



SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 98-126

ESTABLISHING A SCHOOL IMPACT FEE SCHEDULE PURSUANT TO SCC 26C.28.020 AND ADOPTING VARIOUS SCHOOL DISTRICTS' CAPITAL FACILITIES PLANS PURSUANT TO SCC 26C.26.030; AMENDING THE CAPITAL FACILITIES ELEMENT OF THE SNOHOMISH COUNTY COMPREHENSIVE PLAN ADOPTED UNDER THE GROWTH MANAGEMENT ACT, ESTABLISHING AN EFFECTIVE DATE FOR SECTIONS 1, 2, 4 AND 6 OF AMENDED ORDINANCE NO. 97-095, AND AMENDING AMENDED ORDINANCES NO. 94-125 AND 97-095

WHEREAS, Snohomish County has adopted an impact fees 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 only 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 Title 26C SCC, school districts must submit capital facilities plans to the county for adoption to be eligible for school impact fees; and

WHEREAS, the Arlington, Darrington, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood and Sultan School Districts have submitted adopted capital facilities plans to the county Department of Planning and Development Services (PDS) pursuant to SCC 26C.26.010; and

WHEREAS, PDS has reviewed these plans, including the impact fee calculations in the plans using the formula in Table 1 of SCC 26C.28.010, and determined that the submitted plans meet the requirements of SCC 26C.26.020; and

WHEREAS, public hearings on these plans were held by the Snohomish County Planning Commission on September 22 and October 27, 1998 and by the Snohomish County Council on December 2, 1998; and

WHEREAS, each plan contains an impact fee amount that must be put into a county Impact Fee Schedule as required by SCC 26C.28.020; and

WHEREAS, SEPA review on each plan has been performed by the school districts, as lead agencies, and Addendum #12 to the FEIS for the Snohomish County Growth Management Act (GMA) Comprehensive Plan addressing these plans has been issued by PDS; and

WHEREAS, SCC 26C.26.030 provides that the county council shall consider adoption of these plans by reference as part of the capital facilities element of the county comprehensive plan; 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. Authority. This ordinance is adopted to implement Title 26C SCC as amended by Amended Ordinance No. 97-095 with respect to the Arlington, Darrington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood and Sultan school districts. This ordinance is necessary to address identified impacts of development on the districts in order to protect the public health, safety, and welfare, and to implement Snohomish County's authority to impose impact 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. The school capital facilities plans adopted herein further the goals of the GMA for the provision of adequate public facilities to accommodate growth.
- B. The school capital facilities plans contain the necessary components for such comprehensive plan elements as prescribed in RCW 36.70A and in Appendix F of the Snohomish County General Policy Plan.
- C. PDS has reviewed these plans, including the impact fee calculations in the plans using the formula in Table 1 of SCC 26C.28.010, and determined that the submitted plans meet the requirements of SCC 26C.26.020. The record demonstrates that the school capital facilities plans meet the requirements established by Amended Ordinance No. 97-095 and are an appropriate basis for the collection of school impact fees.
- D. The school districts have demonstrated through oral and written testimony, that they have petitioned the other general purpose governmental jurisdictions within

their districts to impose school impact mitigation on development that is at least comparable to that imposed through SCC Title 26C, as required by that title.

- E. SEPA requirements have been met or exceeded by the actions of the county and the school districts, acting as lead agencies.
- F. Public participation requirements of the GMA and the county code have been met or exceeded through the actions of the school districts and county.
- G. The planning commission has reviewed these school district plans, conducted a public hearing on September 22, 1998, and has recommended adoption of same as part of capital facilities element of the GMA comprehensive plan.
- H. The adoption of these plans is consistent with the GMA, the county's GMA comprehensive plan, and the Countywide Planning Policies for Snohomish County.

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 planning commission and the county council.

Section 4. Amended Ordinance 94-125, last amended by Amended Ordinance No. 98-072 on September 9, 1998 is 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 1998-2003 Capital Plan, attached hereto as Exhibit D; Arlington School District Capital Facilities Plan 1997-2003, attached hereto as Exhibit D-1; Darrington School District #330 Capital Facilities Plan 1997-2003,

attached hereto as Exhibit D-2, Everett School District Capital Facilities Plan 1997-2003, attached hereto as Exhibit D-3, Granite Falls School District #332 Capital Facilities Plan 1998-2003, attached hereto as Exhibit D-4; Lake Stevens School District #4 Capital Facilities Plan 1997-2003, attached hereto as Exhibit D-5; Lakewood School District #306 Capital Facilities Plan 1997-2003, attached hereto as Exhibit D-6; Marysville School District #25 1998-2003 Capital Facilities Plan, attached hereto as Exhibit D-7; Monroe School District #103 Capital Facilities Plan 1998-2003, attached hereto as Exhibit D-8; Mukilteo School District #6 Capital Facilities Plan 1998-2003, attached hereto as Exhibit D-9; 1998 Capital Facilities Plan (Northshore School District #417), attached hereto as Exhibit D-10; Snohomish School District Capital Facilities Plan 1997-2003, attached hereto as Exhibit D-11, Stanwood School District #401 Capital Facilities Plan 1997-2003, attached hereto as Exhibit D-12; and Sultan School District #311 Capital Facilities Plan 1997-2003, attached hereto as Exhibit D-13. The Countywide Comprehensive Park and Recreation Plan, adopted by Motion 94-428, is a part of the GMA Comprehensive Plan, and is attached hereto as Exhibit E.

Section 5. Based on the foregoing findings and conclusions, the 1998 capital facilities plans for the following school districts, attached hereto as Exhibits D-1 through D-13, respectively, are hereby adopted by reference as sub-elements of the capital facilities element of the GMA Comprehensive Plan for Snohomish County: Arlington School District #16, Darrington School District #330, Everett School District #2, Granite Falls School District #332, Lake Stevens School District #4, Lakewood School District #306, Marysville School District #25, Monroe School District #103, Mukilteo School District #6, Northshore School District #417, Snohomish School District #203, Stanwood School District #401, and Sultan School District #311.

Section 6. School impact fee schedule. The county council hereby adopts the following impact fee schedule which shall constitute the county's schedule of school impact fees:

Base Fee Schedule. The following school impact fees shall be assessed for the indicated types of development:

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTI-FAMILY [1-bedroom] per dwelling unit	MULTI-FAMILY [2+ bedrooms] per dwelling unit
Arlington No. 16	\$ 2,000	\$ 174	\$ 1,500
Darrington No. 330	\$ 1,625	\$ 140	\$ 1,127
Everett No. 2	\$ 2,000	\$ 0	\$ 1,500
Granite Falls No. 332	\$ 1,844	\$ 0	\$ 1,500
Lake Stevens No. 4	\$ 2,000	\$ 7	\$ 707
Lakewood No. 306	\$ 2,000	\$ 136	\$ 1,500
Marysville No. 25	\$ 2,000	\$ 0	\$ 1,500
Monroe No. 103	\$ 2,000	\$ 55	\$ 1,500
Mukilteo No. 6	\$ 2,000	\$ 255	\$ 1,500
Northshore No. 417	\$ 2,000	\$ 0	\$ 179
Snohomish No. 203	\$ 2,000	\$ 0	\$ 306
Stanwood No. 401	\$ 2,000	\$ 0	\$ 474
Sultan No. 311	\$ 2,000	\$ 70	\$ 1,500

Section 7. Expiration. Each school district capital facilities plan and impact fee schedule herein adopted 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 Title 26C SCC. Plan approval remains in effect within this period only so long as the participating school district meets the requirements of the GMA concerning the collection and use of impact fees, and other conditions established in state law or in Title 26C SCC.

Section 8. Amended Ordinance #97-095 adopted on November 17, 1997 is amended to read:

Section 7. Effective dates. Sections 3 and 5 of this ordinance shall be effective as set forth in Snohomish County Charter Section 2.110. Sections 1, 2, 4 and 6 of this ordinance shall be effective on the effective date of ~~the initial ordinance adopting any school district capital facility plans as part of the county's GMA comprehensive plan.~~ Ordinance #98-126, which is January 1, 1999.

Section 9. Effective date. This ordinance shall take effect January 1, 1999.

ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS
A PART OF THE GMA COMPREHENSIVE PLAN

Section 10. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

PASSED this 2nd day of December, 1998.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Chairperson

ATTEST:


Clerk of the Council, *asst.*

- (X) APPROVED
- () EMERGENCY
- () VETOED

DATE: 12/3/98


County Executive

ATTEST: 

GARY WEIKEL
Executive Director

Approved as to form only:

Deputy Prosecuting Attorney

ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS
A PART OF THE GMA COMPREHENSIVE PLAN

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-1
ARLINGTON SCHOOL DISTRICT CAPITAL FACILITIES PLAN
1997-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-2
DARRINGTON SCHOOL DISTRICT #330 CAPITAL FACILITIES PLAN
1997-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-3
EVERETT SCHOOL DISTRICT CAPITAL FACILITIES PLAN
1997-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-4
GRANITE FALLS SCHOOL DISTRICT #332
CAPITAL FACILITIES PLAN 1998-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-5
LAKE STEVENS SCHOOL DISTRICT #4
CAPITAL FACILITIES PLAN 1997-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-6
LAKEWOOD SCHOOL DISTRICT #306
CAPITAL FACILITIES PLAN 1997-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-7
MARYSVILLE SCHOOL DISTRICT #25
CAPITAL FACILITIES PLAN 1998-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-8
MONROE SCHOOL DISTRICT #103
CAPITAL FACILITIES PLAN 1998-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-9
MUKILTEO SCHOOL DISTRICT #6
CAPITAL FACILITIES PLAN 1998-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-10
NORTHSHORE SCHOOL DISTRICT #417
1998 CAPITAL FACILITIES PLAN**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-11
SNOHOMISH SCHOOL DISTRICT
CAPITAL FACILITIES PLAN 1997-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-12
STANWOOD SCHOOL DISTRICT #401
CAPITAL FACILITIES PLAN 1997-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***

**ORDINANCE NO. 98-126
ADOPTING SCHOOL CAPITAL FACILITIES PLANS**

**AMENDING AMENDED ORDINANCE NO 94-125, SECTION 4 TO ADD
THE FOLLOWING DOCUMENT:**

**EXHIBIT D-13
SULTAN SCHOOL DISTRICT #311
CAPITAL FACILITIES PLAN 1997-2003**

***THIS EXHIBIT IS AVAILABLE FOR VIEWING IN THE
COUNCIL CLERK'S OFFICE***