



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"> Increase of 378 students 	By 2029: Capacity needs at elementary school level	<ul style="list-style-type: none"> In 2022, the completed addition to Arlington High School that continues to provide capacity. Replacement of Post Middle School – adding capacity 150 students Potential addition of portables 	Yes
Edmonds	<ul style="list-style-type: none"> Decrease of 720 students 	By 2029: Capacity needs at elementary, middle grade levels.	2024 Bond Projects: <ul style="list-style-type: none"> New Middle School New College Place Middle New Oak Heights Elementary New College Place Elementary New Westgate Elementary Renewal & Upgrade Projects (Multi-Site) 	Yes
Everett	<ul style="list-style-type: none"> Increase of 992 students 	By 2029: Increasing capacity needs at the elementary and middle school levels.	<ul style="list-style-type: none"> Elementary Grade Level: Additional classroom space. At least 5 portables. Middle Grade Level: at least 3 portable classrooms will need to be purchased. High Grade Level: Purchase at least 1 portable and relocate portables as needed. Everett High School classroom and cafeteria modernization. Acquire approx..11 acres for a future elementary school. 	Yes
Granite Falls	<ul style="list-style-type: none"> Increase of 288 students 	By 2029: Capacity needs at all grade levels.	<ul style="list-style-type: none"> Expanding Mountain Way Elementary School - eight new permanent classrooms. Expanding Monte Cristo Elementary School - six new permanent classrooms. Expanding Granite Falls Middle School - eight new permanent classrooms. Adding a new Early Learning Center, including kindergarten, which will relieve capacity at Mountain Way Elementary School. Starting to plan for high school capacity solutions as growth continues. 	Yes
Lake Stevens	<ul style="list-style-type: none"> Increase of 487 students 	By 2029: Capacity needs at all grade levels.	<ul style="list-style-type: none"> Elementary: land acquisition for two schools and the construction of one elementary school and expansion of two. Expansion of one middle school. Acquisition of portables. 	Yes
Lakewood	<ul style="list-style-type: none"> Increase in 209 students 	By 2029: Elementary and middle school levels.	<ul style="list-style-type: none"> Acquisition and siting of portable facilities to accommodate growth needs. Land acquisition 	Yes
Monroe	<ul style="list-style-type: none"> Increase of 164 students 	By 2029: Capacity need at elementary school level.	<ul style="list-style-type: none"> Proposed Salem Woods Expansion Proposed Frank Wagner Expansion Proposed Chain Lake Elementary Expansion 	Yes
Mukilteo	<ul style="list-style-type: none"> Increase of 431 students 	By 2029: Capacity needs at all grade levels.	<ul style="list-style-type: none"> Elementary and middle school additions and replacement Mariner High School addition & renovation Portables 	Yes
Northshore	<ul style="list-style-type: none"> Increase of 1090 students 	By 2029: Capacity needs at all grade levels.	<ul style="list-style-type: none"> Elementary: adding capacity at Fernwood, Crystal Springs, Maywood Hills, and Woodin Elementary Schools Middle: adding capacity at Leota Middle School – Phase 1 High school: adding capacity at Inglemoor, North Creek and Bothell High. Portables 	Yes
Snohomish	<ul style="list-style-type: none"> Increase of 502 students 	By 2029: Capacity needs at the elementary school level.	<ul style="list-style-type: none"> Elementary: additions as a part of replacement projects at three elementary schools (Cathcart, Dutch Hill, and Seattle Hill). Portables 	Yes
Sultan	<ul style="list-style-type: none"> Increase of 255 students 	By 2029: Capacity needs at all grade levels.	<ul style="list-style-type: none"> Expansion at Gold Bar Elementary School (reconfigure to PreK-4th) New elementary school (configure to PreK-4th) Expansion and conversion of high school to the new Sultan Junior High School New Sultan High School. 	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