

Index of Records					
Project Name		2024 - 2029 School District Capital Facilities Plan Update			
Part 2 - PLANNING COMMISSION					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
2.0001	Public Outreach	7/30/2024	Planning Commission	Planning Commission Agenda (Briefing)	3
2.0002	Public Outreach	8/13/2024	The Herald	Affidavit of Agenda publication in The Herald (Briefing)	3
2.0003	Legislative Documents	7/29/2024	PDS Staff	Staff Report (Briefing)	9
2.0004	Public Outreach	8/12/2024	PDS Staff	Presentation (Briefing)	15
2.0005	Public Outreach	9/9/2024	Planning Commission	Draft Planning Commission Written Meeting Minutes (Briefing)	4
2.0006	Public Outreach	8/14/2024	Planning Commission	Planning Commission Recording of Meeting (Briefing)	NA
2.0007	Public Outreach	8/13/2024	PDS Staff	School District CFPs	1
2.0008	Public Outreach	8/15/2024	Planning Commission	Planning Commission Agenda (Hearing)	4
2.0009	Public Outreach	8/27/2024	The Herald	Affidavit of Agenda publication in The Herald (Hearing)	3
2.0010	Public Outreach	9/9/2024	Planning Commission	Draft Planning Commission Written Meeting Minutes (Hearing)	5
2.0011	Public Outreach	8/27/2024	Planning Commission	Planning Commission Meeting Recording (Hearing)	NA
2.0012	Public Outreach	9/3/2024	Planning Commission	Recommendation Letter to County Council	3
2.0013	Public Testimony	8/29/2024	Campbell, Tom	School District Capital Plans Comments	1
2.0014	Public Testimony	8/27/2024	Northshore School District	Northshore School District - SCPC Comments	2
2.0015	Legislative Documents	8/29/2024	PDS Staff	2024 Edmonds Capital Facility Plan	29
*Contact the Clerk of the Council for copies of Part 2 Exhibits - 425-388-3494 or contact.council@snoco.org					



Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Taylor.Twiford@snoco.org

SPECIAL (Remote) MEETING AGENDA
Snohomish County Planning Commission

August 13, 2024
5:30 PM

Join the Zoom Meeting: <https://us02web.zoom.us/j/86726868077>
or call (253) 215-8782
Webinar ID: 867 2686 8077

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at <https://snohomishcountywa.gov/164>

- A. CALL TO ORDER AND ROLL CALL**
- B. CHAIRPERSON'S REPORT**
- C. PUBLIC COMMENT**
- D. APPROVAL OF MINUTES**
 - [July 23, 2024](#): Regular Meeting
- E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS**
 - [Upcoming Planning Commission Meeting Topics](#)
 - County Council Actions on Planning Commission Recommendations
- F. UNFINISHED BUSINESS**
- G. NEW BUSINESS**
 1. [2025-2030 Capital Improvement Program \(Briefing\)](#)
Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org
Debbi Mock, Sr. Financial Consultant, debbi.mock@co.snohomish.wa.us
Carol Ohlfs, Principal Park Planner, carol.ohlfs@snoco.org
Additional Presenters from SWM and TES

The Planning Commission is to be briefed on the 2025-2030 Capital Improvement Program (CIP). The CIP is a six-year document that is adopted as part of the County's biennial budget process. The County Charter requires the adoption of a CIP for all county facilities as part of the budget process. The Growth Management Act (GMA) requires the adoption of a six-year



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financing program for capital facilities. Pursuant to Snohomish County Code SCC 4.26.024, the County combines the CIP required by the charter and the six-year financing program by the GMA into one document. Planning and Development Services (PDS) and the Finance Department compile the CIP. The CIP includes capital facilities information from both County departments and external agencies. The CIP identifies if minimum level of service (LOS) standards are being met, and if there are potential funding shortfalls for capital facilities.

For further information, please review the following:

- [Staff Report dated July 25, 2024](#)
2. Six-year School District Capital Plans (Briefing)
Eileen Canola, Senior Planner, Eileen.Canola@snoco.org

Planning and Development Services (PDS) coordinates a biennial technical review of school district capital facilities plans (CFPs) for inclusion in the County's school impact fee program. This briefing will highlight key information from the drafts of [eleven district CFPs](#) submitted for County staff review per section [30.66C.050](#) of the Snohomish County Code (SCC). The briefing will summarize information contained in the CFPs including projected enrollments, capacity issues, and plans for capital improvements with funding proposals including proposed changes to the school impact fee schedule in Chapter 30.66C SCC

For further information, please review the following:

- [Staff Report dated July 5, 2024](#)
3. Office of Hearings Administration 2020-2023 Report (Informational Briefing)
Peter Camp, Hearing Examiner, Peter.Camp@snoco.org

Report of the Hearing Examiner to the Planning Commission pursuant to SCC 2.02.200

For further information, please review the following:

- [Office of Hearings Administration 2020-2023 Report](#)

H. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

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Mark James, District 1
Kimberly Busteed, District 2
Raymond Sheldon, Jr., District 2
Robert Larsen, District 3
Layla Bush, District 3*

*Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Karl Niemela, District 5
Angie Sievers, Executive Appointee*

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk

Everett Daily Herald

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 EDH1000200 AGENDA AUG 13 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 08/03/2024 and ending on 08/03/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$164.30.

[Signature]

Subscribed and sworn before me on this 5th day of August, 2024.



[Signature]

Notary Public in and for the State of Washington.

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2. Six-year School District Capital Plans (Briefing)

Eileen Canola, Senior Planner, Eileen.Canola@snoco.org
Planning and Development Services (PDS) coordinates a biennial technical review of school district capital facilities plans (CFPs) for inclusion in the County's school impact fee program. This briefing will highlight key information from the drafts of eleven district CFPs submitted for County staff review per section 30.66C.050 of the Snohomish County Code (SCC). The briefing will summarize information contained in the CFPs including projected enrollments, capacity issues, and plans for capital improvements with funding proposals including proposed changes to the school impact fee schedule in Chapter 30.66C SCC

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Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk

Published: August 3, 2024. EDH1000200



Snohomish County
Planning and Development Services

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MEMORANDUM

TO: Snohomish County Planning Commission

VIA: Mike 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: July 5, 2024

Dave Somers
County Executive

PURPOSE

The purpose of this staff report is to provide draft code amendments and background information regarding the biennial update to school district capital facilities plans (CFPs) in advance of the August 13, 2024, Planning Commission Special meeting. School districts planning to collect school impact fees must submit their CFP to the County for review by a Technical Review Committee (TRC) and consideration by the Planning Commission, and County Council. The TRC has completed its review of eleven school district CFP drafts. School districts are in the process of obtaining school board approval for their respective CFP.

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 Element of the comprehensive plan. The code amendment will affect the school impact fee schedule in Chapter 30.66C of the Snohomish County Code (SCC)

Participating School Districts

- 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
- Sultan School District No. 311

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

BACKGROUND

The Growth Management Act (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:

- 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.

School District CFPs contain the information (as required by Appendix F of the County's General Policy Plan) to help satisfy the GMA requirements. 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. The County's Capital Improvement Program (CIP) reports on how minimum levels of services are being met by school districts and other public services necessary to support development.

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. 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 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 General Policy Plan (GPP).

[Appendix F](#) of the GPP contains the specific requirements and performance criteria for the school CFPs. The following summarizes the requirements of Appendix F:

- Future enrollment projections that are consistent with 2044 county population forecasts.
- Inventory of existing sites, facilities, and their capacities.
- Forecast of future facility needs.
- Forecast of future site needs.
- Proposed capital improvement projects to address additional demands of growth (existing deficiencies may also be addressed but cannot be financed with impact fees).
- A schedule and financing program (at least six years) to fund the proposed projects; and
- Impact fee support data required by the formula in Chapter 30.66C SCC, including a district-specific analysis to determine the student generation rate component of the fee calculation. The student generation rate (SGR) is a calculation used by the school districts in determining their impact fees. SGRs are the average number of students by grade (elementary, middle, and high school) typically generated by housing type. These numbers are obtained by a survey of all new residential units permitted by the jurisdictions within that school district during the most recent five-to-eight-year period.
- Plan Performance Criteria:
 - Meet basic requirements of GMA and RCW 82.02.
 - Enrollment forecasts should utilize established methods and should produce results which are not inconsistent with the Office of Financial Management (OFM) population forecasts used in the county comprehensive plan.
 - The financing plan should separate projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects which address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.
 - Plans should use best-available information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. District-generated data may be used if it is derived through statistically reliable methodologies.
 - Districts which propose the use of impact fees should identify in future updates alternative funding sources.

It is important to note that although the TRC performs the calculation for the impact fees and, per Appendix F, checks for the inclusion of explanations and descriptions for key variables of the impact fee calculation, it is the responsibility of each school district to perform the calculations and explain the calculation methodology used in determining the impact fees.

DEVELOPMENT OF PROPOSED IMPACT FEES

School districts may use impact fees to meet a portion of the facility demands of projected growth in the school district. Impact fees assessed to new developments, per state law, cannot be used to correct existing

deficiencies. Some examples of expenses that can be financed in part with impact fees are: Land acquisition to build new schools; construction of new schools and additional classrooms/capacity at existing schools; and the purchase of portable classrooms. Impact fees must be spent within ten years of collection. Attachment A provides an overview of capacity issues and capital projects identified by each school district (based on 2nd drafts of CFPs).

Impact fees proposed by each school district were calculated using the formula in SCC 30.66C.045. Pursuant to SCC 30.66C.045, the resulting impact fee in each 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 include planned capital improvements 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 50%. Table 1 depicts how the proposed impact fees calculated in the 2nd draft CFPs would amend the current school impact fee schedule contained in Table SCC 30.66C.100(1). Attachments B and C provide an overview of single-family and multi-family (2+ bedrooms) school impact fees over time.

PROPOSED AMENDMENTS

- Proposed amendments to SCC 30.66C.100(5) to amend the effective date of the school impact mitigation fees Table 30.55C.100(1):
 - (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.
- Proposed amendments to school impact fees in Table SCC 30.66.100(1) are based on the 2nd Drafts of school district CFPs. This table will be reviewed once school board approval is obtained from all eleven school district CFPs, although no changes are anticipated.

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

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTI-FAMILY 1-BEDROOM per dwelling unit	MULTI-FAMILY 2+ BEDROOMS per dwelling unit	DUPLEXES AND TOWNHOMES per dwelling unit
Arlington No. 16	((\$4,002)) <u>\$544</u>	\$0	((\$2,328)) <u>\$0</u>	((\$2,328)) <u>\$441</u>
Edmonds No. 15	\$0	\$0	\$0	\$0

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
Everett No. 2	(((\$6,286)) <u>\$12,556</u>	\$0	(((\$3,834)) <u>\$4,257</u>	(((\$3,834)) <u>\$4,257</u>
<u>Granite Falls No. 332</u>	<u>\$6,368</u>	<u>\$0</u>	<u>\$3,160</u>	<u>\$3,160</u>
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>

ENVIRONMENTAL REVIEW

The State Environmental Policy Act (SEPA) requirements will be satisfied by each school district, acting as lead agency, and completing an environmental review 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 will be sent to the Washington State Department of Commerce prior to the August 27, 2024, Planning Commission meeting.

STAFF REVIEW

A County NRC reviewed the 1st and 2nd drafts of the eleven school district CFPs and found that all 2nd CFP drafts met the requirements of Chapter 30.66C SCC and the criteria of Appendix F. The eleven school districts are in the process of completing SEPA and seeking approval of their 2nd draft CFP by their respective school board. Based on the TRC comments or school board review, there may be updates to information that is reflected in the board-adopted version of the CFPs. PDS will provide any updates prior to the Planning Commission meeting on August 27, 2024.

ACTION REQUESTED

No action is required at the August 13, 2024, Planning Commission meeting. However, at the public hearing scheduled for August 27, 2024, the Planning Commission will be asked to make a recommendation on the eleven school district CFPs and the proposed amendments to SCC 30.66C.100. The Planning Commission recommendation will be transmitted to the County Council. It is anticipated that the County Council will consider the school CFPs concurrently with the County's Capital Improvement Program and other components of this year's budget package. Once adopted by the County Council, the school impact fees would be effective on January 1, 2025.

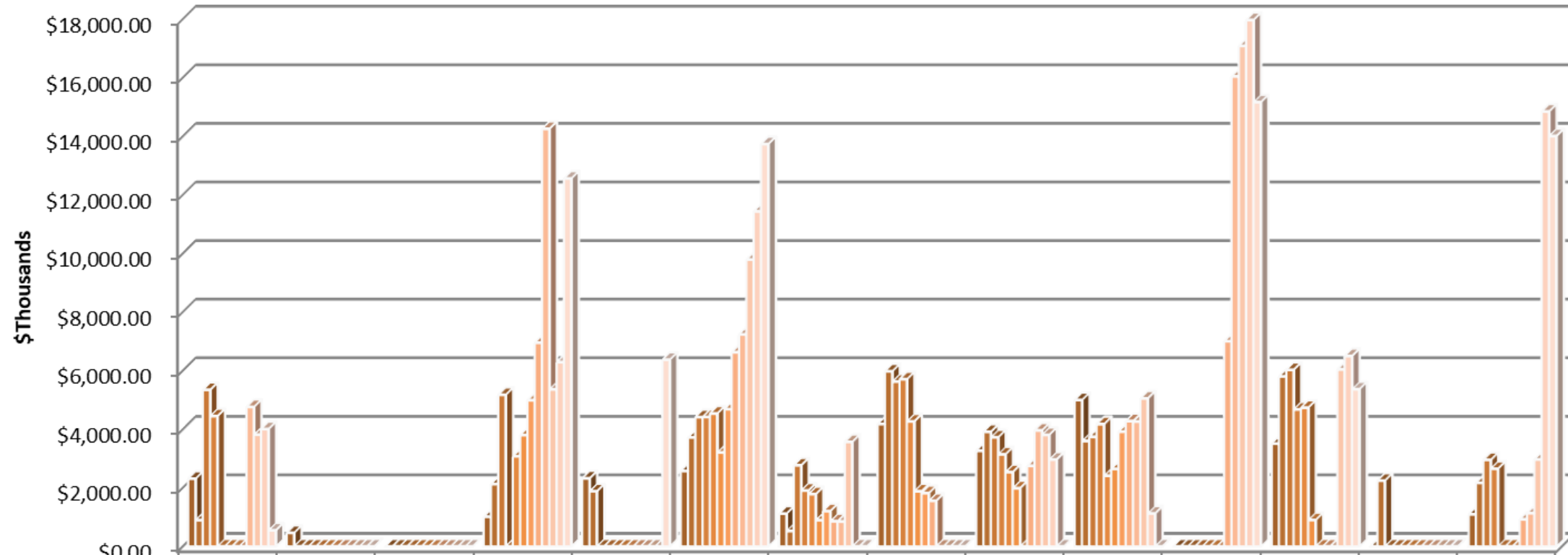
cc: Ken Klein, Executive Director
Mike McCrary, Director, PDS
David Killingstad, Manager, PDS
Ryan Countryman, Senior Council Legislative Analyst

Attachment A: Overview of Single-Family School Impact Fees Since 2002

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

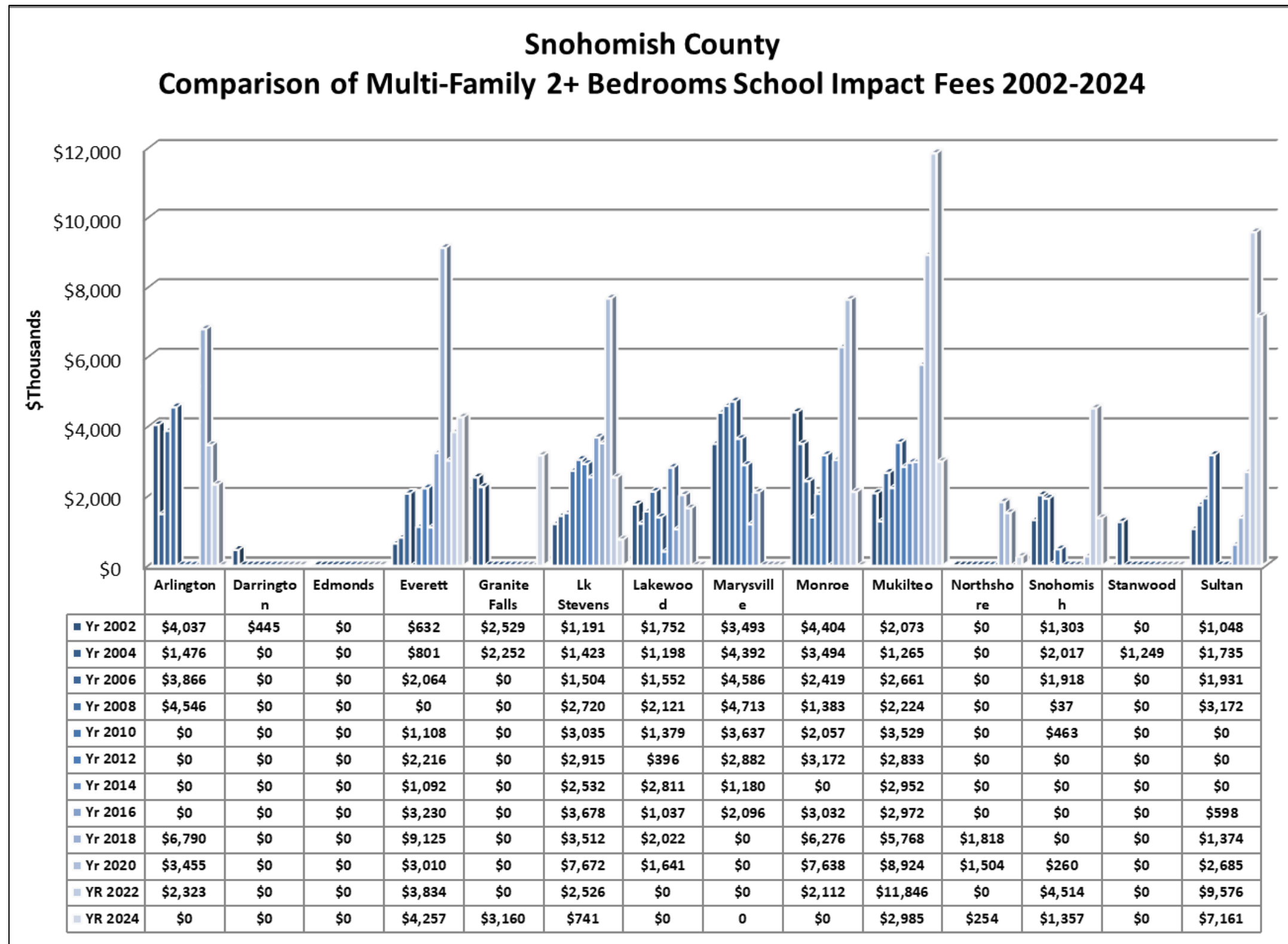
Attachment B: Overview of Single-Family School Impact Fees Since 2002

Snohomish County
Comparison of Single Family School Impact Fees 2002-2024



	Arlington	Darrington	Edmonds	Everett	Granite Falls	Lk Stevens	Lakewood	Marysville	Monroe	Mukilteo	Northshore	Snohomish	Stanwood	Sultan
■ Yr 2002	\$2,310.00	\$460.00	\$0.00	\$1,010.00	\$2,321.26	\$2,571.00	\$1,116.00	\$4,174.00	\$3,262.00	\$4,996.00	\$0.00	\$3,506.00	\$0.00	\$1,093.00
■ Yr 2004	\$894.00	\$-	\$0.00	\$2,124.00	\$1,879.75	\$3,715.00	\$522.00	\$5,975.00	\$3,909.00	\$3,595.00	\$0.00	\$5,798.00	\$2,242.00	\$2,166.00
■ Yr 2006	\$5,342.00	\$-	\$0.00	\$5,170.00	\$0.00	\$4,409.00	\$2,765.00	\$5,623.00	\$3,721.00	\$3,738.00	\$0.00	\$6,024.00	\$0.00	\$2,950.00
■ Yr 2008	\$4,444.00	\$-	\$0.00	\$0.00	\$0.00	\$4,414.00	\$1,906.00	\$5,705.00	\$3,139.00	\$4,170.00	\$0.00	\$4,672.00	\$0.00	\$2,647.00
■ Yr 2010	\$0.00	\$-	\$0.00	\$3,073.00	\$0.00	\$4,532.00	\$1,780.00	\$4,263.00	\$2,534.00	\$2,408.00	\$0.00	\$4,732.00	\$0.00	\$0.00
■ Yr 2012	\$0.00	\$-	\$0.00	\$3,798.00	\$0.00	\$3,202.00	\$892.00	\$1,879.00	\$1,984.00	\$2,642.00	\$0.00	\$896.00	\$0.00	\$0.00
■ Yr 2014	\$0.00	\$-	\$0.00	\$4,988.00	\$0.00	\$4,680.00	\$1,203.00	\$1,817.00	\$0.00	\$3,914.00	\$0.00	\$0.00	\$0.00	\$0.00
■ Yr 2016	\$0.00	\$-	\$0.00	\$6,950.00	\$0.00	\$6,624.00	\$857.00	\$1,552.00	\$2,749.00	\$4,275.00	\$7,000.00	\$0.00	\$0.00	\$923.00
■ Yr 2018	\$4,756.00	\$-	\$0.00	\$14,250.00	\$0.00	\$7,235.00	\$847.00	\$0.00	\$3,956.00	\$4,257.00	\$16,039.00	\$0.00	\$0.00	\$1,132.00
■ Yr 2020	\$3,811.00	\$-	\$0.00	\$5,358.00	\$0.00	\$9,788.00	\$3,566.00	\$0.00	\$3,803.00	\$5,048.00	\$17,080.00	\$6,039.00	\$0.00	\$2,966.00
■ Yr 2022	\$4,002.00	\$-	\$0.00	\$6,286.00	\$0.00	\$11,434.00	\$0.00	\$0.00	\$2,961.00	\$1,121.00	\$17,963.00	\$6,495.00	\$0.00	\$14,842.00
■ Yr 2024	\$544	\$-	\$0.00	\$12,556	\$6,368	\$13,730	\$0	\$0.00	\$0	\$0	\$15,159	\$5,361	\$0.00	\$14,002

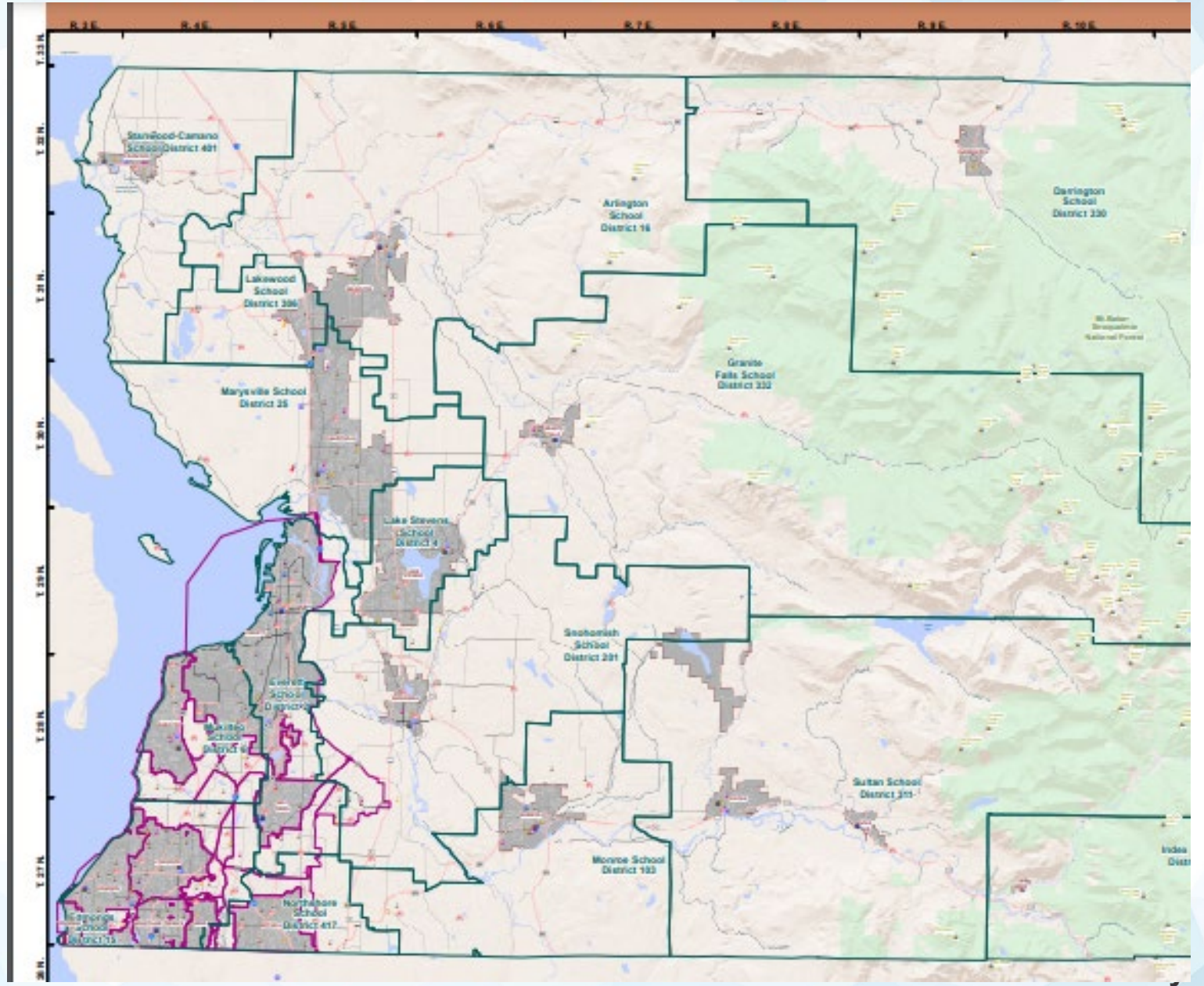
Attachment C: Overview of Multi-Family (2+ BR) School Impact Fees Since



2024 Biennial Update School District Capital Facilities Plans

Presented to:
Snohomish County
Planning Commission

August 13, 2024



Agenda

- Growth Management Act (GMA) planning for public schools
- Overview of Snohomish County's school impact fee program
- Summary of 11 school district capital facilities plans
- Next steps

GMA— Goal 12 Public Facilities and Services

“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.”

GMA—
RCW
36.70A.070(3)
Comprehensive
plans—
Mandatory
elements

(3) A capital facilities plan element consisting of:

An inventory of existing capital facilities owned by public entities, showing location and capacity;

a forecast of the future capital facility needs;

the proposed locations and capacities of expanded or new capital facilities;

at least a six-year capital facility financing plan that clearly identifies sources of public money; and

A requirement to ensure consistency between the land use element, capital facilities plan element, and capital facilities financing plan, and a requirement to reassess land use element if funding falls short to meet existing needs.

Impact Fee Program

State law (RCW 82.02.050 - .110 and WAC 365-196-850) authorizes counties and cities to establish impact fee program to:

- Ensure that adequate facilities are available to serve new growth and development.
- Promote orderly growth; new growth and development pay a proportionate share of the cost of new facilities needed to serve new growth and development.
- Ensure that impact fees are imposed through established procedures.

Planning for Public Schools

Capital Facilities Element of comprehensive plan	Capital Improvement Program	School Impact Fee Program – Biennial Updates
<ul style="list-style-type: none">• Specifies public schools as necessary to support development• Provides snapshot of inventory of existing facilities, Forecast of Future Needs	<ul style="list-style-type: none">• Information based on existing school District Capital Facilities Plans• “Statement of Assessment” how district is meeting its minimum LOS, and whether any Funding shortfalls exist	<ul style="list-style-type: none">• Chapter 30.66C Snohomish County Code (SCC) – standards, review procedure, impact fee schedule• Participating school districts must submit capital facilities plan (CFP)• Provides “checklist” for districts CFPs in Appendix F of General Policy Plan (GPP)

Snohomish County School Districts

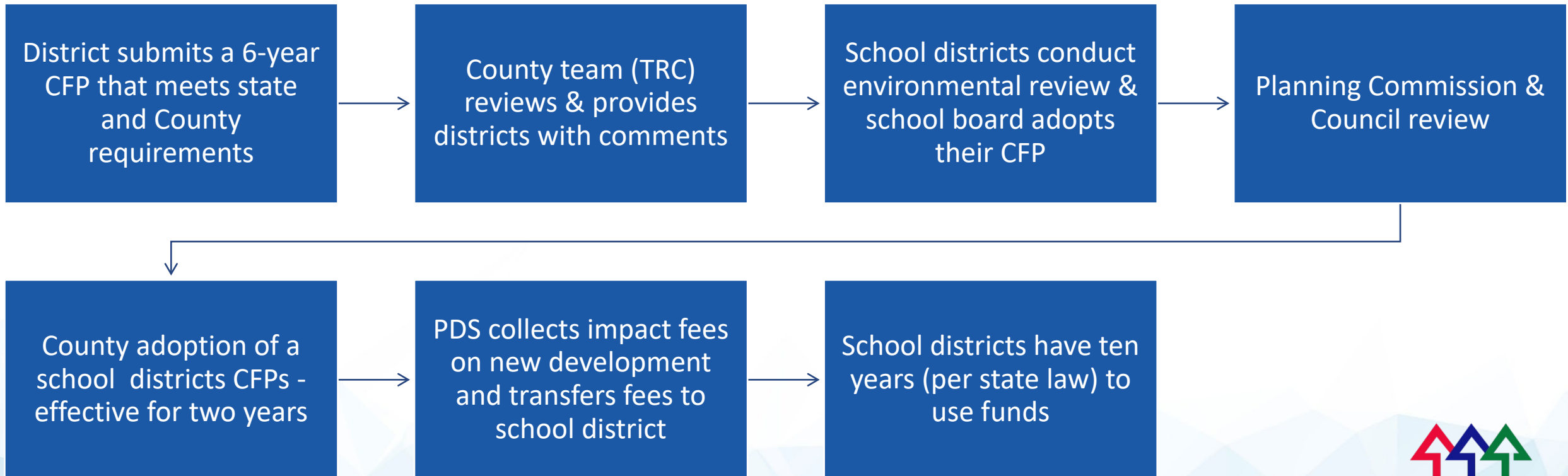
Participating in County's Impact Fee Program:

- Arlington
- Edmonds
- Everett
- Granite Falls
- Lakeview
- Lake Stevens
- Monroe
- Mukilteo
- Northshore
- Snohomish
- Sultan

Not Participating in County's Impact Fee Program

- Darrington
- Index
- Marysville
- Stanwood/Camano Island

Review of School Districts Capital Facilities Plan



Council Approval of Districts CFPs

Amends Comprehensive Plan:
adopted by reference into
Capital Facilities Element

Amends Section 30.66C.100
Snohomish County Code
(SCC):
Impact Fee Schedule and
effective date



Funding for School Capital Projects

Voter – approved
capital bonds (60%
approval needed)

State match
monies

School impact fees

Summary of Capital Facilities Plans (CFPs)

- COVID-19: Enrollments declined.
- By 2029: Projected student enrollments to increase resulting in capacity issues for most school districts.
- Proposed capital projects and portables (temporary solution) to address identified capacity issues.
- Districtwide – all meeting minimum level of service (MLOS).

Proposed Changes to Impact Fee Table

Note: Fee based on 2nd CFP drafts – awaiting school board adopted version – no anticipated changes

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
Arlington No. 16	(\$4,002) <u>\$544</u>	\$0	(\$2,328) <u>\$0</u>	(\$2,328) <u>\$441</u>
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	(\$6,286) <u>\$12,556</u>	\$0	(\$3,834) <u>\$4,257</u>	(\$3,834) <u>\$4,257</u>
Granite Falls No.	<u>\$6,368</u>	<u>\$0</u>	<u>\$3,160</u>	<u>\$3,160</u>
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	(\$2,964) <u>\$0</u>	\$0	(\$2,112) <u>\$0</u>	(\$2,112) <u>\$0</u>
Mukilteo No. 6	(\$1,124) <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>

Potential course of action for: Insufficient Capital Projects / Funding to Address Student Growth



**ALTERNATIVE
SCHEDULING OPTIONS**



**CHANGES IN THE
INSTRUCTIONAL MODEL**



**GRADE CONFIGURATION
CHANGES**



INCREASED CLASS SIZES



**MODIFIED SCHOOL
CALENDAR**

Procedural Requirements

School boards to adopt their CFP by prior to August Planning Commission hearing

Each school district performs the required environmental review (SEPA).

PDS to complete notification to Commerce of proposed amendments.

Questions?



Planning and Development Services

Eileen Canola | 425.262.2253 |
Eileen.Canola@snoco.org



Snohomish County



Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Taylor.Twiford@snoco.org

SPECIAL SESSION
AUGUST 13, 2024
DRAFT MINUTES

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at <https://snohomishcountywa.gov/164>

A. CALL TO ORDER AND ROLL CALL

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:32 p.m.

Of the eleven (11) currently appointed commissioners, seven (7) were in attendance (a quorum being six (6) members and a majority being six (6) members:

Commissioners Present

Robert Larsen
Tom Campbell
Neil Pedersen
Angie Sievers
Kimberly Busteed
Karl Niemela
Raymond Sheldon @ 5:57 pm

Commissioners Absent

Layla Bush
Rosanna Brown
Mark James
Raymond Sheldon
Merle Ash

David Killingstad, Long Range Planning Manager, served as the Planning Commission Secretary for this meeting.

B. CHAIRPERSON'S REPORT

Chair Larsen announced that Commissioner Pedersen would be leaving at the end of the month and thanked him for his time on the commission.

C. PUBLIC COMMENT

No public comment was given.

D. APPROVAL OF MINUTES

The minutes of [July 23, 2024](#) were unanimously approved.



E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- [Upcoming Planning Commission Meeting Topics](#)
- [County Council Actions on Planning Commission Recommendations](#)

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. 2025-2030 Capital Improvement Program (Briefing)

Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

Debbi Mock, Sr. Financial Consultant, debbi.mock@co.snohomish.wa.us

Carol Ohlfs, Principal Park Planner, carol.ohlfs@snoco.org

Additional Presenters from SWM and TES

The Planning Commission is to be briefed on the 2025-2030 Capital Improvement Program (CIP). The CIP is a six-year document that is adopted as part of the County's biennial budget process. The County Charter requires the adoption of a CIP for all county facilities as part of the budget process. The Growth Management Act (GMA) requires the adoption of a six-year financing program for capital facilities. Pursuant to Snohomish County Code SCC 4.26.024, the County combines the CIP required by the charter and the six-year financing program by the GMA into one document. Planning and Development Services (PDS) and the Finance Department compile the CIP. The CIP includes capital facilities information from both County departments and external agencies. The CIP identifies if minimum level of service (LOS) standards are being met, and if there are potential funding shortfalls for capital facilities.

Following the briefing, the presenters responded to questions from the Commission. Question topics included inflation factors, why projects were declining, how levels of service differed across counties/cities, and when fees would go into effect.

For further information, please review the following:

- [Staff Report dated July 25, 2024](#)
- [Presentation dated August 13, 2024](#)

2. Six-year School District Capital Plans (Briefing)

Eileen Canola, Senior Planner, Eileen.Canola@snoco.org

Planning and Development Services (PDS) coordinates a biennial technical review of school district capital facilities plans (CFPs) for inclusion in the County's school impact fee program. This briefing will highlight key information from the drafts of [eleven district CFPs](#) submitted for County staff review per section [30.66C.050](#) of the Snohomish County Code (SCC). The briefing will summarize information contained in the CFPs including projected enrollments, capacity issues, and plans for capital improvements with funding proposals including proposed changes to the school impact fee schedule in Chapter 30.66C SCC.

Following the briefing, commissioners had some questions regarding declining enrollment and increasing of fees.



Snohomish County
Planning Commission
Planning and Development Services

For further information, please review the following:

- [Staff Report dated July 5, 2024](#)
- [Presentation dated August 13, 2024](#)

3. Office of Hearings Administration 2020-2023 Report (Informational Briefing)
Peter Camp, Hearing Examiner, Peter.Camp@snoco.org

Report of the Hearing Examiner to the Planning Commission pursuant to SCC 2.02.200
Hearing Examiner Peter Camp provided the Commission with an informational briefing on the 2020-2023 Report from the Office of Hearings Administration. The Office of Hearings Administration was created effective 2014 after combining the Hearing Examiner Office with the Boundary Review Board and Board of Equalization.

For further information, please review the following:

- [Office of Hearings Administration 2020-2023 Report](#)

H. ADJOURN

A **Motion** to adjourn was made by Commissioner Campbell and seconded by Commissioner Sievers and unanimously approved.

The meeting adjourned at 7:15 pm.

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

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WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Planning and Developmental Services, Reception Desk, 2nd Floor, County Administration Building East, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Taylor.Twiford@snoco.org.

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Snohomish County
Planning Commission
Planning and Development Services

Snohomish County Planning Commissioners:

Merle Ash, District 1
Mark James, District 1
Kimberly Busteed, District 2
Raymond Sheldon, Jr., District 2
Robert Larsen, District 3
Layla Bush, District 3

Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Karl Niemela, District 5
Angie Sievers, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk

DRAFT

EXHIBIT 2.0006

Planning Commission Meeting Recording 08/14/24

Contact Clerk of the Council for recording at 425-388-3494 or contact.council@snoco.org

(Clerk Note: saved in G:\ECAF\Council\2025-2026 Budget\24-1943 Ord 24-082 School CFP\Part 2
Planning Commission Documents_2.0006)

From: [Twiford, Taylor](#)
To: [Ash, Merle](#); [Brown, Rosanna](#); [Tom Campbell](#); [Sheldon Jr., Raymond](#); [Larsen, Robert](#); [James, Mark](#); [Neil Pedersen](#); [Busteed, Kimberly](#); [Sievers, Angie](#); [Niemela, Karl](#); [Bush, Layla](#)
Subject: School District CFPs
Date: Tuesday, August 13, 2024 2:31:00 PM

Good Afternoon Commissioners,

Ahead of tonight's briefing the Capital Facilities Plans for the school districts can be found here:

<https://snohomishcountywa.gov/4037/Biennial-Update-to-School-Districts-CFPs>

Taylor Twiford | *Administrative Assistant*

[Snohomish County Planning and Development Services](#)

Taylor.Twiford@snoco.org | 425.388.7119

she/they

Hours: Mon-Thurs 7:00 AM to 5:30 PM



Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Taylor.Twiford@snoco.org

REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission

August 27, 2024
5:30 PM

Join the Zoom Meeting: <https://us02web.zoom.us/j/87866097372>
or call (253) 215-8782
Webinar ID: 878 6609 7372

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at <https://snohomishcountywa.gov/164>

- A. CALL TO ORDER AND ROLL CALL**
- B. CHAIRPERSON'S REPORT**
- C. PUBLIC COMMENT**
- D. APPROVAL OF MINUTES**
- E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS**
 - [Upcoming Planning Commission Meeting Topics](#)
 - County Council Actions on Planning Commission Recommendations
- F. UNFINISHED BUSINESS**
 - 1. 2025-2030 Capital Improvement Program (Hearing)
Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org
Debbi Mock, Sr. Financial Consultant, debbi.mock@co.snohomish.wa.us
Carol Ohlfs, Principal Park Planner, carol.ohlfs@snoco.org
Additional Presenters from SWM and TES

Planning and Development Services (PDS) along with the Finance Department coordinates an annual Capital Improvement (CIP) Program that the County Charter requires to be adopted with the County budget each year. At the August 13, 2024, Planning Commission meeting, County departments provided the Commission with a high-level overview of the County's annual CIP including how it satisfies state and local requirements.

At the August 27, 2024 meeting, staff from the Finance Department will provide updated fiscal information. At the conclusion of the hearing, the Planning Commission will be asked to make a



Snohomish County
Planning Commission
Planning and Development Services

recommendation to the County on the 2025-2030 CIP.

For further information, please review the following:

- [Staff Report dated July 25, 2024](#)
- [CIP Briefing PP Presentation](#)
- [Preliminary 2025 CIP Book](#)
- [Staff Report dated August 15, 2024](#)

2. Six-year School District Capital Plans (Hearing)

Eileen Canola, Senior Planner, Eileen.Canola@snoco.org

School districts must prepare and adopt a capital facilities plan (CFP) that meets state and local requirements in order to participate in Snohomish County's school impact fee program. School impact fees provide mitigation for the impacts of new development on public school facilities and can only be spent on certain public facilities. Snohomish County Planning and Development Services (PDS) has reviewed eleven school district CFPs for consistency with the review criteria established in county code. PDS briefed the Planning Commission on August 13, 2024, on these eleven school district CFPs (<https://snohomishcountywa.gov/4037/Biennial-Update-to-School-Districts-CFPs>).

As of August 13, 2024, all but the Edmonds School District has secured school board approval for their CFP. As the Edmonds School Board only meets once (on August 27, 2024) during the summer, the Planning Commission will only have a final draft version of the Edmonds School District CFP for review. The Edmonds School District is not proposing any school impact fees.

For further information, please review the following:

- [Staff Report dated July 5, 2024](#)

G. NEW BUSINESS

3. Accessory Dwelling Units (Briefing)

Ryan Countryman, Senior Legislative Analyst, Ryan.Countryman@snoco.org

Snohomish County (and Washington State) have a well-documented shortage of affordable housing options. Accessory Dwelling Units (ADUs) are smaller units located on the same lot as a larger principal unit. Recent legislation requires that Snohomish County do more to allow ADUs in urban areas by June 30, 2025 (and make some other changes by the same time). The legislation also created new discretionary ways to encourage urban ADU production.

Councilmember Megan Dunn sponsored the proposed ordinance which makes the mandated changes. It also includes discretionary changes creating new incentives for ADUs. If adopted, the proposed ordinance would allow more configurations of ADUs associated with single family homes as required by the Legislature. It would also allow duplexes to have ADUs and add other optional incentives. In addition to the proposed ordinance, the County Council is also asking the Planning Commission to review a potential amendment for possible inclusion in its recommendation back to the Council. This amendment to the ordinance is based on a public comment received by the Council when discussing the proposal and would allow for a reduction



in setback from road rights-of-way.

For further information, please review the following:

- [Briefing Staff Report dated August 12, 2024](#)
- [Proposed ADU Ordinance](#)
- [Proposed Amendment](#)
- [Council Motion 24-266](#)

4. Warehousing in Planned Community Business (PCB) Zone (Briefing)

Ryan Countryman, Senior Legislative Analyst, Ryan.Countryman@snoco.org

During a public comment period, the County Council received a request to allow Warehouse as a permitted use in the Planned Community Business zone, but only when in the Maltby Urban Growth Area and when subject to limitations described in the staff report. While the comment was in the context of briefings on the Comprehensive Plan Update, the request would involve a code amendment rather than any changes to the comprehensive plan. Councilmember Sam Low sponsored the proposed ordinance which would make the requested changes.

For further information, please review the following:

- [Briefing Staff Report dated August 12, 2024](#)
- [Proposed Warehouse in PCB Ordinance](#)
- [Council Motion 24-299](#)

H. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Karl Niemela, District 5
Angie Sievers, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk

Everett Daily Herald

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 EDH1001009 AGENDA AUG 27 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 08/17/2024 and ending on 08/17/2024 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$227.85.

[Signature]

Subscribed and sworn before me on this 19th day of August, 2024.

[Signature]



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4. Warehousing in Planned Community Business (PCB) Zone (Briefing)

Ryan Countryman, Senior Legislative Analyst,
Ryan.Countryman@snoco.org

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H. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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Snohomish County Planning Commissioners:

Merle Ash, District 1	Tom Campbell, District 4
Mark James, District 1	Neil Pedersen, District 4
Kimberly Busleed, District 2	Rosanna Brown, District 5
Raymond Sheldon, Jr., District 2	Kari Niemela, District 5
Robert Larsen, District 3	Angie Sievers,
Layla Bush, District 3	Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary
Taylor Twiford, Commission Clerk

Published: August 17, 2024.

EDH1001009



Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Taylor.Twiford@snoco.org

REGULAR SESSION
AUGUST 27, 2024
DRAFT MINUTES

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at <https://snohomishcountywa.gov/164>

A. CALL TO ORDER AND ROLL CALL

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:31 p.m.

Of the eleven (11) currently appointed commissioners, eight (8) were in attendance (a quorum being six (6) members and a majority being six (6) members:

Commissioners Present

Robert Larsen
Tom Campbell
Neil Pedersen
Kimberly Busteed
Karl Niemela
Mark James
Merle Ash
Raymond Sheldon @ 5:41 pm

Commissioners Absent

Layla Bush
Rosanna Brown
Angie Sievers
Raymond Sheldon

Mike McCrary, Planning and Development Services Director, served as the Planning Commission Secretary for this meeting.

B. CHAIRPERSON'S REPORT

No report was given.

C. PUBLIC COMMENT

No public comment was given.

D. APPROVAL OF MINUTES

No minutes to approve.

E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- [Upcoming Planning Commission Meeting Topics](#)
- [County Council Actions on Planning Commission Recommendations](#)



Snohomish County
Planning Commission
Planning and Development Services

Michael McCrary gave an update on upcoming Planning Commission topics and noted that the September meeting would be hybrid. He also noted that starting in October, even if the commissioners were meeting remotely, that staff would have a room for members of the public to watch on a screen.

F. UNFINISHED BUSINESS

1. 2025-2030 Capital Improvement Program (Hearing)

Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

Debbi Mock, Sr. Financial Consultant, debbi.mock@co.snohomish.wa.us

Carol Ohlfs, Principal Park Planner, carol.ohlfs@snoco.org

Additional Presenters from SWM and TES

Planning and Development Services (PDS) along with the Finance Department coordinates an annual Capital Improvement (CIP) Program that the County Charter requires to be adopted with the County budget each year. At the August 13, 2024, Planning Commission meeting, County departments provided the Commission with a high-level overview of the County's annual CIP including how it satisfies state and local requirements.

At the August 27, 2024 meeting, staff from the Finance Department will provide updated fiscal information. At the conclusion of the hearing, the Planning Commission will be asked to make a recommendation to the County on the 2025-2030 CIP.

Prior to the hearing, staff responded to questions regarding the process and funding going forward after the biannual change and if there is a tendency to be conservative in forecasting.

Commissioner Larsen opened the **Public Hearing at 5:48 p.m.** for the proposed code amendments.

No written comment was received by the Planning Commission from the public before the public hearing. No members of the public commented at the public hearing.

The Public Hearing was closed at 5:48 p.m.

Following the hearing, there were some questions and discussions regarding whether the department/programs funded themselves and how it compared to other counties.

A **motion** was made by Commissioner Sheldon and seconded by Commissioner Campbell recommending **APPROVAL** of the 2025-2030 Capital Improvement Program (CIP) as submitted by staff.

VOTE (Motion):

8 in favor (*Ash, Busteed, Campbell, James, Larsen, Niemela, Pedersen, Sheldon*)

0 opposed

0 abstention

Motion PASSED



For further information, please review the following:

- [Staff Report dated July 25, 2024](#)
- [CIP Briefing PP Presentation](#)
- [Preliminary 2025 CIP Book](#)
- [Staff Report dated August 15, 2024](#)
- [2025 Executive Recommended CIP](#)
- [CIP Hearing Presentation](#)

2. Six-year School District Capital Plans (Hearing)

Eileen Canola, Senior Planner, Eileen.Canola@snoco.org

School districts must prepare and adopt a capital facilities plan (CFP) that meets state and local requirements in order to participate in Snohomish County's school impact fee program. School impact fees provide mitigation for the impacts of new development on public school facilities and can only be spent on certain public facilities. Snohomish County Planning and Development Services (PDS) has reviewed eleven school district CFPs for consistency with the review criteria established in county code. PDS briefed the Planning Commission on August 13, 2024, on these eleven school district CFPs (<https://snohomishcountywa.gov/4037/Biennial-Update-to-School-Districts-CFPs>).

As of August 13, 2024, all but the Edmonds School District has secured school board approval for their CFP. As the Edmonds School Board only meets once (on August 27, 2024) during the summer, the Planning Commission will only have a final draft version of the Edmonds School District CFP for review. The Edmonds School District is not proposing any school impact fees.

Prior to the hearing, there was some discussion about how to address the Edmonds School District CFP due to it not being officially approved by the board yet and some questions regarding when the CFPs would take effect and when the districts receive the funds.

Commissioner Larsen opened the **Public Hearing at 6:07 p.m.** for the proposed code amendments.

One (1) written comment was received by the Planning Commission from the public before the public hearing. No members of the public commented at the public hearing.

The Public Hearing was closed at 6:07 p.m.

Following the hearing, some concerns were raised regarding fees for single family residences and affordable housing.

Commissioner Pedersen made a **motion**, seconded by Commissioner Busteed, recommending **APPROVAL** of the eleven school district capital facilities plan (CFPS) (with provisional approval for the Edmonds School District CFPs pending school board adoption) and proposed code amendments as submitted by staff.



VOTE (Motion):

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

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

0 abstention

Motion FAILED

For further information, please review the following:

- [Staff Report dated July 5, 2024](#)

G. NEW BUSINESS

3. Accessory Dwelling Units (Briefing)

Ryan Countryman, Senior Legislative Analyst, Ryan.Countryman@snoco.org

Snohomish County (and Washington State) have a well-documented shortage of affordable housing options. Accessory Dwelling Units (ADUs) are smaller units located on the same lot as a larger principal unit. Recent legislation requires that Snohomish County do more to allow ADUs in urban areas by June 30, 2025 (and make some other changes by the same time). The legislation also created new discretionary ways to encourage urban ADU production.

Councilmember Megan Dunn sponsored the proposed ordinance which makes the mandated changes. It also includes discretionary changes creating new incentives for ADUs. If adopted, the proposed ordinance would allow more configurations of ADUs associated with single family homes as required by the Legislature. It would also allow duplexes to have ADUs and add other optional incentives. In addition to the proposed ordinance, the County Council is also asking the Planning Commission to review a potential amendment for possible inclusion in its recommendation back to the Council. This amendment to the ordinance is based on a public comment received by the Council when discussing the proposal and would allow for a reduction in setback from road rights-of-way.

Following the briefing, there was some discussion and questions regarding design standards in single family neighborhoods, density requirements, and the consideration of two ADUs on one lot.

For further information, please review the following:

- [Briefing Staff Report dated August 12, 2024](#)
- [Proposed ADU Ordinance](#)
- [Proposed Amendment](#)
- [Council Motion 24-266](#)
- [Presentation](#)

4. Warehousing in Planned Community Business (PCB) Zone (Briefing)

Ryan Countryman, Senior Legislative Analyst, Ryan.Countryman@snoco.org

During a public comment period, the County Council received a request to allow Warehouse as a permitted use in the Planned Community Business zone, but only when in the Maltby Urban Growth Area and when subject to limitations described in the staff report. While the comment was in the context of briefings on the Comprehensive Plan Update, the request would involve a



Snohomish County
Planning Commission
Planning and Development Services

code amendment rather than any changes to the comprehensive plan. Councilmember Sam Low sponsored the proposed ordinance which would make the requested changes.

Following the briefing there were some questions regarding notifications and public input.

For further information, please review the following:

- [Briefing Staff Report dated August 12, 2024](#)
- [Proposed Warehouse in PCB Ordinance](#)
- [Council Motion 24-299](#)
- [Presentation](#)

H. ADJOURN

A **Motion** to adjourn was made by Commissioner Ash, seconded by Commissioner James, and unanimously approved.

The meeting adjourned at 7:18 pm.

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

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Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Karl Niemela, District 5
Angie Sievers, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk

EXHIBIT 2.0011

Planning Commission Hearing Recording 08/27/24

Contact Clerk of the Council for recording at 425-388-3494 or contact.council@snoco.org

(Clerk Note: saved in G:\ECAF\Council\2025-2026 Budget\24-1943 Ord 24-082 School CFP\Part 2 Planning Commission Documents_2.0011)



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 Busteed, 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 (*Busteed, 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

2024-08-30

Created:	2024-08-29
By:	Taylor Twiford (taylor.twiford@co.snohomish.wa.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAVc01M7suZb-nzFP9tZRs4kL-khUjZCCs


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

 Document created by Taylor Twiford (taylor.twiford@co.snohomish.wa.us)

2024-08-29 - 7:01:43 PM GMT

 Document emailed to robert.larsen@snoco.org for signature

2024-08-29 - 7:02:08 PM GMT

 Email viewed by robert.larsen@snoco.org

2024-08-29 - 7:03:00 PM GMT

 Signer robert.larsen@snoco.org entered name at signing as Robert Larsen

2024-08-30 - 2:11:23 AM GMT

 Document e-signed by Robert Larsen (robert.larsen@snoco.org)

Signature Date: 2024-08-30 - 2:11:25 AM GMT - Time Source: server

 Agreement completed.

2024-08-30 - 2:11:25 AM GMT

From: [Tom Campbell](#)
To: [Twiford, Taylor](#)
Subject: Re: School District Capital Plans Comments
Date: Wednesday, August 28, 2024 9:07:17 PM



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Yes. Here's some comments and others can feel free to weigh in.

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,

On Wed, Aug 28, 2024 at 5:29 PM Twiford, Taylor <Taylor.Twiford@co.snohomish.wa.us> wrote:

Hi Tom,

Last night during the hearing for the School District Capital Plans there was some talk about submitting comments regarding the No votes and you had mentioned possibly submitting something. Is that something you are still interested in?

Thank you,

Taylor Twiford | *Administrative Assistant*

[Snohomish County Planning and Development Services](#)

Taylor.Twiford@snoco.org | 425.388.7119

she/they

Hours: Mon-Thurs 7:00 AM to 5:30 PM

--

Tom Campbell
Cell: 206.919.7449



Northshore
School District

Capital Projects

22105 23rd Drive S.E.
Bothell, WA 98021-4409
(425)408-7850

NSD Comments to Snohomish County Planning Commission August 27, 2024

Introduction: Thank you to the Planning Commission for considering the updated Northshore School District Capital Facilities Plan.

We appreciate the opportunity to provide context regarding the ongoing growth in our district, as well as the support we receive from our voters to fund capital projects needed to serve growth and how impact fees help to reduce those costs to the existing community.

District Growth and Enrollment Projections: Our district continues to grow, though, like all school districts, we are experiencing more modest growth than in previous years where our growth was substantial at an average of about 400 new students each year. We continue to see positive growth contrary to state-wide trends of declining enrollment. This growth is driven by localized factors, including new residential developments, population shifts, and attractive community amenities that draw families to our area.

Our updated projections, prepared by an outside demographer, forecast an 8.5% increase in enrollment by 2030, or about 300 new students per year across all grade levels. This conservative forecast is 1,310 students lower than the Washington State Office of Financial Management (OFM) forecast for 2029, reflecting our cautious approach in planning.

Potential Impact of UGA Expansion: These 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 Comprehensive Plan update. If approved, this expansion could lead to significant new housing developments and further enrollment increases, emphasizing the need for continued planning.

Rationale for Higher Single-Family Fee: Our proposed single-family impact fee is higher than those of other districts due to several factors:

1. **High Student Generation Rate:** Similar to other districts like Lake Stevens, our district has a higher student generation rate from new single-family homes, a key driver of the per-dwelling unit impact.
2. **Growth-Related Projects:** We are addressing capacity needs at both the elementary and high school levels, where our district's student generation rates are highest, resulting in higher construction costs per dwelling unit. As a result, our fee is higher than a district who may have a project at only one grade level or a district who has projects at the same grade levels but lower student generation rates.

Importance of Impact Fees and Bond Funding: Our voters funded the projects in our Capital Facilities Plan with the 2022 Bond. However, bond funding doesn't alleviate the need for impact fees but instead is a primary requirement. By law, impact fees cannot solely fund growth-related capacity improvements. All school districts rely on their voters' support of school construction bonds or capital levies to fund the majority of growth-related improvements. Impact fees help reduce the financial burden of growth-related projects on existing taxpayers, ensuring that the costs are shared fairly as our district continues to grow.

Conclusion: We appreciate your consideration of our updated Capital Facilities Plan and thank you for your attention to the growth and funding needs of our district.

Sincerely,

Chelsea Starkey
Assistant Fiscal Director of Support Services
Northshore School District



ALDERWOOD MIDDLE SCHOOL

2024 - 2029

CAPITAL FACILITIES PLAN

APPROVED
8/27/2024



**Edmonds
School District**

CAPITAL FACILITIES PLAN EDMONDS SCHOOL DISTRICT

SCHOOL BOARD MEMBERS

Nancy Katims, President

Director District 5

Thom Garrard

Director District 4

Carin Chase, Legislative Representative

Director District 1

Hawk Cramer

Director District 3

Keith Smith

Director District 2

SUPERINTENDENT

Dr. Rebecca Miner

Adopted by Board of Directors, August 27, 2024

For information on the Edmonds School District Capital Facilities Plan
contact Capital Projects at (425) 431-7163.

This document is also available at:

<https://www.edmonds.wednet.edu/our-district/capital-projects/capital-facilities-plan>

EDMONDS SCHOOL DISTRICT CAPITAL FACILITIES PLAN

TABLE OF CONTENTS

SECTION 1 – INTRODUCTION	5
PURPOSE OF THE CAPITAL FACILITIES PLAN	
OVERVIEW OF EDMONDS SCHOOL DISTRICT	
PLANNING OBJECTIVES	
SECTION 2 – STUDENT ENROLLMENT TRENDS AND PROJECTIONS	7
HISTORIC TRENDS	
FORECAST METHOD	
PROJECTED STUDENT ENROLLMENT 2023-24 to 2032-33	
STUDENT GENERATION RATES	
SECTION 3 – DISTRICT EDUCATIONAL FACILITY STANDARDS	9
EDUCATIONAL FACILITY CLASS SIZE AND CAPACITY FOR ELEMENTARY	
SCHOOLS EDUCATIONAL FACILITY CLASS SIZE AND CAPACITY FOR	
MIDDLE & HIGH SCHOOLS MINIMUM LEVELS OF SERVICE	
Elementary Schools, grades K-6	
Middle Schools, grades 7-8	
High Schools, grades 9-12	
SECTION 4 – CAPITAL FACILITIES INVENTORY	12
SCHOOLS	
PROGRAM IMPROVEMENTS AND POPULATION GROWTH	
MEASURES OF CAPACITY	
RELOCATABLE CLASSROOM FACILITIES (PORTABLES)	
LAND INVENTORY	
SECTION 5 – PROJECTED FACILITY NEEDS	19
FACILITY NEEDS THROUGH 2044	
SECTION 6 – PLANNED IMPROVEMENTS	20
CONSTRUCTION PROJECTS (SIX-YEAR PLAN)	
RELOCATABLE CLASSROOM FACILITIES (PORTABLES) – (SIX-YEAR	
PLAN) SITE ACQUISITION AND IMPROVEMENTS	
SECTION 7 – CAPITAL FACILITIES FINANCING PLAN	22
GENERAL OBLIGATION BONDS	
STATE CONSTRUCTION ASSISTANCE PROGRAM (SCAP)	
SALES AND GROUND LEASE OF DISTRICT SURPLUS PROPERTY	
SECTION 8 – IMPACT FEES	23
APPENDIX A – DETERMINATION OF NONSIGNIFICANCE	
APPENDIX B – SNOHOMISH COUNTY GENERAL POLICY PLAN	

LIST OF FIGURES

Figure 1 — Enrollment History	7
Figure 2 — Inventory of School & Facility Locations	13

LIST OF TABLES

Table 1 — Comparison of Student Enrollment Projections Edmonds School District 2023-2029	7
Table 2 — Projected Student Enrollment by Grade Span Edmonds School District 2023-2029	8
Table 3 — Student/Population Ratios	8
Table 4 — Enrollment Estimates	9
Figure 2 — Inventory of School & Facility Locations	13
Table 5 — Elementary School Capacity Inventory	16
Table 6 — Middle School Capacity Inventory	17
Table 7 — High School Capacity Inventory	17
Table 8 — Relocatable Classroom Inventory	18
Table 9 — Inventory of Support Facilities	18
Table 10 — Inventory of Undeveloped Sites	19
Table 11 — Inventory of Developed Sites	19
Table 12 — Existing and Future Capacity: 2024-2044	20
Table 13 — Construction Projects	21
Table 14 — Capital Construction Finance Detail	21

SECTION 1 – INTRODUCTION

Purpose of the Capital Facilities Plan

This Capital Facilities Plan (CFP) is intended to provide Edmonds School District No. 15 (District), Snohomish County (County), other jurisdictions, and the community with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next twenty years (2044). It also meets the State Growth Management Act (GMA) planning requirements, the County’s GMA Comprehensive Plan, and the County Code (SCC 30.66C). A more detailed schedule and financing programs are also included describing capital improvements over the next six years (2024-2030).

Per the Growth Management Act (GMA), this CFP contains the following elements:

- Minimum level of service (LOS) and how the District is meeting that LOS
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of those facilities.
- A forecast of the future needs for capital facilities owned and operated by the District.
- A description of the forecasting methodology and justification for its consistency with the Office of Financial Management population forecasts used in the county’s comprehensive plan.
- Inventory of Existing Facilities
- The proposed locations and capacities of expanded or new capital facilities Six-year plan for financing capital facilities.

Cities within the District include Brier, Edmonds, Lynnwood, Mountlake Terrace, and Woodway. Upon adoption of this CFP by Snohomish County, each City may be asked to adopt it as well.

Section 8 of this CFP addresses development fees, mitigation, and other funding sources from developers. Impact fees are not anticipated during this 2024-2029 planning period. Should available funding fall short of meeting existing capital facility needs, the District will, first, assess its ability to meet its Planning Objectives (See below) and Educational Service Standards (Section 3) by reconfiguring schools or attendance boundaries or other methods discussed in this report.

If those strategies are unsuccessful, GMA rules allow the County to reassess the Land Use Element of its comprehensive plan to ensure that land use, development, and the CFP are coordinated and consistent. This may include changes to the Plan to reduce lands available for residential development and reductions in student enrollments. The County’s update of its Plan is due in late 2024.

If impact fees are deemed desirable at some point, the District may request an amendment to this CFP during the 2024-26 biennium.

Overview of Edmonds School District

The District is the largest school district in the County and the eleventh largest of Washington's 295 public school systems. The District covers an area of 36 square miles. It currently serves a total student population (headcount, including Kindergarten) of 19,932¹, as of October 2023 with twenty schools serving grades K-6; two schools serving grades K-8; four schools serving grades 7-8; five schools serving grades 9-12; one Alternative Learning Experience (ALE) family partnership program school for grades K-12; one e-learning program; one District program for students with severe disabilities; one school for the Regional Visually-impaired Program; one K-8 serving the Regional Deaf and Hard of Hearing Program; and one high school serving the Regional Deaf and Hard of Hearing Program. The grade configuration of schools has changed over time in response to the community's desires, needs of the educational program, and variability in financial resources available for staffing classrooms. These changes are made after a process that allows for community participation, with ultimate approval by the Board of Directors.

Planning Objectives

The objective of this Capital Facilities Plan is to assess existing school facility capacities, forecast future facility needs within six years, approximate twenty-year planning horizons, and articulate a facility and financing plan to address those needs. This CFP replaces and supersedes the District's 2022 Capital Facilities Plan. The current projection cycle is 2024 to 2029.

The process of delivering education within the District is not a static function. The educational program changes and adapts in response to the changing conditions within the learning community. This CFP must be viewed as a work-in-progress that responds to the changing educational program to assist in decision-making.

The District monitors proposed new residential growth (e.g. the County Plan update) for impacts and implications to its facility planning and educational programs. The District comments, as needed, on specific proposed new developments, to ensure appropriate provisions for students are factored into the development proposal.

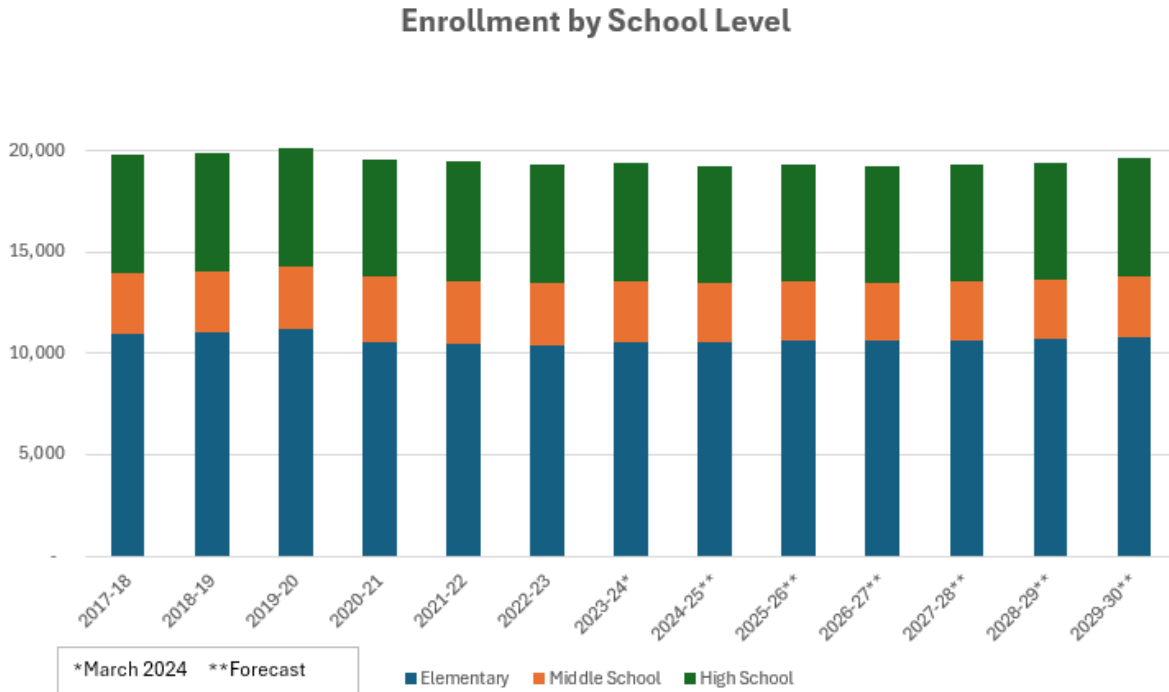
As the Urban Growth Area builds out, changes may require the District to modify its facilities (i.e., the location, design, etc.), and its educational program (i.e., school year, grade configuration, etc.). Changes would be made in consultation with the community and approved by the Board of Directors.

¹ Headcount differs from FTE in that the figure reflects the total number of students served by District educational programming, whereas, FTE is Full-Time Equivalent and adjusts for students who attend part-time. Office of the Superintendent of Public Instruction Enrollment Reporting Handbook, 2022-23

SECTION 2 – STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Historic Trends

Figure 1 - Enrollment History



Student enrollment in the District reached its highest levels during the late 1960s and early 1970s, with 28,076 students attending District schools in 1970. Since the establishment of full-day kindergarten in 2013-14, enrollment has been approximately 20,000 students. Enrollment has been relatively stable except for recent declines due to COVID-19. Enrollment declined by approximately 700 full-time equivalent students between 2019-20 and 2022-23. Enrollment for 2023-24 is slightly higher than 2022-23. Enrollment for 2022-2023 was 19,688.

Future Forecasts

The District previously engaged FloAnalytics to provide 10-year enrollment forecasts that were utilized in long-range facilities planning. For this Capital Facilities Plan, the District has updated those projections based on current year results as shown in Table 1. Table 2 shows the estimated grade level enrollments based on the projection in Table 1. Refer to Section 6 for other planned improvements.

Table 1 – Comparison of Student Enrollment Projections Edmonds School District 2023-2029							
Source	2023	2024*	2025	2026	2027	2028	2029
Actual	19,688	19,817					
Projection			19,789	19,810	19,766	19,847	19,866

* = March 2024

Table 2 — Projected Student Enrollment by Grade Span Edmonds School District 2023-2029									
Grade Span	Actual		Projected					Change 2023-29	% Change
	2023	2024*	2025	2026	2027	2028	2029		
Elementary (K-6)	10,460	10,582	10,590	10,572	10,578	10,616	10,711	251	2.40%
Middle School (7-8)	3,022	2,966	2,946	2,950	2,935	2,950	2,936	-86	-2.80%
High School (9-12)	6,206	6,269	6,253	6,288	6,253	6,281	6,219	13	.20%
Total	19,688	19,817	19,789	19,810	19,766	19,847	19,866	178	.90%

* = March 2024

2044 Student Enrollment Projection

School districts monitor long-range population growth trends as a general guide to future enrollment forecasting. While the accuracy of future projections diminishes the further out into the future they go, they do provide some indication of what buildings may be needed and what future land purchases may be needed as new residential development is built within their attendance areas. These forecasts are reviewed during each biennial CFP update and adjusted accordingly.

In 2024, Snohomish County adopted future population estimates through 2044 as part of its Growth Management Act (GMA) responsibilities and the Vision 2050 programs organized through the Puget Sound Regional Council (PSRC). The County and its cities must update their comprehensive plan, in 2024. The planning horizon year for that update is 2044.

Area Population Estimates

The County’s population estimate was used for the 2044 long-range enrollment estimate, where assumptions are made of what proportion of the official population forecast will be students.

For future planning purposes, the District assumes that the trend will decrease from the forecasted 2029 of 9.5% and continue to decrease to 8.1% by 2044. Applying that ratio to the County’s official 2044 population estimate of 263,675, the enrollment estimate for that year is 21,339 (Table 3).

Table 3 — Student/Population Ratios			
	Population	Enrollment	Ratio
2023	185,354	19,688	10.6%
2029	209,794	19,866	9.5%
2044	263,675	21,339	8.1%

Student Generation Rates

Student Generation Rates (SGRs) are the average number of students by grade span (elementary, middle, and high school) typically generated by housing type. Student Generation Rates are calculated based on a survey of all new residential units permitted by the jurisdictions within the school district during the most recent five to eight-year period. For This CFP estimates of rates were provided in a previous demographer’s report at .36 students per Single Family home and .20 students per Multi Family home.

The purpose of SGRs in the Capital Facilities Plan is primarily to assist districts with the calculation of school impact fees. The Edmonds School District does not charge impact fees currently. However, based on future growth in the District, this may change. Updated student generation numbers will be provided at that time.

SECTION 3 – DISTRICT EDUCATIONAL FACILITY STANDARDS

Table 4 – Enrollment Estimates			
Grade Span	2024 Actual Student Headcount *	2029 Projected Student Headcount	2044 Projected Headcount
Elementary (K-6)	10,582	10,711	11,497
Middle School (7-8)	2,966	2,936	3,170
High School (9-12)	6,269	6,219	6,672
Total	19,817	19,866	21,339

* = March 2024

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District’s adopted educational program. The educational program standards that typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, and current understanding of educational best practices, as well as classroom utilization, scheduling requirements, and use of relocatable classroom facilities (portables).

Program factors, as well as government mandates, funding, or community expectations, affect how classroom space is used. The District’s basic educational program is a fully integrated curriculum offering instruction to meet Federal, State, and District mandates. In addition, the District’s basic educational program is supplemented by special programs, such as music, intervention programs, and preschool programs that are developed in response to local community choices.

Special programs require classroom space that may reduce the overall capacity of

buildings. Some students, for example, leave their regular classroom for a short period to receive instruction in special programs. Newer schools within the District have been designed to accommodate most of these programs. Older schools, however, often require space modifications to accommodate special programs, and, in some circumstances, these modifications may reduce the classroom capacity and, therefore, the student capacity of these schools.

Grade configurations have changed over time in response to desires from the community and to provide additional learning opportunities for students. New program offerings continue to evolve in response to research. It is expected that changes will continue in the type of educational program opportunities and grade clustering offered by the District. Refer to Section 6 for more information regarding planned improvements moving 6th grade to middle school.

The total curriculum program, including both the basic educational program and local-choice educational programs, are hereafter referred to as the *total local educational program*. This program may cause variations in student capacity between schools.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, funding, special programs, class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this CFP.

The District educational program standards, as they relate to class size and facility design capacity, are outlined below for the elementary, middle, and high school grade levels.

Educational Facility Class Size and Design Capacity Standards for Elementary Schools

The District's student-to-classroom teacher ratio for staffing purposes for grades K-3 is 20 students and 28.2 students for grades 4-6.

Some local-choice educational opportunities for students will be provided in self-contained classrooms designated as resource or program-specific classrooms (e.g. computer labs, music rooms, band rooms, remediation rooms, and learning assistance programs).

Current capacity for new elementary schools is based upon a District-wide Educational Specification which assigns a range of approximately 21-28 classrooms for K-6 or K-8 basic educational programs and two or more classrooms for self-contained resource or program-specific activities.

The actual capacity of individual schools may be lower than the maximum capacity depending on the local educational program offered at each school.

The application of these classroom staffing ratios and capacity standards to the District's current educational program causes average classroom utilization to be approximately 90%.

Educational Facility Class Size and Design Capacity Standards for Middle and High Schools

The District utilizes available teaching stations in our secondary schools from between the rates of 83% to over 100% with a class size average of 27 students in grades 7 through 12. At 83%, utilization, a teacher's classroom is open one period without students for teacher planning. As the building increases in student population and fewer classrooms can be freed up during the day for planning, higher utilization percentages are seen. In

the most difficult cases, the building is over capacity and is using spaces not originally designed for instruction. In the event of overcrowding, the District may remediate by using facilities differently or continue adding relocatable classrooms.

Actual capacity and actual enrollment of individual schools may vary. Actual capacity may be lower than the design might suggest depending on the total local educational programs offered at each school and the size and configuration of older schools. Likewise, actual capacity may be higher than the design capacity based on the design of the District's educational program and the length of the educational day. These standards are used in Section 4 to determine existing and future capacities.

Minimum Levels of Service

RCW 36.70A.020 requires that public facilities and services necessary to support new housing developments 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.

The minimum level of service is not the District's desired level for providing education. These "minimum levels of service" in the Edmonds School District are established as an average class size no larger than the following:

Average Class Size Maximums:

24 Kindergarten

25 Grades 1-3 General Education

26 Grade 4 General Education

28 Grade 5-6 General Education

The weighted average of these values for a K-6 elementary school is 25.84.

30 Grades 7-8 General Education

31 Grades 9-12 General Education

2022-23 Actual Class Size Average – based on OSPI's Report Card for 2022-23

21 Grades K-6 General Education

25 Grades 7-8 General Education

21 Grades 9-12 General Education

SECTION 4 – CAPITAL FACILITIES INVENTORY

The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate future demand (student enrollment) at acceptable or established levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms (portables), undeveloped land, developed properties, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards for class size and design capacity (see Section 3). A map showing the locations of the District's developed educational facilities is provided in Figure 2.


Schools


Edmonds School District currently operates:


- Twenty schools serving grades K-6;
- Two schools serving grades K-8;
- Four schools serving grades 7-8;
- Five schools serving grades 9-12;
- One ALE Family Partnership program serving K-12;
- One e-learning Program;
- One visually impaired program;
- One preK-8 Deaf and Hard of Hearing program;
- One High School Deaf and Hard of Hearing Program;
- One early learning program serving ages 2-5;
- One former elementary school and one former middle school as reserve campuses for schools displaced due to construction or renovation.


Edmonds offers a District program, Maplewood, for severely developmentally and physically challenged students 5 to 21 years of age. Additionally, the district offers an inclusive preschool program. The Edmonds Preschool program is open to all children residing within the district boundaries between the ages of two to five years old by August 31. The main programming site is located at the Alderwood Early Childhood Center (AECC) in Lynnwood, with locations at Lynndale Elementary and Chase Lake Elementary schools.


Edmonds School District


-  **District Support Sites**
- 90 - ESC - Educational Services Center
- 92 - Warehouse
- 93 - Stadium
- 101 - New Transportation Maintenance


-  **Undeveloped Parcels**
- 97 - Site 28
- 98 - Site 32
- 100 - Chase Lake Bog

-  **Developed Parcels**
- 68 - Former Alderwood Middle
- 106 - Former Lynnwood High School (leased)
- 108 - Meadowdale Playfields
- 109 - Former Woodway Elementary

-  **Elementary Schools**
- 1 - Beverly Elementary
- 2 - Meadowdale Elementary
- 4 - Lynndale Elementary
- 5 - Seaview Elementary
- 6 - Maplewood Center (K-12)
- 8 - Sherwood Elementary
- 9 - Westgate Elementary
- 13 - Mountlake Terrace Elementary
- 14 - Terrace Park School
- 15 - Brier Elementary
- 16 - Cedar Way Elementary
- 20 - Chase Lake Community School
- 22 - Hazelwood Elementary
- 23 - Cedar Valley Community School
- 24 - Lynnwood Elementary
- 25 - Spruce Elementary
- 27 - Martha Lake Elementary
- 30 - Oak Heights Elementary
- 33 - Hilltop Elementary
- 35 - Edmonds Elementary
- 36 - College Place Elementary
- 39 - Madrona School (K-8)
- 40 - Maplewood Parent Cooperative (K-8)
- 77 - Edmonds Heights K-12

-  **Middle Schools**
- 64 - Meadowdale Middle
- 69 - Brier Terrace Middle
- 70 - College Place Middle
- 99 - Alderwood Middle

-  **High Schools**
- 82 - Mountlake Terrace High
- 83 - Meadowdale High
- 85 - Lynnwood High
- 86 - Edmonds-Woodway High
- 87 - Scriber Lake High

-  **Early Childhood**
- 7 - Alderwood Early Childhood Center

Program Improvements and Population Growth

The District continues to review the changing nature of educational programs and classroom needs. The traditional use of a classroom count to calculate building capacity has been limited in scope. Classrooms alone, for instance, do not include small group instructional areas, the library, or gymnasiums. Educational best practices have evolved to allow for more specialized support which amends the traditional classroom model through the use of smaller instructional spaces to provide enhanced opportunities for learning. This process has been ongoing for many years and is a fluid and flexible model to enhance the quality and amount of small group or one-on-one time with students. The district currently uses 44 relocatables at the campuses with capacity needs. While this is a response to total additional space requirements, the assignment of how and what grade levels will use these remains flexible.

In this edition of the Capital Facilities Plan, capacity figures have been refined to mirror current educational practice.

Review of Capacity

The OSPI calculates school capacity by dividing the gross square footage of a building by a standard square footage per student (e.g., 90 square feet per elementary student, 117 square feet per middle school student, and 130 square feet per high school student)². This method is used by the State as a simple and uniform approach to determining school capacity for purposes of allocating available State Construction Assistance Funds to school districts for new school construction. However, this method is not considered to be an accurate reflection of the actual capacity required to accommodate the adopted educational program of the Edmonds School District.

For this plan, school capacity was determined by applying the District's educational facility standards for class size and design capacity to individual schools. It is this capacity calculation that is used to establish the District's maximum capacity and determine future capacity based on projected student enrollment.

² WAC 392-343-035 Space Allocation

Table 5 – Elementary School Capacity Inventory

Elementary School	Site Size Acres	Bldg. Area (Sq. Ft.)	Year Built or Last Remodel	Total Class Rooms	Special Program class ¹.	Max Student Capacity	Maximum Program Capacity 90%	Future Capacity Improvements ***	Meets. Level of Service
Alderwood	8.9	36,869	1965	20		n/a*	n/a*		
Beverly	9.1	48,020	1988	29	7	517	465		21.2
Brier	10.0	43,919	1989	25	6	447	402		21.2
Cedar Valley	22.1	64,729	2001	25	4	494	444		21.2
Cedar Way	9.4	53,819	1993	31	5	611	550		21.2
Chase Lake	10.3	57,697	2000	25	7	423	381		21.2
College Place	9.0	48,180	1968	27	4	541	486	10	21.2
Edmonds	8.4	34,726	1966	20	4	376	338		21.2
Hazelwood	10.3	51,453	1987	27	8	447	402		21.2
Hilltop	9.8	49,723	1967	29	5	564	508		21.2
Lynndale	10.0	69,045	2016	27	4	541	486		21.2
Lynnwood	8.9	81,405	2018	29	5	564	508		21.2
Madrona K-8	26.9	78,930	2018	28		680	612		
Maplewood K-8	7.4	76,554	2002	27		656	590		
Martha Lake	10.0	50,753	1993	28	7	494	444		21.2
Meadowdale	9.1	57,111	2000	25	5	470	423		21.2
Mountlake Terrace	8.0	67,379	2018	25	5	470	423		21.2
Oak Heights	9.4	49,355	1966	33	7	611	550		21.2
Seaview	8.3	49,420	1997	22	4	423	381		21.2
Sherwood	13.6	43,284	1966	25	4	494	444		21.2
Spruce	8.9	80,000	2022	32	5	635	571		21.2
Terrace Park	15.3	71,664	2002	34	3	729	656		21.2
Westgate	8.1	44,237	1989	26	6	470	423	30	21.2
Woodway	13.1	37,291	1962	20	2	n/a**	n/a**		
Totals	264.3	1,345,563		639	107	11,653	10,488		21.2

Source: Facilities Operations Department, Edmonds School District, OSPI

1. Excluded special programs: special education

District Notes:

* Alderwood Early Childhood Center serves Pre-K developmentally challenged children and is not included In total program capacity calculations for K-12 purposes.

** Woodway is a reserve campus.

*** Future improvements are currently planned by the District using 2024 Bond Funding: for Oak Heights, College Place, and Westgate (See Discussion of Six-year Plan and Table 12).

Table 6 – Middle School Capacity Inventory

Middle School	Site Size (Acres)	Building Area (Sq. Ft.)	Year Built or Last Remodel	Teaching Stations	Special Program class ^{1.}	Max Student Capacity **	Maximum Program Capacity 83%	Future Capacity Improvements ***	Meets. Level of Service
Alderwood	18.9	114,400	2016	38	1	999	829.17		22.4
Brier Terrace	22.7	89,258	1969	38	2	972	806.76		22.4
College Place	18.7	87,031	1970	40	1	1053	873.99	235	22.4
Meadowdale	20.7	102,925	2011	35	1	918	761.94		22.4
Madrona – 7 & 8*						150	125		
Maplewood–7 & 8*						120	100		
New Middle School 6-8	19.3	TBD		TBD		0	0	1000	
Totals	100.3	393,614		151	5	4,212	3,497		22.4

Source: Facilities Operations Department, Edmonds School

1. Excluded special programs: special education

District Notes:

*Madrona K-8: Grades 7 and 8

*Maplewood K-8: Grades 7 and 8

**Maximum Capacity equals 83% utilization of total seats.

***Future improvements are currently planned by the District using 2024 Bond Funding (See Discussion of Six-year Plan and Table 12.)

Table 7 – High School Capacity Inventory

High School	Site Size (acres)	Building Area (Sq. Ft.)	Year Built or Last Remodel	Teaching Stations	Special Program class ^{1.}	Max. Student Capacity	Max. Program Capacity 83%	Meets. Level of Service
Edmonds-Woodway	28.5	208,912	1998	64*	2	1,674	1,389	22.4
Lynnwood	40.5	217,597	2009	64	2	1,674	1,389	22.4
Meadowdale	40.0	197,306	1998	59*	1	1,566	1,300	22.4
Mountlake Terrace	33.2	211,950	1991	64*	4	1,620	1,345	22.4
Scriber Lake**	39.00	73,965	2003	18		395	328	
Totals	181.2	909,730		269	9	6,929	5,751	22.4

Source: Facilities Operations Department, Edmonds School District

1. Excluded special programs: special education

District Notes:

* Capacity may vary depending on the educational program or schedules. These models assume that teachers use their classrooms one period a day for planning and preparation. If necessary, all classrooms could be used for all periods.

**Edmonds Heights and Scriber Lake High programs are housed at Woodway Campus. Scriber Lake occupies buildings F and H, and shares buildings C and E.

Relocatable Classroom Facilities (Portables)

Temporary classrooms provide students with supplemental housing and may be on campus for extended periods. They may be used additionally to temporarily house students pending the construction of permanent classrooms or provide non-disruptive space for music programs. The usable life of a portable is 30 years.

As of September 1, 2024, the District has 46 relocatable classrooms, however only 44 currently are being used for educational purposes. They help with added enrollment, K-3 class reductions, and all-day Kindergarten. Most portables are less than 30 years old; some are over 30 years, but still useable. There is no immediate need for replacements.

Table 8 – Relocatable Classroom Inventory

School	Single Unit	Double Unit	Available Classroom	Student Capacity
Alderwood Middle	2		2	48
Beverly Elementary	1	2	5	120
Cedar Way Elementary	5		5	120
College Place Elementary		1	2	48
Edmonds-Woodway High*	3		2*	48
Former Alderwood Middle		1	2	48
Hazelwood Elementary	1		1	24
Hilltop Elementary	3	1	5	120
Martha Lake	2		2	48
Meadowdale High	2	1	4	96
Oak Heights Elementary				
Sherwood Elementary	6		6	144
Terrace Park	2		2	48
Westgate Elementary	2	1	4	96
Woodway Elementary	4		4	96
Woodway Campus*	4		2*	48
Totals	37	7	46	1,152

* Two relocatable classrooms at Woodway Campus and one at Stadium are used for non-educational purposes.

Inventory of Support Facilities

In addition to schools, the District owns and operates additional facilities that provide operational support functions to the schools. An inventory of these facilities is provided in Table 9.

Table 9 – Inventory of Support Facilities

Facility Name	Building Area (Sq. Ft.)	Site Size (Acres)
Administration Center (ESC)	57,400	5.0
Maintenance/Transportation	65,000	19.6
Warehouse	9,600	3.4
District Stadium	7,068	6.0

Source: Facilities Operations Department, Edmonds School District

Land Inventory

Undeveloped Sites

The District owns three undeveloped parcels varying in size from 7.5 to 9.5 acres. An inventory of the undeveloped parcels (sites) owned by the District is summarized in Table 10.

Table 10 – Inventory of Undeveloped Sites

School District Site Description	Acres	Status	Jurisdiction	Zoning
Chase Lake Bog	7.5	Wetlands South of CLE	Edmonds	Residential R8400
Site 28	9.5	Vacant South of LHS	Sno Co	Residential R9600
Site 32	9.4	Vacant North of BEV	Sno Co	Residential R8400

Developed Sites

Table 11 provides an inventory of District-owned sites that are currently developed or planned for uses other than schools, and under long-term ground leases. Each lease retains a recapture provision that would allow the District to reclaim the property if needed for school capacity needs.

Table 11 – Inventory of Developed Sites

Facility/Site	Acres	Status	Jurisdiction	Zoning
Former LHS	40.1	Leased	Lynnwood	Mixed Use Commercial
Meadowdale Playfields	21	Leased	Lynnwood	Public
Former Alderwood Middle School	18.9	Held in reserve	Lynnwood	RMM
Former Woodway Elementary School	13.1	Held in reserve	Edmonds	RS6000

Source: Facilities Operations Department, Edmonds School District

SECTION 5 – PROJECTED FACILITY NEEDS

Facility Needs Through 2044

Projected permanent student capacity was derived by subtracting projected student enrollment for each of the six years in the forecast period from the existing 2024 school Maximum Program Capacity as shown in Tables 5-7 with totals used in the calculation highlighted in yellow. As described above, the District counts relocatable (portable) classrooms (Table 8) in its facilities planning. The figures in Table 12 do not include those temporary capacity figures.

Table 12 – Existing and Future Capacity: 2024-2044

	2024* Enrollment	Over Capacity/ (Under Capacity)	2029 Projected	Over Capacity/ (Under Capacity)	2044 Enrollment	Over Capacity/ (Under Capacity)
Elementary (K-6)	10,582	94	10,711	223	11,497	1,009
Middle School (7-8)	2,966	-531	2,936	-561	3,170	-327
High School (9-12)	6,269	518	6,219	468	6,672	921
Total	19,817	81	19,866	130	21,339	1,603

* = March 2024

The District has schools that are 50 years old and need replacing, modernizing, or rebuilding within the long-range (2044) planning horizon. When construction funding opportunities arise, the District may seek voter approval for capital construction funds and use revenues from real estate taxes.

Due to all-day kindergarten, class reduction, and increasing enrollment, student capacity has seen a significant impact from previous years, putting capacity at all three grade levels in negative territory.

SECTION 6 – PLANNED IMPROVEMENTS

Starting in 2020 the District has tried to fund capital improvements. A 2020 Technology/Capital Levy passed. That Levy totaled \$96M; \$34.87M was capital-related. In 2021 another Capital Levy passed totaling \$180M (\$70M for Oak Heights, \$45M for Spruce Phase 2, and \$65M for Renewal and Upgrade projects).

In 2024 both Proposition 1, a \$594M Bond, and Proposition 2, 120M Technology/Capital Levy passed with 40M funding Capital Construction. The bond funds the transfer of Oak Heights from Levy-funded to Bond-funded, College Place, and Westgate Elementary Schools Replacements, College Place Middle School Replacement, the addition of a new middle school, and multi-site renewal & upgrade projects.

Construction Projects - (Six-Year Plan)

With the passage of 2024 Construction Bonds and Levies, the District will see construction throughout the District over the 2024 to 2029 period. The Bond will fund the 6th-grade move to middle school which requires adding significant capacity at the middle school grade levels. It also relieves overcrowding at the elementary grade levels. The 2023 Facilities Advisory Committee made recommendations to the Board of Directors based on prior Bond Committee work and updated demographer information. The District’s Board of Directors approved a variation on the Facility Advisory Committee’s recommendations to replace three elementary schools, and a middle school, add a new middle school, and upgrade or replace systems at multiple sites. Planning for a secondary alternative program is also in progress.

Table 13 – Construction Projects

2024 Bond Projects	Estimated Completion Date	Student Capacity Change	Estimated Project Cost
New Middle School	2028	1000	\$150,000,000
New College Place Middle	2028	235	\$140,000,000
New Oak Heights Elementary ¹⁻³	2026	0	\$85,000,000
New College Place Elementary ¹⁻³	2028	10	\$70,000,000
New Westgate Elementary ¹⁻³	2029	30	\$85,000,000
Renewal & Upgrade Projects (Multi-Site)	2024-2028	0	\$35,000,000

1. New Oak Heights will have a capacity of 620 students. Other replacement elementary schools will have a capacity of 550 students.
2. Relocatable classrooms are excluded from the calculation of existing capacity.
3. Boundary Adjustment will affect capacity change. Precise numbers to be determined.

Table 14 – Capital Construction Finance Detail

	Budget	Funds	State Construction Assistance*	Other Property Revenue
Completed Spruce Phase 2	45M	2021 Levy	TBD	TBD
New Middle School	150M	2024 Bond	Not eligible	TBD
New College Place Middle	140M	2024 Bond	TBD	TBD
New College Place Elementary	70M	2024 Bond	TBD	TBD
New Oak Heights Elementary	85M	2024 Bond	TBD	TBD
New Westgate Elementary	85M	2024 Bond	TBD	TBD
Renewal & Upgrade Projects (Multi-Site)	75M	2024 Levy 2021 Levy	Not eligible	TBD

These construction projects will allow the District to continue to have sufficient capacity at the elementary, middle, and high school levels to house projected student enrollment through the year 2029 and to update existing classroom and building spaces to assist in achieving its total local educational program objectives. The District would adjust attendance boundaries to accommodate the 6th-grade move to middle school and balance enrollment across all the schools.

Relocatable Classroom Facilities (Portables) - (Six-Year Plan)

Forty-four relocatable classrooms are currently in use at school sites throughout the District, providing additional capacity for increased enrollment, full-day kindergarten, and reduced class size at the primary grade level. Future enrollment fluctuations may require these units to be moved to schools needing program capacity changes annually.

Site Acquisition and Improvements

The District currently owns enough school sites to accommodate projected student housing needs through the year 2044.

Future Lightrail Impacts and rezoning

The District has yet to see the impacts from the light rail station opening in Lynnwood at the center of the District and the Ashway Park and Ride at the north end of the District. The City of Lynnwood and Snohomish County have rezoned these areas for increased densification. With decreasing birthrates, we have not planned on student generation rates exceeding our capacity. However, this could quickly change.

SECTION 7 – CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is secured from several sources, with the major source being voter-approved bonds. Other sources may include State construction assistance funds, development mitigation fees, proceeds from real-estate leases, and surplus property sales. Each of these funding sources is discussed in greater detail below.

General Obligation Bonds

Bonds are typically used to fund the construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through a collection of property taxes. Voters in the District passed a capital construction bond of \$594M in February 2024, and \$275 million in February 2014.

State Construction Assistance Program (SCAP)

State Construction Assistance Program funds (SCAP) come from the Common School Construction Fund. School districts may qualify for SCAP funds for specific capital projects based on an eligibility system. State construction assistance funds are generated from a complex formula based on many factors. Presently, the State provides construction assistance funds for Edmonds School District projects at a rate of 38.59% of **eligible** costs, which is a fraction of actual costs.

State Construction Assistance Program funds can only be generated by school construction projects. Site acquisition and improvements are not eligible to receive SCAP funds from the State. Because the availability of State construction assistance funding has not kept pace with enrollment growth, increasing construction costs, or actual square footage constructed per student, these funds from the State may not be received by a school district until two or three years after a school has been constructed. If a project is to stay on schedule, a District may have to commit to construction without any certainty of when State construction assistance funds will be available. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from reserves in the Capital Projects Fund.) When the State share is disbursed (without accounting for escalation), the District's capital projects fund is reimbursed, but without interest earnings or accounting for escalating construction costs.

Sales and Ground Lease of District Surplus Property

School districts are permitted to sell or engage in long-term leases of surplus properties. The proceeds of these activities are deposited in the Capital Facilities Fund and become available to fund capital construction projects.

SECTION 8 – IMPACT FEES

As with the current 2022 CFP, the District will not seek development impact fees in its updated 2024 Plan. The County is currently the only local government within the District's jurisdictional boundaries that has adopted a GMA-based impact fee ordinance. The implementing ordinance is found at SCC Title 30.66C. Local city governments within the District's boundaries can adopt their approach to school impact fee assessment or to adopt an ordinance requiring compliance with the County's 30.66C criteria; and incorporating the County-approved CFP by reference. Additionally, the State Environmental Policy Act (SEPA) authorizes jurisdictions to require mitigation for impacts directly related to a proposed development. In previous years, some impacts to schools resulting from new residential development have been mitigated through voluntary agreements negotiated on a case-by-case basis. The State subdivision code also addresses the need to provide appropriate provisions for schools (Chapter 58.17 RCW).

The District may decide to collect impact fees in the future. This decision will be based on information available at the time. Given the dynamic development of additional residential capacity within the District's borders, and the recent State Clean Buildings Act enforcing energy efficiency and energy code compliance, the District cannot rule out the need for future fees. The District will closely monitor development as it occurs and will actively seek appropriate developer contributions for impacts upon the District on a case-by-case basis as authorized by applicable law.

Appendix A

Determination of Nonsignificance

Edmonds School District No. 15 Capital Facilities Plan 2024-2029

DESCRIPTION OF PROPOSAL:

1. Adoption of the Six-Year Capital Facilities Plan 2024-2029 by Edmonds School District No. 15. The updated Capital Facilities Plan is prepared in accordance with the State Growth Management Act and is a non-project document. It provides an inventory of District-owned facilities, current student enrollment, 6-year and 20-year projected student enrollment and analyzes the implications of the data on facility needs. Board adoption will occur on August 27, 2024.
2. Incorporation of the Edmonds School District's Capital Facilities Plan 2024-2029 by Snohomish County into the Snohomish County Comprehensive Plan pursuant to the requirements of Snohomish County Ordinance 97-095.
3. Potential adoption of the Edmonds School District Capital Facilities Plan by the Cities of Brier, Edmonds, Lynnwood, Mountlake Terrace and the Town of Woodway, to be incorporated into their Comprehensive Plans.

PROPONENT: Edmonds School District No. 15

LOCATION OF PROPOSAL: The Edmonds School District (District) is the largest District in the County and the twelfth largest of Washington's 295 public school systems. The District covers an area of approximately 36 square miles and includes the incorporated Cities of Brier, Edmonds, Lynnwood, Mountlake Terrace, as well as the Town of Woodway and some unincorporated areas of south Snohomish County. The District is generally bounded by King County and Shoreline School District on the south, Puget Sound on the west, 148th Street SW and Mukilteo School District on the north, and Everett and Northshore School Districts on the east.

LEAD AGENCY: Edmonds School District No. 15

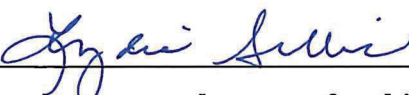
The lead agency for this non-project proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21 C.030(2)(c). This determination assumes compliance with State law and Snohomish County, Cities of Brier, Edmonds, Lynnwood, Mountlake Terrace and The Town of Woodway's ordinances related to general environmental protection. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

It is the policy of the District that when undertaking an action involving the exercise of substantive SEPA authority, the District shall consider, as appropriate under the circumstances, the ramifications of such action as to one or more of the factors listed in Edmonds School District Policy 9630, 7.0 SEPA and Agency Decisions.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the published date below. Comments may be submitted to the Responsible Official as named below.

Responsible Official: Lydia Sellie, Edmonds School District No. 15
Title: Executive Director of Business and Operations
Address: Edmonds School District No. 15
20420 68th Avenue West
Lynnwood, Washington 98036
Phone: (425) 431-7015

Issue Date: July 17, 2024

Signature: 

Date: 7-15-2024

There is no agency appeal process for this determination.

Snohomish County General Policy Plan (Appendix F)

Appendix F

Review Criteria for School District Capital Facility Plans

Required Plan Contents

1. Future Enrollment Forecasts by Grade Span, including:
 - a 6-year forecast (or more) to support the financing program;
 - a description of the forecasting methodology and justification for its consistency with OFM population forecasts used in the county's comprehensive plan.
2. Inventory of Existing Facilities, including:
 - the location and capacity of existing schools;
 - a description of educational standards and a clearly defined minimum level of service such as classroom size, school size, use of portables, etc.;
 - the location and description of all district-owned or leased sites (if any) and properties;
 - a description of support facilities, such as administrative centers, transportation and maintenance yards and facilities, etc.; and
 - information on portables, including numbers, locations, remaining useful life (as appropriate to educational standards), etc.
3. Forecast of Future Facility Needs, including:
 - identification of new schools and/or school additions needed to address existing deficiencies and to meet demands of projected growth over the next 6 years; and
 - the number of additional portable classrooms needed.
4. Forecast of Future Site Needs, including:
 - the number, size, and general location of needed new school sites.
5. Financing Program (6-year minimum Planning Horizon)
 - estimated cost of specific construction and site acquisition and development projects proposed to address growth-related needs;
 - projected schedule for completion of these projects; and

- proposed sources of funding, including impact fees (if proposed), local bond issues (both approved and proposed), and state matching funds.

6. Impact Fee Support Data (where applicable), including:

- an explanation of the calculation methodology, including description of key variables and their computation;
- definitions and sources of data for all inputs into the fee calculation, indicating that it:
 - a) is accurate and reliable and that any sample data is statistically valid;
 - b) accurately reflects projected costs in the 6-year financing program; and
- a proposed fee schedule that reflects expected student generation rates from, at minimum, the following residential unit types: single-family, multi-family/studio or 1-bedroom, and multi-family/2-bedroom or more.

Plan Performance Criteria

1. School facility plans must meet the basic requirements set down in RCW [36.70A](#) (the Growth Management Act). Districts proposing to use impact fees as a part of their financing program must also meet the requirements of RCW [82.02](#).
2. Where proposed, impact fees must utilize a calculation methodology that meets the conditions and tests of RCW [82.02](#).
3. Enrollment forecasts should utilize established methods and should produce results which are not inconsistent with the OFM population forecasts used in the county comprehensive plan. Each plan should also demonstrate that it is consistent with the 20-year forecast in the land use element of the county's comprehensive plan.
4. The financing plan should separate projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects which address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.
5. Plans should use best-available information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. District-generated data may be used if it is derived through statistically reliable methodologies.
6. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources in the event that impact fees are not available due to action by the state, county or the cities within their district boundaries.
7. Repealed effective January 2, 2000.

Plan Review Procedures

1. District capital facility plan updates should be submitted to the County Planning and Development Services Department for review prior to formal adoption by the school district.
2. Each school district planning to expand its school capacity must submit to the county an updated capital facilities plan at least every 2 years. Proposed increases in impact fees must be submitted as part of an update to the capital facilities plan, and will be considered no more frequently than once a year.
3. Each school district will be responsible for conducting any required SEPA reviews on its capital facilities plan prior to its adoption, in accordance with state statutes and regulations.
4. School district capital facility plans and plan updates must be submitted no later than 180 calendar days prior to their desired effective date.
5. District plans and plan updates must include a resolution or motion from the district school board adopting the plan before it will become effective.

The Snohomish County Comprehensive Plan is current through legislation passed December 16, 2020.

Disclaimer: The Clerk of the Council's Office retains the official version of the Snohomish County Comprehensive Plan. The web version is updated as new ordinances become effective. New ordinances do not necessarily become effective in chronological or numerical order. Users should contact the Clerk of the Council's Office for information on legislation not yet reflected in the web version.

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