C.100, the County reduces the amount of the impact fee calculated by the school districts by fifty-percent.

Section 3: Adoption. Based on the foregoing findings and conclusions, the following school district capital facility plans, as amended by Exhibit E ("School District CFP Amendments"), are adopted and incorporated herein by reference as if set forth in full, subject to ratification by the appropriate school boards of the amendments contained in Exhibit E by December 31, 2004: the Arlington School District #16 Capital Facilities Plan 2004-2009, attached as Exhibit D-1; Edmonds School District #15 Capital Facilities Plan 2004-2009, attached as Exhibit D-2; Everett School District #2 Capital Facilities Plan 2004-2009, attached as Exhibit D-3; Granite Falls School District #332 Capital Facilities Plan 2004-2009, attached as Exhibit D-4; Lake Stevens School District #4 Capital Facilities Plan 2004-2009, attached as Exhibit D-5; Lakewood School District #306 Capital Facilities Plan 2004-2009, attached as Exhibit D-6; Marysville School District #25 Capital Facilities Plan 2004-2009, attached as Exhibit D-7; Monroe School District #103 Capital Facilities Plan 2004-2009, attached as Exhibit D-8; Mukilteo School District #6 Capital Facilities Plan 2004-2009, attached as Exhibit D-9; Northshore School District #417 Capital Facilities Plan 2004-2009, attached as Exhibit D-10; Snohomish School District #201 Capital Facilities Plan 2005-2010, attached as Exhibit D-11; Stanwood-Camano School District #401 Capital Facilities Plan 2004-2009, attached as Exhibit D-12; and Sultan School District #311 Capital Facilities Plan 2004-2009, attached as Exhibit D-13.

These plans replace the 2002-2007 School District Capital Facilities Plans previously adopted by Amended Ordinance No. 02-052 and Ordinance No. 03-033.

Section 4. Amendment to Amended Ordinance 94-125. Section 4 of Amended Ordinance 94-125, adopted on June 28, 1995, and last amended by Ordinance No. 03-033 on April 9, 2003 is amended to read:

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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 2001 Update attached to Ordinance 01-090 as Exhibit A; 2004-2009 Capital Improvement Program, attached to Amended Ordinance 03-139 as Exhibit A; Arlington School District #16 Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-1))~~) 2004-2009, attached to Amended Ordinance 04-118 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))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-2, Everett School District Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-4))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-3, Granite Falls School District #332 Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-5))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-4; Lake Stevens School District #4 Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-6))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-5; Lakewood School District #306 Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-7))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-6 ; Marysville School District #25 (~~((2002-2007, attached hereto as Exhibit D-8))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-7 ; Monroe School District #103 Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-9))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-8; Mukilteo School District #6 Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-10))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-9; Northshore School District (~~((No-))~~) # 417 Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-14))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-10; Snohomish School District #203 Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-12))~~) 2005-2010, attached to Amended Ordinance 04-118 as Exhibit D-11; Stanwood-Camano School District #401 Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-13))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-12; and Sultan School District #311 Capital Facilities Plan (~~((2002-2007, attached hereto as Exhibit D-14))~~) 2004-2009, attached to Amended Ordinance 04-118 as Exhibit D-13 . The 2001 Countywide

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Comprehensive Park and Recreation Plan, attached to Ordinance No. 01-108 as Exhibit A, is a supplemental part of the General Policy Plan.

Section 5: Expiration. Each school district's capital facilities plan adopted by this ordinance shall remain in effect for a period of two years from the effective date of this ordinance, unless an updated plan is submitted and approved prior to that date, or as otherwise provided by Chapter 30.66C SCC.

Section 6: Snohomish County Code Section 30.66C.100, last amended by Ordinance No. 03-033 on April 9, 2003, is amended to read:

30.66C.100 Fee required.

- (1) Each development, as a condition of approval, shall be subject to the school impact fee established pursuant to this chapter. The school impact fee shall be calculated in accordance with the formula established in SCC 30.66C.045. The fees listed in Table 30.66C.100(1) represent one-half of the amount calculated by each school district in its respective capital facilities plan in accordance with the formula identified in SCC 30.66C.045.
- (2) The payment of school impact fees will be required prior to issuance of building permits. The amount of the fee due shall be based on the fee schedule in effect at the time of building permit application.
- (3) The department shall maintain and provide to the public upon request a table summarizing the schedule of school impact fees for each school district within the county.
- (4) The fees set forth in Table 30.66C.100(1) apply to developments that vest to county development regulations from January 1, ~~((2003))~~ 2005 to December 31, ~~((2004))~~ 2006.
- (5) Building permits submitted after January 1, 1999 for which prior plat approval has been obtained under chapter 30.66C SCC as codified prior to January 1, 1999 shall be subject to the school impact fees established pursuant to this chapter, as set forth in this section, except as provided in SCC 30.66C.010(2).

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Table 30.66C.100(1)
SCHOOL IMPACT MITIGATION FEES

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTI-FAMILY 1-BEDROOM per dwelling unit	MULTI-FAMILY* 2+ BEDROOMS per dwelling unit	DUPLEXES AND TOWNHOMES
Arlington No. 16	(((\$2310)) <u>\$894.00</u>	(((\$2460)) <u>\$0.00</u>	(((\$4037)) <u>\$1,476.00</u>	<u>\$1,476.00</u>
((Darrington No. 330))	(((\$460))	(((\$107))	(((\$446))	
Edmonds No. 15	\$0.00	\$0.00	\$0.00	<u>\$0.00</u>
Everett No. 2	(((\$1010)) <u>\$2,124.00</u>	\$0.00	(((\$632)) <u>\$801.00</u>	<u>\$801.00</u>
Granite Falls No. 332	(((\$2321.26)) <u>\$1,879.75</u>	\$0.00	(((\$2529.40)) <u>\$2,252.32</u>	<u>\$2,252.32</u>
Lake Stevens No. 4	(((\$2571)) <u>\$3715.00</u>	\$0.00	(((\$1191)) <u>\$1423.00</u>	<u>\$1423.00</u>
Lakewood No. 306	(((\$1116)) <u>\$522.00</u>	\$0.00	(((\$1752)) <u>\$1,198.00</u>	<u>\$1,198.00</u>
Marysville No. 25	(((\$4174)) <u>\$5,975.00</u>	\$0.00	(((\$3493)) <u>\$4,392.00</u>	<u>\$4,392.00</u>
Monroe No. 103	(((\$3262)) <u>\$3,909.00</u>	(((\$272)) <u>\$18.00</u>	(((\$4404)) <u>\$3,494.00</u>	<u>\$3,494.00</u>
Mukilteo No. 6	(((\$3563)) <u>\$3,595.00</u>	\$0.00	(((\$1468)) <u>\$1,265.00</u>	<u>\$1,265.00</u>
Northshore No. 417	\$0.00	\$0.00	\$0.00	<u>\$0.00</u>
Snohomish No. 203	(((\$3506)) <u>\$5,798.00</u>	\$0.00	(((\$1303)) <u>\$2,017.00</u>	<u>\$2,017.00</u>
Stanwood No. 401	(((\$0.00)) <u>\$2,242.00</u>	\$0.00	(((\$0.00)) <u>\$1,042.00</u>	(((\$1,249.00)) <u>\$1,042.00</u>
Sultan No. 311	(((\$1093)) <u>\$2,166.00</u>	\$0.00	(((\$1048)) <u>\$1,735.00</u>	<u>\$1,735.00</u>

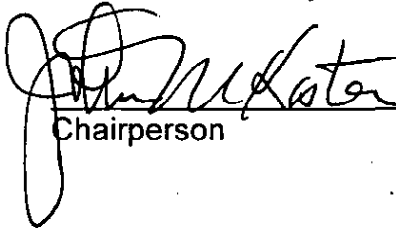
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Section 7: Effective date. The effective date of this ordinance shall be January 1, 2005.

Section 8: Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

PASSED this 23rd day of November, 2004

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Chairperson

ATTEST:


Asst. Clerk of the Council

- APPROVED
 VETOED
 EMERGENCY

DATE: 12/07/04


County Executive

ATTEST:



Approved as to form only:

Deputy Prosecuting Attorney

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Copies of the District Plans are available upon request in the Council Clerk's office

Amended Ordinance No. 04-118

EXHIBIT E

School District CFP Amendments

As provided by Section 3 of Amended Ordinance No. 04-118, the school district capital facilities plans attached to and incorporated by reference into Amended Ordinance No. 04-118 are amended as indicated below. As further provided by Section 3 of Amended Ordinance No. 04-118, adoption of these plans into the Snohomish County Capital Facilities Plan is contingent upon ratification of these amendments by the appropriate school board no later than December 31, 2004.

1. **Page 6-10 of the Lake Stevens School District #4 Capital Facilities Plan 2004-2009 (Exhibit D-7 to Amended Ordinance No. 04-118), is hereby amended as follows:**

In "Table 12 – Calculated Impact Fees," the "Impact Fee Per Unit" for "Single Family Detached" is changed from \$7,967 to \$7,430, and the "Impact Fee Per Unit" for "Two + Bedroom Apartment" is changed from \$3,103 to \$2,846.

In "Table 13 – Calculated Impact Fees (50% Discount)," the "Impact Fee Per Unit" for "Single Family Detached" is changed from \$3,983 to \$3,715 and the "Impact Fee Per Unit" for "Two + Bedroom Apartment" is changed from \$1,552 to \$1,423.

In Table 14 – Calculated Impact Fees (25% Discount), the "Impact Fee Per Unit" for "Single Family Detached" is changed from \$5,975 to \$5,572.5, and the "Impact Fee Per Unit" for "Two + Bedroom Apartment" is changed from \$2,327 to \$2,134.

2. **A new section is added to the bottom of Page 6-1 of the Lake Stevens School District #4 Capital Facilities Plan 2004-2009 (Exhibit D-7 to Amended Ordinance No. 04-118), following the section "Facility Needs (2004-2009)," to read as follows:**

Forecast of Future Facility Needs for the Next Twenty Years

Additional elementary, middle and high school classroom space will need to be constructed between 2012 and 2025 to meet the projected student population increase. The District will have to purchase additional school sites to facilitate growth during this time frame.

3. **Appendix A to the Lake Stevens School District #4 Capital Facilities Plan 2004-2009 (Exhibit D-7 to Amended Ordinance No. 04-118) is hereby replaced with the version of Appendix A attached hereto as Attachment 1.**
4. **A new section is added to page 20 of the Sultan School District #311 Capital Facilities Plan 2004-2009 (Exhibit D-13 to Amended Ordinance**

No. 04-118), following the paragraph captioned "Interim Classroom Facilities (Portables)," to read as follows:

Forecast of Future Facility Needs for the Next Twenty Years

Based upon enrollment projections for the ensuing Twenty Year planning period, the Sultan School District anticipates the following facilities to accommodate its needs: two new elementary schools, conversion of the existing high school to a junior high school, and construction of a new high school.

5. Pages 6 – 3 and 6 – 9 of The Everett School District #2 Capital Facilities Plan 2004-2009 (Exhibit D-3 to Amended Ordinance No. 04-118) is hereby amended as indicated in the letter from Everett Public Schools to the Snohomish County Council, dated November 22, 2004, which is attached hereto as Attachment 2 and incorporated herein by reference.
6. The Snohomish School District Capital Facilities Plan (Exhibit D-11 to Amended Ordinance 04-118) is hereby amended to add an Appendix D, the "Citizens Facilities Advisory Committee Recommendations to School Board", which was adopted by the District's Board of Directors on January 28, 2004, to address the District's planned facility needs during the 20-year planning horizon, which is attached hereto as Attachment 3 and incorporated herein by reference.
7. A new section is added to the bottom of page 11 of the Snohomish School District Capital Facilities Plan (Exhibit D-11 to Amended Ordinance 04-118), following the section "Land", to read as follows:

Leased Facilities

The District has two leased facilities:

- (1) 800 2nd Street, Snohomish (portions of building used for alternative school programs); and
- (2) Christ the King Lutheran Church, 1305 Pine Avenue, Snohomish (portions of the Church building used for alternative education/home school programs).

8. The Mukilteo School District Capital Facilities Plan (Exhibit D-9 to Amended Ordinance No. 04-118) is amended to attach as an addendum to the plan the November 19, 2004 letter to Snohomish County Planning and Development Services to address the 20-year forecast for facility needs as Attachment 4 to Exhibit E.