

Executive/Council Action Form (ECAF)

ITEM TITLE:

Budget Ordinance 24-082, adopting the 2024-2029 Capital Facilities Plans for the Arlington No. 16, Edmonds No. 15, Everett No. 2, Granite Falls No. 332, Lake Stevens No. 4, Lakewood No. 306, Monroe No. 103, Mukilteo No. 6, Snohomish No. 201, and Sultan No. 311 School Districts, and the 2024-2030 Capital Facilities Plan for the Northshore No. 417 School District Pursuant to SCC 30.66C.020 and amending the School Impact Fee Schedule in SCC 30.66C.100

DEPARTMENT: Planning and Development Services

ORIGINATOR: Eileen Canola

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 9/4/24

PURPOSE: To adopt eleven 2024 school district Capital Facilities Plans (CFPs) and incorporate them by reference into the Capital Facilities Element of the County’s comprehensive plan and amend SCC 30.66C.100 to update the school impact fee table and its effective date.

BACKGROUND: Per Chapter 30.66C SCC, school districts wishing to participate in the County’s school impact fee program, must submit an updated Capital Facilities Plan (CFP) that meets the requirements of state law and county code, and contains the required information outlined in Appendix F of the County’s comprehensive plan. For the County’s 2024 biennial CFP update, eleven out of the fifteen school districts serving Snohomish County submitted CFPs for County review. The County assembled a Technical Review Committee (TRC) that found no outstanding issues with the eleven school districts’ CFPs and all required information was present including impact fee data and calculations for those districts proposing impact fees. All school districts, but the Edmonds School District have secured school board adoption of their updated CFP. The Edmonds School Board is scheduled to convene on August 27, 2024 to take action on their CFP. The Planning Commission was briefed on August 13, 2024 and is scheduled to hold a hearing on this matter on August 27, 2024. The Planning Commission recommendation letter and the Edmonds School District school board approved CFP will be transmitted after their scheduled meetings. County adoption of the proposed ordinance will adopt and incorporate by reference the eleven school district CFPs into the County’s Capital Facilities and Utilities Element, and amend the school impact fee table in SCC 30.66C.100 as well as its effective date.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

**DEPARTMENT FISCAL IMPACT NOTES:** Click or tap here to enter text.

**CONTRACT INFORMATION:**

ORIGINAL \_\_\_\_\_ CONTRACT# \_\_\_\_\_ AMOUNT \_\_\_\_\_  
 AMENDMENT \_\_\_\_\_ CONTRACT# \_\_\_\_\_ AMOUNT \_\_\_\_\_

**Contract Period**

ORIGINAL START \_\_\_\_\_ END \_\_\_\_\_  
 AMENDMENT START \_\_\_\_\_ END \_\_\_\_\_

**OTHER DEPARTMENTAL REVIEW/COMMENTS:** Reviewed/approved by Finance – Nathan Kennedy 9/3/24

1 Adopted: \_\_\_\_\_  
2 Effective: \_\_\_\_\_  
3  
4  
5  
6

7 SNOHOMISH COUNTY COUNCIL  
8 Snohomish County, Washington  
9

10 ORDINANCE NO. 24-082  
11

12 ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON  
13 NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO. 332, LAKE  
14 STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 6,  
15 SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-  
16 2030 CAPITAL FACILITIES PLAN FOR THE NORTHSORE NO. 417 SCHOOL  
17 DISTRICT PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT  
18 FEE SCHEDULE IN SCC 30.66C.100  
19

20 WHEREAS, in 1999 Snohomish County ("the County") adopted an impact fee  
21 ordinance to provide mitigation for the impacts of new development on public school  
22 facilities pursuant to RCW 82.02.050; and  
23

24 WHEREAS, pursuant to RCW 82.02.050(5)(a), impact fees may be collected and  
25 spent only for the public facilities defined in RCW 82.02.090, which are addressed by  
26 the capital facilities element of the County's Growth Management Act Comprehensive  
27 Plan ("GMACP") created under the Growth Management Act (GMA), Chapter 36.70A  
28 RCW; and  
29

30 WHEREAS, pursuant to Snohomish County Code (SCC) 30.66C.035, school  
31 districts must submit capital facilities plans to the County for inclusion in the County's  
32 capital facilities plan, part of the capital facilities element of the GMACP, to be eligible to  
33 receive payment of school impact fees; and  
34

35 WHEREAS, under SCC 30.66C.230, each participating school district must enter  
36 into an agreement with the County addressing the reimbursement of the actual  
37 administrative costs of assessing, collecting and handling fees for the district, any legal  
38 expenses and staff time associated with defense of the impact fee program against  
39 district-specific challenges, and payment of any refunds required under the impact fee  
40 program; and  
41

42 WHEREAS, Granite Falls School District No.332 indicated its desire to establish  
43 its participation in the impact fee program; and  
44

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103, MUKILTEO NO. 6, SNOHOMISH NO. 201, AND  
SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-  
2030 CAPITAL FACILITIES PLAN FOR THE ORTHSHORE  
NO. 417 SCHOOL DISTRICT PURSUANT TO SCC  
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SCHEDULE IN SCC 30.66C.100

1 WHEREAS, the County has negotiated and prepared a new agreement with the  
2 Granite Falls School District No.332, which is consistent with the general provisions in  
3 the other school district agreements; and  
4

5 WHEREAS, the other ten participating school districts and the County executed  
6 agreements as required under SCC 30.66C.230; and  
7

8 WHEREAS, capital facilities plans for the Arlington School District No. 16,  
9 Edmonds School District No. 15, Everett School District No. 2, Lake Stevens School  
10 District No. 4, Lakewood School District No. 306, Marysville School District No. 25,  
11 Monroe School District No. 103, Mukilteo School District No. 6, Northshore School  
12 District No. 417, Snohomish School District No. 201, and Sultan School District No. 311  
13 were last adopted by Snohomish County in 2022 and will expire on December 31, 2024;  
14 and  
15

16 WHEREAS, the Marysville School District No. 25 indicated that it will not be  
17 submitting an updated capital facilities plan for the 2024 biennial update as required for  
18 participation in the County's school impact fee program; and  
19

20 WHEREAS, participating school districts must submit updated capital facilities  
21 plans to the County for review and adoption before December 31, 2024, to maintain or  
22 re-establish their eligibility to receive school impact fees after December 31, 2024; and  
23

24 WHEREAS, the Index School District No. 63, Darrington School District No. 330,  
25 Marysville School District No. 25, and Stanwood/Camano Island School District No. 401  
26 have not submitted school capital facilities plans for this 2024 update; and  
27

28 WHEREAS, the Arlington School District No. 16, Edmonds School District No.  
29 15, Everett School District No. 2, Granite Falls School District No.332, Lake Stevens  
30 School District No. 4, Lakewood School District No. 306, Monroe School District No.  
31 103, Mukilteo School District No. 6, Northshore School District No. 417, Snohomish  
32 School District No. 201, and Sultan School District No. 311 each submitted an updated  
33 capital facilities plan to the Snohomish County Department of Planning and  
34 Development Services (PDS) pursuant to SCC 30.66C.035; and  
35

36 WHEREAS, PDS has reviewed the 2024 capital facility plans of the  
37 aforementioned eleven school districts (collectively referred to as the "Districts"),  
38 including the impact fee calculations using SCC 30.66C.045, consulted with the school  
39 technical review committee authorized by SCC 30.66C.050(3), and determined that  
40 each 2024 capital facilities plan meets the requirements of SCC 30.66C.040 and  
41 Appendix F of the GMACP - General Policy Plan (GPP); and  
42

43 WHEREAS, the State Environmental Policy Act (SEPA), Chapter 43.21C RCW,  
44 requirements have been satisfied and review has been performed by each school  
45 district acting as lead agency; and

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30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE  
SCHEDULE IN SCC 30.66C.100

1  
2 WHEREAS, SCC 30.66C.020 provides that any school capital facilities plan  
3 adopted by the Snohomish County Council ("County Council") shall be incorporated by  
4 reference into the capital facilities element of the GMACP; and  
5

6 WHEREAS, the Snohomish County Planning Commission ("the Planning  
7 Commission") held a public hearing on August 27, 2024, on the Districts' 2024 capital  
8 facilities plans and the proposed amended impact fee schedule; and  
9

10 WHEREAS, at the conclusion of the public hearing, the Planning Commission  
11 voted to recommend adoption of each of the Districts' 2024 capital facilities plans and  
12 proposed an amended impact fee schedule as shown in its recommendation letter  
13 dated \_\_\_\_\_, 2024; and  
14

15 WHEREAS, on \_\_\_\_\_, 2024, the County Council held a public hearing  
16 after proper notice, received public testimony related to this Ordinance No. 24-\_\_\_\_\_,  
17 and considered the entire record, including the Planning Commission's  
18 recommendations; and  
19

20 WHEREAS, following the public hearing on \_\_\_\_\_, 2024, the County  
21 Council deliberated on this Ordinance No. 24-\_\_\_\_\_; and  
22

23 WHEREAS, the County Council considered the entire hearing record, including  
24 the Planning Commission's recommendation and written and oral testimony submitted  
25 during the public hearings;  
26

27 NOW, THEREFORE, BE IT ORDAINED:  
28

29 Section 1. The County Council adopts the foregoing recitals as findings of fact  
30 as if set forth in full herein.  
31

32 Section 2. The County Council makes the following additional findings of fact in  
33 support of this ordinance:  
34

35 A. A school district must prepare and adopt a capital facilities plan that meets  
36 the requirements of Chapter 36.70A RCW and RCW 82.02.020 to participate in the  
37 impact fee program. A school district's capital facilities plan expires two years from the  
38 date of its effective date or when the County Council adopts an updated capital facilities  
39 plan that meets the requirements of Chapter 30.66C SCC and the GMA.  
40

41 B. The Districts submitted capital facilities plans to PDS for the 2024 biennial  
42 update as required under SCC 30.66C.035.  
43

44 C. Index School District No. 63, Darrington School District No. 330, Marysville  
45 School District No. 25, and Stanwood/Camano Island School District No. 401 did not

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1 submit capital facilities plans for the period for this 2024 biennial update meaning the  
2 County will not collect impact fees for those districts during the 2025 -2026 biennial  
3 period.  
4

5 D. PDS reviewed each of the Districts' 2024 capital facilities plans, including the  
6 impact fee calculations, using the formula in SCC 30.66C.045 and determined that each  
7 capital facilities plan meets the requirements of SCC 30.66C.040. This determination  
8 was made after consultation with the school technical review committee that reviewed  
9 each capital facilities plan prior to the Planning Commission's public hearing.  
10

11 E. This ordinance is adopted to implement Chapter 30.66C SCC and to adopt  
12 the Districts' 2024 capital facilities plans.  
13

14 F. The adoption of this ordinance exercises the County's authority to impose  
15 impact fees pursuant to RCW 82.02.050.  
16

17 G. The Districts' 2024 capital facilities plans adopted herein will further the goals  
18 of the GMA by providing adequate public-school facilities to accommodate growth.  
19

20 H. Amendment of SCC 30.66C.100 is necessary to adopt an updated impact fee  
21 schedule consistent with the Districts' 2024 capital facilities plans.  
22

23 I. Pursuant to SCC 30.66C.100, the County reduces the amount of the impact  
24 fee calculated by the Districts by fifty percent.  
25

26 J. SEPA requirements have been satisfied by each school district, acting as lead  
27 agency, completing an environmental checklist and issuing a Determination of  
28 Nonsignificance for its capital facilities plan. The County adopts and incorporates by  
29 this reference the SEPA determinations made by the respective school districts.  
30

31 K. The Planning Commission reviewed the Districts' 2024 capital facilities plans,  
32 conducted a public hearing on each 2024 capital facilities plan and made its  
33 recommendation as evidenced in its recommendation letter dated \_\_\_\_\_, 2024.  
34

35 L. The County Council conducted a public hearing on \_\_\_\_\_, 2024,  
36 on this Ordinance No. 24-\_\_\_\_.  
37

38 Section 3. The County Council makes the following conclusions:  
39

40 A. The Districts' 2024 capital facilities plans each individually meet the  
41 requirements of Chapter 30.66C SCC and the requirements of Appendix F of the GPP  
42 concerning the operation and administration of a school impact fee program.  
43

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1 B. The public participation requirements of the SCC and GMA have been met  
2 through the public hearings conducted by the Planning Commission and the County  
3 Council.

4  
5 C. The SEPA requirements for the Districts' 2024 capital facilities plans have  
6 been met.

7  
8 D. The adoption of the Districts' capital facilities plans is consistent with the  
9 GMACP, the Countywide Planning Policies for Snohomish County, and the GMA.

10  
11 E. The GMA allows the County to amend the GMACP more frequently than once  
12 per year if the amendment is to the capital facilities element and occurs concurrently  
13 with the adoption or amendment of the County's budget. This criterion is met because  
14 this ordinance will be considered concurrently with the County's annual budget  
15 ordinance, fulfilling the GMA, the Snohomish County Charter, and SCC requirements  
16 that link the capital improvement program to the budget.

17  
18 F. Each of the Districts' 2024 capital facilities plans shall be incorporated by  
19 reference into the capital facilities element of the GMACP as provided by SCC  
20 30.66C.055.

21  
22 Section 4. Arlington School District No. 16's 2024-2029 Capital Facilities Plan,  
23 attached as Exhibit A-1, is adopted and incorporated herein by reference as if set forth  
24 in full and replaces the 2022-2027 Capital Facilities Plan adopted by Ordinance No. 22-  
25 057, based on the foregoing findings and conclusions.

26  
27 Section 5. Edmonds School District No. 15's 2024-2029 Capital Facilities Plan,  
28 attached as Exhibit A-2, is adopted and incorporated herein by reference as if set forth  
29 in full and replaces the 2022-2027 Capital Facilities Plan adopted by Ordinance No. 22-  
30 057, based on the foregoing findings and conclusions.

31  
32 Section 6. Everett School District No. 2's 2024-2029 Capital Facilities Plan,  
33 attached as Exhibit A-3, is adopted and incorporated herein by reference as if set forth  
34 in full and replaces the 2022-2027 Capital Facilities Plan adopted by Ordinance No. 22-  
35 057, based on the foregoing findings and conclusions.

36  
37 Section 7. Granite Falls School District No. 332's 2024-2029 Capital Facilities  
38 Plan, attached as Exhibit A-4, is adopted and incorporated herein by reference as if set  
39 forth in full, based on the foregoing findings and conclusions.

40  
41 Section 8. Lake Stevens School District No. 4's 2024-2029 Capital Facilities  
42 Plan, attached as Exhibit A-5, is adopted and incorporated herein by reference as if set  
43 forth in full and replaces the 2022-2027 Capital Facilities Plan adopted by Ordinance  
44 No. 22-057, based on the foregoing findings and conclusions.

45  
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1 Section 9. Lakewood School District No. 306's 2024-2029 Capital Facilities Plan,  
2 attached as Exhibit A-6, is adopted and incorporated herein by reference as if set forth  
3 in full and replaces the 2022-2027 Capital Facilities Plan adopted by Ordinance No. 22-  
4 057, based on the foregoing findings and conclusions.

5  
6 Section 10. Monroe School District No. 103's 2024-2029 Capital Facilities Plan,  
7 attached as Exhibit A-7, is adopted and incorporated herein by reference as if set forth  
8 in full and replaces the 2022-2027 Capital Facilities Plan adopted by Ordinance No. 22-  
9 057, based on the foregoing findings and conclusions.

10  
11 Section 11. Mukilteo School District No. 6's 2024-2029 Capital Facilities Plan,  
12 attached as Exhibit A-8, is adopted and incorporated herein by reference as if set forth  
13 in full and replaces the 2022-2027 Capital Facilities Plan adopted by Ordinance No. 22-  
14 057, based on the foregoing findings and conclusions.

15  
16 Section 12. Northshore School District No. 417's 2024-2030 Capital Facilities  
17 Plan, attached as Exhibit A-9, is adopted and incorporated herein by reference as if set  
18 forth in full and replaces the 2022-2028 Capital Facilities Plan adopted by Ordinance  
19 No. 22-057, based on the foregoing findings and conclusions.

20  
21 Section 13. Snohomish School District No. 201's 2024-2029 Capital Facilities  
22 Plan, attached as Exhibit A-10, is adopted and incorporated herein by reference as if set  
23 forth in full and replaces the 2022-2027 Capital Facilities Plan adopted by Ordinance  
24 No. 22-057, based on the foregoing findings and conclusions.

25  
26 Section 14. Sultan School District No. 311's 2024-2029 Capital Facilities Plan,  
27 attached as Exhibit A-11, is adopted and incorporated herein by reference as if set forth  
28 in full and replaces the 2022-2027 Capital Facilities Plan adopted by Ordinance No. 22-  
29 057, based on the foregoing findings and conclusions.

30  
31 Section 15. Each of the Districts' capital facilities plans adopted by this  
32 ordinance shall remain in effect for a period of two years from the effective date of this  
33 ordinance, unless an updated plan is submitted and approved prior to that date  
34 pursuant to the requirements of Chapter 30.66C SCC and the GMA.

35  
36 Section 16. Snohomish County Code Section 30.66C.100, last amended by  
37 Ordinance No. 22-057 on, November 9, 2022, is hereby amended to read:

38  
39 **30.66C.100 Fee required.**

40  
41  
42 (1) Each development, as a condition of approval, shall be subject to the school impact  
43 fee established pursuant to this chapter. The school impact fee shall be calculated in  
44 accordance with the formula established in SCC 30.66C.045.

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(2) 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.

(3) The payment of school impact fees will be required prior to issuance of building permits, except as provided in SCC 30.66C.200(2). The amount of the fee due shall be based on the fee schedule in effect at the time of filing a complete application for development. For building permit applications received by the department more than five years after the filing of a complete application for development, the amount of the fee due shall be based on the fee schedule in effect at the time of building permit application.

(4) 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.

(5) The fees set forth in Table 30.66C.100(1) apply to developments that vest to county development regulations from January 1, ((2023)) 2025, to December 31, ((2024)) 2026.

(6) 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).

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

<b>SCHOOL DISTRICT</b>	<b>SINGLE FAMILY per dwelling unit</b>	<b>MULTI-FAMILY 1-BEDROOM per dwelling unit</b>	<b>MULTI-FAMILY 2+ BEDROOMS per dwelling unit</b>	<b>DUPLEXES AND TOWNHOMES per dwelling unit</b>
<b>Arlington No. 16</b>	<del>(((\$4,002))</del> <b><u>\$544</u></b>	<b>\$0</b>	<del>(((\$2,328))</del> <b><u>\$0</u></b>	<del>(((\$2,328))</del> <b><u>\$441</u></b>
<b>Edmonds No. 15</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Everett No. 2</b>	<del>(((\$6,286))</del> <b><u>\$12,556</u></b>	<b>\$0</b>	<del>(((\$3,834))</del> <b><u>\$4,257</u></b>	<del>(((\$3,834))</del> <b><u>\$4,257</u></b>
<b><u>Granite</u></b>	<b><u>\$6,368</u></b>	<b><u>\$0</u></b>	<b><u>\$3,160</u></b>	<b><u>\$3,160</u></b>

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SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTI-FAMILY 1-BEDROOM per dwelling unit	MULTI-FAMILY 2+ BEDROOMS per dwelling unit	DUPLEXES AND TOWNHOMES per dwelling unit
<b><u>Falls No.</u></b>				
Lake Stevens No. 4	(((\$11,434)) <u>\$13,730</u> )	\$0	(((\$2,526)) <u>\$741</u> )	(((\$2,526)) <u>\$2,627</u> )
Lakewood No. 306	\$0	\$0	\$0	\$0
((Marysville No. 25))	(((\$0))	(((\$0))	(((\$0))	(((\$0))
Monroe No. 103	(((\$2,961)) <u>\$0</u> )	\$0	(((\$2,112)) <u>\$0</u> )	(((\$2,112)) <u>\$0</u> )
Mukilteo No. 6	(((\$1,121)) <u>\$0</u> )	(((\$700)) <u>\$1,148</u> )	(((\$11,846)) <u>\$2,985</u> )	(((\$11,846)) <u>\$0</u> )
Northshore No. 417	(((\$17,963)) <u>\$15,159</u> )	\$0	(((\$0)) <u>\$254</u> )	(((\$7,152)) <u>\$5,414</u> )
Snohomish No. 201	(((\$6,495)) <u>\$5,361</u> )	\$0	(((\$4,514)) <u>\$1,357</u> )	(((\$4,514)) <u>\$5,462</u> )
Sultan No. 311	(((\$14,842)) <u>\$14,002</u> )	\$0	(((\$9,576)) <u>\$7,161</u> )	(((\$9,576)) <u>\$7,161</u> )

Section 17. The County Council bases its findings and conclusions on the entire record of the County Council, including all testimony and exhibits. Any findings, which should be deemed a conclusion, and any conclusion, which should be deemed a finding, are hereby adopted as such.

Section 18. The effective date of this ordinance shall be January 1, 2025.

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Section 19. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board ("Board") or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, if any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this \_\_\_\_ day of \_\_\_\_, 2024.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Clerk of the Council

( ) APPROVED

( ) VETOED

( ) EMERGENCY

DATE: \_\_\_\_, 2024

\_\_\_\_\_  
Snohomish County Executive

ATTEST:

\_\_\_\_\_  
Approved as to form only:

/s/Justin Kasting 07/19/24

Deputy Prosecuting Attorney

ORDINANCE NO. 24-082

ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO. 332, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 6, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-2030 CAPITAL FACILITIES PLAN FOR THE ORTHSHORE NO. 417 SCHOOL DISTRICT PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100  
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Amended at Hearing 11/25/24

ORDINANCE NO. 24-082

ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO. 332, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 6, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-2030 CAPITAL FACILITIES PLAN FOR THE ORTHSHORE NO. 417 SCHOOL DISTRICT PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100  
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**Snohomish County**  
**Planning and Development**  
**Services**

3000 Rockefeller Ave., M/S 604  
Everett, WA 98201-4046  
(425) 388-3311  
www.snoco.org

**MEMORANDUM**

**TO:** Councilmember Nate Nehring, Council Chair  
Councilmember Megan Dunn, Council Vice-Chair  
Councilmember Strom Peterson, District 3  
Councilmember Jared Mead, District 4  
Councilmember Sam Low, District 5

**Dave Somers**  
*County Executive*

**VIA:** Michael McCrary, Director  
Planning and Development Services

**FROM:** Eileen Canola, Senior Planner  
Planning and Development Services

**SUBJECT:** 2024 Biennial Update to School Districts Capital Facilities Plans (CFPs)

**DATE:** August 14, 2024

**PURPOSE**

The purpose of this memorandum is to provide the County Council with key information on eleven school districts' capital facilities plans (CFPs) and the proposed amendments to Chapter 30.66C of the Snohomish County Code (SCC) as part of the 2024 biennial update to school district CFPs. This proposal is coordinated with the adoption of the County's first biennial budget.

In order to facilitate the assembly of the biennial budget, PDS is transmitting the proposed ordinance, ten school board adopted CFPs, and other key documents by August 20, 2024, as requested by the Finance Department. This is prior to the Planning Commission's hearing on this topic and the Edmonds School District school board meeting both scheduled for August 27, 2024. The Planning Commission's recommendation letter and the Edmonds School District board adopted CFP will be transmitted to the County Council soon thereafter.

County Council approval of the school districts' CFPs will amend both the comprehensive plan and County code. Once adopted by the County Council, the eleven school districts' CFPs will be incorporated by reference into the Capital Facilities and Utilities Element of the comprehensive plan. The code amendment will update the school impact fee schedule in Chapter 30.66C SCC.

**Participating School Districts**

- Arlington School District No. 16
- Edmonds School District No. 15
- Monroe School District No. 103
- Mukilteo School District No. 6

- Everett School District No. 2
- Granite Falls School District No. 332
- Lake Stevens School District No. 4
- Lakewood School District No. 306
- Northshore School District No. 417
- Snohomish School District No. 201
- Sultan School District No. 311

Note: The Marysville School District is not participating this biennial update.

## **STATUS OF PLANNING COMMISSION REVIEW**

On August 13, 2024, the Planning Commission was briefed on eleven school district CFPs and the proposed amendments to SCC 30.66C.100. The Planning Commission is scheduled to hold a public hearing on this matter on August 27, 2024. At the August briefing PDS provided the Commission with background on the GMA goals and requirements related to capital facilities, the County's school impact fee program, the proposed school districts' CFPs, and proposed amendments to the school impact fee table and effective date in the Snohomish County Code (SCC) 30.66C.100.

## **BACKGROUND**

### GMA and Capital Facilities Planning

School District CFPs contain the information (as required by Appendix F of the County's General Policy Plan) to help satisfy the Growth Management Act (GMA). The GMA requires that the County's comprehensive plan address the adequacy and service levels of public facilities and services that are necessary to support development, such as public education, roads, water, sewer, and electric power. Specifically, GMA Goal 12 (RCW 30.70A.020(12)) states:

"Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

Further, the GMA (RCW 36.70A.070(3)) requires a capital facilities element to be included as part of the County's comprehensive plan that must contain specific information including:

- An inventory of existing capital facilities owned by public entities, including green infrastructure, showing the locations and capacities of the capital facilities;
- a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities;
- at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.



### County's School Impact Fee Program

To participate in the County's school impact fee program, school districts must submit an updated CFP for County review that meets state and County requirements, including data to support proposed impact fees. Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State GMA under Chapter 36.70A RCW. This GMA-based impact fee program was created in 1999 and codified in Chapter 30.66C SCC and meets the requirements of RCW 82.02.050. The County assesses and collects the school impact fees based on the school impact fee table in County code for proposed development projects, and transfers those collected fees to the respective school district.

Under the GMA, the imposition of impact fees is based on the premise that new development pays a proportionate and equitable share of the public capital costs associated with growth. Therefore, school impact fees provide mitigation for the impacts of new development on public school facilities and can only be spent for the public facilities defined in state law (RCW 82.02.050(4)). Under the County's impact fee program, school impact fees are due at the time of building permit issuance and must be spent within ten years of collection. It is important to note that impact fees are supplemental and the primary sources for funding capital projects are voter-approved bonds and state match funds.

### **PROCESS**

Chapter 30.66C SCC authorizes PDS to assemble a Technical Review Committee (TRC) to review drafts of school district CFPs for compliance with the requirements established in SCC 30.66C.050, including consistency with the criteria in Appendix F of the County's GMA comprehensive plan Table 1 provides a key information form the 11 school district CFPs. In general, school districts' CFPs are reviewed by the County on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated plan that meets GMA requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1. Amendments to a school district's CFP constitute amendments to the County's comprehensive plan (Capital Facilities and Utilities Element) and code (SCC 30.66C.100). School districts that wish to collect impact fees must prepare CFPs for review by the County that fulfill the specifications of state law, the County comprehensive plan, and the County code and include:

- minimum level of service (LOS)
- future enrollment forecasts
- inventory of existing facilities and forecast of future facility needs
- forecast of future site needs
- six-year financing program
- impact fee support data & proposed impact fees for new single-family and multi-family development (if collecting)

SUMMARY OF EACH SCHOOL DISTRICT’S CFP

Table 1. Summary of 2024 School Districts CFPs

School District	District Student Projections* 6-year 2023 to 2029	Future Permanent Capacity Needs*(does not include available and portable capacity)*	Capital Projects 2023-2029	Meeting Min LOS
Arlington	<ul style="list-style-type: none"><li>Increase of 378 students</li></ul>	By 2029: Capacity needs at elementary school level	<ul style="list-style-type: none"><li>In 2022, the completed addition to Arlington High School that continues to provide capacity.</li><li>Replacement of Post Middle School – adding capacity 150 students</li><li>Potential addition of portables</li></ul>	Yes
Edmonds	<ul style="list-style-type: none"><li>Decrease of 720 students</li></ul>	By 2029: Capacity needs at elementary, middle grade levels.	2024 Bond Projects: <ul style="list-style-type: none"><li>New Middle School</li><li>New College Place Middle</li><li>New Oak Heights Elementary</li><li>New College Place Elementary</li><li>New Westgate Elementary</li><li>Renewal &amp; Upgrade Projects (Multi-Site)</li></ul>	Yes
Everett	<ul style="list-style-type: none"><li>Increase of 992 students</li></ul>	By 2029: Increasing capacity needs at the elementary and middle school levels.	<ul style="list-style-type: none"><li>Elementary Grade Level: Additional classroom space. At least 5 portables.</li><li>Middle Grade Level: at least 3 portable classrooms will need to be purchased.</li><li>High Grade Level: Purchase at least 1 portable and relocate portables as needed.</li><li>Everett High School classroom and cafeteria modernization.</li><li>Acquire approx..11 acres for a future elementary school.</li></ul>	Yes
Granite Falls	<ul style="list-style-type: none"><li>Increase of 288 students</li></ul>	By 2029: Capacity needs at all grade levels.	<ul style="list-style-type: none"><li>Expanding Mountain Way Elementary School - eight new permanent classrooms.</li><li>Expanding Monte Cristo Elementary School - six new permanent classrooms.</li><li>Expanding Granite Falls Middle School - eight new permanent classrooms.</li><li>Adding a new Early Learning Center, including kindergarten, which will relieve capacity at Mountain Way Elementary School.</li><li>Starting to plan for high school capacity solutions as growth continues.</li></ul>	Yes
Lake Stevens	<ul style="list-style-type: none"><li>Increase of 487 students</li></ul>	By 2029: Capacity needs at all grade levels.	<ul style="list-style-type: none"><li>Elementary: land acquisition for two schools and the construction of one elementary school and expansion of two.</li><li>Expansion of one middle school.</li><li>Acquisition of portables.</li></ul>	Yes
Lakewood	<ul style="list-style-type: none"><li>Increase in 209 students</li></ul>	By 2029: Elementary and middle school levels.	<ul style="list-style-type: none"><li>Acquisition and siting of portable facilities to accommodate growth needs.</li><li>Land acquisition</li></ul>	Yes
Monroe	<ul style="list-style-type: none"><li>Increase of 164 students</li></ul>	By 2029: Capacity need at elementary school level.	<ul style="list-style-type: none"><li>Proposed Salem Woods Expansion</li><li>Proposed Frank Wagner Expansion</li><li>Proposed Chain Lake Elementary Expansion</li></ul>	Yes
Mukilteo	<ul style="list-style-type: none"><li>Increase of 431 students</li></ul>	By 2029: Capacity needs at all grade levels.	<ul style="list-style-type: none"><li>Elementary and middle school additions and replacement</li><li>Mariner High School addition &amp; renovation</li><li>Portables</li></ul>	Yes
Northshore	<ul style="list-style-type: none"><li>Increase of 1090 students</li></ul>	By 2029: Capacity needs at all grade levels.	<ul style="list-style-type: none"><li>Elementary: adding capacity at Fernwood, Crystal Springs, Maywood Hills, and Woodin Elementary Schools</li><li>Middle: adding capacity at Leota Middle School – Phase 1</li><li>High school: adding capacity at Inglemoor, North Creek and Bothell High.</li><li>Portables</li></ul>	Yes
Snohomish	<ul style="list-style-type: none"><li>Increase of 502 students</li></ul>	By 2029: Capacity needs at the elementary school level.	<ul style="list-style-type: none"><li>Elementary: additions as a part of replacement projects at three elementary schools (Cathcart, Dutch Hill, and Seattle Hill).</li><li>Portables</li></ul>	Yes
Sultan	<ul style="list-style-type: none"><li>Increase of 255 students</li></ul>	By 2029: Capacity needs at all grade levels.	<ul style="list-style-type: none"><li>Expansion at Gold Bar Elementary School (reconfigure to PreK-4th)</li><li>New elementary school (configure to PreK-4th)</li><li>Expansion and conversion of high school to the new Sultan Junior High School</li><li>New Sultan High School.</li></ul>	Yes

## **PROPOSED IMPACT FEES**

Impact fees have been calculated utilizing the formula in SCC 30.66C.045. The resulting figures in a school district's CFP are based on the cost per dwelling unit to purchase land for school sites, make improvements, construct schools, and purchase or install temporary facilities (portable classrooms). The key variables in the fee calculation are the planned capital improvement to accommodate new population growth, the student generation rate, and construction costs. Credits have also been applied to the formula to account for state matching funds to be reimbursed to a school district and projected future property taxes toward school construction bonds that are to be paid by the dwelling unit. Per County Code, the final calculated fee is then discounted by at least 50%.

The transmitted ordinance contains the proposed impact fees calculated in the school board approved CFPs that would amend the current school impact fee schedule contained in Table SCC 30.66C.100(1).

## **ENVIRONMENTAL REVIEW**

The State Environmental Policy Act (SEPA) requirements have been satisfied by each school district acting as lead agency, completing an environmental checklist, and issuing a Determination of Nonsignificance for its respective CFP.

## **NOTIFICATION TO STATE AGENCIES**

Pursuant to RCW 36.70A.106, a notice of intent to adopt eleven school district CFPs and amend the school impact mitigation fees in SCC 30.66C.100 was received by the Washington State Department of Commerce on August 1, 2024, for distribution to state agencies.

## **STAFF REVIEW**

As required by County code (SCC 30.66C.050) and the County's comprehensive plan (Appendix F), a County technical review committee completed its review of the eleven school district CFPs and found no outstanding issues.

## **NEXT STEPS**

The Planning Commission will issue its recommendation on the eleven school district CFPs after holding a public hearing on August 27, 2024. Following the public hearing, PDS will transmit the Planning Commission's signed recommendation letter. PDS will also transmit the school board approved CFP for the Edmonds School district, following the Board's meeting also on August 27, 2024.

cc: Ken Klein, Executive Director  
Michael McCrary, Director, PDS  
David Killingstad, Manager, PDS  
Ryan Countryman, Council Senior Legislative Analyst

# Snohomish County Capital Facility Development Cost Analysis Summary **FILE** ORD 24-082

**Project/Document Title:**

ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO. 332, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 6, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-2030 CAPITAL FACILITIES PLAN FOR THE NORTHSORE NO. 417 SCHOOL DISTRICT PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

**Date:** July 18, 2024

**Primary Staff Contact:** Eileen Canola, ext. 2253

General Cost Analysis Summary:

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. The imposition of impact fees is based on the premise that new development should pay a proportionate and equitable share of the public capital costs associated with growth. School districts that wish to collect impact fees must prepare and adopt capital facilities plans (CFPs) for review by the county and that fulfill the specifications of state law, the county comprehensive plan, and the county code.

The proposed amendments include adoption of school districts' 2024 updated CFPs and amending SCC 30.66C.100 to update the school impact mitigation fee schedule and revise the expiration date of the school district CFPs. The amendments are not expected to increase the demand for county capital facilities.

<b>Necessary Facility</b>	<b>Quantification/Qualification of Anticipated Cost:</b>
Parks	County Funded Impacts – <b>None anticipated.</b>  Other Fund Sources Impacts – <b>None anticipated.</b>
Roads & Transit	County Funded Impacts – <b>Adoption of the school districts' capital facilities plans and amending the school impact mitigation fees does not directly impact county funds related to roads.</b> Other Fund Sources Impacts – <b>None anticipated.</b>
Surface Water	County Funded Impacts – <b>None anticipated.</b>  Other Fund Sources Impacts – <b>None anticipated.</b>
Public Schools	County Funded Impacts – <b>None, funding of schools is the responsibility of local districts.</b>  Other Fund Sources Impacts – <b>None anticipated.</b>
Electric Power	County Funded Impacts – <b>None, funding of electric power is the responsibility of the local district or city.</b>  Other Fund Sources Impacts – <b>None anticipated.</b>
Public Water	County Funded Impacts – <b>None, funding of public water is the responsibility of the local district or city.</b>  Other Fund Sources Impacts – <b>None anticipated.</b>
Wastewater	County Funded Impacts – <b>None, funding of wastewater treatment is the responsibility of the local district or city.</b>  Other Fund Sources Impacts – <b>None anticipated.</b>

**BUDGET ORDINANCE  
INTRODUCTION SLIP**

TO: Clerk of the Council

TITLE OF PROPOSED BUDGET ORDINANCE:

ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO.332, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 6, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-2030 CAPITAL FACILITIES PLAN FOR THE NORTSHORE NO. 417 SCHOOL DISTRICT PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

Introduced By:

Jared Mead 09/04/24  
Councilmember Date

Clerk's Action: Proposed Budget Ordinance No. 24-082

Assigned to: Committee of the Whole Date: 09/10/2024

**STANDING COMMITTEE RECOMMENDATION FORM**

On September 10, 2024, the Committee considered the Budget Ordinance by 5 Yeas and 0 Nays, and made the following recommendation:

**Set time and date for Public Hearings on:** October 22, 2024 @ 10:30 a.m.  
and 6:00 p.m.

continued to: November 13, 2024 @ 10:30 a.m.

X other continued to 11/25/24 @ 9:00 a.m. Special Meeting

Jared Mead  
Council Chair

**From:** Robb Stanton <robb\_stanton@lkstevens.wednet.edu>  
**Sent:** Friday, October 18, 2024 10:11 AM  
**To:** Contact Council  
**Cc:** Low, Sam  
**Subject:** Proposed Ordinance 24-082

VIA EMAIL: [contact.council@snoco.org](mailto:contact.council@snoco.org)

Snohomish County Council  
3000 Rockefeller Ave., M/S 609  
Everett, WA 98201

Re: Proposed Ordinance 24-082  
2024 Biennial Update to the School District Capital Facilities Plans

Dear Members of the County Council:

Thank you for the opportunity to provide comments regarding the Lake Stevens School District's 2024-2029 Capital Facilities Plan.

Growth in the communities that lie within the District's boundaries (portions of unincorporated Snohomish County and the cities of Lake Stevens and Marysville), continues to be strong. Over 3,300 new housing units were built within our borders between 2015 and 2022. This growth has driven student enrollment in the District to a new high of 9,621 K-12 students in October 2024 and represents an 18.4% increase over 10 years ago.

Like many districts, Lake Stevens' enrollment dipped during the COVID-19 pandemic. But student enrollment has since rebounded and has continued to grow. Student enrollment is 8.7% higher today than in 2020.

Forecasts provided by the county indicate that the population within the District is expected to grow 5.2% from 2023 to 2029. There are currently over 2,000 new units in the construction and permitting pipeline. This projected and potential growth was used to forecast a similar 5.2% growth in student enrollment by 2029. But already, our October enrollment was almost 100 students higher than projected for 2024.

This growth, and an increase in the number of students residing in newly constructed single-family homes since the last plan update, are the main reasons the District continues to be eligible to collect school impact fees. The increased student generation rate, combined with continued regional, industry-wide increases in the cost of construction over the past several years, are the reasons the District's fees have increased this cycle.

Impact fees for single family, multifamily and townhome housing units are calculated using standardized methodology and reviewed by Snohomish County Planning department staff for accuracy and compliance with state law and county code. These calculated fees are then discounted 50% by the jurisdictions that adopt these fees, so developers pay only ½ of the calculated impact.

Fees for single-family homes were calculated to be \$13,730 after the discount is applied, an increase of 20% from our 2022 plan. A more modest increase of 4% was calculated for fees for townhomes and multiplexes, to \$2,627 per dwelling unit. However, a decrease in the student generation rate for multi-family units with two or more bedrooms resulted in a 70.7% decrease in impact fees for these units, down to \$741 after the discount is applied. There are currently no fees calculated for multi-family units with zero or one bedroom.



As important as what goes into the fee determination is how the District uses these fees to address the impacts of growth. During our most recent capital bond campaign from 2016 through 2022, the District deployed school impact fees in conjunction with voter-approved bond funds and state construction assistance to:

- Build a new elementary school with capacity for 650 elementary students,
- Expand Lake Stevens High School to add capacity for growth while delaying the need to become a two-high-school district,
- Secure a \$24.5M grant from the state to build 50 new elementary classrooms across the District. This enabled the District to keep class sizes low at grades kindergarten through 3<sup>rd</sup>.
- Add 18 temporary classrooms (portables) at six schools to accommodate growth until new schools are built.

Growth continues to drive the need for new capacity, so the District has proposed a \$314M bond this November. School impact fees will again be used with the new bond funds and state construction assistance to add capacity for growth at the elementary and middle school level by building elementary number eight, expanding Glenwood and Skyline Elementaries and adding more permanent classrooms at Lake Stevens Middle School.

Our community demands that developments contribute to mitigating the impacts of growth that they create. Accurately calculated school impact fees, used for projects that address the impact of growth, are the way that they do. Using school impact fees to reduce the cost to local taxpayers when new bonds are needed to add capacity is an important part of generating support for these bonds. The District urges you to support these efforts and adopt its 2024-2029 Capital Facilities Plan and those of the other school districts in the county.

We appreciate working with you to continue building great growing communities. Thank you for your support.

Robb Stanton  
Executive Director, School Planning and Construction  
12309 22<sup>nd</sup> Street NE  
Lake Stevens, WA 98258  
425-335-1506  
[robb\\_stanton@lkstevens.wednet.edu](mailto:robb_stanton@lkstevens.wednet.edu)

Daily Office Hours:  
8:00 to 9:00 AM  
4:00 to 5:00 pm

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**From:** Denise Stiffarm <Denise.Stiffarm@pacificalawgroup.com>  
**Sent:** Friday, October 18, 2024 2:40 PM  
**To:** Contact Council  
**Subject:** Submitted Budget Hearing Comments - Proposed Ordinance 24-082  
**Attachments:** 2024 Biennial Update w Joint Statement.pdf

**SNOHOMISH COUNTY COUNCIL**

**EXHIBIT #** 3.3.002

**FILE** ORD 24-082

Attached please find written comments submitted on behalf of the Arlington, Everett, Granite Falls, Lake Stevens, Lakewood, Monroe, Mukilteo, Northshore, Snohomish, and Sultan School Districts for the public hearing regarding the above-referenced matter (the 2024 Biennial Update to the School District Capital Facilities Plans and school impact fees).

Thank you.

**Denise L. Stiffarm**

Partner (pronouns: she/her/hers)



1191 Second Avenue, Suite 2000

Seattle, WA 98101

[Denise.Stiffarm@pacificalawgroup.com](mailto:Denise.Stiffarm@pacificalawgroup.com)

**Direct:** 206-602-1203

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Denise L. Stiffarm  
[denise.stiffarm@pacificallawgroup.com](mailto:denise.stiffarm@pacificallawgroup.com)

October 18, 2024

**VIA EMAIL:** [contact.council@snoco.org](mailto:contact.council@snoco.org)Snohomish County Council  
3000 Rockefeller Ave., M/S 609  
Everett, WA 98201**Re: Proposed Ordinance 24-082 - 2024 Biennial Update to the School District  
Capital Facilities Plans**

Dear Members of the Snohomish County Council:

The following comments regarding the above-referenced matter are submitted on behalf of the Arlington, Everett, Granite Falls, Lake Stevens, Lakewood, Monroe, Mukilteo, Northshore, Snohomish, and Sultan School Districts (collectively, the “School Districts”). As Snohomish County plans for new growth as a part of the 2024 Comprehensive Plan update and the adopted 2044 population and housing growth targets, the School Districts must also plan to provide adequate school facilities concurrent with that growth. The 2024 Capital Facilities Plans (the “CFPs”) reflect that planning and, where relevant, propose school impact fees to fund a portion of the costs of school capacity needed to serve the new growth.

The School Districts requesting school impact fees this year all (1) project enrollment growth from new development over the six-year planning period and (2) need to provide new capacity to serve the expected student growth. Local tax dollars, secured through bonds and/or capital levies, fund the majority of school construction costs with state funding providing an additional funding source for eligible projects. However, school impact fees remain a critical funding source as the cost of public infrastructure continues to rise. Furthermore, the collection of school impact fees addresses an expectation that school districts regularly hear from their citizens: that new development must pay a share of the cost of needed growth-related capacity. By providing a mechanism for new development to pay a portion of the costs of growth-related capacity, school impact fees relieve taxpayers from bearing the full burden of development impacts and ensure the delivery of adequate school facilities to support the County’s growth.

The Snohomish County Planning Commission’s motion to approve the 2024 School District Capital Facilities Plans failed by a vote of 4-4 (with two members absent). The Planning Commission’s transmittal to the Council includes a “Rational for Vote” statement submitted by one of the Commissioners who voted “no” on the motion. In response to that rational statement, the School Districts prepared and submitted to the Planning Commission the attached joint statement. We share that statement here to inform the Council’s consideration of this item.

Snohomish County Council

October 18, 2024

Page 2

As always, the School Districts greatly appreciate the Council's consideration of the School District Capital Facilities Plans and school impact fees, and urge your support for Proposed Ordinance 24-082.

Sincerely,

PACIFICA LAW GROUP LLP

A handwritten signature in blue ink, appearing to read "D. Stiffarm", is positioned above the printed name.

Denise L. Stiffarm

Attachment

cc: School Districts

**School Districts' Collective Position on Snohomish County Planning Commission's  
Non-Recommendation Decision related to the School District Capital Facilities Plans**

The Arlington, Everett, Granite Falls, Lake Stevens, Lakewood, Monroe, Mukilteo, Northshore, Snohomish, and Sultan School Districts (collectively, the “School Districts”) are disappointed that the Snohomish County Planning Commission provided “no recommendation” to the Snohomish County Council regarding the biennial update to school district capital facilities plans (CFPs). The 4-4 vote (with 2 commissioners absent) resulted in a failed motion to recommend approval of the CFPs. The School Districts together restate the importance of school impact fees to our communities. By providing a mechanism for new development to pay a small portion of the costs of growth-related capacity, school impact fees relieve our taxpayers from bearing the full burden of development impacts and help ensure the delivery of adequate school facilities.

The Planning Commission's August 29, 2024 recommendation transmittal to the County Council included the following statement as “rationale for the vote” (the “Rationale Statement”):

*“Schools need considerable help in anticipating growth enrollments and capital needs over the next five years. Current forecasts in a majority of districts is for declining enrollments and this needs to be carefully monitored. Some districts (notably Northshore) have had very large impact fees on single family residences. I am not sure that these large fees are warranted at this time. Similarly, I think it is problematic for single family residence to be such a large contributor of capital funding. This should be a more equitable state responsibility not such a significant reliance on impact fees. As a builder, I never would have anticipated such a large impact fee and would have had a significant damper on affordable housing. As such, we need a better balance of state funding, broad-based local funding and impact fees that are not excessive. Perhaps the formula between different types of housing needs to be more broad-based and equitable.”*

(Statement filed by Commissioner Campbell; no other written statements were provided.)

**The School Districts Are Projecting Enrollment Increases Related to Growth.**

While the overall rate of enrollment growth is slower today than it was prior to the global pandemic, the School Districts requesting school impact fees as part of the 2024 CFP update all project enrollment increases over the six year planning period. The district-projections, using forecast methodologies reviewed pursuant to Appendix F of the County's General Policy Plan, are generally more conservative than Snohomish County's adopted Office of Financial

Management population projections. The chart below shows the rates of projected enrollment increases, as detailed in the CFPs:

School District	Projected K-12 Enrollment Increase (2023 actual to 2029)^
Arlington School District	+378 students (+6.9% over 2023 enrollment)
Everett School District	+992 students (+5.1% over 2023 enrollment)
Granite Falls School District	+288 students (+13.4% over 2023 enrollment)
Lake Stevens School District	+487 students (+5.2% over 2023 enrollment)
Lakewood School District**	+209 students (+8.3% over 2023 enrollment)
Monroe School District**	+164 students (+3.7% over 2023 enrollment)
Mukilteo School District	+431 students (+2.9% over 2023 enrollment)
Northshore School District	+1,090 students (+8.5% over 2023 enrollment)
Snohomish School District	+502 students (+5.5% over 2023 enrollment)
Sultan School District	+255 students (+12.4% over 2023 enrollment)

^Information included on page 7 of the July 5, 2024 Snohomish County Staff Report to the Planning Commission regarding the 2024 Biennial Update of the School Capital Facilities Plans (the “County Staff Report”). Edmonds School District data is not included, and that district is not requesting school impact fees.

\*NSD enrollment projections do not account for additional growth that could occur if Snohomish County adopts the Southwest County Urban Growth Area (UGA) expansion as part of the 2024 Comprehensive Plan update.

\*\*District not requesting school impact fees as a part of the 2024 CFP update (no demonstrated growth-related needs currently due to sufficient capacity to serve anticipated growth).

The CFP enrollment data does not support the Commissioner’s statement that “[c]urrent forecasts in a majority of districts is for declining enrollments.” In fact, the data shows exactly the opposite; that is, all school districts, with the exception of the Edmonds School District (a district not requesting school impact fees), are forecasting growth-related enrollment increases.

### **The Single Family Fees Represent the Calculated Proportionate Share Impact of a New Single Family Dwelling Unit.**

The Rationale Statement challenges whether the amounts of the calculated school impact fees for single family homes are “warranted at this time.” While there is no direct explanation for this



statement, it may assume that the School Districts' proposed single family fees are not properly calculated. However, there is no evidence to suggest that is the case. Rather, the opposite is true; as noted in the County's staff report, the CFPs and impact fee calculations comply with the requirements of the County's Code and Appendix F of the General Policy Plan. See County Staff Report, page 6.

Consistent with State law, impact fees are calculated so that they do not exceed the proportionate share of the costs of system improvements, in this case school capacity, reasonably related to the new development. The student generation rate, which is the average number of students residing in new housing types constructed and occupied within the school district in the previous five-year period, is the primary driver in the impact fee formula of the proportionate share determination. Among the current units types subject to school impact fees (single family detached, townhome/duplex, multi-family 2+ bedroom, and multi-family 1 bedroom or less), most districts in Snohomish County continue to see the greatest number of students residing in single family detached homes. This higher single family unit student generation rate drives a higher proportionate share fee, evidencing that these units have the largest growth impact on school capacity. As calculated, school impact fees for single family detached homes reflect this growth impact. That calculated impact, or fee, is then reduced by 50% pursuant to County policy, decreasing the fee that developers pay.

### **The Impact Fee Framework Provides for Broad-Based Local and State Funding.**

As required by the State law, the school impact fee formula recognizes (and credits the fee payer/developer) for the amount of funds that the District expects to receive from state and local funding of the growth-related capacity improvement. By law, school impact fees cannot be the sole source of funding of growth-related improvements. As a practical matter, local funds from voted bonds/capital levies pay the majority of costs related to new capacity improvements. State funding of school construction provides an additional funding source for eligible projects. In the most recent legislative session, the State Legislature significantly increased funding to the School Construction Assistance Program (SCAP). The increase in SCAP funding for eligible growth-related projects reduces the calculated per dwelling unit fee further. School impact fees generally constitute a very small percentage of total project costs

The Rationale Statement's conclusion that single family residences, through the payment of impact fees, are "a large contributor of capital funding" and that there is "significant reliance" on impact fees to fund capacity improvements fails to recognize the existing funding structure and the small percentage of capacity costs actually funded by impact fees. See also, page 2 of the County Staff Report: "It is important to note that impact fees are supplemental and the primary sources for funding capital projects are voter-approved bonds and state match funds." See also draft 2024 Comprehensive Plan, Capital Facilities and Utilities Element page CUE-72 ("The primary sources of funding for school capital projects are state funding, and voter-approved bonds and levies.").

### **The School Districts Share a Commitment to Affordability and Growth.**

The School Districts value growth of their communities and providing the best possible educational facilities to all citizens. The School Districts have worked over the years with the Snohomish County Council to balance the needs of growing student populations with development and housing affordability concerns. While school impact fees are just one component of building and permitting costs, the County's school impact fee ordinance contains several mechanisms to address both a developer's business planning and housing affordability concerns:

- After providing appropriate credits for expected local (bond or capital levy) funding and State School Construction Assistance Program (SCAP) funds, adopted County policy reduces the calculated school impact fee by 50%. This reduction benefits builders/developers who pay the fees and shifts one-half of the development impacts to the existing taxpayers.
- The School Districts calculate a fee for duplexes/townhomes and apartments that is distinct from the single family detached unit fee. These units typically have fewer student residents than single family detached units and, thus, a lower student generation rate. As a result, the impact fee is lower than that for a single family detached unit. Districts are seeing more of the duplex/townhome product as a part of the County's prioritized middle housing.
- The County's existing code exempts affordable housing projects and accessory dwelling

units from the payment of school impact fees.

- Since 2018, residential developers in Snohomish County benefit from a provision adopted by the County Council that vests for a period of five years new development applications to the impact fee amount set at the date of application. We understand from development community requests in 2018 that this provision provides certainty to developers as to the school impact fee as they plan for their projects.
- The School Districts, and not the builders/developers, pay a fee to the County for the administrative costs related to assessing and collecting impact fees on individual building permits. SCC 30.66C.230.
- The School Districts look forward to working with the Snohomish County Council to implement Engrossed Second Substitute Senate Bill 5258. This implementation is expected to result in lower fees for “smaller” (based on bedroom count) units. In Snohomish County, this implementation is anticipated to create bedroom categories for single family detached units and townhome/duplex units similar to what currently exists for multi-family units.

### **Taxpayers Expect New Development to Pay School Impact Fees to Reduce the Burden of Growth Related Costs on the Existing Community.**

School district taxpayers expect that new development will pay a share of capacity costs through school impact fees. This expectation is expressed often during community conversations regarding proposed bond issues, and during local growth planning and comments on individual residential projects. In these cases, citizens regularly ask their school districts for assurances that developers, and not just the existing community and taxpayers, will pay a portion of the costs of the schools needed as a result of the new housing growth.

While school districts rely on their voters’ support of school construction bonds or capital levies to fund the majority of growth-related improvements, collected and projected impact fee revenue demonstrates to the local community that the financial burden of growth-related projects is shared with developers who profit from the new construction. In addition, impact fees can help to reduce the amount of a requested bond issue so that the existing taxpayers pay a lower tax rate. This system provides an equitable and sustainable model for addressing growth needs

without placing the full, or even a significant percentage of the capacity costs, on the new development.

**School Impact Fee Funding is Critical to Snohomish County Meeting its Planned Growth.**

School impact fees are particularly relevant as Snohomish County plans for growth as a part of the 2024 Comprehensive Plan update and meeting the adopted 2044 population and housing growth targets. As noted by County staff: “School District CFPs contain the information (as required by Appendix F of the County’s General Policy Plan) to help satisfy the GMA requirements [under Goal 12 and RCW 36.70A.070(3)]. The County’s school impact fee program provides school districts with a revenue to help with the adequacy of school districts’ facilities to ensure levels of service are being met. . . . to support development.” County Staff Report, page 2. The Capital Facilities and Utilities Element (CUE) as proposed in the 2024 update to the Comprehensive Plan directs compliance with level of service standards for schools and recognizes that: “Snohomish County operates a GMA-authorized school impact fee program to help ensure that adequate facilities are available to serve new growth and development.” Page CUE-72.

If the 2024 Capital Facilities Plans are not adopted and the recommended impact fees not implemented in Snohomish County, the projected influx of new students from growth, without the supplemental impact fee funding, will strain school infrastructure and could compromise development concurrency.

The School Districts appreciate the members of the Planning Commission who voted to recommend approval of the motion to approve the Capital Facilities Plan. We look forward to working with the County Council and our community partners to move the 2024 Capital Facilities Plans and proposed school impact fees forward to support the County’s growth planning and address taxpayers’ concerns about funding of growth-related costs. At the same time, the School Districts remain committed to the existing compromises in Snohomish County’s school impact fee program that further housing affordability and facilitate new development planning.

**From:** Ames, Kimberley F. <KAmes@everettsd.org>  
**Sent:** Monday, October 21, 2024 8:30 AM  
**To:** Contact Council  
**Cc:** Walker, Darcy J.; Fleckenstein, Larry C.  
**Subject:** Proposed Ordinance 24-082

Dear Members of the Snohomish County Council,

While impact fee revenue is a critical source of funding for school capacity and a source our voters expect, it pays a very small amount of school project costs. As an example, the district recently received the final construction estimate for the Jackson Elementary Replacement project, which will include new classrooms to serve enrollment growth. The construction estimate is \$38,361,557. This amount does not include project costs (architectural fees, permitting, tax on construction, furniture, equipment and other miscellaneous expenses) which typically are an additional 40%. The new school is designed to house approximately 440 students, which works out to a cost of approximately \$122,060 per student. The district's impact fees as determined in the 2024 CFP are \$12,556 for single family and \$4,257 for 2+/duplexes and townhomes. Although the district is very grateful to receive impact fee revenue, it does not begin to cover the cost per student for new permanent space. It is voter approved funding that pays the majority of the cost to add capacity to our community schools. That said, our voters appreciate that the development impact fee pays a portion of the school costs needed to serve student from new development.

In addition, impact fees help districts address an influx of new students from growth with the siting of interim capacity in the form of portables. Often, we as school districts must react quickly to permitted residential development that creates an influx of new students. To purchase a new portable classroom for around 25 students, place it with approved site work, connect power, fire alarm, data and furnish it, the cost comes to approximately \$400,000.

Overall, impact fees are vital to the district to provide the required space for new students through needed new construction or while other funds are secured to construct permanent space. Everett Public Schools greatly appreciates the Council's consideration to support the District's Capital Facility plan and impact fees.

Thank you,



**Kimberley Ames**  
Facilities & Planning Specialist  
Facilities and Planning  
[kames@everettsd.org](mailto:kames@everettsd.org)  
425-385-4198 D | 425-923.6305 C

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

NOTICE OF INTRODUCTION OF ORDINANCE  
AND  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on, Tuesday, October 22, 2024, at the hour of 10:30 a.m. and 6:00 p.m., and continuing thereafter as necessary, in the Henry M. Jackson Board Room, 8<sup>th</sup> Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, in conjunction with a remote meeting platform via the Zoom link below, to consider proposed Ordinance No. 24-082, titled: ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO. 332, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 6, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-2030 CAPITAL FACILITIES PLAN FOR THE NORTHSORE NO. 417 SCHOOL DISTRICT PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100. At the hearing, the Council may also consider alternatives/amendments to the proposed ordinance.

**Zoom Webinar Information:**

Join online at <https://zoom.us/j/94846850772>  
or by telephone call 1-253-215-8782 or 1-206-337-9723

**Background:** This ordinance proposes to: 1) adopt eleven school district capital facilities plans (CFPs) for participation in the county's school impact mitigation fee program, 2) amend SCC 30.66C.100 to establish the effective and expiration dates for the school impact mitigation fees 3), amend Table 30.66C.100(1) to revise the school impact mitigation fees, and 4) amend the Capital Facilities Plan of the Snohomish County Growth Management Act Comprehensive Plan by incorporating by reference the eleven school CFPs.

A summary of the proposed ordinance is as follows:

Sections 1, 2 and 3. Adopts recitals, findings of fact, and conclusions.

Sections 4-14. Adopt the 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, Monroe School District No. 103, Mukilteo School District No. 6, Northshore School District No. 417, Snohomish School District No. 201, and Sultan School District No. 311.

Section 15. Establishes an expiration date for the school district capital facilities plans.

Section 16. Amends SCC 30.66C.100 to: 1) revise the effective date of the Districts' capital facilities plans; and 2) amend the impact fees in Table 30.66C.100(1).

Section 17. States that the county council bases its findings and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits.



Section 18. Establishes the effective date of the ordinance as January 1, 2025.

Section 19. Incorporates a severability clause.

Exhibits A-1 – A- 11. 2024-2029 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, Monroe School District No. 103, Mukilteo School District No. 6, Snohomish School District No. 201, and Sultan School District No. 311, and the 2024-2030 Capital Facilities Plan for Northshore School District No. 417.

=====  
**State Environmental Policy Act:** The school districts, acting as lead agencies, have issued determinations of non-significance on their plans to comply with the State Environmental Policy Act (“SEPA”). These individual determinations serve as the County’s compliance with the requirements of SEPA. Copies of any threshold environmental determination made under SEPA and the accompanying environmental checklists are available at the individual school district offices.

**Where to Get Copies of the Proposed Ordinance:** Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org).

**Website Access:** This ordinance can be accessed through the Council website at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

**Range of Possible Actions the County Council May Take on This Proposal:** At the conclusion of its public hearing(s), the county council may make one of the following decisions regarding the proposed action: (1) adopt the planning commission recommendations; (2) adopt an amended version of the planning commission recommendations; (3) decline to adopt the planning commission recommendations; (4) remand in whole or in part to the planning commission for further consideration; (5) adopt such other proposals or modification of such proposals as were considered by the council at its own hearing; or (6) take any other action permitted by law.

**Public Testimony:** At the time and place indicated above or by remote participation, the county council will be accepting public testimony. The county council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Anyone interested may testify concerning the above-described matter. Written testimony is encouraged and may be sent to the office of the County Council at the following address: Snohomish County Council, 3000 Rockefeller, MS - 609, Everett, WA 98201. Faxed documents may be sent to (425) 388-3496 or E-mail to [contact.council@snoco.org](mailto:contact.council@snoco.org).

**Party of Record:** You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

**American Disabilities Act Notice:** Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Debbie Eco at (425) 388-3494, 1(800) 562-4367 X3494, or TDD # 388-3700.

QUESTIONS: For additional information or specific questions on the proposed ordinance please call Eileen Canola in the Department of Planning and Development Services at (425) 262-2253.

DATED this 12<sup>th</sup> day of September 2024.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
\_\_\_\_\_  
Council Chair

ATTEST:

  
\_\_\_\_\_  
Clerk of the Council

Publish: October 1, 2024  
October 8, 2024

SUBMIT AFFIDAVIT TO: Council  
SEND INVOICE TO: Planning #107010

## Everett Daily Herald

EXHIBIT # 3.5.002FILE ORD 24-082

## Affidavit of Publication

State of Washington }

County of Snohomish } ss

SNOHOMISH COUNTY COUNCIL

RECEIVED

DATE: 10/08/24 Time 9:25 a.m.

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1003161 ORD 24-082 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 2 issue(s), such publication commencing on 10/01/2024 and ending on 10/08/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$384.40.

Subscribed and sworn before me on this

8th day of October

2024

Randie Pospical

Notary Public in and for the State of Washington.

Snohomish County Planning and Development | 14107010  
DEBBIE ECO



SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington  
NOTICE OF INTRODUCTION OF ORDINANCE  
AND

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on, Tuesday, October 22, 2024, at the hour of 10:30 a.m. and 5:00 p.m., and continuing thereafter as necessary, in the Harry M. Jackson Board Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, in conjunction with a remote meeting platform via the Zoom link below, to consider proposed Ordinance No. 24-082, titled: ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO. 332, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 6, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-2030 CAPITAL FACILITIES PLAN FOR THE NORTHSHORE NO. 417 SCHOOL DISTRICT PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100. At the hearing, the Council may also consider alternatives/amendments to the proposed ordinance.

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Background: This ordinance proposes to: 1) adopt eleven school district capital facilities plans (CFPs) for participation in the county's school impact mitigation fee program, 2) amend SCC 30.66C.100 to establish the effective and expiration dates for the school impact mitigation fees, 3) amend Table 30.66C.100(1) to revise the school impact mitigation fees, and 4) amend the Capital Facilities Plan of the Snohomish County Growth Management Act Comprehensive Plan by incorporating by reference the eleven school CFPs.

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Section 15. Establishes an expiration date for the school district capital facilities plans.

Section 16. Amends SCC 30.66C.100 to: 1) revise the effective date of the Districts' capital facilities plans; and 2) amend the impact fees in Table 30.66C.100(1).

Section 17. States that the county council bases its findings and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits.

Section 18. Establishes the effective date of the ordinance as January 1, 2025.

Section 19. Incorporates a severability clause.

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State Environmental Policy Act: The school districts, acting as lead agencies, have issued determinations of non-significance on their plans to comply with the State Environmental Policy Act ("SEPA"). These individual determinations serve as the County's compliance with the requirements of SEPA. Copies of any threshold environmental determination made under SEPA and the accompanying environmental checklists are available at the individual school district offices.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367 x3494, TDD (425) 877-8339 or by e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org).

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Public Testimony: At the time and place indicated above or by remote participation, the county council will be accepting public testimony. The county council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Anyone interested may testify concerning the above-described matter. Written testimony is encouraged and may be sent to the office of the County Council at the following address: Snohomish County Council, 3000 Rockefeller, MS - 609, Everett, WA 98201. Faxed documents may be sent to (425) 388-3496 or E-mail to [contact.council@snoco.org](mailto:contact.council@snoco.org).

Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

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QUESTIONS: For additional information or specific questions on the proposed ordinance please call Eileen Canola in the Department of Planning and Development Services at (425) 262-2253.

DATED this 12th day of September 2024.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington  
/s/Jared Mead  
Council Chair

ATTEST:  
/s/ Debbie Eco  
Clerk of the Council  
107010

Published: October 1, 8, 2024.

EDH1003161

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

## NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN, that on November 25, 2024, the Snohomish County Council approved Budget Amended Ordinance No. 24-082, which will be effective December 23, 2024. A summary of the ordinance is as follows:

## AMENDED ORDINANCE 24-082

ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO. 332, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 6, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-2030 CAPITAL FACILITIES PLAN FOR THE NORTHSORE NO. 417 SCHOOL DISTRICT PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

Sections 1, 2 and 3. Adopts recitals, findings of fact, and conclusions.

Sections 4-14. Adopt the 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, Monroe School District No. 103, Mukilteo School District No. 6, Northshore School District No. 417, Snohomish School District No. 201, and Sultan School District No. 311.

Section 15. Establishes an expiration date for the school district capital facilities plans.

Section 16. Amends SCC 30.66C.100 to: 1) revise the effective date of the Districts' capital facilities plans; and 2) amend the impact fees in Table 30.66C.100(1).

Section 17. States that the county council bases its findings and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits.

Section 18. Establishes the effective date of the ordinance as January 1, 2025.

Section 19. Incorporates a severability clause.

Exhibits A-1 – A- 11. 2024-2029 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, Monroe School District No. 103, Mukilteo School District No. 6, Snohomish School District No. 201, and Sultan School District No. 311, and the 2024-2030 Capital Facilities Plan for Northshore School District No. 417.

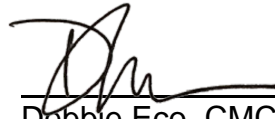
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**Where to Get Copies of the Amended Ordinance:** Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org).

**Website Access:** This ordinance can be accessed through the Council website at:  
<https://snohomish.legistar.com/Calendar.aspx> or  
<http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

DATED this 16<sup>th</sup> day of December 2024.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
\_\_\_\_\_  
Debbie Eco, CMC  
Clerk of the Council

Publish: December 18, 2024

SUBMIT AFFIDAVIT TO: Council  
SEND INVOICE TO: Planning #107010

**SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON**

**EXHIBIT #** 3.5.004

**FILE** ORD 24-082

**NOTICE OF ACTION**

NOTICE IS HEREBY GIVEN under the Growth Management Act, RCW 36.70A.290 that the Snohomish County Council took the action described in (1) below on November 25, 2024.

1. Description of agency action: Approval of Amended Ordinance No. 24-082.
2. Description of proposal: ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO. 332, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 6, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-2030 CAPITAL FACILITIES PLAN FOR THE NORTHSHORE NO. 417 SCHOOL DISTRICT PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100
3. Documentation is available electronically upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-800-562-4367 x3494, TDD 1-800-877-8339 or e-mailing to [Contact.Council@snoco.org](mailto:Contact.Council@snoco.org).
4. Name of agency giving notice: Snohomish County Council
5. This notice is filed by: Debbie Eco  
Clerk of the Council

Date: December 16, 2024

PUBLISH: December 18, 2024

Send Affidavit to: County Council  
Send Invoice to: Planning #107010



## Everett Daily Herald

EXHIBIT # 3.5.005FILE ORD 24-082

## Affidavit of Publication

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1006747 ORD 24-082 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 12/18/2024 and ending on 12/18/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$94.55.

Subscribed and sworn before me on this

18th day of December

2024

Randie P

Notary Public in and for the State of Washington.

Snohomish County Planning & Development | 14107010  
DEBBIE ECO

SNOHOMISH COUNTY COUNCIL

SCANNED AND RECEIVED

DATE: 12/18/24 Time 10:29 a.m.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN, that on November 25, 2024, the Snohomish County Council approved Budget Amended Ordinance No. 24-082, which will be effective December 23, 2024. A summary of the ordinance is as follows:

AMENDED ORDINANCE 24-082

ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO. 332, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 6, SNOHOMISH NO. 201, AND SULTAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-2030 CAPITAL FACILITIES PLAN FOR THE NORTHSHORE NO. 417 SCHOOL DISTRICT PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

Sections 1, 2, and 3, Adopts recitals, findings of fact, and conclusions.

Sections 4-14, Adopt the 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, Monroe School District No. 103, Mukilteo School District No. 6, Northshore School District No. 417, Snohomish School District No. 201, and Sultan School District No. 311.

Section 15, Establishes an expiration date for the school district capital facilities plans.

Section 16, Amends SCC 30.66C.100 to: 1) revise the effective date of the Districts' capital facilities plans; and 2) amend the impact fees in Table 30.66C.100(1).

Section 17, States that the county council bases its findings and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits.

Section 18, Establishes the effective date of the ordinance as January 1, 2025.

Section 19, Incorporates a severability clause.

EXHIBITS A-1 - A-11, 2024-2029 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, Monroe School District No. 103, Mukilteo School District No. 6, Snohomish School District No. 201, and Sultan School District No. 311, and the 2024-2030 Capital Facilities Plan for Northshore School District No. 417.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4357x3494, TDD (425) 877-8339 or by e-mailing [contactcouncil@snoco.org](mailto:contactcouncil@snoco.org).

Website Access: This ordinance can be accessed through the Council website at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

DATED this 16th day of December 2024.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington  
/s/ Debbie Eco, CMC  
Clerk of the Council

107010  
Published: December 18, 2024.

EDH1006747

**Affidavit of Publication**

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1006748 GMA ORD 24-082 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 12/18/2024 and ending on 12/18/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$41.85.

Subscribed and sworn before me on this

18th day of December

2024.

Randie Pospical

Notary Public in and for the State of Washington.

Snohomish County Planning & Development | 14107010  
DEBBIE ECO

**SNOHOMISH COUNTY COUNCIL**

SCANNED AND RECEIVED

DATE: 12/18/24 Time 10:29 a.m.



**SNOHOMISH COUNTY COUNCIL**  
Snohomish County, Washington

**NOTICE OF ACTION**

NOTICE IS HEREBY GIVEN under the Growth Management Act, RCW 36.70A.290 that the Snohomish County Council took the action described in (1) below on November 25, 2024.

1. Description of agency action: Approval of Amended Ordinance No. 24-082.

2. Description of proposal: ADOPTING THE 2024-2029 CAPITAL FACILITIES PLANS FOR THE ARLINGTON NO. 16, EDMONDS NO. 15, EVERETT NO. 2, GRANITE FALLS NO. 332, LAKE STEVENS NO. 4, LAKEWOOD NO. 306, MONROE NO. 103, MUKILTEO NO. 5, SNOHOMISH NO. 201, and SUITAN NO. 311 SCHOOL DISTRICTS, AND THE 2024-2030 CAPITAL FACILITIES PLAN FOR THE NORTHSORE NO. 417 School District PURSUANT TO SCC 30.66C.020 AND AMENDING THE SCHOOL IMPACT FEE SCHEDULE IN SCC 30.66C.100

3. Documentation is available electronically upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-800-562-4367 x3494, TDD 1-800-877-8339 or e-mailing to [Contact.Council@snoco.org](mailto:Contact.Council@snoco.org).

4. Name of agency giving notice: Snohomish County Council

5. This notice is filed by: Debbie Eco  
Clark of the Council

Date: December 16, 2024  
107010

Published: December 18, 2024.

EDH1006748

# THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

## Submittal ID: 2024-S-7946

**Submittal Date Time:** 12/24/2024

### Submittal Information

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<b>Jurisdiction</b>	Snohomish County
<b>Submittal Type</b>	Notice of Final Adoption
<b>Amendment Type</b>	Development Regulation Amendment

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### Amendment Information

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#### Brief Description

Amende Ordinance 24-082, adopting the 2024-2029 Capital Facilities Plans for School Districts

■ Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.

Categories

Submittal Category
Schools

Attachments

Attachment Type	File Name	Upload Date
Development Regulation Amendment - Adopted	Ord 24-082.pdf	12/24/2024 11:08 AM

Contact Information

Prefix Ms.  
First Name Lisa  
Last Name Hickey  
Title Assistant Clerk of the Council  
Work (425) 388-3901  
Cell  
Email lisa.hickey@snoco.org

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

■ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name Lisa Hickey  
Email lisa.hickey@snoco.org



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

SNOHOMISH COUNTY COUNCIL

12/26/2024

EXHIBIT # 3.5.008

FILE ORD 24-082

Ms. Lisa Hickey  
Assistant Clerk of the Council  
Snohomish County  
3000 Rockefeller Ave  
Everett, WA 98201

Sent Via Electronic Mail

Re: Snohomish County--2024-S-7946--Notice of Final Adoption

Dear Ms. Hickey:

Thank you for sending the Washington State Department of Commerce the Notice of Final Adoption as required under [RCW 36.70A.106](#). We received your submittal with the following description.

**Amende Ordinance 24-082, adopting the 2024-2029 Capital Facilities Plans for School Districts**

We received your submittal on 12/24/2024 and processed it with the Submittal ID 2024-S-7946. Please keep this letter as documentation that you have met this procedural requirement.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Jeff Aken, (360) 725-2869.

Sincerely,

Review Team  
Growth Management Services

APPROVED**AMENDMENT #1 to School District Capital Facilities Plans and Impact Fees  
Ordinance No. 24-082**

**Adopting the 2024-2029 Capital Facilities Plans for the Arlington No. 16, Edmonds No. 15, Everett No. 2, Granite Falls No. 332, Lake Stevens No. 4, Lakewood No. 306, Monroe No. 103, Mukilteo No. 6, Snohomish No. 201, and Sultan No. 311 School Districts, and the 2024-2030 Capital Facilities Plan for the Northshore No. 417 School District Pursuant to SCC 30.66C.020 and amending the School Impact Fee Schedule in SCC 30.66C.100**

**Name:** Clarifying incorporation by reference is for the 2024 Comprehensive Plan Update.

**Brief Description:** Drafting of Ordinance 24-082 took place before the County Council continued the 2024 GMACP update until after budget adoption. These amendments clarify that the school district capital facility plans are to be adopted by reference are part of the 2024 GMACP rather than the currently effective GMACP.

**Ordinance Recitals and Findings Modify:**

**Page 3, line 5, add two new recitals by inserting the underlined text as follows:**

WHEREAS, on August 19, 2024, the County Council began a public hearing to consider updates to the GMACP, which includes reassessment and updates to the Land Use Element, Transportation Element, Parks and Recreation Element, Capital Facilities and Utilities Element, Future Land Use Map, and regulations and policies; and

WHEREAS, the County Council continued the public hearing until December 4, 2024, and anticipates adopting the 2024 GMACP at a public hearing prior to December 31, 2024; and

**Page 5, lines 18 to 20, modify the existing Finding F by inserting the underlined text as follows:**

F. Each of the Districts' 2024 capital facilities plans shall be incorporated by reference into the capital facilities element of the 2024 GMACP as provided by SCC 30.66C.055.

**Council Disposition:** Nehring – Low unanimously approved Date: 11/25/24