



Snohomish County

SNOHOMISH COUNTY PLANNING COMMISSION

August 29, 2024

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendations on Eleven School District Capital Facilities Plans (CFPs) and proposed code amendments to Chapter 30.66C SCC (School Impact Mitigation)

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation on eleven school district capital facilities plans (CFPs) and amendments to Chapter 30.66C of the Snohomish County Code (SCC) related to school impact mitigation fees.

The eleven school district CFPs have been reviewed for consistency with state and county code requirements by a technical review committee (TRC) led by Snohomish County Planning and Development Services, and no outstanding issues were identified. Ten of the eleven school district CFPs have been adopted by their respective school boards and are Arlington School District No.16, 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.

The school board for the Edmonds School District No.15 met on August 27, 2024 to review and approve the district's CFP. Based on the 2nd Draft reviewed by the County's TRC, the district is not proposing any impact fees. The Planning Commission's recommendation for Edmond's School District CFP is pending school board approval.

The proposed code amendments are to revise the effective date of the school impact fee table and update the school impact fees in SCC Table 30.66C.100(1) with the fees proposed in the eleven school district CFPs.

The Planning Commission had a briefing on this topic on August 13, 2024, and conducted a public hearing on August 27, 2024. There was one written comment received by the Planning Commission from the Northshore School District prior to the August 27 hearing, and no members of the public commented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

At the August 27, 2024 Planning Commission meeting, Commissioner Pedersen made a motion, seconded by Commissioner Busted, recommending APPROVAL of the eleven school district CFPs (with provisional approval for the Edmonds School District CFPs pending school board adoption) and proposed code amendments contained in the staff report dated July 5, 2024.

Vote:

4 in favor (*Busted, Larsen, Niemela, Pedersen*)

4 opposed (*Ash, Campbell, James, Sheldon*)

0 abstentions

Motion Failed

Due to a lack of majority vote, **no recommendation** was made following the close of the public hearing and after due consideration of the information presented and is based on the July 5, 2024, staff report, with which the Commission concurred.

Rationale for Vote – Commissioner Campbell

After the public hearing, Commissioner Campbell offered the following statement regarding the proposed school impact fees and the funding of schools in general:

“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.” - Tom Campbell

Respectfully submitted,

Robert Larsen

Robert Larsen (Aug 29, 2024 19:11 PDT)

SNOHOMISH COUNTY PLANNING COMMISSION

Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive
Michael McCrary, Director, Planning and Development Services

Updated 2024-SchoolCFPs-Planning Commission Recommendation Letter (002)_TT

Final Audit Report

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