

1.0001-Parties_of_Record

Name		Index #	Organization	Email Address	Street Address	City	State	Zip Code	Notes
1	Denise Stiffarm		Northshore School District	Denise.Stiffarm@pacificlawgroup.com					Gave comment at public hearing on 9/27/2022
2	Mike Pattison		Master Builders Association of King and Snohomish Counties	mpattison@MBAKS.com					Send letter of public comment on 9/26/2022
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
31									
32									
33									
34									
35									
36									
37									
38									
39									
40									
41									

1.0001-Parties_of_Record

CF Name	Index #	Organization	Email Address	Street Address	City	State	Zip Code	Notes
42								
43								
44								
45								
46								
47								
48								
49								
50								
51								
52								
53								
54								
55								
56								
57								
58								
59								
60								
61								
62								
63								
64								
65								
66								
67								
68								
69								
70								
71								
72								
73								
74								
75								
76								
77								
78								
79								
80								
81								
82								
83								
84								
85								
86								

1.0001-Parties_of_Record

CFR 101-27: Index #		Organization	Email Address	Street Address	City	State	Zip Code	Notes
87								
88								
89								
90								
91								
92								
93								
94								
95								
96								
97								
98								
99								
100								

Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Arlington
	Contact Person	
	Business Phone	
	Email-Address	
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues
Pg 4		Map does not include Stillaguamish Valley School, supportive services location or transportation facility. Additionally, map shows the vicinity of schools, but is not precise enough to show facility locations. To meet requirements of Appendix F, either a more detailed map should be provided or the map could be supplemented with a table listing the addresses of the school facilities.
Pg 6		"Handicapped" is outdated/potentially offensive language to refer to people with special needs/disabilities.
Pg 9 Table 1		Table 1 Site acreage does not add up. (23.70+10.1+12.4+20.60=66.8 not 66.62)
Pg 10		Text on page 10 regarding number of relocatable classrooms (11) doesn't match the total of 13 shown in Table 4
Pg 11		Appendix F requires the location and description of all district owned or leased sites and properties. Location of transportation site is missing. Is the Old HS A bldg. located on the same site as current Arlington High School or a different location?
Pg 12		On page 12, first paragraph, the Lakewood School District is incorrectly referred to instead of the Arlington School District
Pg 12 Table 6, Page 15 Table 8B, Appendix A		Table 6 on Page 12 reports total actual district enrollment as of October 2021 of 5374. Table 8B on Page 15 reports enrollment total of 5301 with Elementary enrollment at 2265, Middle enrollment at 1219 and High School at 1817. Appendix A reports Actual Enrollment as of October 2021 total of 5,305 (K-5 2247, 6-8 1279, 9-12 1779). Why are the numbers different? Which is correct?
Pg 12		Text references OFM projections and refers reader to Appendix A. Appendix A contains only OSPI projections (A-1) and FLO projections (A-2)
Pg 15 Table 8B		Table 8B. According to Appendix A-2, the 2021 enrollment for middle school was 1,292 not 1,219. Therefore the surplus is 77 not 150.
Pg 15, Table 8B		Middle School – 2027 column should be 0 for surplus.
Pg 18, Table 9		Title should say "Costs in thousands," not millions
Pg 20		

[illegible]

Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Edmonds School District
	Contact Person	Reid Shockey / Matt Finch
	Business Phone	425-258-9308 /425.431.7334
	Email-Address	Reid Shockey rshockey@shockeyplanning.com Matt Finch finchm@edmonds.wednet.edu
Review Note for Page, No.	School District Sign-Off	Suggested Correction(s)/Potential Issues
Page 8, Table 1		Please include a comparison of your OSPI and FLO Analytics 2021-2027 student enrollment projections (Table 1 on page 8) with the results of a student enrollment projection through 2027 using a ratio method with the county's OFM total population projection for the Edmonds District. And then provide a rationale for the enrollment projection selected for CFP purposes. A comparison of this information with the District's selected student enrollment projection (an average of the OSPI and FLO Analytics projections) would be important to see since the OFM-based total population projection for the Edmonds SD shows significant population growth of 25,144 (14.2%) between 2020 (177,466) to 2027 (202,610).
Page 5, 2 nd paragraph		The CFP should be developed in accordance with GMA and the County Code chapter 30.66C that includes a Appendix F (requirements for school CFPs). Missing is a bullet for future enrollment forecasts and a bullet for minimum level of service (LOS) and how the District is meeting that LOS. Please use Appendix F as a guide for what the CFP should contain: Attached is a copy of Appendix F.
Page 8		Using data from the 2019 Flo Analytics report is not using the most up to date information – there has been a lot of development in and near the Edmonds school district boundaries.
P8, Table 2		Totals for 2023 and 2026 do not match listed total (10,772+3,003+6,436= 20,211, not 20,212 and 10,618+3,037+6,309= 19,979 not 19,978)
Page 8, Table 2		The Totals for 2023 and 2026 are incorrect. For the 2020 Edmonds CFP, there was an "Enrollment Committee" that help to draft the projected student enrollment to 2038 – did that committee not convene for this CFP update?
Page 12, 4th paragraph		The CFP states, "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%." However, on Tables

		4-6, and 11 capacity is based on maximum capacity. Is using maximum capacity realistic for calculating capacity?
Page 13 – 1 st sentence		States that, "...In the event of overcrowding, the District may remediate by using facilities differently or continue adding relocatable classrooms." Can you please show how the use of portables or using facilities is being used for addressing capacity issues.
Pages 12 & 13 -		Minimum Levels of service – should be a specific number, please update the Minimum LOS with a specific number and perhaps include a table with MLOS and how it is currently being met – see other school districts CFP for examples. Under minimum levels of service, the plan reports maximum total capacity by school type (elementary, middle, high). Level of service for schools is reported in terms of maximum class size (which is different than the educational standard that was discussed earlier in the plan). What is the minimum level of service for each grade level? Is the district meeting its levels of service? <ul style="list-style-type: none"> The District's student to classroom teacher ratio for staffing purposes for grades K-1 is 21.5 students, 24 students for grades 2-6. Current capacity for new elementary schools is based upon a District-wide Educational Specification which assigns a range of approximately 21-27 classrooms for K-6 or K-8 basic educational program and two or more classrooms for self-contained resource or program-specific activities.
P19, Table 4		The Meets Facility Service Standard column is blank.
P20, Table 6		Total Site Size (acres) is incorrect ($28.5+40.4+40.0+33.2=142.2$ not 141.2)
P 21		Appendix F asks for information on portables to include information on remaining useful life (as appropriate to educational standards).
Page 23, Table 11		Table 11 – There are computation errors in the table – please recalculate. Is there a capacity issue at the high school level? Table 11 uses the maximum capacity from Tables 4-6; however, is this realistic? Can you please include in Table 11 how portables are used to address capacity – understanding that portables are not a considered a permanent solution. Adding in the current temporary (relocatable) capacity listed in Table 7 for the high school level (1 relocatable classroom at Edmonds-Woodway High and 4 at Meadowdale High with a total student capacity of 120 student) and the high school level still appears to be showing a significant shortfall. Future growth is projected to increase this shortfall. None

		of the capital projects listed in this capital facility plan are for the high school level. How is the District planning on addressing the high school shortfall in capacity during the next 6 years? for capacity issues.

Snohomish County Planning and Development Services
2022 School District Capital Facilities Plans
PDS Technical Review Committee Comments

[illegible]

Snohomish County Planning and Development Services
2022 School District Capital Facilities Plans
PDS Technical Review Committee Comments

[illegible]

Snohomish County Planning and Development Services
2022 School District Capital Facilities Plans
PDS Technical Review Committee Comments

[illegible]

Snohomish County Planning and Development Services
2022 School District Capital Facilities Plans
PDS Technical Review Committee Comments

[illegible]

Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Monroe										
	Contact Person											
	Business Phone											
	Email-Address											
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues										
Pg 19 Table 10		Proposed Chain Lake Expansion listed in 'Improvements adding Permanent Capacity' for Elementary Schools total cost \$7.75+\$6=13.75, not \$11.75 as listed										
Pg 19 Table 10		In the 'Improvements Not Adding Capacity' under Elementary Schools, 'Proposed Chain Lake Elementary Expansion' should be changed to 'Proposed Chain Lake Elementary Modernization' like the other projects listed.										
Pg 24 Table 12 Impact Fee Variables		Chain Lake Elementary Expansion total cost of \$13,750,000 not included in Projected Student Capacity for Facility or in Facility Construction. However, it is listed on page 19 Table 10 in Planned Construction adding Permanent Capacity with costs in 2026 and 2027. Page 16 lists Chain Lake under 'Anticipated Future Bond Projects' to add new capacity of 88 students to be completed 2027-28. Table 11 Capacity Analysis for Elementary Schools has a note that 'Anticipated capacity additions at Chain Lake are not included at this time though they may come on line in 2027 or shortly thereafter.' Consider removing reference to Chain Lake expansion or add it consistently to reference tables and impact fee calculations.										
Pg 20, Table 11		High School enrollment for 2027 does not match number in Appendix A-1, surplus will need to be recalculated										
Pg 24, Table 12		High school total facility square footage is incorrect (245,122 +7,560 =252,682 not 255,862)										
Pg 25		Table 13 – is the fee of \$2112 supposed to be applied to MF 2+ BR as indicated in page D-5? If so it is listed in MF one BR not in the MF 2+ BR.										
Pg 25		Footnote should refer to Table 13, not Table 10										
Pg 25		Would the proposed impact fee for Multi-family also include Townhomes? The County impact fee table has a separate category for Townhomes. Historically, the County has applied the MF+2 impact fee to the Townhome column : <div>Table 30.66C.100(1) School Impact Mitigation Fees</div> <table><tr><td>SCHOOL DISTRICT</td><td>SINGLE FAMILY per dwelling unit</td><td>MULTI-FAMILY 1-BEDROOM per dwelling unit</td><td>MULTI-FAMILY 2+ BEDROOMS per dwelling unit</td><td>DUPLEXES AND TOWNHOMES per dwelling unit</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	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					
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								

[illegible]

Chapter 30.66C

SCHOOL IMPACT MITIGATION

Sections:

30.66C.010	Purpose and applicability.
30.66C.020	School impact fee eligibility.
30.66C.030	Expiration of district plans.
30.66C.035	Updating of district plans.
30.66C.040	Minimum requirements for district capital facilities plans.
30.66C.045	Impact fee calculation formula.
30.66C.050	Department review and transmittal.
30.66C.055	District capital facilities plan and fee adoption.
30.66C.060	Correction of deficiencies.
30.66C.065	Delays.
30.66C.100	Fee required.
30.66C.110	Impact fee schedule - exemptions.
30.66C.120	Service areas established.
30.66C.130	Impact fee limitations.
30.66C.150	Credit for in-kind contributions/existing lots.
30.66C.160	SEPA mitigation and other review.
30.66C.200	Collection and transfer of fees.
30.66C.210	Use of funds.
30.66C.220	Refunds.
30.66C.230	Reimbursement for county administrative costs, legal expenses, and refund payments.
30.66C.300	Administrative adjustment of fee amount.
30.66C.310	Appeals of decisions - procedure.
30.66C.320	Arbitration of disputes.

30.66C.010 Purpose and applicability.

(1) The purpose of this chapter is:

- (a) to ensure that adequate school facilities are available to serve new growth and development; and
 - (b) to require that new growth and development pay its proportionate share of the costs of new school facilities.
- (2) This chapter shall apply to all development, except for the following:
- (a) Development that
 - (i) was the subject of a prior SEPA threshold determination that resulted in the imposition of school mitigation conditions under chapter [30.66C](#) SCC as codified prior to January 1, 1999; and
 - (ii) has not undergone modifications or other administrative revisions following issuance of the SEPA threshold determination. An applicant subject to a prior version of this chapter may consent in writing to the application of this chapter.
 - (b) Permits for attached or detached accessory dwelling units.
 - (c) Permits for remodeling or renovation.
 - (d) "Housing for Older Persons" as defined by [42](#) U.S.C. § [3607\(2\)](#), when guaranteed by a restrictive covenant.
 - (e) Permits for temporary dwellings.
 - (f) Permits for new single-family detached units and duplexes constructed on legal lots created prior to May 1, 1991.
 - (g) Building permits for residential development on or located within:
 - (i) existing lots recognized through the administrative lot status process pursuant to SCC [30.41A.030](#) or SCC [30.41B.025](#);
 - (ii) unrecorded short plats filed with the county prior to September 12, 1972, and pursuant to SCC [30.41B.025\(2\)](#); and
 - (iii) exempt subdivisions or large tract subdivisions, including five acre segregations pursuant to SCC [30.41A.030\(1\)](#) or SCC [30.41B.025\(1\)\(a\)](#), 20-acre segregations pursuant to SCC [30.41A.030\(2\)](#) or [30.41B.025\(1\)\(b\)](#), and 80-acre segregations pursuant to SCC

[30.41A.020\(7\)](#) or SCC [30.41B.020\(7\)](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 04-140, Jan. 12, 2005, Eff date Jan. 29, 2005; Amended by Amended Ord. 21-018, June 9, 2021, Eff date June 19, 2021).

30.66C.020 School impact fee eligibility.

(1) Any district serving the county shall be eligible to receive school impact fees upon adoption by the council of a capital facilities plan for the district by reference as part of the capital facilities element of the comprehensive plan.

(2) A condition of eligibility shall be that a district must provide documentation that it has petitioned every other city and/or county served by that district to establish a school impact fee or mitigation program. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.030 Expiration of district plans.

For purposes of impact fee eligibility, a district's capital facilities plan shall expire two years from the date of its adoption by the council, or when an updated plan, as required in Appendix F of the comprehensive plan, is adopted by the council, whichever date first occurs. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.035 Updating of district plans.

(1) A district's capital facilities plan shall be updated by the district and transmitted to the county by the district at least 60 days prior to its biennial expiration date. The district's updated plan shall be submitted by the department to the council for its consideration within forty-five (45) days of the department's receipt of complete and accurate information as required in Appendix F of the comprehensive plan. In the event any district desires to amend its capital facilities plan prior to the biennial expiration date, the district may propose an amendment to be considered by the county pursuant to the procedures established by Appendix F. Such amendments shall be considered by the county no more than once per year unless the board of directors of such district declares, and the county finds, that an emergency exists.

(2) A district's updated capital facilities plan may include revised data for the fee calculation and a corresponding modification to the impact fee schedule, consistent with the comprehensive plan and SCC [30.66C.040](#) through [30.66C.065](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.040 Minimum requirements for district capital facilities plans.

To be eligible for school impact fees, districts must submit capital facilities plans to the county pursuant to the procedure established by this chapter. District capital facilities plans shall contain data and analysis necessary and sufficient to meet the requirements of the GMA and Appendix F of the comprehensive plan. The plans must provide sufficient detail to allow computation of school impact fees according to the formula contained in SCC [30.66C.045](#). Additional elements may be contained within a school district capital facilities plan, provided that any such additional elements are consistent with those mandatory elements outlined in Appendix F. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.045 Impact fee calculation formula.

(1) *General.* The formula in this section provides the basis for the impact fee schedule for each district serving the county. District capital facilities plans shall include a calculation of its proposed impact fee schedule, by dwelling unit type as provided in SCC [30.66C.100\(1\)](#), utilizing this formula. In addition, a detailed listing and description of the various data and factors needed to support the fee calculation is included herein.

(2) *Determination of projected school capacity needs.* Each district shall determine, as part of its capital facilities plan, projected school capacity needs for the current year and for not less than the succeeding five-year period. The capital facilities plan shall also include estimated capital costs for the additional capacity needs, and those costs provide the basis for the impact fee calculations set forth in this section.

(3) *Cost calculation by element.* The fees shall be calculated on a "per dwelling unit" basis, by "dwelling unit type" as set forth below.

(a) *Site acquisition cost element.*

$$\{[B_{(2)} \times B_{(3)}] \div B_{(1)}\} \times A_{(1)} = \text{Site Acquisition Cost Element}$$

Where:

$B_{(2)}$ = Site Size (in acres, to the nearest 1/10th)

$B_{(3)}$ = Land Cost (Per Acre, to the nearest dollar)

$B_{(1)}$ = Facility Design Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total Site Acquisition Cost Element" for purposes of the final school impact fee calculation below.

(b) *School construction cost element.*

$$[C_{(1)} \div B_{(1)}] \times A_{(1)} = \text{School Construction Cost Element}$$

Where:

$C_{(1)}$ = Estimated Facility Construction Cost

$B_{(1)}$ = Facility Design Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of permanent facilities divided by the total square footage of school facilities, with the result being the "Total School Construction Cost Element" for purposes of the final school impact fee calculation below.

(c) *Relocatable facilities (portables) cost element.*

$$[E_{(1)} \div E_{(2)}] \times A_{(1)} = \text{Relocatable Facilities Cost Element}$$

Where:

$E_{(1)}$ = Relocatable Facilities Cost

$E_{(2)}$ = Relocatable Facilities Student Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of relocatable facilities divided by the total square footage of school facilities, with the result being the "Total Relocatable Facilities Cost Element" for purposes of the final school impact fee calculation below.

(4) *Credits against cost calculation - mandatory.* The following monetary credits shall be deducted from the calculated cost elements defined above for purposes of calculating the final school impact fee below.

(a) *State match credit.*

$D_{(1)} \times D_{(3)} \times D_{(2)} \times A_{(1)}$ = State Match Credit

Where:

$D_{(1)}$ = Boeckh Index

$D_{(3)}$ = Square footage of school space allowed per student, by grade span, by the Office of the Superintendent of Public Instruction

$D_{(2)}$ = State Match Percentage

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total State Match Credit" for purposes of the final school impact fee calculation below.

(b) *Tax payment credit.*

$\{[(1 + F_{(1)})^{10}] - 1\} \{F_{(1)}(1 + F_{(1)})^{10}\} \times F_{(2)} \times F_{(3)}$ = Tax Credit

Where:

$F(1)$ = Interest Rate

$F(2)$ = District Property Tax Levy Rate

$F(3)$ = Average Assessed Value (for each dwelling unit type)

(5) *Adjustments against cost calculation - elective by district.* Recognizing that the availability of other sources of public funds varies among districts, each district may provide an additional credit against school impact fees which the district determines will provide the best balance in system improvement funding within the district, between school impact fees and other sources of local public funds available to the district. This adjustment may reduce, but may not increase, the school impact fee from the amount determined by application of the elements identified above. The adjustment, if any, applied by the district shall be specified within the district's capital facilities plan adopted by the county.

(6) *Calculation of total impact fee.*

(a) The total school impact fee, per dwelling unit, assessed on a development activity shall be the sum of:

Total Site Acquisition Cost Element

Total School Construction Cost Element

Total Relocatable Facilities Cost Element minus the sum of:

Total State Match Credit

Total Tax Payment Credit

Elective Adjustment by District expressed in Total Dollars per Dwelling Unit, by Dwelling Unit Type.

(b) The total school impact fee obligation for each development activity pursuant to the school impact fee schedule of this ordinance shall be calculated as follows:

Number of Dwelling Units, by Dwelling Unit Type multiplied by School Impact Fee for Each Dwelling Unit Type less the value of any in-kind contributions proposed by the school developer and accepted by the school district, as provided in SCC [30.66C.150](#). (Added by

Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 15-005, Mar. 18, 2015, Eff date Apr. 2, 2015).

30.66C.050 Department review and transmittal.

- (1) Upon receipt of a district's capital facilities plan (or amendment thereof) the department shall determine whether the plan meets the following requirements:
 - (a) the required plan contents and plan performance criteria outlined in Appendix F of the comprehensive plan are included in the document;
 - (b) The analysis contained within the district capital facilities plan is consistent with current data developed pursuant to the requirements of the GMA and Appendix F;
 - (c) Any school impact fee proposed in the district's capital facilities plan has been calculated using the formula contained in SCC Table 30.66C.050(1) of this chapter; and
 - (d) The district capital facilities plan has been adopted by the district's board of directors.
- (2) Upon finding that these requirements have been satisfied, the department shall transmit the district capital facilities plan to the planning commission.
- (3) The director is authorized to adopt policies and procedures for the establishment and operation of a technical review committee to assist the department in its review of capital facilities plans and the student factor methodologies used to support the plans. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.055 District capital facilities plan and fee adoption.

Any school district capital facilities plan adopted by the county council shall be incorporated into the capital facilities element of the county's comprehensive plan. Adoption of the district capital facilities plan shall constitute adoption of the schedule of school impact fees specified in the district's capital facilities plan as modified by SCC [30.66C.100](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.060 Correction of deficiencies.

Prior to its adoption by the council, should the department find a district's capital facilities plan to be deficient in any way, the department shall notify the district of the deficiency, identifying the specific matters found to be deficient, and shall indicate the standard for correction. The district shall then have forty-five (45) days (or such longer period as may be necessary to comply with applicable legal requirements) to correct the deficiencies and resubmit its revised, adopted capital facilities plan. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.065 Delays.

If a district fails to submit its biennial update of the district capital facilities plan at least 60 days before the expiration date, or if the department notifies a district of deficiencies in the district's proposed capital facilities plan and the district fails to correct identified deficiencies within 45 days (or such longer period as may be necessary to comply with applicable legal requirements), the department shall endeavor, but shall not be obligated, to complete review prior to the plan expiration date. If an updated district capital facilities plan has not been adopted by the council prior to the existing plan's expiration date due to the district's failure to submit an updated plan, the district shall be ineligible to receive school impact fees until the updated plan has been adopted by the council. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.100 Fee required.

- (1) Each development, as a condition of approval, shall be subject to the school impact fee established pursuant to this chapter. The school impact fee shall be calculated in accordance with the formula established in SCC [30.66C.045](#).
- (2) The fees listed in Table [30.66C.100\(1\)](#) represent one-half of the amount calculated by each school district in its respective capital facilities plan in accordance with the formula identified in SCC [30.66C.045](#).
- (3) The payment of school impact fees will be required prior to issuance of building permits, except as provided in SCC [30.66C.200\(2\)](#). The amount of the fee due shall be based on the fee

schedule in effect at the time of filing a complete application for development. For building permit applications received by the department more than five years after the filing of a complete application for development, the amount of the fee due shall be based on the fee schedule in effect at the time of building permit application.

(4) The department shall maintain and provide to the public upon request a table summarizing the schedule of school impact fees for each school district within the county.

(5) The fees set forth in Table [30.66C.100\(1\)](#) apply to developments that vest to county development regulations from January 1, 2021, to December 31, 2022.

(6) Building permits submitted after January 1, 1999, for which prior plat approval has been obtained under chapter [30.66C](#) SCC as codified prior to January 1, 1999, shall be subject to the school impact fees established pursuant to this chapter, as set forth in this section, except as provided in SCC [30.66C.010\(2\)](#).

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

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	\$3,811	\$0	\$3,455	\$3,455
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	\$5,358	\$0	\$3,010	\$3,010
Lake Stevens No. 4	\$9,788	\$0	\$7,672	\$7,672
Lakewood No. 306	\$3,566	\$445	\$1,641	\$1,641
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	\$3,803	\$0	\$7,638	\$7,638
Mukilteo No. 6	\$5,048	\$0	\$8,924	\$8,924

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
Northshore No. 417	\$17,080	\$0	\$1,504	\$1,504
Snohomish No. 201	\$6,039	\$0	\$260	\$260
Sultan No. 311	\$2,966	\$0	\$2,685	\$2,685

(Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 03-033, Apr. 9, 2003, Eff date Apr. 21, 2003; Amended by Amended Ord. 04-118, Nov. 23, 2004, Eff date Jan. 1, 2005; Amended by Ord. 05-108, Nov. 21, 2005, Eff date Jan. 1, 2006; Amended by Amended Ord. 06-086, Nov. 20, 2006, Eff date Jan. 1, 2007; Amended by Ord. 08-058, May 7, 2008, Eff date May 19, 2008; Amended by Amended Ord. 08-115, Nov. 5, 2008, Eff date Jan. 1, 2009; Amended by Ord. 10-097, Nov. 22, 2010, Eff date Jan. 1, 2011; Amended by Ord. 12-093, Nov. 19, 2012, Eff date Jan. 1, 2013; Amended by Ord. 14-053, Aug. 27, 2014, Eff date Sept. 13, 2014; Amended by Ord. 14-096, Nov. 24, 2014, Eff date Jan. 1, 2015; Amended by Amended Ord. 16-060, Aug. 24, 2016, Eff date Sept. 12, 2016; Amended by Amended Ord. 16-095, Nov. 14, 2016, Eff date Jan. 1, 2017; Amended by Amended Emerg. Ord. 16-117, Nov. 14, 2016, Eff date Nov. 14, 2016; Amended by Ord. 17-047, Aug. 9, 2017, Eff date Aug. 27, 2017; Amended by Amended Ord. 17-085, Dec. 20, 2017, Eff date Jan. 13, 2018; Amended by Amended Ord. 18-036, Oct. 3, 2018, Eff date Oct. 16, 2018; Amended by Amended Ord. 18-083, Nov. 19, 2018, Eff date Jan. 1, 2019; Amended by Ord. 20-072, Nov. 10, 2020, Eff date Jan. 1, 2021).

30.66C.110 Impact fee schedule - exemptions.

The council may, on a case-by-case basis, grant exemptions to the application of the fee schedule for low-income housing as defined in SCC [30.91H.220](#) and in accordance with the conditions specified under RCW [82.02.060\(2\)](#). To qualify for the exemption, the developer shall submit a petition to the director for consideration by the council prior to application for building permit. Conditions for such approvals shall meet the requirements of RCW [82.02.060\(2\)](#) and include a requirement for a covenant to assure the project's continued use for low-income housing. The covenant shall be an obligation that runs with the land upon which the housing is located, and shall be recorded against the title of the real property. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 15-005, Mar. 18, 2015, Eff date Apr. 2, 2015).

30.66C.120 Service areas established.

For purposes of calculating and imposing school impact fees, the geographic boundary of each district constitutes a separate service area. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.130 Impact fee limitations.

- (1) School impact fees shall be imposed for district capital facilities that are reasonably related to the development under consideration, shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the development, and shall be used for system improvements that will reasonably benefit the new development.
- (2) School impact fees must be expended or encumbered for a permissible use within the time limits established in chapter [82.02](#) RCW.
- (3) To the extent permitted by law, school impact fees may be collected for capital facilities costs previously incurred to the extent that new growth and development will be served by the previously constructed capital facilities, provided that school impact fees shall not be imposed to make up for any existing system deficiencies.
- (4) A developer required to pay a fee pursuant to RCW [43.21C.060](#) for capital facilities shall not be required to pay a school impact fee pursuant to RCW [82.02.050](#) - [82.02.090](#) and this title for the same capital facilities. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 18-012, Mar. 14, 2018, Eff date Mar. 29, 2018).

30.66C.150 Credit for in-kind contributions/existing lots.

- (1) A developer may request, and the director may grant a credit against school impact fees otherwise due under this chapter for the value of any dedication of land, improvement to, or new construction of any capital facilities identified in the district's capital facilities plan provided by the developer. Such requests must be accompanied by supporting documentation of the estimated value of such in-kind contributions. All requests must be submitted to the department in writing prior to its determination of the impact fee obligation for the

development. Each request for credit will be immediately forwarded to the affected school district for its evaluation.

(2) Where a school district determines that a development is eligible for a credit for a proposed in-kind contribution, it shall provide the department and the developer with a letter setting forth the justification for and dollar amount of the credit, the legal description of any dedicated property, and a description of the development activity to which the credit may be applied. The value of any such credit may not exceed the impact fee obligation of the development.

(3) Where there is agreement between the developer and the school district concerning the value of proposed in-kind contributions, their eligibility for a credit, and the amount of any credit, the director may approve the request for credit and adjust the impact fee obligation accordingly, and require that such contributions be made as a condition of development approval. Where there is disagreement between the developer and the school district regarding the value of in-kind contributions, however, the director may render a decision that can be appealed by either party pursuant to the procedures in SCC [30.66C.300](#) - [30.66C.310](#).

(4) For any development subject to the provisions of this title that is sited on one or more legal lots created prior to May 1, 1991, a credit equal to the applicable impact fee for a single-family dwelling times the number of such pre-existing lots shall apply to the fee obligation of the development.

(5) For subdivisions, PRDs and other large-scale developments where credits for in-kind contributions or pre-existing lots are proposed or required, it may be appropriate or necessary to establish the value of the credit on a per-unit basis as a part of the development approval. Such credit values will then be recorded as part of the subdivision or other instrument of approval and will be used in determining the fee obligation - if any - at the time of building permit application for the development activity. In the event that such credit value is greater than the impact fee in effect at the time of permit application, the fee obligation shall be considered satisfied, and the balance of the credit may be transferable to future developments by the applicant within the same school district by agreement with the school district. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.160 SEPA mitigation and other review.

(1) The county may condition or deny development approval pursuant to the SEPA as necessary or appropriate to mitigate or avoid significant adverse impacts to school services and facilities, to assure that appropriate provisions are made for schools, school grounds, and safe student walking conditions, and to ensure that development is compatible and consistent with each district's services, facilities and capital facilities plan.

(2) Impact fees required by this chapter shall constitute adequate mitigation for impacts on capital facilities identified in the district's capital facilities plan; except that nothing in this chapter prevents issuance of a determination of significance under SEPA and conditioning or denial of the project based on specific adverse environmental impacts identified during project review. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.200 Collection and transfer of fees.

(1) An applicant must pay school system impact fees prior to building permit issuance, except as provided in subsection [\(2\)](#) of this section.

(2) An applicant may request a deferral of the payment of school impact fees. The deferral of school impact fees shall be allowed only for single-family attached and detached residential construction by a property owner having a contractor registration number or other unique identification number. The amount of impact fees that may be deferred under this subsection shall be determined by the fees in effect at the time the applicant applies for a deferral.

(a) For this subsection:

(i) "Applicant" means the property owner which includes an entity that controls, is controlled by, or is under common control with the applicant.

(ii) "Common control" means two or more entities controlled by the same person or entity.

(iii) "Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of an entity, whether through the ownership of voting shares, by contract, or otherwise.

- (b) An applicant wishing to defer the payment of a school impact fee shall:
 - (i) Submit a signed and notarized deferred impact fees application and completed lien form signed by all owners of the property subject to the lien concurrent with the building permit application for the building subject to the impact fees. Multiple deferrals can be included on one application as long as the building permit applications are located within the same development and the applicant pays a separate administrative fee as required below for each single-family dwelling unit whether detached or attached;
 - (ii) Submit a signed and notarized certification that the applicant has requested deferral of impact fees for no more than a total of 20 building permits in the calendar year within unincorporated Snohomish County; and
 - (iii) Pay a non-refundable \$250.00 administration fee for each deferred impact fee application.
- (c) The lien shall:
 - (i) Be in a form approved and provided by the county;
 - (ii) Include the legal description, property tax account number, and address for each lot or unit the lien will encumber and identify the type and amount of the deferred impact fees;
 - (iii) Be binding and subordinate on all successors in title after the recording;
 - (iv) Be junior and subordinate to a first mortgage for the purpose of construction upon the same real property granted to the applicant who applied for the deferral of impact fees, but in no case shall the lien be in less than second place; and
 - (v) Be signed by all owners of the property, with all signatures acknowledged as required for a deed.
- (d) The lien shall be recorded prior to the issuance of the building permit for the building subject to the impact fees.

- (e) Each applicant eligible to defer impact fees shall only be entitled to receive deferrals for no more than a total of 20 building permits in unincorporated Snohomish County during each calendar year.
- (f) The applicant or property owner shall be responsible for the payment of recording fees.
- (g) The deferred impact fees for each single-family dwelling unit whether detached or attached shall be paid in full prior to whichever of the following occurs first:
 - (i) Scheduling final inspection;
 - (ii) Issuance of a certificate of occupancy;
 - (iii) The closing of the first sale of the property occurring after the recording of the lien; or
 - (iv) Eighteen months from the date of building permit issuance.
- (h) If the building for which the deferral of the impact fees is requested will be located within a subdivision or short subdivision, the subdivision or short subdivision shall be recorded prior to recording the lien for impact fees and issuance of the building permit.
- (i) Upon receipt of final payment of all deferred impact fees for a building permit, the county shall execute a release of the deferred impact fee lien. The applicant or property owner is responsible for submitting a lien release application to PDS. The applicant, at their own expense, will be responsible for recording the lien release after all deferred impact fees associated with a lot or unit subject to a lien have been paid.
- (j) Compliance with the requirements of the deferral option shall constitute compliance with subdivision or short subdivision conditions pertaining to the timing of the impact fee payment.
- (k) If deferred impact fees are not paid in accordance with terms authorized by state law and this section, the county may initiate foreclosure proceedings for the unpaid impact fees and all costs associated with the collection of the unpaid impact fees.
- (l) A request to defer school impact fees under this section may be combined in one application with a request to defer park and recreation impact fees under SCC [30.66A.020\(4\)](#) and road system impact fees under SCC [30.66B.340\(5\)](#).

(3) Districts eligible to receive school impact fees collected by the county shall establish an interest-bearing account separate from all other district accounts. The county shall deposit school impact fees in the appropriate district account within 10 days after receipt, and shall provide the receiving district with a notice of deposit.

(4) Each district shall institute a procedure for the disposition of impact fees and providing for annual reporting to the county that demonstrates compliance with the requirements of RCW [82.02.070](#), and other applicable laws. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 16-060, Aug. 24, 2016, Eff date Sept. 12, 2016).

30.66C.210 Use of funds.

(1) School impact fees may be used by the district only for capital facilities that are reasonably related to the development for which they were assessed and may be expended only in conformance with the district's adopted capital facilities plan.

(2) In the event that bonds or similar debt instruments are issued for the advance provision of capital facilities for which school impact fees may be expended, and where consistent with the provisions of the bond covenants and state law, school impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the capital facilities provided are consistent with the requirements of this title.

(3) The responsibility for assuring that school impact fees are used for authorized purposes rests with the district receiving the school impact fees. All interest earned on a school impact fee account must be retained in the account and expended for the purpose or purposes for which the school impact fees were imposed, subject to the provisions of SCC [30.66C.220](#) below.

(4) Each district shall provide the county an annual report showing the source and the amount of school impact fees received by the school district and the capital facilities financed in whole or in part with those school impact fees. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.220 Refunds.

(1) School impact fees not spent or encumbered within the time limits established in chapter [82.02](#) RCW shall be refunded pursuant to RCW [82.02.080\(1\)](#). For purposes of this chapter, "encumbered" means school impact fees identified by the district to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

(2) When the county seeks to terminate any or all impact fee requirements under this section, all unexpended or unencumbered funds, including interest earned, shall be refunded in accordance with RCW [82.02.080\(2\)](#).

(3) Refunds provided for under this section shall be paid only upon submission of a proper claim pursuant to county claim procedures. Such claims must be submitted within one year of the date the right to claim the refund arises, or the date that notice is given, whichever is later. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 12-018, May 2, 2012, Eff date May 21, 2012; Amended by Ord. 18-012, Mar. 14, 2018, Eff date Mar. 29, 2018).

30.66C.230 Reimbursement for county administrative costs, legal expenses, and refund payments.

Each participating school district shall enter into an agreement with the county for reimbursement of the actual administrative costs of assessing, collecting and handling fees for the district, any legal expenses and staff time associated with defense of this chapter against district-specific challenges, and payment of any refunds provided under SCC [30.66C.220](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.300 Administrative adjustment of fee amount.

(1) Within 14 days of acceptance by the county of a building permit application, a developer or school district may appeal to the director for an adjustment to the amount of or an elimination of fees imposed under this chapter by submitting a written explanation of the basis for the appeal. The director may adjust the amount of or eliminate the fee, in consideration of studies

and data submitted by the developer and the affected school district, if one of the following circumstances exists:

- (a) The school impact fee assessment was incorrectly calculated;
- (b) Unusual circumstances exist that demonstrate the school impact fee is unfair as applied to the specific development;
- (c) A credit for in-kind contributions by the developer, as provided for under SCC [30.66C.150](#) above, is warranted;
- (d) Any other credit specified in RCW [82.02.060\(1\)\(b\)](#) is warranted; or
- (e) The school impact fee assessment was improper under RCW [82.02.020](#) or RCW [82.02.050](#) et seq.

(2) To avoid any delay pending resolution of the appeal, school impact fees may be paid under written protest in order to obtain development approval. Such written protest must be submitted at or prior to the time fees are paid, and will relate only to the specific fees identified in the protest. Failure to provide such written protest at the time of fee payment shall be deemed a withdrawal of any appeal to the director.

(3) Failure to file a written protest and to seek a timely appeal to the director shall preclude any appeal of the school impact fee pursuant to SCC [30.66C.310](#).

(4) Refunds approved under this section, or following an administrative appeal as provided in SCC [30.66C.310](#), shall be made to the current property owner at the time the refund is authorized, unless the current property owner releases the county and the school district from any obligation to refund the current property owner.

(5) The developer or the school district may appeal the director's decision as provided in SCC [30.66C.310\(1\)](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.310 Appeals of decisions - procedure.

(1) Any person aggrieved by a decision to impose, impose modifications, or waive an impact fee under this chapter may appeal the decision to the hearing examiner. Where there is an

administrative appeal process for the underlying development approval, appeals of an impact fee under this chapter must be combined with the administrative appeal for the underlying development approval. Where there is no administrative appeal for the permit, then appeal of the impact fee shall proceed as a Type 1 appeal pursuant to chapter [30.71](#) SCC.

(2) The impact fee may be modified or refunded if paid under written protest in accordance with SCC [30.66C.300](#), upon a determination based on the application of the criteria contained in SCC [30.66C.300](#). Appeals shall be limited to application of the impact fee provisions to a specific development. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.320 Arbitration of disputes.

With the consent of the developer and the affected district, a dispute regarding imposition or calculation of a school impact fee may be resolved by arbitration. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

The Snohomish County Code is current through legislation passed November 9, 2021.

Disclaimer: The Clerk of the Council's Office electronically retains the ordinances as passed by Council and subsequently enacted. The Snohomish County Code is updated on the web as new ordinances become effective, and includes new ordinances through 21-093. 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.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[County Website: snohomishcountywa.gov](http://snohomishcountywa.gov)

County Telephone: (425) 388-3494

[Code Publishing Company](#)

Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Sultan
	Contact Person	
	Business Phone	
	Email-Address	
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues
Pgs 7, 9		Appendix F requires an inventory of on portables to include information on remaining useful life (as appropriate to educational standards). Do the portables have adequate useful remaining life?
Pg 12 Table 4		Table 4 Total number of teaching stations is incorrect ($25+19+16+19+0=79$ not 70)
Pg 13 Table 5		Appendix F requires the location and description of all district-owned or leased sites and properties. Where are the Administration building and the Bus Barn located? Other districts provide a graphic/map to show the locations of all the schools and buildings or state the physical address. Please provide either graphic or state the physical location of all schools and buildings for the District.
Pg 17 Table 8		Total permanent capacity is incorrect ($610+375+275=1,260$ not 1228)
Pg 17 Table 9		Total permanent capacity is incorrect ($610+375+275=1,260$ not 1228), Total unhoused students is incorrect ($569+179+399=1,147$ not 1,179), Total %age of Unhoused Students above 2021 will also have to be recalculated
Pg 18 Table 10		Existing Capacity for Elementary schools of 686 on table 10 does not match capacity of 610 reported on Tables 8 and 9. Existing Capacity for Middle schools of 480 on table 10 does not match capacity of 375 reported on Tables 8 and 9. Is the difference the use of non-permanent portables?
Pg 23		Why isn't the \$5 million site acquisition included in the impact fee calculation? It is in Table 11, and the box is checked for impact fees.
		Footnote should refer to Table 12, not Table 10
Appendix C		The tax payment credit is rounded. The District Property Tax Levy Rate is 0.5217122469 not 0.52 which leads to a difference in the calculation of impact fees.
Pg 23		Would the proposed impact fee for Multi-family also include Townhomes? The County impact fee table has a separate category for Townhomes. Historically, the County has applied the MF+2 impact fee to the Townhome column :

		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

Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Snohomish										
	Contact Person											
	Business Phone											
	Email-Address											
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues										
Pg 11 Table 3		Table 3 High School Capacity Inventory 'Bldg Area' total $270,089+245,229+13,873 = 529,191$ (not 529,161)										
Pg 15, Table 6		2022 data for County/OFM does not match appendix A-3										
Pg 15, Table 6		District data for 2023 and 2027 does not match values in Appendix A-2. Projected change and percent change therefore would need to be recalculated.										
Pg 22, Table 10		This Finance plan does not separate out projects adding capacity from projects not adding capacity. To clarify, do all of the projects contained within District-wide Capital Improvements add capacity?										
Pgs 14, 15, Table A-2		Table A-2 info in Appendix A on 2027 projected FTE student enrollment of 9,638 from FLO Analytics differs slightly from info in text and Table 6 on pages 14-15 re FLO Analytics projection of 9,666 FTE student enrollment in 2027.										
Pg 25		Would the proposed impact fee for Multi-family also include Townhomes? The County impact fee table has a separate category for Townhomes. Historically, the County has applied the MF+2 impact fee to the Townhome column : <div>Table 30.66C.100(1) School Impact Mitigation Fees</div> <table><tr><td>SCHOOL DISTRICT</td><td>SINGLE FAMILY per dwelling unit</td><td>MULTI-FAMILY 1-BEDROOM per dwelling unit</td><td>MULTI-FAMILY 2+ BEDROOMS per dwelling unit</td><td>DUPLEXES AND TOWNHOMES per dwelling unit</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	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					
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								
Pg 26		Page 23 Table 11 Projected Student Capacity for Elementary School reports added capacity of 645 in 2026, whereas Factors for Estimated Impact Fee Calculations on Page 26 lists 600 for Projected Student Capacity per Facility for Elementary. Is 600 the growth-related component of 645? The note on Page 26 indicates total capacity is shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth"										
Pg 26		The SPI Square Footage per student is 108 for middle school.										
Pg 26		Why is the average of three construction costs used and not the total construction cost for all three projects?										
C-1, Levy rate		The levy rate listed in \$2.38309720740 – in the impact fee calculation is has been limited to \$2.38										

15, Table 6		Total Populations projection for District (OFM) is 64,190 correct?

Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Mukilteo										
	Contact Person											
	Business Phone											
	Email-Address											
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues										
Pg 8, Table 3.1		Total Building Area for K-5 is off (should be 711,262 not 713,597).										
Pg 9, Table 3.2		Total interim capacity for K-5 is incorrect (should be 1,018 not 1,118), total interim capacity will need to be adjusted										
Pg 12, Table 4.2		OFM estimates do not match Appendix C										
Pg 13, Table 5.1		2023-2024 Elementary Enrollment Permanent Capacity Existing should be 6,403 (the calculation for permanent capacity is correct)										
Pg 13, Table 5.1		Because impact fees can only be applied towards future growth not existing capacity shortages and the District has shortages at the Elementary and High school level, how is the District assessing what percentage of future capacity needs are specifically growth related and thus can be counted in impact fee calculations?										
P15, Table 6.1		Total Capacity projects for 2027 should be .2 not 43.5										
Pgs 17, 24 - CCA		The Construction Cost Allocation (CCA) is incorrect – should be \$246.83 not 242.26. Please recalculate the impact fee with the correct CCA.										
Pg. 18		<p>Would the proposed impact fee for Multi-family also include Townhomes? The County impact fee table has a separate category for Townhomes. Historically, the County has applied the MF+2 impact fee to the Townhome column:</p> <p>Table 30.66C.100(1) School Impact Mitigation Fees</p> <table><tr><td>SCHOOL DISTRICT</td><td>SINGLE FAMILY per dwelling unit</td><td>MULTI-FAMILY 1-BEDROOM per dwelling unit</td><td>MULTI-FAMILY 2+ BEDROOMS per dwelling unit</td><td>DUPLEXES AND TOWNHOMES per dwelling unit</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	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					
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								
Pg 24 Appendix B		Facility costs for Elementary, Middle and High School used in impact fee calculation do not match Pg 15 table 6.1 Six Year Financing Plan – Projects Adding Capacity. Impact Fee Calculation used \$39,185,962 for Elementary whereas table 6.1 anticipated costs for Elementary school additions and replacement for 2022-2027 equal 93.7M. Impact Fee calculation has 0.00 for Middle school										

[illegible]

2022 – 2027 CAPITAL FACILITIES PLAN LAKE STEVENS SCHOOL DISTRICT NO. 4

prepared for:

Snohomish County

And

City of Lake Stevens
City of Marysville

Draft
April 2022

CAPITAL FACILITIES PLAN LAKE STEVENS SCHOOL DISTRICT NO. 4

BOARD OF DIRECTORS

Mari Taylor, President
David Iseminger, Vice President
Nina Kim Hanson
Vildan Kirby
Paul Lund

SUPERINTENDENT

Ken Collins, Ed.D.

This plan is not a static document. It will change as demographics, information and District plans change. It is a “snapshot” of one moment in time.

For information on the Lake Stevens School District Capital Facilities Plan contact Robb Stanton at the District (425) 335-1500

TABLE OF CONTENTS

SECTION 1: INTRODUCTION	1-1
Purpose of the Capital Facilities Plan	1-1
Overview of the Lake Stevens School District	1-2
Significant Issues Related to Facility Planning in the Lake Stevens School District	1-3
SECTION 2: DEFINITIONS	2-1
SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS	3-1
Educational Program Standards for Elementary Grades	3-2
Educational Program Standards for Middle, Mid-High and High Schools	3-2
Minimum Educational Service Standards	3-3
SECTION 4: CAPITAL FACILITIES INVENTORY	4-1
Capital Facilities	4-1
Schools	4-1
Leased Facilities	4-2
Relocatable Classroom Facilities (Portables)	4-2
Support Facilities	4-3
Land Inventory	4-4
SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS	5-1
Historic Trends and Projections	5-1
2035 Enrollment Projection	5-2
SECTION 6: CAPITAL FACILITIES PLAN	6-1
Existing Deficiencies	6-1
Facility Needs (2022-2027)	6-1
Forecast of Future Facility Needs through 2035	6-1
Planned Improvements (2022 - 2027)	6-2
Capital Facilities Six-Year Finance Plan	6-2
Impact Fee Calculation Criteria	6-7
Proposed Impact Fee Schedule	6-12

LIST OF TABLES

Table 3-1: Minimum Educational Program Standards (MPES) Met	3-3
Table 4-1: School Capacity Inventory	4-2
Table 4-2: Portables	4-3
Table 4-3: Support Facilities	4-3
Table 5-1: Enrollment 2011-2019	5-1
Table 5-2: Projected Enrollment 2022-2027	5-2
Table 5-3: Projected 2035 Enrollment	5-3
Table 6-1: Projected Additional Capacity Needs 2022-2027	6-1
Table 6-2 Additional Capacity Need: 2027 & 2044	6-2
Table 6-3: Capital Facilities Plan 2022-2027	6-3
Table 6-4: Impact Fee Revenues and Expenditures	6-5
Table 6-5: Projected Growth-Related Capacity Surplus (Deficit) After Programmed Improvements	6-6
Table 6-6: Student Generation Rates	6-8
Table 6-7: Impact Fee Variables	6-11
Table 6-8: Calculated Impact Fees	6-12

LIST OF FIGURES

Figure 1: Map of District Facilities	4-5
Figure 2: Lake Stevens School District Enrollment 2009-2020	5-1
Figure 3: Lake Stevens School District Enrollment 2019-2027	5-2

APPENDICES

Appendix A: Impact Fee Calculation
Appendix B: OSPI Enrollment Forecasting Methodology
Appendix C: OFM Ration Method – 2044 Enrollment Estimate
Appendix D: Student Generation Rates – The Blueline Group
Appendix E: Board Resolution Adopting Capital Facilities Plan
Appendix F: SEPA Checklist and Determination of Non-Significance
Appendix G: Snohomish County General Policy Plan -- Appendix F

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Lake Stevens School District (District), Snohomish County, the City of Lake Stevens, the City of Marysville and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next twenty-two years (2044), with a more detailed schedule and financing program for capital improvements over the next six years (2022-2027). This CFP is based in large measure on the 2015 Facilities Master Plan for the Lake Stevens School District.

When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan¹. This part of the plan establishes the criteria for all future updates of the District CFP, which is to occur every two years. This CFP updates the GMA-based Capital Facilities Plan last adopted by the District in 2020.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following required elements:

Element	See Page	Table
Future enrollment forecasts for each grade span (elementary, middle, mid-high and high).	5-2	5-2
An inventory of existing capital facilities owned by the District, showing the locations and student capacities of the facilities.	4-2	4-1
A forecast of the future needs for capital facilities and school sites; distinguishing between existing and projected deficiencies.	6-1 6-2	6-1 6-2
The proposed capacities of expanded or new capital facilities.	6-3	6-3

¹ See Appendix F of this CFP

Element	See Page	Table
A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that 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 that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.	6-3	6-3
A calculation of impact fees to be assessed and support data substantiating said fees.	Appendix A	
A report on fees collected through December 2021 and how those funds were used.	6-5	6-4

In developing this CFP, the guidelines of Appendix F of the General Policy Plan² were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information is to be consistent with the State Office of Financial Management (OFM) population forecasts and those of Snohomish County.
- Chapter 30.66C SCC requires that student generation rates be independently calculated by each school district. Rates were updated for this CFP by The BlueLine Group (See Appendix C).
- The CFP complies with RCW 36.70A (the Growth Management Act) and, where impact fees are to be assessed, RCW 82.02.
- The calculation methodology for impact fees meets the conditions and test of RCW 82.02. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources if impact fees are not available due to action by the state, county or the cities within their district boundaries.

Adoption of this CFP by reference by the County and cities of Marysville and Lake Stevens constitutes approval of the methodology used herein by those entities.

Overview of the Lake Stevens School District

The Lake Stevens School District is located six miles east of downtown Everett and encompasses most of the City of Lake Stevens as well as portions of unincorporated Snohomish County and a small portion of the City of Marysville. The District is located south of the Marysville School District and north of the Snohomish School District.

The District currently serves a student population of 9,256³ with seven elementary schools, two middle schools, one mid-high school, one high school and one homeschool partnership program (HomeLink).

² See Appendix G of this CFP

³ April 2022 Headcount Report

Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six and seven, the mid-high serves grades eight and nine and the high school serves grades ten through twelve. HomeLink provides programs for students from kindergarten through eighth grade. The District employs 616 certificated staff members and 606 classified staff for a total of 1,222.

Significant Issues Related to Facility Planning in the Lake Stevens School District

The most significant issues facing the Lake Stevens School District in terms of providing classroom capacity to accommodate existing and projected demands are:

- Continued housing growth in the District;
- The need to have unhoused students before becoming eligible for state construction funding;
- The implementation of reduced class sizes at the K-3 level at all elementary schools;
- Uneven distribution of growth across the district and an imbalance in growth in the north and south ends of the district, requiring facilities to balance enrollment;
- Increased critical areas regulations, decreasing the amount of developable areas on school sites;
- Discounted school impact fees and changes to how and when these fees are calculated and paid, none of which supports mitigating the true impact of development;
- The need for additional property and lack of suitable sites within Urban Growth Area (UGA) boundaries to accommodate school facilities;
- The elimination of the ability to develop schools outside of UGAs;
- The inability to add temporary capacity with portable classrooms on school sites without costly stormwater and infrastructure improvements;
- Aging school facilities;
- Projected permanent capacity shortfall by 2027 for K-5 of 1,633 students (with no improvements).

These issues are addressed in greater detail in this Capital Facilities Plan.

SECTION 2: DEFINITIONS

Note: Definitions of terms preceded by an asterisk (*) are provided in Chapter 30.9SCC. They are included here, in some cases with further clarification to aid in the understanding of this CFP. Any such clarifications provided herein in no way affect the legal definitions and meanings assigned to them in Chapter 30.9 SCC.

*Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

*Average Assessed Value average assessed value by dwelling unit type for all residential units constructed within the district. These figures are provided by Snohomish County. The current average assessed value for 2022 is \$485,760 for single-family detached residential dwellings; \$169,461 for one-bedroom (*Small*) multi-family units, and \$239,226 for two or more bedroom (*Large*) multi-family units.

*Boeckh Index (See Construction Cost Allocation)

*Board means the Board of Directors of the Lake Stevens School District (“School Board”).

Capital Bond Rate means the annual percentage rate computed against capital (construction) bonds issued by the District. for 2022, a rate of 2.45% is used. (See also “Interest Rate”)

*Capital Facilities means school facilities identified in the District’s capital facilities plan that are “system improvements” as defined by the GMA as opposed to localized “project improvements.”

*Capital Facilities Plan (CFP) means the District’s facilities plan adopted by its school board consisting of those elements required by Chapter 30.66C SCC and meeting the requirements of the GMA and Appendix F of the General Policy Plan. The definition refers to *this* document, which is consistent with the adopted “2015 Facilities Plan for the Lake Stevens School District,” which is a separate document. Construction Cost Allocation (formerly the Boeckh Index) means a factor used by OSPI as a guideline for determining the area cost allowance for new school construction. The Index for the 2022 Capital Facilities Plan is \$246.83, as provided by Snohomish County.

*City means City of Lake Stevens and/or City of Marysville.

*Council means the Snohomish County Council and/or the Lake Stevens or Marysville City Council.

*County means Snohomish County.

*Commerce means the Washington State Department of Commerce.

*Developer means the proponent of a development activity, such as any person or entity that owns or holds purchase options or other development control over property for which development activity is proposed.

*Development means all subdivisions, short subdivisions, conditional use or special use permits, binding site plan approvals, rezones accompanied by an official site plan, or building permits (including building permits for multi-family and duplex residential structures, and all similar uses) and other applications requiring land use permits or approval by Snohomish County, the City of Lake Stevens and/or City of Marysville.

*Development Activity means any residential construction or expansion of a building, structure or use of land or any other change of building, structure or land that creates additional demand and need for school facilities but excluding building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units. Also excluded from this definition is “Housing for Older Persons” as defined by 46 U.S.C. § 3607, when guaranteed by a restrictive covenant, and new single-family detached units constructed on legal lots created prior to May 1, 1991.

*Development Approval means any written authorization from the County and/or City, which authorizes the commencement of a development activity.

*Director means the Director of the Snohomish County Department of Planning and Development Services (PDS), or the Director’s designee.

District means Lake Stevens School District No. 4.

*District Property Tax Levy Rate (Capital Levy) means the District's current capital property tax rate per thousand dollars of assessed value. For this Capital Facilities Plan, the assumed levy rate is .00152.

*Dwelling Unit Type means (1) single-family residences, (2) multi-family one-bedroom apartment or condominium units (“*small unit*”) and (3) multi-family multiple-bedroom apartment or condominium units (“*large unit*”).

*Encumbered means school impact fees identified by the District to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

*Estimated Facility Construction Cost means the planned costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs. If the District does not have this cost information available, construction costs of school facilities of the same or similar grade span within another District are acceptable.

*FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at the District’s schools. A student is considered one FTE if they are enrolled for the equivalent of a full schedule each full day.

*GFA (per student) means the Gross Floor Area per student.

*Grade Span means a category into which the District groups its grades of students (e.g., elementary, middle, mid-high and high school).

Growth Management Act (GMA) - means the Growth Management Act (RCW 36.70A).

*Interest Rate means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index. For this Capital Facilities Plan an assumed rate of 2.45% is used, as provided by Snohomish County. (See also “Capital Bond Rate”)

*Land Cost Per Acre means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the District. In 2022 the District estimates land costs to average \$200,000 per acre.

*Multi-Family Dwelling Unit means any residential dwelling unit that is not a single-family unit as defined by Chapter 30.66C. SCC³

*OFM means Washington State Office of Financial Management.

*OSPI means Washington State Office of the Superintendent of Public Instruction.

*Permanent Facilities means school facilities of the District with a fixed foundation.

*R.C.W. means the Revised Code of Washington (a state law).

*Relocatable Facilities (also referred to as portables) means factory-built structures, transportable in one or more sections, which are designed to be used as an education space and are needed:

- to prevent the overbuilding of school facilities,
- to meet the needs of service areas within the District, or
- to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

*Relocatable Facilities Cost means the total cost, based on actual costs incurred by the District, for purchasing and installing portable classrooms.

*Relocatable Facilities Student Capacity means the rated capacity for a typical portable classroom used for a specified grade span.

*School Impact Fee means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve the new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

*SEPA means the State Environmental Policy Act (RCW 43.21C).

*Single-Family Dwelling Unit means any detached residential dwelling unit designed for occupancy by a single-family or household.

*Standard of Service means the standard adopted by the District which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the District believes will best serve its student population and other factors as identified in the District's capital facilities plan. The District's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities that are used as transitional facilities or from any specialized facilities housed in relocatable facilities.

*State Match Percentage means the proportion of funds that are provided to the District for specific capital projects from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the maximum percentage of the total project eligible to be paid by the State.

*Student Factor (Student Generation Rate [SGR]) means the number of students of each grade span (elementary, middle, mid-high and high school) that the District determines are typically generated by different dwelling unit types within the District⁴. Each District will use a survey or statistically valid methodology to derive the specific student generation rate, provided that the survey or methodology is approved by the Snohomish County Council as part of the adopted capital facilities plan for each District. (See Appendix C)

*Subdivision means all small and large lot subdivisions as defined in Section 30.41 of the Snohomish County Code.

*Teaching Station means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time, at least a full class of up to 30 students. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

*Unhoused Students means District enrolled students who are housed in portable or temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

*WAC means the Washington Administrative Code.

⁴ For purposes of calculating Student Generation Rates, assisted living or senior citizen housing are not included.

SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS

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, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). Educational Program Standards are the same as the minimum level of service as required by Appendix F of the Growth Management Comprehensive Plan.

In addition, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, English as a second language, remediation, alcohol and drug education, preschool and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Examples of special programs offered by the Lake Stevens School District at specific school sites include:

- Behavioral Program
- Bilingual Program
- Career and Technical Education
- Community Education
- Conflict Resolution
- Contract-Based Learning
- Credit Retrieval
- Drug Resistance Education
- Early Learning Center, which includes ECEAP and developmentally delayed preschool
- Highly Capable
- Home School Partnership (HomeLink)
- Language Assistance Program (LAP)
- Life Skills Self-Contained Program
- Multi-Age Instruction
- Multi-tiered Systems of Support
- Occupational and Physical Therapy
- Running Start
- Speech and Language Pathologists
- Structured Learning Center Self-Contained Program
- Summer School
- Title 1
- Title 2

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space, which can reduce the regular classroom capacity of some of the buildings housing these programs. Some students,

for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program requirements will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, state funding levels 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 Capital Facilities Plan.

In addition, districts are wrestling with the outcomes from the McCleary decision and additional funding and requirements from OSPI and the state Legislature. Many of these outcomes, like full-day kindergarten and reduced class sizes at the elementary level and new graduation requirements at the high school level can have significant impacts to the use of facilities. These will need to be incorporated into the District's facility capacities and uses.

The District's minimum educational program requirements, which directly affect school capacity, are outlined below for the elementary, middle, mid-high and high school grade levels.

Educational Program Standards for Elementary Grades

- Average class size for kindergarten should not exceed **19** students.
- Average class size for grades 1-3 should not exceed **20** students.
- Average class size for grades 4-5 should not exceed **25** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is **12** students.
- All students will be provided music instruction in a separate classroom.
- Students may have a scheduled time in a computer lab.
- Optimum design capacity for new elementary schools is 550 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards for Middle, Mid-High and High Schools

- Class size for secondary grade (6-12) regular classrooms should not exceed **27** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is 12 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 83% at the high school, mid-high and middle school levels.
- Some Special Education services for students will be provided in a self-contained classroom.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Resource Rooms (i.e., computer labs, study rooms).
 - Special Education Classrooms.
- Program Specific Classrooms:

- Music
- Physical Education
- Drama
- Family and Consumer Sciences
- Art
- Career and Technical Education

Optimum design capacity for new middle schools is 750 students. Optimum design capacity for new high schools is 1,500 students. *Actual* capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Program Standards

The Lake Stevens School District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system.

The Lake Stevens School District has set minimum educational program standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. If there are 25 or fewer students in a majority of K-5 classrooms, the standards have been met; if there are 27 or fewer students in a majority of 6-12 classrooms, the minimum standards have been met. The Lake Stevens School District meets these standards at all grade levels.

Table 3-1 – Minimum Educational Program Standards (MEPS) Met

Grade level	Classrooms above MEPS	Total Classrooms	% Meeting MEPS
Total Elementary	21	194	89%
Total Secondary	30	163	82%
District Total	51	357	86%

It should be noted that the minimum educational program standard is just that, a minimum, and not the desired or accepted operating standard. Also, portables are used to accommodate students within District standards, but are not considered a permanent solution. (See Chapter 4).

SECTION 4: CAPITAL FACILITIES INVENTORY

Capital Facilities

Under GMA, public entities are required to inventory capital facilities used to serve the existing populations. Capital facilities are defined as any structure, improvement, piece of equipment, or other major asset, including land that has a useful life of at least ten years. 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 Lake Stevens School District including schools, portables, developed school sites, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 3). A map showing locations of District school facilities is provided as Figure 1.

Schools

The Lake Stevens School District includes: seven elementary schools grades K-5, two middle schools grades 6-7, one mid-high school grades 8-9, one high school grades 10-12, and an alternative K-8 home school partnership program (HomeLink).

The Office of the Superintendent of Public Instruction (OSPI) calculates school capacity by dividing gross square footage of a building by a standard square footage per student. This method is used by the State as a simple and uniform approach for determining school capacity for purposes of allocating available State Match Funds to school districts for school construction. However, this method is not considered an accurate reflection of the capacity required to accommodate the adopted educational program of each individual district. For this reason, school capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted education program. These capacity calculations were used to establish the District's baseline capacity and determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 4-1.

Table 4-1 – School Capacity Inventory

School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations - Regular	Teaching Stations - SPED	Perm. Student Capacity*	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Elementary Schools								
Glenwood Elementary	9.0	42,673	22	2	473	598	1992	Yes
Highland Elementary	8.7	49,727	19	4	433	633	1999	Yes
Hillcrest Elementary	15.0	49,735	23		503	753	2008	Yes
Mt. Pilchuck Elementary	22.0	49,833	18	3	407	557	2008	Yes
Skyline Elementary	15.0	42,673	22	2	484	669	1992	Yes
Stevens Creek Elementary	20.0	78,880	26	2	560	560	2018	Yes
Sunnycrest Elementary	15.0	46,970	25		514	614	2009	Yes
Elementary Total	104.7	360,491	155	13	3,374	4,384		
Middle Schools								
Lake Stevens Middle School	25.0	86,374	28	6	647	839	1996	Yes
North Lake Middle School	15.0	90,323	29	5	707	909	2001	Yes
Middle School Total	40.0	176,697	57	11	1,354	1,748		
Mid-High								
Cavelero Mid-High School	37.0	224,694	60	7	1,382	1,382	2007	Yes
Mid-High Total	37.0	224,694	60	7	1,382	1,382		
High Schools								
Lake Stevens High School	38.0	207,195	91	6	2,104	2,104	2021	Yes
High School Total	38.0	207,195	91	6	2,104	2,104		
District Totals	219.7	969,077	363	37	8,214	9,618		

*Note: Student Capacity is exclusive of portables and includes adjustments for special programs.

Leased Facilities

The District does not lease any permanent classrooms.

Relocatable Classrooms (Portables)

Portables are used as interim classroom space to house students until funding can be secured to construct permanent classroom facilities. Portables are not viewed by the District as a solution for housing students on a permanent basis. The Lake Stevens School District currently uses 86 portable classrooms at various school sites throughout the District to provide interim capacity for K-12 students. This compares with 75 portables used in 2020. A typical portable classroom can provide capacity for a full-size class of students. Current use of portables throughout the District is summarized on Table 4-2.

Table 4-2 – Portables

School Name	Portable Classrooms	Capacity in Portables	Portable Area (ft²)
<u>ELEMENTARY SCHOOLS</u>			
Glenwood	10	125	8,960
Highland	8	200	7,168
Hillcrest	21	250	18,816
Mt. Pilchuck	9	150	8,064
Skyline	11	185	9,856
Stevens Creek	0	0	0
Sunnycrest	7	100	6,272
Elementary Total	66	1,010	59,136
<u>MIDDLE SCHOOLS</u>			
Lake Stevens Middle	11	192	9,856
North Lake Middle	9	202	8,064
Middle Schools Total	20	394	17,920
<u>MID-HIGH SCHOOL</u>			
Cavelero Mid-High	None	0	0
Mid-High Total	0	0	0
<u>HIGH SCHOOL</u>			
Lake Stevens High School	None	0	0
High School Total	0	0	0
District K-12 Total	86	1,404	77,056

The District will continue to purchase or move existing portables, as needed, to cover the gap between the time that families move into new residential developments and the time the District is able to complete construction on permanent school facilities.

Support Facilities

In addition to schools, the Lake Stevens School District owns and operates additional facilities that provide operational support functions to the schools. An inventory of these facilities is provided in Table 4-3.

Table 4-3 – Support Facilities

Facility	Site Acres	Building Area (sq.ft.)
Education Service Center	1.4	13,700
Grounds	1.0	3,000
Maintenance	1.0	6,391
Transportation	6.0	17,550
Support Facility Total	9.4	40,641

Land Inventory

The Lake Stevens School District owns five undeveloped sites described below:

Ten acres located in the northeast area of the District (Lochsloy area), west of Highway 92. This site will eventually be used for an elementary school (beyond the year 2027). It is presently used as an auxiliary sports field.

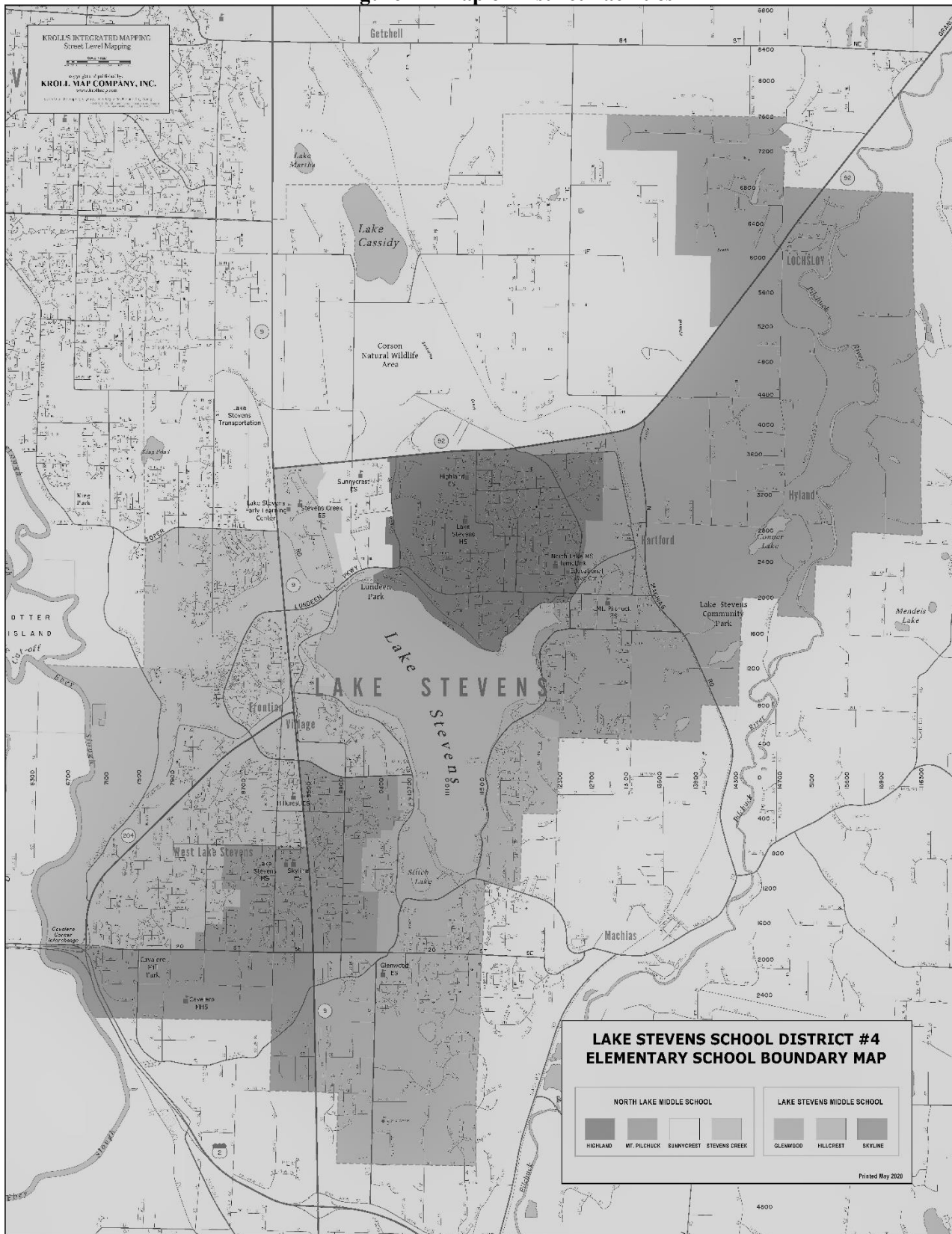
An approximately 35-acre site northeast of the intersection of Highway 9 and Soper Hill Road bordered by Lake Drive on the east. This is the site of the district's newest elementary school and early learning center. The remainder of the site is planned for a future middle school.

A parcel of approximately 23 acres located at 20th Street SE and 83rd Street. This property was donated to the School District for an educational facility. The property is encumbered by wetlands and easements, leaving less than 10 available acres. It is planned to be a future elementary school.

A 20 ft. x 200 ft. parcel located on 20th Street SE has been declared surplus by the Lake Stevens School Board and will be used in exchange for dedicated right-of-way for Cavelero Mid-High.

A 2.42-acre site (Jubb Field) located in an area north of Highway #92 is used as a small softball field. It is not of sufficient size to support a school.

Figure 1 – Map of District Facilities

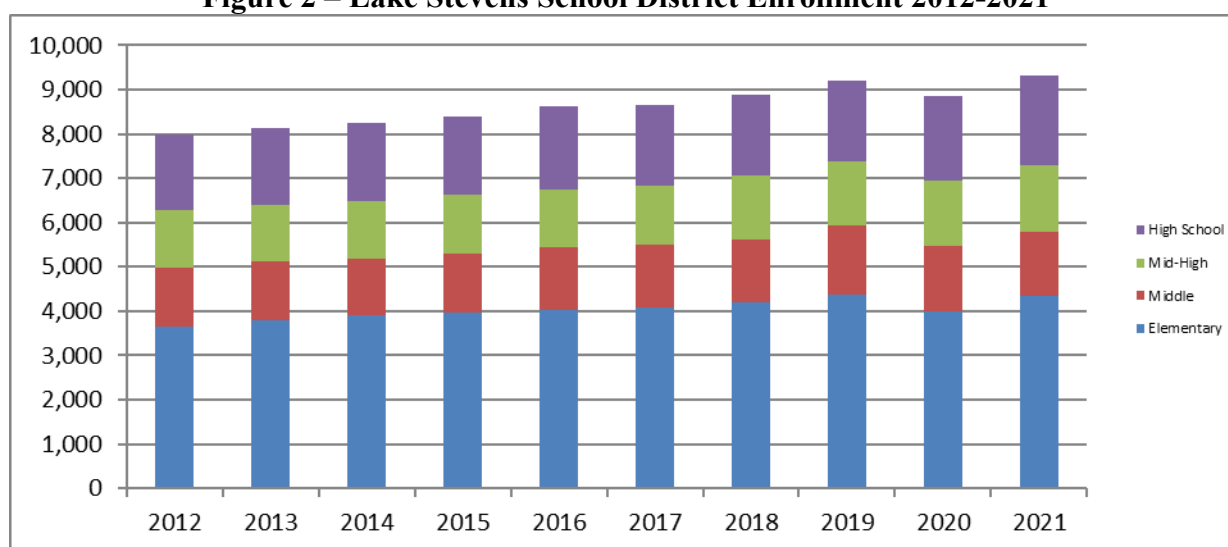


SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Historic Trends and Projections

Student enrollment in the Lake Stevens School District remained relatively constant between 1973 and 1985 (15%) and then grew significantly from 1985 through 2005 (approximately 120%). Between 2012 and 2021, student enrollment increased by 1,338 students, over 16%. Overall, there was a 2.5% increase countywide during this period, with seven districts losing enrollment. The District has been and is projected to continue to be one of the fastest growing districts in Snohomish County based on the OFM-based population forecast. Population is estimated by the County to rise from 50,461 in 2020 to almost 67,294 in Year 2044, an increase of 33%.

Figure 2 – Lake Stevens School District Enrollment 2012-2021



Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, economic conditions and demographic trends in the area affect the estimates. Monitoring population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. Table 5-1 shows enrollment growth from 2012 to 2021 according to OSPI and District records.

Table 5-1 - Enrollment 2011-2019

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Elementary	3,658	3,783	3,917	3,971	4,030	4,083	4,207	4,362	3,998	4,354
Middle	1,307	1,328	1,261	1,314	1,398	1,405	1,414	1,556	1,468	1,426
Mid-High	1,313	1,283	1,318	1,331	1,312	1,344	1,426	1,448	1,476	1,524
High School	1,709	1,732	1,757	1,776	1,871	1,814	1,828	1,834	1,912	2,021
Total	7,987	8,126	8,253	8,392	8,611	8,646	8,875	9,200	8,854	9,325

The District has used either a Ratio Method for its projections or accepted the projections from the State Office of the Superintendent of Public Instruction (OSPI). The Ratio Method (See Appendix C) estimates future enrollments as a percentage of total population, which is tracked for past years, with assumptions being made for what this percentage will be in future years. Between 2010-2021, the average percentage was 18.6%. For future planning, a level rate of 18.5% was used through 2027 and for Year 2044. These assumptions recognize a trend toward lower household sizes offset by significant growth anticipated in the Lake Stevens area. OSPI methodology uses a modified cohort survival method which is explained in Appendix B.

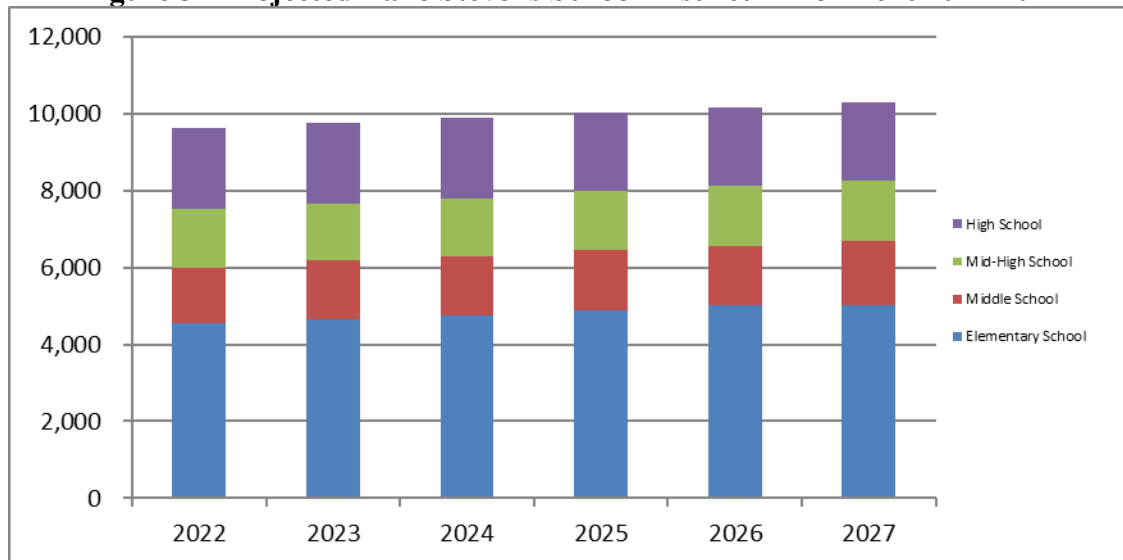
Ratio Method estimates are found in Table 5-2. These have been adopted as part of this Capital Facilities Plan.

Table 5-2 - Projected Enrollment 2022-2027

	2021*	2022	2023	2024	2025	2026	2027
Elementary School	4,354	4,536	4,648	4,737	4,884	5,031	5,007
Middle School	1,426	1,464	1,530	1,563	1,554	1,520	1,681
Mid-High School	1,524	1,506	1,470	1,480	1,543	1,574	1,553
High School	2,021	2,106	2,101	2,107	2,044	2,038	2,060
Total	9,325	9,612	9,750	9,888	10,026	10,164	10,302

*October 2021 Headcount

Figure 3 - Projected Lake Stevens School District Enrollment 2022-2027



In summary, the Ratio Method estimates that headcount enrollment will total 10,302 students in 2027. This represents a 10.5% increase over 2021. The District accepts the Ratio Method estimate for its 2022 CFP planning.

2044 Enrollment Projection

The District projects a 2044 student enrollment of 12,449 based on the Ratio method. (OSPI does not forecast enrollments beyond 2027). The forecast is based on the County's OFM-based population forecast of 67,294 in the District. Although student enrollment projections beyond 2027 are highly speculative, they are useful for developing long-range comprehensive facilities plans. These long-range

enrollment projections may also be used in determining future site acquisition needs.

Table 5-3 - Projected 2044 Enrollment

Grade Span	Projected 2044 FTE Student Enrollment
Elementary (K-5)	5,824
Middle (6-7)	2,017
Mid-High (8-9)	1,984
High (10-12)	2,625
District Total (K-12)	12,449

The 2044 estimate represents a 33.5% increase over 2021 enrollment levels. The total population in the Lake Stevens School District is forecasted to rise by 31%. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle school, mid-high school and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle, mid-high and high school levels.

Again, the 2044 estimates are highly speculative and are used only for general planning purposes. Analysis of future facility and capacity needs is provided in Section 6 of this Capital Facilities Plan.

SECTION 6: CAPITAL FACILITIES PLAN

Existing Deficiencies

Current enrollment at each grade level is identified in Table 5-2. The District currently (2021) has 980 unhoused students at the elementary level, 72 unhoused students at the middle school level and 142 unhoused students at the mid-high level. It has excess capacity high school (83) level.

Facility Needs (2022-2027)

Projected available student capacity was derived by subtracting projected student enrollment from 2021 permanent school capacity (excluding portables) for each of the six years in the forecast period (2022-2027). The District's enrollment projections in Table 5-2 have been applied to the existing capacity (Table 4-1). If no capacity improvements were to be made by the year 2027 the District would be over capacity at the elementary level by 1,633 students, 327 students at the middle school level and 171 students at the mid-high school level.

These projected future capacity needs are depicted on Table 6-1. This table compares actual future space needs with the portion of those needs that are "growth related." RCW 82.02 and Chapter 30.66C SCC mandate that new developments cannot be assessed impact fees to correct existing deficiencies. Thus, any capacity deficiencies existing in the District in 2021 must be deducted from the total projected deficiencies before impact fees are assessed.

Table 6-1 - Projected Additional Capacity Needs 2022 – 2027

Grade Span	2021*	2022	2023	2024	2025	2026	2027
Elementary (K-5)							
Permanent capacity	3,374	3,374	3,374	3,374	3,374	3,374	3,374
Enrollment	4,354	4,535	4,648	4,737	4,884	5,031	5,007
Capacity Surplus/(Deficit)	(980)	(1,161)	(1,274)	(1,363)	(1,510)	(1,657)	(1,633)
Growth Related		(181)	(294)	(383)	(530)	(677)	(653)
Middle School (6-7)							
Permanent capacity	1,354	1,354	1,354	1,354	1,354	1,354	1,354
Enrollment	1,426	1,464	1,530	1,563	1,553	1,520	1,681
Capacity Surplus/(Deficit)	(72)	(110)	(176)	(209)	(199)	(166)	(327)
Growth Related		(38)	(104)	(137)	(127)	(94)	(255)
Mid-High (8-9)							
Permanent capacity	1,382	1,382	1,382	1,382	1,382	1,382	1,382
Enrollment	1,524	1,505	1,470	1,480	1,543	1,574	1,553
Capacity Surplus/(Deficit)	(142)	(123)	(88)	(98)	(161)	(192)	(171)
Growth Related		19	54	44	(19)	(50)	(29)
High School (10-12)							
Permanent capacity	2,104	2,104	2,104	2,104	2,104	2,104	2,104
Enrollment	2,021	2,106	2,101	2,107	2,044	2,038	2,060
Capacity Surplus/(Deficit)	83	(2)	3	(3)	60	66	44
Growth Related		0	0	0	0	0	0
* October 2021 enrollment							

Figures assume no capital improvements.

Forecast of Future Facility Needs through 2044

Additional elementary, middle, mid-high and high school classroom space will need to be constructed between 2022 and 2044 to meet the projected student population increase. The District will have to purchase additional school sites to facilitate growth during this time frame. By the end of the six-year forecast period (2027), additional permanent student capacity will be needed as follows:

Table 6-2 –Additional Capacity Need 2027 & 2044

Grade Level	2022 Capacity	2027 Enrollment	2027 Additional Capacity Needed	2044 Enrollment	2044 Additional Capacity Needed
Elementary	3,374	5,007	1,633	5,824	2,450
Middle School	1,354	1,681	327	2,017	663
Mid-High	1,382	1,553	171	1,984	602
High School	2,104	2,060	0	2,625	521
Total	8,214	10,302	2,132	12,449	4,235

Planned Improvements (2022 - 2027)

The following is a brief outline of those projects likely needed to accommodate unhoused students in the Lake Stevens School District through the Year 2027 based on OSPI enrollment projections.

Elementary Schools: Based upon current enrollment estimates, elementary student population will increase to the level of requiring three new elementary schools. The CFP reflects acquisition of land for two schools and the construction of three elementary schools in 2026 and 2027, although the exact timing is unknown at this time.

Middle Schools: Based upon current enrollment estimates, middle school student population will increase to the level of requiring a new middle school. The CFP reflects the construction of a new middle school in 2027, although the exact timing is unknown at this time.

Interim Classroom Facilities (Portables): Additional portables will be purchased in future years, as needed. However, it remains a District goal to house all students in permanent facilities.

Site Acquisition and Improvements: Two additional elementary school sites will be needed in areas where student growth is taking place. The 10-acre Lochsloy property is in the far corner of the district, not in an area of growth and will not meet this need. Affordable land suitable for school facilities will be difficult to acquire.

Support Facilities

The District has added a satellite pupil transportation lot at Cavelero Mid High to support the growing needs for the district. This is a temporary measure until a site can be acquired and a new, larger pupil transportation center can be built.

Capital Facilities Six-Year Finance Plan

The Six Year Finance Plan shown on Table 6-3 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include bond issue(s), state match funds, school mitigation and impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since the latter are generally not appropriate for impact fee funding. The financing plan and impact fee calculation formula also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.

Table 6-3 – 2022-2027 Capital Facilities Plan

Estimated Project Cost by Year (In \$Millions)	2022	2023	2024	2025	2026	2027	Total	Local Cost*	State Match
Improvements Adding Student Capacity									
Elementary									
Site Acquisition									
Acres				22			22		
Purchase Cost				\$ 4.4			\$ 4.4	\$ 4.4	\$ -
Capacity Addition				1200			1200		
Construction Cost					\$ 45.0	\$ 90.0	\$ 135.0	\$ 81.0	\$ 54.0
Capacity Addition					600	1200	1800		
Middle									
Site Acquisition									
Acres							-		
Purchase Cost							\$ -		
Capacity Addition							-		
Construction Cost						\$ 67.5	\$ 67.5		
Capacity Addition						750	750		
Mid-High									
Site Acquisition									
Acres							-		
Purchase Cost							-		
Capacity Addition							-		
Construction Cost							\$ -		
Capacity Addition							-		
High School									
Site Acquisition									
Acres							-		
Purchase Cost							-		
Capacity Addition							-		
Construction Cost							\$ -		
Capacity Addition							-		
Total Cost	\$-	\$-	\$-	\$ 4.4	\$ 45.0	\$ 157.5	\$ 206.9	\$ 85.4	\$ 54.0
Improvements Not Adding Student Capacity									
Elementary									
Construction Cost									
Middle									
Construction Cost									
Mid-High									
Construction Cost									
High School									
Construction Cost									
District-wide Improvements									
Construction Cost									
Total Cost	-	-	-	-	-	-	-		
Elementary (including land acquisition)	\$-	\$-	\$-	\$ 4.4	\$ 45.0	\$ 90.0	\$ 139.4	\$ 85.4	\$ 54.0
Middle	\$-	-	-	\$ -	\$ -	\$ 67.5	\$ 67.5	\$ -	\$ -
Mid-High	\$-	-	-	-	-	-	-	-	-
High School	\$-	-	-	-	-	-	-	-	-
District Wide	\$-	-	-	-	-	-	-	-	-
Annual Total	\$-	\$-	\$-	\$ 4.4	\$ 45.0	\$ 157.5	\$ 206.9	\$ 85.4	\$ 54.0

*Local Costs include funds currently available, impact fees to be collected and bonds or levies not yet approved.

General Obligation Bonds: Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. A capital improvements bond for \$116,000,000 was approved by the electorate in February 2016. Funds have been used to construct a new elementary school and modernize Lake Stevens High School, as well as fund other non-growth-related projects.

The total costs of the growth-related projects outlined in Table 6-3 represent recent and current bids per information obtained through OSPI, the District's architect and neighboring school districts that have recently or are planning to construct classroom space. An escalation factor of 6% per year has been applied out to 2027.

State Match Funds: State Match Funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominately from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for State matching funds for a specific capital project. To qualify, a project must first meet State-established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to house the enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State for eligible projects.

State Match Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because state matching funds are dispersed after a district has paid its local share of the project, matching funds from the State may not be received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the project with local funds. When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing state match, the District has historically received approximately 39% of the actual cost of school construction in state matching funds. For its 2022 CFP, the District assumes a 40% match.

School Impact Fees: Development impact fees have been adopted by several jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits or certificates of occupancy are issued.

Impact fees have been calculated utilizing the formula in Chapter 30.66C SCC. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (portables). Credits have also

been applied in the formula to account for state match funds to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit. The costs of projects that do not add capacity or which address existing deficiencies have been eliminated from the variables used in the calculations. Only capacity improvements are eligible for impact fees.

Shown on Table 6-4, since 2012 the Lake Stevens School District has collected and expended the following impact fees:

Table 6-4 – Impact Fee Revenue and Expenditures

	Revenue	Expenditure
2020	\$1,604,948	\$ 119,820
2019	\$4,483,964	\$4,177,428
2018	\$1,760,609	\$4,076,918
2016	\$1,595,840	\$1,872,014
2014	\$ 698,188	\$1,389,784
2013	\$1,005,470	\$ 22,304
2012	\$1,526,561	\$-
Total	\$12,675,580	\$11,658,267

The law allows ten years for collected dollars to be spent.

By ordinance, new developments cannot be assessed impact fees to correct existing deficiencies. Thus, existing capacity deficiencies must be deducted from the total projected deficiencies in the calculation of impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since non-capacity improvements are not eligible for impact fee funding. The financing plan and impact fee calculation also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs (Table 6-1). From this process, the District can develop a plan that can be translated into a bond issue package for submittal to District voters, if deemed appropriate.

Table 6-5 presents an estimate of the capacity impacts of the proposed capital construction projects.

Table 6-5 – Projected Growth-Related Capacity (Deficit) After Programmed Improvements

2021	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Current Enrollment	4,354	1,426	1,524	2,021
Surplus (Deficit) After Improvement	(980)	(72)	(142)	83
2022	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,536	1,464	1,506	2,106
Surplus (Deficit) After Improvement	(1,162)	(110)	(124)	(2)
2023	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity	0			
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,648	1,530	1,470	2,101
Surplus (Deficit) After Improvement	(1,274)	(176)	(88)	3
2024	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,737	1,563	1,480	2,107
Surplus (Deficit) After Improvement	(1,363)	(209)	(98)	(3)
2025	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,884	1,554	1,543	2,044
Surplus (Deficit) After Improvement*	(1,510)	(200)	(161)	60
2026	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity	600			
Capacity After Improvement	3,974	1,354	1,382	2,104
Projected Enrollment	5,031	1,520	1,574	2,038
Surplus (Deficit) After Improvement*	(1,057)	(166)	(192)	66
2027	Elementary	Middle	Mid-High	High School
Existing Capacity	3,974	1,354	1,382	2,104
Programmed Improvement Capacity	1,200	750		
Capacity After Improvement	5,174	2,104	1,382	2,104
Projected Enrollment	5,007	1,681	1,553	2,060
Surplus (Deficit) After Improvement	167	423	(171)	44

Impact Fee Calculation Criteria**1. Site Acquisition Cost Element**

Site Size: The site size given the optimum acreage for each school type based on studies of existing school

sites OSPI standards. Generally, districts will require 11-15 acres for an elementary school; 25-30 acres for a middle school or junior high school; and 40 acres or more for a high school. Actual school sites may vary in size depending on the size of parcels available for sale and other site development constraints, such as wetlands. It also varies based on the need for athletic fields adjacent to the school along with other specific planning factors.

This space for site size on the Variable Table contains a number only when the District plans to acquire additional land during the six-year planning period, 2022 - 2027. As noted previously, the District will need to acquire two additional elementary school sites between 2022 and 2027.

Average Land Cost Per Acre: The cost per acre is based on estimates of land costs within the District, based either on recent land purchases or by its knowledge of prevailing costs in the particular real estate market. Prices per acre will vary throughout the County and will be heavily influenced by the urban vs. rural setting of the specific district and the location of the planned school site. The Lake Stevens School District estimates its vacant land costs to be \$200,000 per acre. Until a site is located for acquisition, the actual purchase price is unknown. Developed sites, which sometimes must be acquired adjacent to existing school sites, can cost well over the \$200,000 per acre figure.

Facility Design Capacity (Student FTE): Facility design capacities reflect the District's optimum number of students each school type is designed to accommodate. These figures are based on actual design studies of optimum floor area for new school facilities. The Lake Stevens School District designs new elementary schools to accommodate 600 students, new middle schools 750 students and new high schools 1,500 students.

Student Factor: The student factor (or student generation rate) is the average number of students generated by each housing type – in this case: single-family detached dwellings and multiple-family dwellings. Multiple-family dwellings, which may be rental or owner-occupied units within structures containing two or more dwelling units, were broken out into one-bedroom and two-plus bedroom units. Pursuant to a requirement of Chapter 30.66C SCC, each school district was required to conduct student generation studies within their jurisdictions. A description of this methodology is contained in Appendix C. The Blueline Group performed the analysis. The student generation rates for the Lake Stevens School District are shown on Table 6-6.

Table 6-6 – Student Generation Rates

2022

Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.348	0.091	0.090	0.101	0.630
Multiple Family, 1 Bedroom	No data	No data	No data	No data	No data
Multiple Family, 2+ Bedroom	0.146	0.031	0.000	0.023	0.200

2020

Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.362	0.116	0.094	0.125	0.697
Multiple Family, 1 Bedroom	No data	No data	No data	No data	No data
Multiple Family, 2+ Bedroom	0.250	0.073	0.094	0.073	0.490

The table also shows the Student Generation rates from the 2020 CFP. For the last three cycles, the

studies showed no records of one-bedroom apartment construction. There has been a gradual decline in student generation rates at all levels and for all housing types.

2. School Construction Cost Variables

Additional Building Capacity: These figures are the actual capacity additions to the Lake Stevens School District that will occur because of improvements listed on Table 6-3 (Capital Facilities Plan).

Current Facility Square Footage: These numbers are taken from Tables 4-1 and 4-2. They are used in combination with the “Existing Portables Square Footage” to apportion the impact fee amounts between permanent and temporary capacity figures in accordance with Chapter 30.66C. SCC.

Estimated Facility Construction Cost: The estimated facility construction cost is based on planned costs or on actual costs of recently constructed schools. The facility cost is the total cost for construction projects as defined on Table 6-3, including only capacity related improvements and adjusted to the “growth related” factor. Projects or portions of projects that address existing deficiencies (which are those students who are un-housed as of October 2021) are not included in the calculation of facility cost for impact fee calculation.

Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extensions, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary and can represent 10% or more of the total building construction cost.

3. Relocatable Facilities Cost Element

Impact fees may be collected to allow acquisition of portables to help relieve capacity deficiencies on a temporary basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent versus temporary space allocations by the district.

Existing Units: This is the total number of existing portables in use by the district as reported on Table 4-2.

New Facilities Required Through 2027: This is the estimated number of portables to be acquired.

Cost Per Unit: This is the average cost to purchase and set up a portable. It includes site preparation but does not include moveable furnishings in the unit.

Relocatable Facilities Cost: This is simply the total number of needed units multiplied by the cost per unit. The number is then adjusted to the “growth-related” factor.

For districts, such as Lake Stevens, which do not credit any portable capacity to the permanent capacity total (see Table 4-1), this number is not directly applicable to the fee calculation and is for information only. The impact fee allows a general fee calculation for portables; however, the amount is adjusted to the proportion of total square footage in portables to the total square footage of permanent and portable space in the district.

4. Fee Credit Variables

Construction Cost Allocation: This number is used by OSPI as a guideline for determining the area cost allowance for new school construction. The index is an average of a seven-city building cost index for commercial and factory buildings in Washington State and is adjusted every year for inflation. The current allocation is \$246.83 (July 2022) up from \$238.22 in 2020.

State Match Percentage: The State match percentage is the proportion of funds that are provided to the school districts, for specific capital projects, from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates the District's assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percentage of the total project to be paid by the State. The District will continue to use a state match percentage of 40%.

5. Tax Credit Variables

Under Chapter 30.66C SCC, a credit is granted to new development to account for taxes that will be paid to the school district over the next ten years. The credit is calculated using a "present value" formula.

Interest Rate (20-year GO Bond): This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The current assumed interest rate is 2.44%.

Levy Rate (in mils): The Property Tax Levy Rate (for bonds) is determined by dividing the District's average capital property tax rate by one thousand. The current levy rate for the Lake Stevens School District is 0.00152.

Average Assessed Value: This figure is based on the District's average assessed value for each type of dwelling unit (single-family and multiple family). The averaged assessed values are based on estimates made by the County's Planning and Development Services Department utilizing information from the Assessor's files. The current average assessed value for 2022 for single-family detached residential dwellings is \$485,760, up from \$423,231 in 2020 and \$349,255 in 2018); \$169,461 for one-bedroom multi-family unit (\$125,314 in 2020; \$91,988 in 2018), and \$239,226 for two or more bedroom multi-family units (2020: \$178,051; 2018: \$136,499).

6. Adjustments

Growth Related Capacity Percentage: Only the portions of projects addressing new unhoused need are included in the impact fee calculations. The percentage is determined by the number of new unhoused students divided by the number of students for which the project would provide additional capacity.

Fee Discount: In accordance with Chapter 30.66C SCC, all fees calculated using the above factors are to be reduced by 50%.

Table 6-7 - Impact Fee Variables

Criteria	Elementary	Middle	Mid-High	High
Growth-Related Capacity Deficiencies	653	255	29	0
Discount (Snohomish County, Lake Stevens and Marysville)	50%	50%	50%	50%
Student Factor	Elementary	Middle	Mid-High	High
Single Family	0.348	0.091	0.090	0.101
Multiple Family 1 Bedroom	No data	No data	No data	No data
Multiple Family 2+ Bedroom	0.146	0.031	0	0.023
Site Acquisition Cost Element	Elementary	Middle	Mid-High	High
Site Needs (acres)	22	0	0	0
Growth Related	11.97	0	0	0
Cost Per Acre	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
Additional Capacity	1200	0	0	0
Growth Related	653	255	29	0
School Construction Cost Element	Elementary	Middle	Mid-High	High
Estimated Facility Construction Cost	\$135,000,000	\$67,500,000	\$0	\$0
Growth Related	\$48,975,000	\$22,950,000	\$0	\$0
Additional Capacity	1800	750	0	0
Growth Related	653	255	29	0
Current Facility Square Footage	360491	176697	224694	207195
Relocatable Facilities Cost Element	Elementary	Middle	Mid-High	High
Relocatable Facilities Cost	250,000	250,000	250,000	250,000
Growth Related	250,000	250,000	250,000	250,000
Relocatable Facilities Capacity/Unit	25	27	27	27
Growth Related	25	27	27	27
Existing Portable Square Footage	59,136	17,920	0	0
State Match Credit	Elementary	Middle	Mid-High	High
Cost Construction Allocation	\$246.83	\$246.83	\$246.83	\$246.83
School Space per Student (OSPI)	90	117	117	130
State Match Percentage	40.0%	40.0%	40.0%	40.0%
Tax Payment Credit	Elementary	Middle	Mid-High	High
Interest Rate	2.45%	2.45%	2.45%	2.45%
Loan Payoff (Years)	10	10	10	10
Property Tax Levy Rate (Bonds)	0.00152	0.00152	0.00152	0.00152
Average AV per DU Type	SFR	MF 1 Bdrm	MF 2+ Bdrm	
	485,760	169,461	239,226	
		"small unit"	"large unit"	

Proposed Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the Lake Stevens School District are summarized in Table 6-8 (refer to Appendix A for worksheets).

Table 6-8 - Calculated Impact Fees

Housing Type	Impact Fee Per Unit	Discounted (50%) Impact Fee Per Unit
Single Family Detached	\$22,867	\$11,434
One Bedroom Apartment	\$0	\$0
Two + Bedroom Apartment	\$8,561	\$4,281
Duplex/Townhouse	\$8,561	\$4,281

Appendix A

Impact Fee Calculations

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT
SINGLE-FAMILY RESIDENTIAL

SITE ACQUISITION COST

acres needed	<u>11.97</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>653</u>	x	student factor	<u>0.348</u>	=	<u>\$1,276</u>	(elementary)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>255</u>	x	student factor	<u>0.091</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>29</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.101</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$1,276

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$48,975,000</u>	/	capacity (# students)	<u>653</u>	x	student factor	<u>0.348</u>	=	<u>\$26,100</u>	(elementary)
total const. cost	<u>\$22,950,000</u>	/	capacity (# students)	<u>255</u>	x	student factor	<u>0.091</u>	=	<u>\$8,190</u>	(middle)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>29</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(mid-high)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.101</u>	=	<u>\$0</u>	(high school)

Subtotal \$34,290

Total Square Feet of Permanent Space (District) 969,077 / Total Square Feet of School Facilities (000) 1,046,133 = 92.63%

TOTAL FACILITY CONSTRUCTION COST = \$31,764

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>0.348</u>	=	<u>\$3,480</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.091</u>	=	<u>\$843</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.090</u>	=	<u>\$833</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.101</u>	=	<u>\$935</u>	(high school)

Subtotal \$6,091

Total Square Feet of Portable Space (District) 77,056 / Total Square Feet of School Facilities (000) 1,046,133 = 7.37%

TOTAL RELOCATABLE COST ELEMENT = \$449

STATE MATCH CREDIT

CCA Index	\$ 246.83	x OSPI Allowance	90.00	x	State Match %	40.00%	x	student factor	0.348	=	\$3,092	(elementary)
CCA Index	\$ 246.83	x OSPI Allowance	117.00	x	State Match %	40.00%	x	student factor	0.091	=	\$1,051	(middle)
CCA Index	No projects	x OSPI Allowance	117.00	x	State Match %	40.00%	x	student factor	0.090	=	\$0	(mid-high)
CCA Index	No projects	x OSPI Allowance	130.00	x	State Match %	40.00%	x	student factor	0.101	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	\$4,143	

TAX PAYMENT CREDIT

(((1+ interest rate 2.45%) ^ 10 years to pay off bond) - 1) / [interest rate 2.45% x

(1 + interest rate 2.45%)^ 10 years to pay off bond] x 0.00152 capital levy rate x

assessed value 485,760 tax payment credit = \$ 6,479

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$1,276
FACILITY CONSTRUCTION COST	\$31,764
RELOCATABLE FACILITIES COST (PORTABLES)	\$449
(LESS STATE MATCH CREDIT)	(\$4,143)
(LESS TAX PAYMENT CREDIT)	(\$6,479)

SINGLE FAMILY RESIDENTIAL	Non-Discounted	50% Discount
FINAL IMPACT FEE PER UNIT	\$22,867	\$11,434

IMPACT FEE WORKSHEET
LAKE STEVENS SCHOOL DISTRICT
MULTIPLE FAMILY RESIDENTIAL -- 1 BDRM OR LESS

SITE ACQUISITION COST

acres needed	<u>11.97</u>	x	<u>\$ 200,000</u>	/	capacity (# students)	<u>653</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(elementary)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	capacity (# students)	<u>255</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	capacity (# students)	<u>29</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$0

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$48,975,000</u>	/	capacity (# students)	<u>653</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(elementary)
total const. cost	<u>\$22,950,000</u>	/	capacity (# students)	<u>255</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(middle)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>29</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(mid-high)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(high school)
Subtotal									<u>\$0</u>	

Total Square Feet of Permanent Space (District) 969,077 / Total Square Feet of School Facilities (000) 1,046,133 = 92.63%

TOTAL FACILITY CONSTRUCTION COST = \$ -

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(high school)
Subtotal									<u>\$0</u>	

Total Square Feet of Portable Space (District) 77,056 / Total Square Feet of School Facilities (000) 1,046,133 = 7.37%

TOTAL RELOCATABLE COST ELEMENT = \$0

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	\$ 246.83	x OSPI Allowance	90	x	State Match %	40.00%	x student factor	No data	=	\$0	(elementary)
BOECKH Index	\$ 246.83	x OSPI Allowance	117	x	State Match %	40.00%	x student factor	No data	=	\$0	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	40.00%	x student factor	No data	=	\$0	(mid-high)
BOECKH Index	No projects	x OSPI Allowance	130	x	State Match %	40.00%	x student factor	No data	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	\$0

TAX PAYMENT CREDIT

(((1+ interest rate 2.45%) ^ 10 years to pay off bond) - 1] / [interest rate 2.45% x											
(1 + interest rate 2.45%)^ 10 years to pay off bond] x 0.00152 capital levy rate :											
assessed value	169,461	tax payment credit = \$ (2,260)									

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$0
FACILITY CONSTRUCTION COST	\$0
RELOCATABLE FACILITIES COST (PORTABLES)	\$0
(LESS STATE MATCH CREDIT)	\$0
(LESS TAX PAYMENT CREDIT)	(\$2,260)

MULTIPLE FAMILY RESIDENTIAL -- 1 BDRM OR LESS FINAL IMPACT FEE PER UNIT	Non-Discounted	50% Discount
	\$0	\$0

IMPACT FEE WORKSHEET

LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE

SITE ACQUISITION COST

acres needed	<u>11.97</u>	x	\$ 200,000	/	capacity (# students)	<u>653</u>	x	student factor	<u>0.146</u>	=	<u>\$535</u>	(elementary)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>255</u>	x	student factor	<u>0.031</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>29</u>	x	student factor	<u>0</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.023</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$535

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$48,975,000</u>	/	capacity (# students)	<u>653</u>	x	student factor	<u>0.146</u>	=	<u>\$10,950</u>	(elementary)
total const. cost	<u>\$22,950,000</u>	/	capacity (# students)	<u>255</u>	x	student factor	<u>0.031</u>	=	<u>\$2,790</u>	(middle)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>29</u>	x	student factor	<u>0</u>	=	<u>\$0</u>	(mid-high)
total const. Cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.023</u>	=	<u>\$0</u>	(high school)

\$13,740

Total Square Feet of Permanent Space (District) 969,077 / Total Square Feet of School Facilities (000) 1,046,133 = 92.63%

TOTAL FACILITY CONSTRUCTION COST = \$ 12,728

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>0.146</u>	=	<u>\$1,460</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.031</u>	=	<u>\$287</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0</u>	=	<u>\$0</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.023</u>	=	<u>\$213</u>	(high school)

Subtotal \$1,960

Total Square Feet of Portable Space (District) 77,056 / Total Square Feet of School Facilities (000) 1,046,133 = 7.37%

TOTAL RELOCATABLE COST ELEMENT = \$144

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	\$ 246.83	x OSPI Allowance	90	x	State Match %	40.00%	x student factor	0.146	=	\$1,297	(elementary)
BOECKH Index	\$ 246.83	x OSPI Allowance	117	x	State Match %	40.00%	x student factor	0.031	=	\$358	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	40.00%	x student factor	0	=	\$0	(mid-high)
BOECKH Index	No projects	x OSPI Allowance	130	x	State Match %	40.00%	x student factor	0.023	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	\$1,655

TAX PAYMENT CREDIT

[[(1 + interest rate 2.45%) ^ 10 years to pay off bond] - 1] / [interest rate 2.45% x

(1 + interest rate 2.45%) ^ 10 years to pay off bond] x 0.00152 capital levy rate

assessed value 239,226 tax payment credit = \$ 3,191

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$535
FACILITY CONSTRUCTION COST	\$12,728
RELOCATABLE FACILITIES COST (PORTABLES)	\$144
(LESS STATE MATCH CREDIT)	(\$1,655)
(LESS TAX PAYMENT CREDIT)	(\$3,191)

MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE FINAL IMPACT FEE PER UNIT	Non-Discounted	50% Discount
	\$8,561	\$4,281

Appendix B

OSPI Enrollment Forecasting Methodology

OSPI PROJECTION OF ENROLLMENT DATA

Cohort-Survival or Grade-Succession Technique

Development of a long-range school-building program requires a careful forecast of school enrollment indicating the projected number of children who will attend school each year. The following procedures are suggested for determining enrollment projections:

1. Enter in the lower left corner of the rectangle for each year the number of pupils actually enrolled in each grade on October 1, as reported on the October Report of School District Enrollment, Form M-70, column A. (For years prior to October 1, 1965, enter pupils actually enrolled as reported in the county superintendent's annual report, Form A-1.)
2. In order to arrive at enrollment projections for kindergarten and/or grade one pupils, determine the percent that the number of such pupils each year was of the number shown for the immediately preceding year. Compute an average of the percentages, enter it in the column headed "Ave. % of Survival", and apply such average percentage in projecting kindergarten and/or grade one enrollment for the next six years.
3. For grade two and above determine the percent of survival of the enrollment in each grade for each year to the enrollment in the next lower grade during the preceding year and place this percentage in the upper right corner of the rectangle. (For example, if there were 75 pupils in actual enrollment in grade one on October 1, 1963, and 80 pupils were in actual enrollment in grade two on October 1, 1964, the percent of survival would be $80/75$, or 106.7%. If the actual enrollment on October 1, 1965, in grade three had further increased to 100 pupils, the percent of survival to grade three would be $100/80$ or 125 %.). Compute an average of survival percentages for each year for each grade and enter it in the column, "Ave. % of Survival".
4. In order to determine six-year enrollment projections for grade two and above, multiply the enrollment in the next lower grade during the preceding year by 7 the average percent of survival. For example, if, on October 1 of the last year of record, there were 100 students in grade one and the average percent of survival to grade two was 105, then 105% of 100 would result in a projection of 105 students in grade two on October 1 of the succeeding year.
5. If, after calculating the "Projected Enrollment", there are known factors which will further influence the projections, a statement should be prepared showing the nature of those factors, involved and their anticipated effect upon any portion of the calculated projection.

*Kindergarten students are projected based on a regression line.

Table C-1
LAKE STEVENS SCHOOL DISTRICT
STUDENT ENROLLMENT BY GRADE SPAN 2021-2027

School Type	Grade Level	School Year						
		2021	2022	2023	2024	2025	2026	2027
Elementary	K	813	750	767	783	800	817	834
	1	677	837	772	789	806	823	841
	2	695	692	855	789	806	823	841
	3	728	706	703	869	802	819	836
	4	725	739	717	714	883	815	832
	5	716	740	754	732	729	901	832
K-5 Headcount		4354	4464	4568	4676	4826	4998	5016
Middle	6	699	736	761	775	753	750	927
	7	727	705	743	768	782	760	757
6-7 Headcount		1426	1441	1504	1543	1535	1510	1684
Mid High	Grade 8	751	736	714	752	778	792	770
	Grade 9	773	746	731	709	747	772	786
8-9 Headcount		1524	1482	1445	1461	1525	1564	1556
Sr. High	Grade 10	703	763	736	722	700	737	762
	Grade 11	685	648	703	678	665	645	679
	Grade 12	633	662	626	680	655	643	623
10-12 Headcount		2021	2073	2065	2080	2020	2025	2064
K-12 Headcount		9325	9460	9582	9760	9906	10097	10320

Source: Snohomish County, Lake Stevens School District and OSPI

Appendix C
OFM Ratio Method – 2044 Enrollment Estimate

Enrollment Forecasts OSPI and OFM Ratio Methods

The Growth Management Act requires that capital facilities plans for schools consider enrollment forecasts that are related to official population forecasts for the district. The OFM ratio method computes past enrollment as a percentage of past population and then estimates how those percentage trends will continue.

Snohomish County prepares the population estimates by distributing official estimates from the Washington Office of Financial Management (OFM) to the school district level. SCC 30.66C requires that these official OFM/County population forecasts be used in the capital facilities plans. Each district is responsible for estimating the assumed percentage of population that, in turn will translate into enrollments.

The District's assumed percentage trends are applied to these County population forecasts. This is known as the Ratio Method. The District then decides to use either it or the six-year forecast (2022-2027) prepared by the State Office of the Superintendent of Public Instructions (OSPI) for use in the facilities plan. Whichever is used for the 2022-2027 planning period, OSPI does not forecast enrollments for Year 2044, so the Ratio Method is used for that purpose, regardless.

Year	Population	Enrollment	Ratio
2010	39,977	7,913	19.79%
2011	41,025	7,985	19.46%
2012	42,074	7,987	18.98%
2013	43,122	8,126	18.84%
2014	44,171	8,253	18.68%
2015	45,219	8,392	18.56%
2016	46,267	8,611	18.61%
2017	47,316	8,646	18.27%
2018	48,364	8,875	18.35%
2019	49,413	9,200	18.62%
2020	50,461	8,854	17.55%
2021	51,208	9,325	18.21%
2022	51,954	9,612	18.50%
2023	52,701	9,750	18.50%
2024	53,447	9,888	18.50%
2025	54,194	10,026	18.50%
2026	54,940	10,164	18.50%
2027	55,687	10,302	18.50%
2044	67,294	12,449	18.50%

The table above shows actual enrollments and population estimates from 2010-2021, and their resulting ratio (the 2010 and 2020 population totals are official census figures).

Until 2015 the trend was a declining ratio of students to population. The ratio leveled off in years 2016 through 2019. In 2020, school closures and online learning caused enrollment to drop. Then enrollment rebounded in 2021 and returned to pre-pandemic levels. The district projects that the ratio will level off for the projection period and average around 18.5%.

2044 Enrollment Estimate

The District's 2022 CFP ratio of 18.50% is used for the 2044 enrollment estimate. Using that number against the County's 2044 population estimate of 67,294 produces a projected enrollment number of 12,449 students in 2044.

Appendix D

Student Generation Rates

Appendix E Board Resolution

Appendix F

Determination of Nonsignificance

Appendix G
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, multifamily/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.

Student Generation Rate Report

for the Lake Stevens School District

Date: April 28, 2022

Student Generation Rate Report

Prepared for

Robb Stanton

Executive Director, Operations – Lake Stevens School District

12309 22nd St NE, Lake Stevens, WA 98258

Blueline Job No. 22-120

Prepared by: Chase Killebrew, AICP

Reviewed by: Eric Jensen

This report shows the estimated number of students for each grade that is typically generated by different dwelling unit types within the Lake Stevens School District (LSSD). These student generation rates (SGRs) assist in predicting future enrollment for the short-term and long-term planning horizons as development and redevelopment change the mix of housing types in the district. SGRs are also used in the school impact fee formula to determine the per dwelling unit cost of needed new school capacity.

This document describes the methodology used to calculate SGRs for the LSSD and provides the findings of those calculations. SGRs were calculated for two types of residential construction: single-family detached and multifamily. Manufactured homes are included in the single-family detached classification. Single-family attached units such as condominiums, townhomes, and multiplexes are included in the multifamily classification.

Electronic records were pulled from the Snohomish County Assessor's FTP Data Downloads webpage. The specific dataset titled *Improvement Records* was filtered to only contain residential development data from the past 5 years (2017 – 2021). This table was brought into ArcGIS. Using a shapefile of the LSSD boundary, all the records attached to parcels located within LSSD were selected, creating a new LSSD-specific table. The table was divided by single-family versus multifamily development. Then the multifamily list was divided by number of bedrooms, where all units containing 1 bedroom or less are grouped and units containing 2 or more bedrooms are grouped. No multifamily units containing 1 bedroom or less were found in this data. Also, no developments containing more units than a duplex (two units) were found in this data.

The School District provided Blueline with student records data including the addresses and grade levels of all P2-12 students attending the Lake Stevens School District as of January 2022. This data containing 9,877 students was reformatted so the addresses matched the style of the LSSD Improvement Records address data.

There were 1,989 records indicating construction of new single-family detached units. These were cross-referenced and matched with the student records data, and the matches were tallied by grade level. The same was done for the 130 multifamily (2+ bedroom) records. The tables displaying the results are shown on the following page.

	SINGLE-FAMILY	MULTIFAMILY (0-1 BR)	MULTIFAMILY (2+ BR)	TOTAL
UNITS CONSTRUCTED IN LSSD (2017 - 2021)	1,989	0	130	2,119
NUMBER OF STUDENTS ATTENDING LAKE STEVENS SCHOOL DISTRICT	9,877			



SUMMARY OF STUDENT GENERATION RATES FOR LAKE STEVENS SCHOOL DISTRICT (2017 – 2021)

Single-family SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	9	0.005
P3	13	0.007
P4	16	0.008
K1	148	0.074
1	111	0.056
2	107	0.054
3	109	0.055
4	110	0.055
5	108	0.054
6	100	0.050
7	81	0.041
8	100	0.050
9	79	0.040
10	82	0.041
11	62	0.031
12	56	0.028
P2 - P4	38	0.019
K1 - 5	693	0.348
6 - 7	181	0.091
8 - 9	179	0.090
10 - 12	200	0.101
K1 - 12	1,253	0.630

Multifamily (2+ BR) SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	0	0.000
P3	0	0.000
P4	0	0.000
K1	1	0.008
1	1	0.008
2	1	0.008
3	5	0.038
4	3	0.023
5	1	0.008
6	1	0.008
7	3	0.023
8	0	0.000
9	0	0.000
10	2	0.015
11	1	0.008
12	0	0.000
P2 - P4	0	0.000
K1 - 5	12	0.092
6 - 7	4	0.031
8 - 9	0	0.000
10 - 12	3	0.023
K1 - 12	19	0.146

SGRs Summary Table

	P2 - P4	K1 - 5	6 - 7	8 - 9	10 - 12	K1 - 12
SINGLE-FAMILY	0.019	0.348	0.091	0.090	0.101	0.630
MULTIFAMILY (0-1 BR)	0.000	0.000	0.000	0.000	0.000	0.000
MULTIFAMILY (2+ BR)	0.000	0.092	0.031	0.000	0.023	0.146



Snohomish County 

Assessor's
Annual Report
2022 Taxes

Linda Hjelle —Assessor
Laura Washabaugh—Chief Deputy
Chris Huyboom—Levy Comptroller
425-388-3646
February, 2022

Snohomish County Profile

Location

Snohomish County is located on Puget Sound, between Skagit County to the north and King County (and Seattle) to the south. Covering 2,090 square miles, it is the 13th largest county in total land area in Washington.

Snohomish County's varied topography ranges from saltwater beaches, rolling hills and rich river bottom farmlands in the west to dense forest and alpine wilderness in the mountainous east. Glacier Peak, at 10,541 feet, is the highest point in Snohomish County and one of the highest in Washington State. Sixty-eight percent of the county land area is forest land, 18% is rural, 9% is urban/city and 5% is agricultural.



Population

The total population of Snohomish County was estimated to be 837,800 as of April 1, 2021 (revised), according to the Washington State Office of Financial Management. This includes a total unincorporated population estimate of 371,300 (44% of total county population) and a total incorporated (city) population estimate of 466,500 (56% of total county population).



Linda Hjelle
Snohomish County Assessor

A Message From the Assessor:

Which Year Are We Talking About?

2020
Market Evidence

2021
Assessment Date

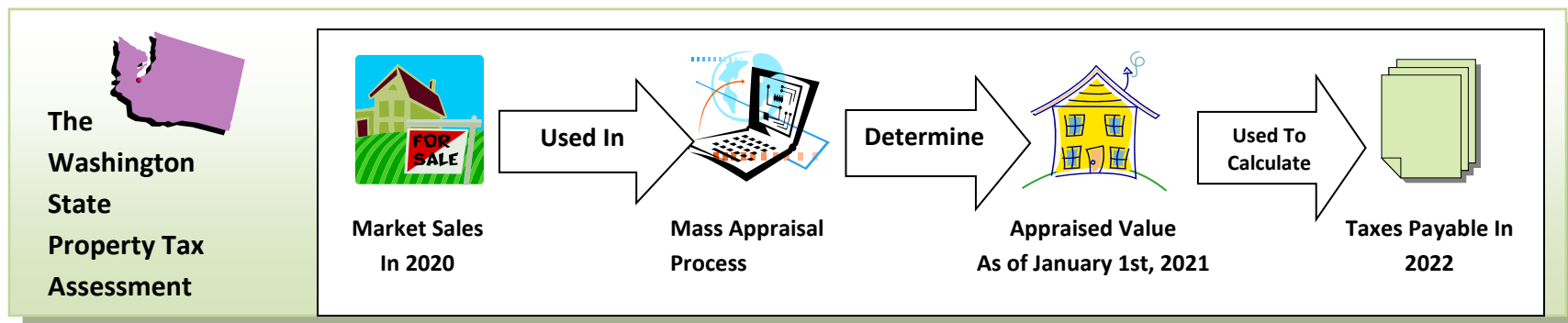
2022
Taxes Owing

Hello,

This annual report provides general information on the property tax system in Washington State as well as specific details of the Snohomish County taxing district levies and property taxes to be collected. Annual reports for tax years 2002 thru 2022 are available on our website at: <http://www.snohomishcountywa.gov/2208/Assessors-Annual-Reports>

When talking about assessments, it's easy to be confused about which year we are referring to. Is it the market evidence year, the assessment year or the taxes owing year? This report is about property taxes collected in 2022. However, it's important to note that state law requires us to use the Jan. 1st, 2021 assessment date in calculating taxes and levies due in 2022. These values were based on sales that primarily occurred in 2020.

Sales that occurred in 2021 will be used to calculate the new 2022 assessments, which will be used to calculate taxes due in 2023. The 2022 assessment notices for most properties will be mailed in June of 2022.



My press release dated January 26, 2022 regarding 2022 property taxes and levies is available at:
<https://www.snohomishcountywa.gov/DocumentCenter/View/87794/2022-Property-Tax-Information?bidId=>

The following is an example of some of the information available in this press release:

Property taxes to be collected this year by all taxing districts in Snohomish County will show an overall 6.05% increase over last year. Property taxes for all purposes will total \$1.583 billion in 2022, up \$90.3 million over 2021's \$1.493 billion that was levied for all taxing districts.

Property tax relief is available for limited income senior citizens/people with disabilities. Legislation was passed in 2019 that provided changes to the program beginning in 2020 increasing the amount of disposable income you can have and qualify.

For the 2022 property tax year, the disposable income threshold for Snohomish County residents participating in and applying for the Senior Citizens/People with Disabilities Exemption program is \$55,743. Participants are required to reside in their principle residence located in this county for 6 months per calendar year to qualify for 2022 tax relief.

The State Legislature passed SHB 1438 in 2021 which also expanded eligibility for the exemption program in 2022, by allowing deductions for common health care related items. Newly deductible costs can include but are not limited to the costs of Medicare supplemental insurance, durable medical equipment, mobility enhancing equipment, prosthetic devices and naturopathic medicines.

Excellence in achieving professional assessment performance standards:

We are pleased to announce that we continue to achieve excellent results in appraising property according to state law and professional assessment standards. If you would like more information on the real property appraisal performance standards and statistics for our county, I encourage you to read the Washington State County Comparison reports at:

<https://dor.wa.gov/about/statistics-reports/comparison-county-assessor-statistics-reports> and the Washington State Legislature's Ratio Study reports for 2001 through 2017 at: http://dor.wa.gov/content/aboutus/statisticsandreports/stats_realproperty.aspx

Information Tools - Snohomish County On-line Property Information (SCOPI) and New Tax Distribution Tool:

SCOPI is a great tool for property owners that enable them to easily access the information we have on file for their property and to review recent sales in their neighborhood. Information can be accessed using either an address, an assessor parcel number or by locating a property visually on a map at: <https://www.snohomishcountywa.gov/5414/Interactive-Map-SCOPI>

The Tax Distribution Tool is also a popular tool on our website. It allows property owners to view a breakdown of where their taxes go by levy and taxing district. It also compares the changes and amounts over the past three years.

I would like to thank my staff once again for their continued hard work, their commitment to excellent customer service and their dedication to providing fair and equitable assessments for all property owners in Snohomish County.

Please feel free to contact us if you have any questions or suggestions on how to improve our annual reports or services.

Sincerely,
Linda Hjelle, Snohomish County Assessor
February, 2022

Snohomish County Assessor's Annual Report for 2022 Taxes

Table of Contents

■ Mission Statement	5
■ Important Dates, Tax Roll Summary	6
■ Significant Events	7-12
■ Commonly Asked Questions	13-20
■ Residential Property Physical Inspection Schedule . .	21
■ Notice of Assessed Value	22
■ Distribution of Taxes	23
■ Total Taxes Levied by all Taxing Districts 1965 – 2022.	24-26
■ Voted vs. Non-voted Taxes Levied for all Taxing Districts 1986 – 2022	27
■ Typical Levy Rates for Cities and Unincorporated Snohomish County	28
■ Snohomish County Levy Rate Distribution.	29
■ Typical Residence Value and Tax.	30
■ Percent of Increase by District.	31
■ Voter-Approved Property Tax Measures for Capital Purposes.	32-33
■ Voter-Approved Property Tax Measures for Tax Year 2022.	34
■ Taxing District Summaries.	35-48
■ Tax Code Area Summaries.	49-199
■ Assessments and Levies Due by Levy Category.	200-207

Available Information

Much of the property information that may be helpful to you is available for your inspection at our front counter and on-line at: <http://www.snohomishcountywa.gov/175/Assessor>. This includes:

- Property characteristics
- Property assessed taxable value history
- Property sales
- Name and address of taxpayer
- Maps

You may obtain a photocopy of any of this information on a particular property for a small fee.

Important Phone Numbers

General Information	(425) 388-3433
Toll-free	(800) 562-4367
Fax	(425) 388-3961
Mailing Address Correction	(425) 388-3366
Property Address Correction	(425) 388-3707
Exemptions & Deferrals	(425) 388-3540
Personal Property	(425) 388-3656
Residential Real Property	(425) 388-6555
Commercial Real Property	(425) 388-3390
Revaluation Questions	(425) 388-3433
Levy Comptroller	(425) 388-3646
Land Segregations	(425) 388-3525

Office hours are Monday through Friday 9:00 a.m. to 5:00 p.m., except holidays.

For your convenience, our Customer Service Center is located on the 1st floor of the Robert J. Drewel (Administration East) building, 3000 Rockefeller Avenue, Everett, Washington.

Mission Statement

Our mission is to administer a property assessment system, that meets constitutional and statutory requirements, in an efficient and professional manner, while striving to provide excellence in service to our customers.

Nature of the Assessor's Program

Function:

To administer the assessment and levy of property taxes in Snohomish County.

Scope:

The listing of all taxable real and personal property within the geographic boundaries of Snohomish County are within the office's jurisdiction, including property within incorporated cities.

Participants:

- Persons seeking exemptions or inclusion in a special program
- Taxpayers whose property is being appraised
- Representatives of taxing districts
- Persons seeking public information by phone, mail, or over the counter
- Persons appealing property tax assessments
- Employees of this office
- Employees of other agencies

General Activities:

- Appraisal of property
- Assessment of personal property (primarily business equipment)
- Administration of exemption programs (senior citizen and non-profit)
- Administration of special programs (e.g., open space, forest land)
- Public information
- Assessment roll maintenance (legal description changes, subdivisions, maps)
- Appeals processing
- Setting tax levies

Important Dates

Jan. 1*	Real and personal property is subject to taxation and valuation for assessment purposes as of this date.
Jan. 15*	County assessor delivers tax roll to county treasurer and provides an abstract of the tax rolls to the county auditor.
April 30*	Personal property listing forms due.
April 30*	First half taxes due.
May 31	End of revaluation cycle.
July 1	Filing deadline for Board of Equalization appeals.
July 15	Board of Equalization meets in open session.
Aug. 1	Most taxing district boundaries must be established.
Aug. 31	Last day Assessor can add new construction value.
Oct. 1*	Last day to file for exemption on historic property.
Oct. 3	County begins budget hearings.
Oct. 31	Second half property tax due.
Nov. 30	City and other taxing district budgets are due to the County Legislative Authority.
Nov. 30	Tax certifications and the amount levied per taxing district are due to county assessor.
Dec. 31*	Deadline for open space assessment applications.

*If a due date falls on a Saturday, Sunday or legal holiday, the due date changes to the next business day (RCW 1.12.070)

Snohomish County Tax Roll Summary 2021 Assessment - 2022 Tax Year

Locally Assessed:

	Taxable Value (100%)
Real Property in Unincorporated Area	
Land.....	\$35,765,885,218
Improvements.....	\$36,557,539,830
Subtotal:.....	\$72,323,425,048
Real Property in Incorporated Area	
Land.....	\$42,413,096,462
Improvements.....	\$49,738,709,991
Subtotal:.....	\$92,151,806,453
Personal Property in Unincorporated Area.....	\$709,486,190
Personal Property in Incorporated Area.....	\$4,045,539,557
Subtotal:.....	\$4,755,025,747

State Assessed:

* Utilities in Unincorporated Area.....	\$506,219,684
* Utilities in Incorporated Area.....	\$563,488,708
Subtotal:.....	\$1,069,708,392
* State Boat Value.....	\$0
TOTAL VALUE OF ALL TAXABLE	\$170,299,965,640

Total 2021 taxable value of Snohomish County listed above includes new construction value & an increase in utilities value in the amount of \$2,025,879,927 (\$2,025,879,927 new construction value + \$0 utilities)

*State Assessed = Assessed by State of Washington Department of Revenue

Note: The assessment date of January 1st, 2021 and new construction assessment date of July 31st, 2021 are used to calculate 2022 taxes.

Significant Events in the History of Property Tax in Washington State

1853 – Territorial government established; all taxes to be assessed uniformly; exemption for property of the United States, churches and benevolent institutions.

1889 – State Constitution adopted — property to be assessed uniformly. Legislature may grant exemptions.

1929 – 14th Amendment to state constitution: classification of property allowed. All real estate is one class; taxes to be uniform on the same class of property.

1935 – Revenue Act exempted all household goods and personal effects.

1944 – 17th Amendment to state constitution: added 40 mill limit. Property to be assessed at 50% of true and fair value.

1955 – Property revaluation cycle established — 4 year interval.

1965 – 47th Amendment to the state constitution allows senior citizen exemption.

1967 – Senior citizens exempt from first \$50.00 of real property tax. Barlow v. Kinnear provided the state with assessment equalization power.

1968 – Current use assessment provided for open space, timber and agricultural lands.

1969 – State revaluation plan instituted to realize the 1955 revaluation act. Carkonen v. Williams mandated a 50% ratio of assessed to market value.

1971 – \$50.00 senior citizen exemption replaced by varying exemption from special levies depending on income. Annual increase in regular levies of taxing districts limited to 106% of the largest prior levy. Annual update of values permitted.

1972 – Home improvement exemption created. Constitutional limit of 1% of market value enacted for all regular levies.

1973 – Assessment level increased from 50% to 100% of true and fair value, for 1975 taxes.

1974 – Ten year phase-out of property tax on inventories authorized

1975 – 100% assessment ratio implemented. Statutory rate limit reduced to \$9.15 per \$1,000 assessed value. Deferral of property taxes and special assessments allowed for senior citizens with income of less than \$8,000.

1976 – 64th Amendment to state constitution permits school districts to seek voter approval of two year special levies.

1978 – Seattle School District v. State requires full state funding of K-12 education.

1979 – State levy for common school support subject to 106% limitation.

1981 – Interest rate on delinquent property taxes increased from 8% to 12%. New penalty of 11% for first year delinquencies.

1982 – Physical inspection may take six years, if values updated annually.

1983 – Business inventories eliminated from property tax and assessment rolls, effective in 1983 for 1984 collections.

1984 – Legal requirements for payment of penalties and interest on delinquent taxes relaxed. Senior Citizen Exemption qualifications revised:

1985 – Provision made for special valuation of eligible historic property. Benefit rating system authorized.

1986 – Limited waiver of the 106% limit may be placed before the voters. Levies for school capital purposes may be made for up to 6 years with voter approval.

1987 – Interest rates on property tax refunds increased.

1988 – New construction valuation date of July 31 upheld. State school levy removed from \$9.15/\$1,000 limitation for proration purposes. Local appeal date set at July 1. Personal property affidavit filing deadline set at April 30.

1989 – Business personal property exemption raised to \$3,000. Deadline changed for determining boundaries of newly incorporated cities. Washington Condominium Act passed.

1990 – Regular levy limitation of \$5.55/1,000 of assessed valuation increased to \$5.90/1,000 and proration procedures modified. Personal property equalized based on assessment level of preceding year.

1992 – Appellants may appeal directly to State Board of Tax Appeals, bypassing local appeals board. Manifest errors no longer reviewed by the county Board. Assessor may stipulate to value of appealed property with concurrence of appellant. Four-year renewal required for Senior Citizen exemption.

1993 – Voter-approved regular levy for low-income housing authorized for cities and counties (above statutory and \$5.90 limits).

1994 – Tax bill required to show percent of voted and non-voted tax. Certain deadlines for providing information in valuation appeals altered.

1995 – Senior citizen income limit raised; values frozen as of 1/1/95. Deferral income, age and parcel size limits changed. New exemption created for multi-unit dwellings in designated urban centers.

1996 – Revaluations out-of-cycle and error corrections allowed for value-affecting changes in land use restrictions.

Significant Events in the History of Property Tax in Washington State

1997 - All intangible personal property made tax-exempt. Appeals allowed up to 60 days after notification of value change. Referendum 47 imposes additional requirements on the 106% limit.

1998 – The value averaging portion of Referendum 47 is ruled unconstitutional by the Washington State Supreme Court. Senior exemption eligibility and benefits were liberalized.

2000 – I-722 passed in November mandating a roll back of assessed values to January 1, 1999 levels and limiting future increases of taxable value to 2% per year.

It also limited taxing district non-voted property tax increases to 2%, and rolled back certain property tax increases levied for 2000. The initiative was not implemented because the Washington State Supreme Court unanimously ruled it unconstitutional on September 20, 2001.

2001 – I-747 passed in November which restricts taxing districts to a 1% monetary aggregate increase over their prior highest lawful levy. Effective for the 2002 tax year.

2002 – The cost of new or rehabilitated housing exempt under RCW 84.14 is to be counted as new construction for levy purposes upon expiration of the exemption.

2003 – Lid-lifts for counties, cities and towns may be approved for a six-year period with one vote. The ballot measure must contain the limit factor to be used each year. The limit factor may exceed 1% and may differ each year.

2004 – Property belonging exclusively to federally recognized Indian tribes is eligible for exemption if the property is used for essential government services. Regional fire protection service authorities are created that may raise money through regional sales & use taxes, benefit charges or property taxes. Senior citizen exemption qualifications are revised.

2005 – Senior citizen & disabled person's exemption was extended to veterans with 100% service-connected disability. Taxing district's budget certification deadline was moved to November 30th. A property tax exemption was created for newly installed sprinkler systems in nightclubs. A new program of grants for payment of property taxes is created for widows & widowers of certain honorably discharged veterans. Statutes for special districts were amended. To require use of the reduced assessed value for forest lands, agricultural lands or open space lands. Fire districts may protect up to 25 cents of the 2nd & 3rd levies from proration.

2006 – Nonprofit exemptions for public assembly halls, veteran's organizations, schools & colleges were revised to allow expanded uses & rentals. A citizen commission for Performance Measurement of Tax Preferences was created by the Legislature. Senior Property Tax Deferral Program interest rate was lowered from 8% to 5%. Local Infrastructure Financing Tool was enacted. Locally assessed, newly constructed wind turbines may be included like new construction in the levy limit calculation. I-747 was declared unconstitutional by the King County Superior Court. The Attorney General filed an appeal and was granted a stay.

2007 – The King County Superior Court Decision of I-747 being unconstitutional was upheld by the Supreme Court. As a result, the State Legislature, in a special session, reinstated the 1% limit factor adopted by the voters. The ability to request multiple year lid-lifts was extended to all taxing districts. The effective date for establishing boundaries for most taxing districts was changed to August 1st. The use of school district capital projects funds was expanded to include technology. A simple majority vote is only required for school districts excess capital, maintenance and operation, and transportation levies.

2008 – Single year and multiple year lid lifts are considered temporary unless the ballot proposition approved by voters makes the increase permanent. Counties, cities, and towns may create a beach management district. An advance tax is no longer required to be paid prior to recording a binding site plan with the county auditor.

2009 - Property tax resulting from levy lid lifts can be used to supplant existing funds beginning with levies submitted and approved by the voters after July 26, 2009. The statutory maximum levy rate of county ferry districts was changed from \$0.75 per thousand dollars of assessed value to \$0.075 per thousand dollars of assessed value in counties with a population of 1.5 million or more. A new transit levy was created in counties with a population of 1.5 million or more to expand transit capacity along State Route 520 and other transit-related purposes. The maximum statutory levy rate is \$0.075 per thousand dollars of assessed value. Abated taxes due to destroyed property may be recouped in the levy process even if the refund was not made.

2010 - A new community facility district may be formed to provide voluntary financing for community facilities and local, sub regional, and regional infrastructure. Regional Transit Authority (RTA) When an area outside of the RTA is annexed to a city or code city located within the boundaries of an RTA, the annexed area is simultaneously included within the boundaries of the RTA.

Significant Events in the History of Property Tax in Washington State

2010 (continued) Annexation indebtedness- All property located within the boundaries of a city, partial city, or town annexing into a fire protection district and which is subject to an excess levy by the city or town for the repayment of debt incurred for fire protection related capital improvements that was incurred prior to the annexation is exempt from voter-approved property taxes levied by the annexing fire protection district for the repayment of indebtedness issued prior to the effective date of the annexation. Fire protection districts may be authorized in areas both inside and outside of cities and towns. Also a city or town adjacent to a fire district may be annexed into such a fire district provided the population of the city or town does not exceed 300,000. School districts may return to voters after they have received voter approval for a M&O levy requesting additional levy authority if the district's levy base or maximum levy percentage has increased since the initial levy.

2011 - The boundary of a county with a population of 1.5 million or more does not include the area located within a city that has boundaries in two counties for EMS levy purposes. The locally assessed value of all property in the area of the city within the county with a population greater than 1.5 million must be less than \$250 million. A flood control zone district may protect up to \$0.25 of their levy rate outside of the \$5.90 limitation. The district must be located in a county with a population of 775,000 or more and whose boundaries are coextensive with the county. The protected rate is subject to early prorationing due to the constitutional 1 percent limitation. This protection applies to levies collected in 2012 through 2017. Municipal airports were added to fire districts, cities, towns, port districts, and Indian tribes that can participate in a regional fire protection service authority.

Metropolitan Park Districts with a population greater than 150,000 located in a county with a population of 1,500,000 or more, can protect up to \$0.25 of their levy outside of the \$5.90 levy limitation with voter approval. The protected rate is subject to early prorationing in the constitutional one percent levy limitation.

2012 - EMS Levies- An "uninterrupted continuation" renewal of a 6-year or 10-year EMS levy only requires a majority vote and does not require any validation requirements. The second levy must have the same previously approved levy rate by the voters to qualify as a continuation. Benefit Assessments - Cities and towns that have annexed territory previously serviced by a fire district since 2006 or is currently in the process of annexing may impose a fire benefit charge to impose fire protection services.

Personal Property Amnesty - The county legislative authority may authorize the assessor to waive penalties for assessment years 2011 and prior for a person or corporation failing or refusing to deliver to the assessor a list of taxable personal property under certain circumstances. Taxpayers receiving penalty relief may not seek a refund or otherwise challenge the amount of tax liability. School District Insolvency – Criteria for a financially insolvent school district was identified and a process established describing how the district is dissolved or transferred to one or more contiguous school districts. Rehabilitated Multi Unit Dwelling Exemption – Counties may authorize a property tax exemption for new and rehabilitated multiple-unit dwellings in certain unincorporated urban centers.

2013 - Veterans' and Mental Health/Developmental Disabilities Earmarked Funds – These earmarked funds may be increased or reduced in the same proportion as the regular county property tax levy, as approved by the county legislative authority. Voter Approval for Fire District Benefit Assessment Charges - The continued imposition of a benefit charge is subject to voter approval by a simple majority, rather than supermajority, of the voters living within the jurisdiction of the fire protection district. Refund Levies – In addition to taxing districts levying for refunds made or to be made, they can levy for taxes that have been cancelled from the tax roll offset by taxes that have been supplemented to the tax roll. Valuation of Publicly Owned Property - The requirement for assessors to determine the value of publicly owned property not subject to property tax is eliminated. However, when the exempt status no longer applies as a result of a sale or change in use, an assessor must value and list the property. A leasehold excise tax credit is eliminated for certain leasehold interests for the amount, if any, that the tax exceeds the property tax applicable if the property were privately owned. Electronic Notification - Assessors may send by electronic means assessments, notices, or other information that they would otherwise be required to send, or would customarily send, by regular mail.

2014 - New construction - The assessed value of solar, biomass, and geothermal facilities that generate electricity and operate entirely within a single county to be treated like new construction for purposes of calculating property tax levy limits. Refund claim- Relieves property owners of the necessity to file a claim for refund when the refund is the result of an order from a board of equalization, the State Board of Tax Appeals, court decision, or decisions made by the county treasurer or

Significant Events in the History of Property Tax in Washington State

2014 (continued) assessor within 3 years of the tax due date. The refund can also be made without a claim when the county assessor or Department of Revenue approves a property tax exemption authorized under chapter 84.36 RCW within 3 years of the tax due date. Merger of timber land into DFL - A county legislative authority is allowed to merge its timber land classification into designated forest land (DFL) and terminate the timber land classification. Larger tax base for excess levies if merged. Distribution percentage of timber excise tax may change per taxing district within a county.

2015 - Conservation district's maximum rate per parcel was adjusted. The January 1, 2018, expiration date allowing countywide flood control zone districts located in a county with a population over 775,000, authority to protect up to \$0.25 of its property tax levy rate from reduction or elimination under the \$5.90 aggregate rate limit was removed. Additionally, beginning with taxes levied for collection in 2018, countywide flood control zone districts in counties located in the Chehalis River Basin can also protect up to \$0.25 of its property tax levy rate from reduction or elimination under the \$5.90 aggregate rate limit. To provide port districts greater flexibility when financing industrial development district (IDD) projects, the IDD levy may be spread over a period of 20 years. The total aggregate amount levied over the 20-year period cannot exceed what could have been collected in a six-year period at the annual rate of \$0.45 per \$1,000 assessed value. The county legislative authorities may authorize a refund on a claim filed more than three years after the payment due date if the claim is for taxes paid as a result of a manifest error in the description of the property and the correction would result in a refund or reduction of taxes for the property owner.

2016 - Cities and towns may levy a special assessment and or obtain a lien to reimburse for expenses of nuisance abatements. New state land finance tool (SLIFA) - Limited cities can fund public improvement within the state land financing area. All taxing districts that offer services to the area will finance the improvements, with the exception of the state school levy and excess levies.

2017 - The State school levy (EHB 2242): An additional second part was added to the levy for collection year 2018 and thereafter. For taxes due in collection years 2018 through 2021 the aggregate levy rate is \$2.70 per thousand dollars assessed value. Part 1 of the levy is not subject to the levy growth limit in chapter 84.55 RCW for collection years 2019, 2020, and 2021. Part 2 of the levy is not subject to the levy growth limit in chapter 84.55 RCW for collection years 2018 through 2021. The levy rates from the 2018 collection year are fixed for the 2019, 2020, and 2021 collection years. Individuals who qualify for the senior

citizen/disabled person property tax exemption are exempt in full from Part 2 of the levy. Farm machinery and equipment is exempt from Part 2 of the levy. For collection year 2022 and thereafter the aggregate rate limit is \$3.60 per thousand dollars assessed value. For collection year 2022 and thereafter both parts of the levy are subject to the levy growth limit in chapter 84.55 RCW. Local school district levies (EHB 2242): Maintenance and Operation levies are renamed Enrichment levies as of the 2019 collection year. Transportation Vehicle levies are renamed Transportation Vehicle Enrichment levies as of the 2019 collection year. Enrichment levies cannot exceed the lesser of \$1.50 per thousand dollars assessed value or \$2,500 per pupil. The per pupil limitation must be increased by inflation beginning in 2020. Enrichment levies for collection in 2020 and thereafter, require a school district to receive approval of an enrichment levy expenditure plan by the Office of Superintendent of Public Instructions before the levy proposition can go to the ballot. The requirement to have a full-time paid employee or contract for a full-time employee is removed allowing all fire districts to have a statutory maximum levy rate of \$1.50 per thousand dollars assessed value (HB1166). The highest lawful levy for regional fire service protection authorities (RFA) is now calculated as if they did not levy a benefit assessment (SHB 1467).

County treasurers may provide taxpayers annual property tax statements electronically (EHB 1648). A city, county, or contiguous group of cities or counties can limit the purpose and or statutory maximum levy rate for the district upon creation of a metropolitan park district (SSB 5138). Fire districts can annex a city or town with a population of 300,000 or less if the city or town is located within a "reasonable proximity" to that fire district. Fire districts can also merge with one another when they are within a "reasonable proximity" of each other. Reasonable proximity is a geographical area near enough to each other so that governance, management, and services can be delivered effectively (SB 5454). Voters can approve the creation of a fire district with the same boundaries of a city or town. When this occurs, the city or town must reduce its general fund regular property tax levy upon creation of the fire district (ESSB 5628).

2018 - Fire districts or RFAs may annex land, or participate in a merger, when the boundaries are located "within a reasonable proximity," rather than "adjacent" to the district or RFA.

Cities and counties may request the voters to approve a levy lid lift with a condition that exempts taxpayers who qualify for a Senior Citizen/Disabled Person exemption under RCW 84.36.381 from paying the increased levy amount.

Significant Events in the History of Property Tax in Washington State

2018 (continued) Property taxes by a regional transit authority district, under RCW 81.104.175, may not be imposed on less than a whole parcel situated within the boundaries of the district. Only those real property parcels that are wholly located within the boundary of a regional transit authority district are subject to the property tax.

EMS levies: Voter requirement is reduced to a simple majority approval for non-initial EMS levies.

2019 - School district enrichment levies limits increased to the lesser of \$2.50 per \$1,000 assessed value or \$2,500 per full-time student in districts with less than 40,000 students, or \$3,000 per full-time student in districts with 40,000 or more students. The per-pupil limit will be increased annually by inflation.

Upon an unresolved finding in a State Auditor report, the amount of the finding must be reduced from a school district's enrichment levy.

A new tax increment financing tool is created for the development of commercial office space in cities in a county with a population of less than 1,500,000. The program can use a local sales and use tax program and local property tax reinvestment program to incentivize the development of commercial office space. The income thresholds for the Senior Citizen/Disabled Person Exemption program are updated:

- Income threshold 1 is the greater of \$30,000, or 45 percent of the median household income for the county.
- Income threshold 2 is the greater of \$35,000, or 55 percent of the median household income for the county.
- Income threshold 3 is the greater of \$40,000, or 65 percent of the median household income for the county.
- Income thresholds can never be less than the previous year.

Veterans' with a service-connected disability evaluation of 80 percent or higher, or being paid at the 100 percent rate because they are unemployable due to their service-connected disability may qualify for the property tax exemption program. The deferral program threshold is increased to the greater of \$45,000 or 75 percent of the median household income for the county. A graduated real estate excise tax is implemented: 1.1 percent if the selling price is equal to or less than \$500,000; 1.28 percent on the portion of the selling price that is greater than \$500,000 but equal to or less than \$1,500,000; 2.75 percent on the portion of the selling price that is greater than \$1,500,000 but equal to or less than \$3,000,000; and 3 percent on the portion of the selling price that is greater than \$3,000,000. A rate of 1.28 percent is imposed on the sale of undeveloped land, timberland, agricultural land, and water or mineral rights, regardless of selling price.

2020 - The term limit for bond debt for rural county library, intercountry rural library, and island library districts is increased from six years to 20 years. A single ballot measure asking the voters to approve the creation

of a library capital facility area may also include how the area will be financed. Supermajority voter approval is required to approve the ballot measure. Fire districts and regional fire protection districts can ask the voters to approve a continued 10 year benefit assessment or permanent benefit assessment. A new method of annex property into a code city by using an interlocal agreement is available to prevent illogical boundaries or "islands". The county legislative authority may levy a separate levy or special assessment if the county assumes responsibility for services previously provided by a dissolved district. A second date for assessors to certify the assessment to the board of equalization has been created. If the county has extended the appeal deadline past 30 days, the county assessor must certify the assessment roll to the BOE on or before August 15.

2021 – Park and recreation districts in King County, located on an island, are not subject to the \$5.90 aggregate limit for that tax years 2022 through 2026. They remain subject to the 1 percent constitutional limit (HB 1034). Counties, cities, port districts, or any combination of may create a local tax increment financing area (LTIF) to finance public improvements. The levy limit for most taxing districts within the LTIF area is increased each year based on the increase in assessed value within the area, as long as the increased assessment is not included elsewhere in the levy limit calculations. The increased levy capacity is not carried forward as part of the district's highest lawful levy since 1985 (ESHB 1189). Real property characteristics may be reviewed in accordance with international association of assessing officer standards for physical inspection (EHB 1271). Levy certification dates were pushed back to December 15 for county levy purposes and the first Monday in December for the county legislative authority to certify the levy amounts for other taxing districts to the county assessor. The November 30 certification date remains unchanged for those districts, other than for county purposes, authorized to certify directly to the county assessor (SHB 1309). Industrial/manufacturing facilities new construction exemption expanded from certain cities within Snohomish County to all cities in all counties (EHB 1386). The 2022 tax year school district enrichment levy per-pupil limit is based on the greater of the 2019/2020 or 2020/2021 school year average annual full-time equivalent students enrolled if the district was open for a minimum of 40 hours of in-person instruction per month (ESHB 1476). The affordable housing exemption is expanded. A new 20-year exemption for certain qualifying property is added and an opportunity for a 12-year extension on an existing exemption is added (E2SSB 5287). Three year single family dwelling exemption expanded through June 2026, when the dwelling was

Significant Events in the History of Property Tax in Washington State

2021 (continued) damaged by a natural disaster occurring on or after August 31, 2020 (ESB 5454). In King County, revenues from levy lid lift approved in 2015-2022 may be used to supplant existing revenue (E2SHB 1069).

Commonly Asked Questions

Q: What does the County Assessor Do?

A: The Assessor sets the assessed value of all real and personal property within Snohomish County for tax purposes and sets the levy rates based on taxing district budget requests, statutory limits and property values. The Assessor's office also keeps track of ownership changes, maintains parcel boundaries, keeps descriptions of buildings and property characteristics up to date, administers tax exemptions and special use programs and analyzes trends in sales prices, constructions costs and rents in order to estimate the value of property.

Q: What is personal property?

A: Generally, personal property is mobile property used in conducting a business. The chief characteristic distinguishing personal property from real property is mobility. Business inventories are exempt from the property tax, as are household goods and personal effects.

Taxable personal property includes (but is not limited to): office machinery and equipment as well as supplies and materials which are not held for sale or do not become an ingredient or component of an article being produced for sale. Also assessable as personal property are: furniture, fixtures and equipment in commercial use; leased equipment, certain leasehold improvements, manufacturing machinery and equipment; agricultural machinery and equipment, contractor's, sawmill and logging machinery and equipment.

To find out more about personal property and to download forms, visit our website at:

<http://www.snohomishcountywa.gov/334/Personal-Property>.

Q: How often does the Snohomish County Assessor value personal property?

A: Annually. Personal property affidavits, which list taxable property by category, cost and the acquisition dates, are filed with the Assessor's office each year by the taxpayer and are due by April 30. The affidavits are used by the Assessor to value property for taxes due in the following year.

Q: What is real property?

A: Real property includes all land and any improvements, such as buildings attached to the land. Manufactured homes and mobile homes are also assessed as real property.

Q: How often does the Snohomish County Assessor re-inspect and appraise real property for tax purposes?

A: State law requires that the Assessor maintain a systematic revaluation program. All real property in Snohomish County is physically inspected at least once every six years. Approximately one sixth of the property in the county is re-inspected each year. The Assessor also adds value annually for new construction, remodeling, additions, subdivisions, etc. Beginning with the 2004 assessment for 2005 tax year, we changed to an annual reassessment program. All real property is now statistically updated every year and physically inspected at least once every six years.

To view the residential mass appraisal reports and detailed maps, visit our website at:

<http://www.snohomishcountywa.gov/349/Mass-Appraisal-Reports>.

Q: What laws affect how the Assessor appraises my property?

A: Washington State law requires Assessors to appraise property at 100 percent of its "true and fair market value" in money according to the "highest and best use" of the property. That means the Assessor must first know what similar properties are selling for, what it would cost to replace it, and what the current interest rates are for borrowing the money to buy or build properties like yours. There are three basic approaches to the valuation of real property:

- **Market or sales approach:** comparison of a property with the characteristics of similar properties that have recently been sold.
- **Cost approach:** estimate of the replacement cost of a structure and adjusting that estimate to account for depreciation.
- **Income approach:** analysis of a property's value based on its capacity to generate revenue for the owner.

Q: What is market value?

A: It is the amount of money a willing and unobligated buyer is willing to pay a willing and unobligated seller. In other words, it is the price most people would pay for your property in its present condition.

Q: Why do we have property tax?

A: Taxing authorities such as school districts, park districts and city councils adopt their budgets and levy taxes to deliver the services that taxpayers want and authorize. Taxing authorities require money to provide those services. Property taxes are also used to pay for special voter-approved measures such as school enrichment levies and bonds, and emergency medical levies.

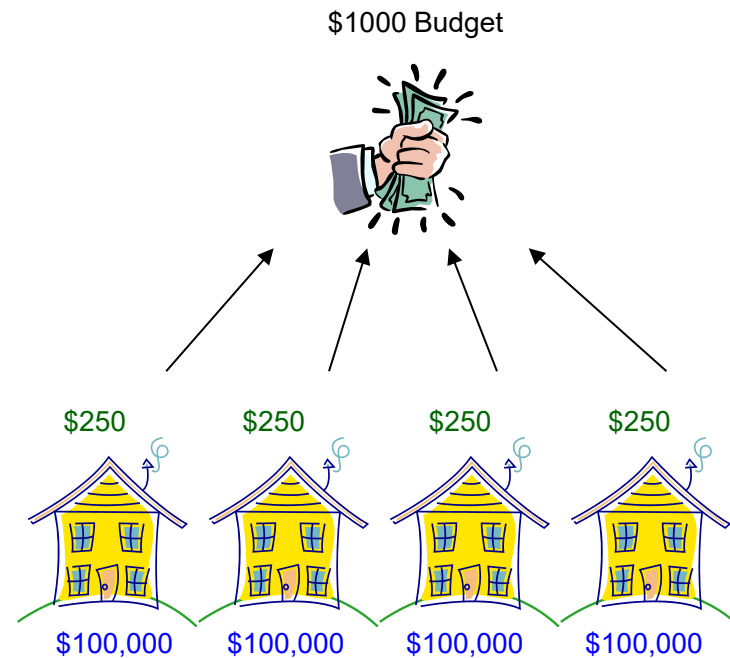
Q: How are property taxes determined in a budget based system?

A: Property Tax Explanation:

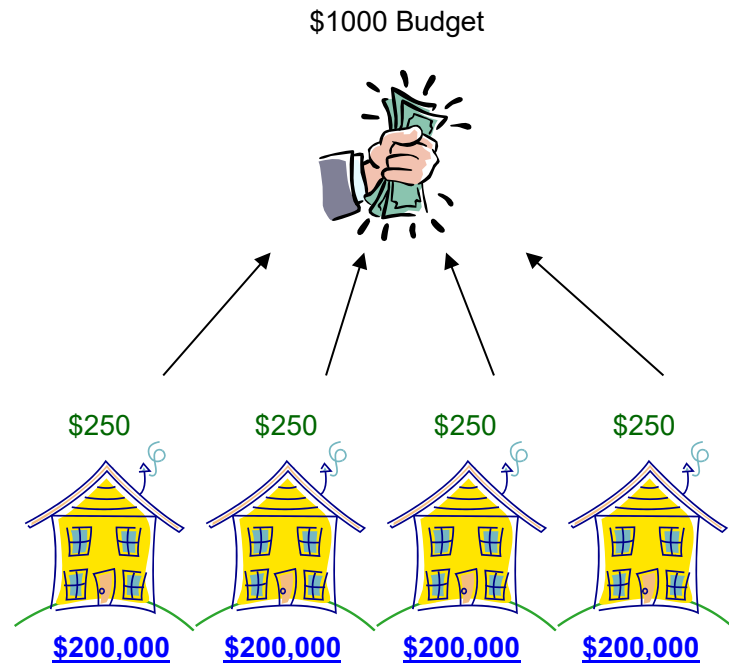
Snohomish County Assessor's Office would like to thank the former Spokane County Assessor Ralph Baker for allowing us to publish his well written and easy to understand explanation of our Washington State property tax system for annual revaluation counties.

As Spokane County Assessor, I've received a number of inquiries that highlight broad misunderstanding of how our property taxes are determined and where limits apply. The best way I know to explain Washington's property tax system is with some simple illustrations.

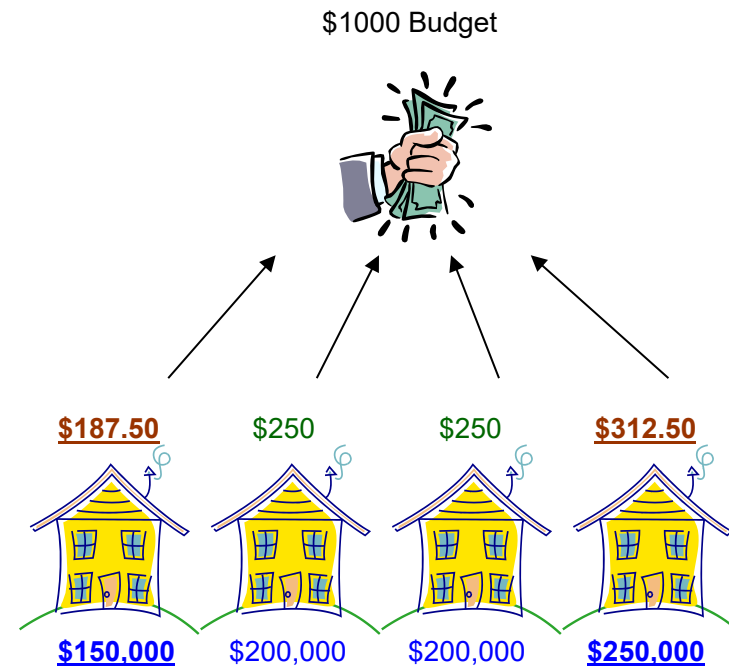
Imagine a little city that consists of four homes, each exactly the same, and each appraised by the Assessor at \$100,000. Let's also say that the annual city budget for our imaginary city is \$1000. To raise the amount of the budget, each homeowner must pay \$250. Four homes each paying \$250 raises \$1000. Our property tax system is budget based. We tax enough to raise the amount in the budget. No more.



Let's say next year's budget remains at \$1000, but the Assessor doubles the assessed value of all the homes to \$200,000 each. Do the taxes on each of the homes change? No. To raise the budgeted amount, each must still pay \$250. In this example, the assessed value of each home doubled, but the tax didn't change.



Now let's get a bit more realistic and say that the values on the homes change differently. Suppose one home goes from \$100,000 to \$150,000. Two homes double in value to \$200,000 and the last home jumps up to a whopping \$250,000! Now what happens to the taxes? Well, the average value of the four homes is still \$200,000. So the taxes on the two homes that go to \$200,000 are unchanged. They are at the average and they each still pay \$250. The lowest valued home sees its tax go down to \$187.50, even though the assessed value goes up 50 percent! The home that jumped 150 percent to \$250,000 in value sees its property tax go up to \$312.50, a 25 percent increase. In the end, we still only raise \$1000 total to meet the budget. Interesting right?

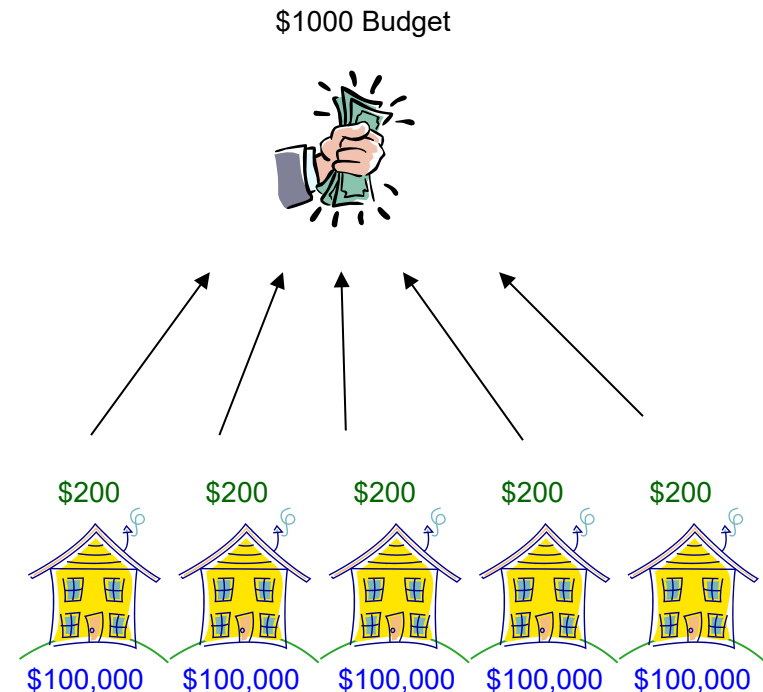


But wait. Normally budgets don't stay the same; they go up, right? Back in 2000, Washington State voters approved Initiative 747. I-747 limited annual budget increases to 1 percent unless voters approve a greater increase. In our imaginary city, the \$1000 budget can only increase 1 percent to \$1010 the following year unless the voters who live in the city approve a higher increase. While a Superior Court Judge recently ruled I-747 was unconstitutional, I suspect it will be back soon.

Our imaginary city gives simple illustrations of our property tax system. In reality, it's not so simple. In Spokane County *, there are about 202,000 properties (all different from each other), 116 tax code areas, and 57 tax districts. Although each property is in one tax code area, each property is in a number of tax districts because tax districts overlap. For instance, my mother lives in the house next door to mine. We both live in Fire District 10, however, she is in the Cheney School District while I'm in School District 81. The result is that even though we live right next to each other, we are in different tax code areas, and our total tax rates differ. The 57 tax districts in Spokane County are comprised of the county, cities, fire districts, emergency service districts, library, sewer, water, and cemetery districts, resulting in 116 tax code areas. Each tax district has an annual budget. To further complicate taxes, some property that crosses county lines, such as railroad property and telephone lines are assessed by the state. We also assess and tax business personal property. And we process senior and disabled exemptions and farm and agricultural valuation reductions. Spokane County's property tax system operates just like our imaginary little city, but on a much larger scale and with all these additional factors. Nonetheless, our computer systems allow very accurate calculation of property taxes.

Most taxpayers who call my office think there is a limit on increases to assessed values. Not so. Assessed values are driven by the real estate market. The limit is on the annual budget growth of the tax districts.

I have one more illustration that I think would be useful in our discussion. Let's look at what happens if someone moves into our little city and builds a new house. If we again say the assessed value of each home is the original \$100,000 but add a new home, look what happens to the individual property tax on each home. Five homes supporting the \$1000 budget means each home now pays only \$200 each. While growth brings more demand for government services, and is likely to push up demand for a greater budget, the initial effect is decreased taxes.



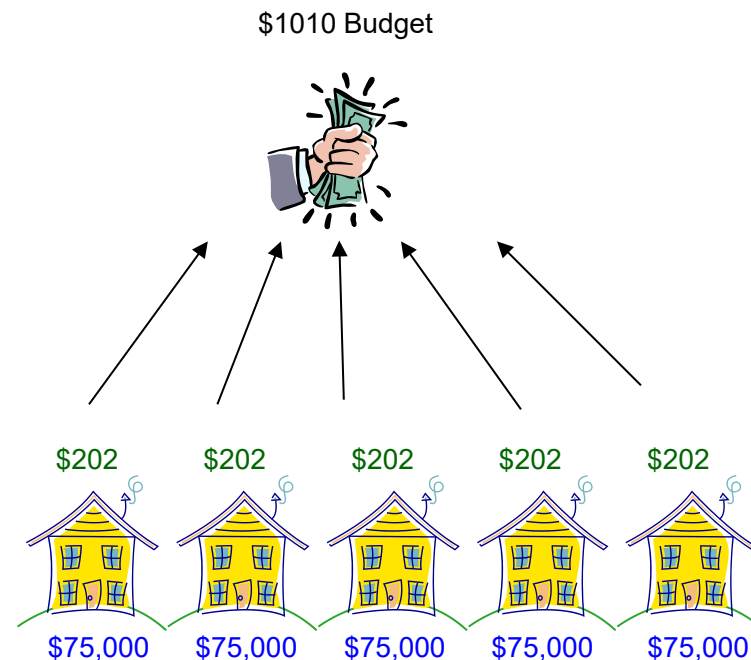
CFP 2022-27 Index #1-0014-0115
 New let's discuss appraisals. In assessor jargon, Spokane County is known as an "Annual County". That means all property is to be adjusted back to fair market value every year. While we reappraise only 1/6th of our county each year, we update the valuation of all property annually. All property is valued based upon the sale of comparable homes. With our real estate market as active as it is, and with home prices moving up so quickly, we have worked hard in the Assessor's Office to keep up. Many people ask if the real estate market "bubble" bursts and prices begin to decline, will the assessed value decline with it? The answer is yes. We will follow the market. But recall the examples above; we will still raise the amount of the budget. Declining values would not necessarily mean lower taxes.

I hope this discussion helps you understand how our system works. You control your taxes at the ballot box. It is vitally important that our citizens carefully consider all levy issues they are asked to vote upon.

Sincerely,

Ralph Baker, Spokane County Assessor

Continuing with using the last example from Spokane County. Let's look at what happens if home values decline from \$100,000 to \$75,000. The new assessed value is \$75,000 with the budget of \$1,000 increasing by 1 percent or \$1,010. Look what happens to the individual property tax on each home. Five homes supporting the new \$1,010 budget means each home now pays the amount of \$202 each. Although the assessed value decreased by \$25,000 the budget increased by 1 percent and property owners pay \$2 more.



***In Snohomish County there are approximately 304,666 properties, 377 tax code areas, and 68 tax districts.**

Q: If assessed value increases, do taxes have to increase in a budget based system?

A: No. Raising property values does not increase taxes. Taxing districts' budgets are limited by how much their budgets can increase under the 1% Levy Limit. For example, let's say a portion of your tax bill is for a city:

- The city taxing authority decides how much money the property tax has to collect that year, say \$1 million.
- Assessors estimate the total assessed value (A/V) of all taxable property within the city, say \$500 million.
- A tax rate (levy rate) is calculated by dividing the amount of tax to be raised by the total A/V of the city: \$1 million/\$500 million = \$2 per thousand dollars of A/V.
- If your home's assessed taxable value is \$100,000, your share of the taxes will be: $.002 \times \$100,000 = \200 .
- If the assessed taxable value of property within the city doubles to \$1 billion, and the amount to be raised stays the same, the tax rate will be: \$1 million/\$1 billion = \$1 per thousand dollars of A/V.
- Your taxes, if your home doubles in value, will still be \$200: $0.001 \times \$200,000 = \200 .

Q: If assessed values decrease, do property taxes automatically decrease in a budget based system?

A: No, not unless the decrease in assessed value for a taxing district causes the taxing authority to exceed the statutory limit for its regular levy rate. For example, let's say a portion of your tax bill is for a taxing district:

Example One:

Before values decrease and a taxing district is not at its statutory limit at \$2.00 per thousand dollars of assessed value.

- The taxing authority decides how much money the property tax has to collect that year, say \$1 million.
- Assessors estimate the total assessed value (A/V) of all taxable property within the district is \$1 billion.
- A tax rate (levy rate) is calculated by dividing the amount of tax to be raised by the total A/V of the district: \$1 million/\$1 billion = \$1.00 per thousand dollars of A/V.

- If your home's assessed taxable value is \$100,000, your share of the taxes will be: $.001 \times \$100,000 = \100

Example Two:

Before values decrease and a taxing district is at its statutory limit at \$2.00 per thousand dollars of assessed value.

- The taxing authority decides how much money the property tax has to collect that year, say \$1 million.
- Assessors estimate the total assessed value (A/V) of all taxable property within the district is \$500 million.
- A tax rate (levy rate) is calculated by dividing the amount of tax to be raised by the total A/V of the district: \$1 million/\$500 million = \$2.00 per thousand dollars of A/V.
- If your home's assessed taxable value is \$100,000, your share of the taxes will be: $.002 \times \$100,000 = \200

Example Three:

After values decrease, the calculated levy rate increases to \$4.00. The rate is still limited to \$2.00 without going to a vote of the people.

- The taxing authority decides how much money the property tax has to collect that year, say \$1 million.
- Assessors estimate the total assessed value (A/V) of all taxable property within the district is \$250 million. (A 50% reduction in assessed value from example two.)
- A tax rate (levy rate) is calculated by dividing the amount of tax to be raised by the total A/V of the district: \$1 million/\$250 million = \$4.00 per thousand dollars of A/V – which exceeds the \$2.00 limit and the district can not collect at \$4.00 – only at \$2.00. If your home's assessed taxable value is \$50,000, your share of the taxes will be: $.002 \times \$50,000 = \100
- This districts tax to be collected is reduced to \$500,000 instead of \$1 million.

Example Four:

After Values decrease and the taxing district's statutory limit is \$3.00.

- The taxing authority decides how much money the property tax has to collect that year, say \$1 million.

- Assessors estimate the total assessed value (A/V) of all taxable property within the district is \$450 million. (A 10% reduction in assessed value from the previous assessment.)
- A tax rate (levy rate) is calculated by dividing the amount of tax to be raised by the total A/V of the district: \$1 million/\$450 million = \$2.22 per thousand dollars of A/V – which does not exceed the \$3.00 limit and the district can collect at \$2.22.
- If your home's assessed taxable value is \$90,000, your share of the taxes will be: .00222 x \$90,000 = \$200.
- The districts tax to be collected is not reduced.

Note:

**Each tax code area will have a unique combination of separate taxing districts and associated levy rates.
Each individual property tax bill could be affected by all of the examples.**

Q: What is the statutory rate limit?

A: The regular levy of each taxing district cannot exceed a certain rate, which is determined by the type of district. For example, the levy for the county current expense fund cannot exceed \$1.80.

Q: What is the \$5.90 limit?

A: The aggregate regular levy rate of all senior and junior taxing districts (not including the state, port districts, public utility districts, emergency medical levies, affordable housing districts, conservation futures, county ferry districts, criminal justice, regional transit authority and transit levies) cannot exceed \$5.90.

Q: What is the 1% constitutional limit?

A: Washington's State Constitution limits the regular (not including port districts and public utility districts) combined property tax rate to 1 percent (e.g. \$10 per \$1,000) of assessed valuation. Voters may vote for special levies (such as school levies) that are added to this figure.

Q: What is Initiative 747?

A: Initiative 747, which was approved by voters in 2001, changed the amount a taxing district may levy. The regular property tax levy of a taxing district is limited to 101 percent of the highest levy since 1985, plus amounts attributable to new construction within the boundaries

of the district, increases due to newly constructed wind turbines and/or annexations to the district. Prior to I-747, the limit was 106 percent per Referendum 47. Please note that the initiative does not affect assessed values; it limits the amount a district may levy.

In 2006, I-747 was declared unconstitutional in the King County Superior Court. The Attorney General filed an appeal and the decision was upheld by the Supreme Court. As a result, in a special session held in the Fall of 2007, the State Legislature reinstated the limit factor adopted by voters under I-747.

Q: How do the taxing districts set the tax amount?

A: Every year the directors, councils or commissioners of all taxing districts meet in open session to determine the amount of taxes to be collected the following year. Public questions or comments are welcomed during this process. Once the budget has been adopted, the amount of taxes to be collected is certified to the County Assessor. The Assessor computes the levy rate required to raise the certified tax for each district and ensures that none of the constitutional or statutory limitations is violated. The County Treasurer mails tax bills on or about February 14 of the year in which they are collected and the receipts are distributed back to the various districts.

Q: Why did the State school levy increase?

A: In 2017, the Legislature passed EHB 2242 partly in response to the Supreme Court's McCleary decision. The Court found that the State was not meeting its constitutional requirement to fully fund basic education. EHB has several components and at least two will impact your tax bill now and in the future. The State school levy (EHB 2242):

- An additional second part was added to the levy for collection year 2018 and thereafter.
- For taxes due in collection years 2018, 2020 and 2021 the aggregate levy rate is \$2.70 per thousand dollars assessed value (equalized). SSB6614 reduced the 2019 rate to \$2.40 per thousand dollars assessed value (equalized).
- Part 1 of the levy is not subject to the levy growth limit in chapter 84.55 RCW for collection years 2019, 2020, and 2021.

- Part 2 of the levy is not subject to the levy growth limit in chapter 84.55 RCW for collection years 2018 through 2021.
- The levy rates from the 2018 collection year are fixed for the 2020 and 2021 collection years. The 2018 levy rates for part 1 is fixed for 2019 collection year, part 2 is the difference between this rate and \$2.40.
- Individuals who qualify for the senior citizen/disabled person property tax exemption are exempt in full from Part 2 of the levy.
- Farm machinery and equipment is exempt from Part 2 of the levy.
- For collection year 2022 and thereafter the aggregate rate limit is \$3.60 per thousand dollars assessed value.
- For collection year 2022 and thereafter both parts of the levy are subject to the levy growth limit in chapter 84.55 RCW.

Local school district levies (EHB 2242):

- Maintenance and Operation levies are renamed Enrichment levies as of the 2019 collection year.
- Transportation Vehicle levies are renamed Transportation Vehicle Enrichment levies as of the 2019 collection year.
- Enrichment levies cannot exceed the lesser of \$1.50 per thousand dollars assessed value or \$2,500 per pupil. The per pupil limitation must be increased by inflation beginning in 2020. Legislature passed ESSB5313 that will increase the rate from \$1.50 to \$2.50 beginning in 2020.
- Enrichment levies for collection in 2020 and thereafter, require a school district to receive approval of an enrichment levy expenditure plan by the Office of Superintendent of Public Instructions before the levy proposition can go to the ballot.

Q: What is a Tax Code Area (TCA)?

A: It is a geographical area in which local entities such as a city, county, school or fire district may assess taxes to sustain its operations. These combined taxing districts make up a Tax Code Area or TCA. In a county as large and diverse as Snohomish, there are hundreds of Tax Code Areas. TCA summaries can be reviewed as part of the Assessor's annual report for taxes, which also can be accessed online at: <http://www.snohomishcountywa.gov/333/Levy>

Q: What tax relief programs are available?

A: There are several exemption programs and special classifications available that provide tax relief. Please contact our Exemption Dept. at 425-388-3540 or visit our web site at:

<http://www.snohomishcountywa.gov/328/Exemptions> for more information.

- "Open Space Classification" for Agricultural land, Timberland, and Nature preserves.
- "Designated Forest land Classification" for timberland parcels 20 acres or more.
- "Historical Restoration Exemption" for historical significant property undergoing restoration.
- "Improvement Exemption" a temporary exemption of valuation of additions to single-family dwellings.
- "Destroyed Property Claim" adjustment to the valuation of destroyed property.
- Property tax exemptions for Senior citizens and disabled persons.
- Full tax deferrals for Senior citizens and disabled persons.
- Exemptions for qualifying property owned by non-profit organizations.
- Limited income deferral program.

For further information about any of these exemptions, contact the Exemption Department at (425) 388-3540.

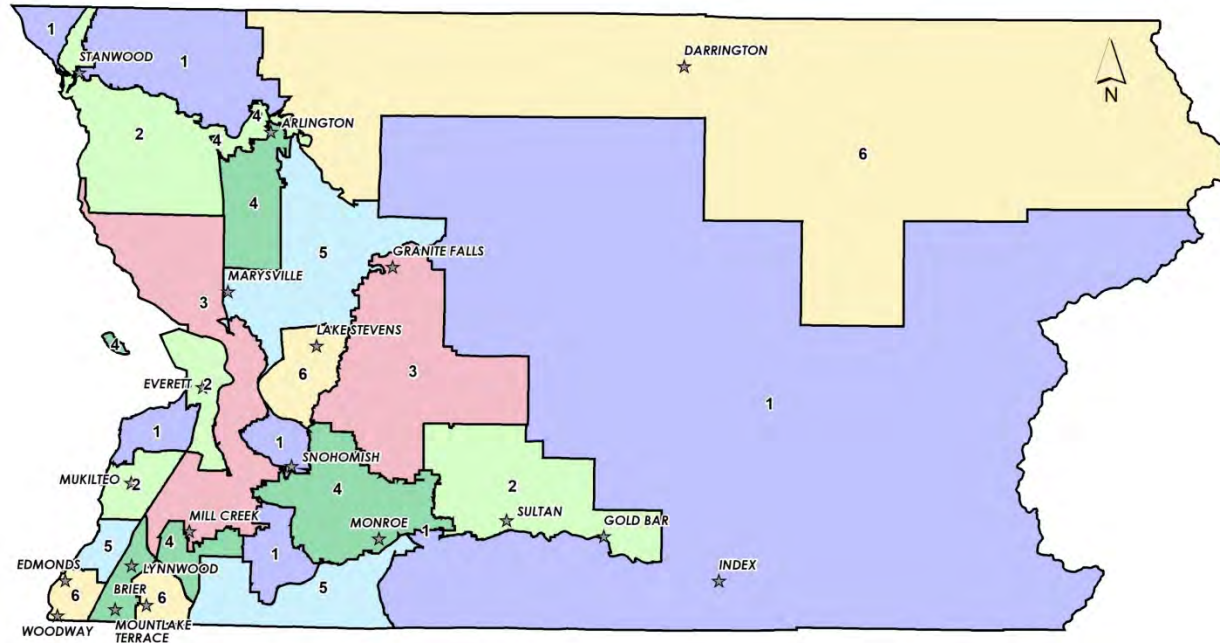
For further information about Destroyed Property Claim, contact Appraisal Support at (425) 388-3038.

Q: Is it possible to make a "ballpark estimate" of how much the taxes will be on a piece of property that I am thinking about buying (or a structure that I might build)?

A: Yes. The average 2022 tax rate in Snohomish County is about \$9.30 per \$1,000 of assessed valuation. Rates vary from area to area and from year to year, but multiplying the number of thousands of dollars of price or cost by \$9.30 will provide a rough estimate of taxes. Tax rates ranged from a low of \$5.4711 to a high of \$11.4908 depending on where you live in the county.

Snohomish County Residential Property Physical Inspection Schedule

Total Residential Real Property Parcels in County 262,635.
Real property* is revalued every year and physically inspected as follows:



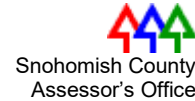
RESIDENTIAL INSPECTION AREA PARCEL COUNT						
INSPECTION AREA	1	2	3	4	5	6
LAND	6,941	5,352	6,344	4,115	4,470	6,314
RESIDENTIAL	24,893	32,896	40,841	47,321	43,413	38,941
OTHER IMPROVED	139	129	105	153	134	134
TOTAL	31,973	38,377	47,290	51,589	48,017	45,389
RESIDENTIAL INSPECTION YEAR						
LAST	2016	2017	2018	2019	2020	2021
NEXT	2022	2023	2024	2025	2026	2027

2021 ratio as determined by the Washington State Department of Revenue: Real Property Ratio 93.5; Personal Property Ratio 97.8.

*Commercial property inspection areas are different from the residential inspection areas above. Our Commercial Appraisal Division assesses 42,031 parcels. Please contact the Commercial Supervisor at (425) 388-3566 if more detailed information is needed.

Assessor's Notice of Assessed Value

Snohomish County Assessor's Office
Linda Hjelle, Assessor
 Robert J. Drewel Building
 3000 Rockefeller Ave., MS 510
 Everett, WA 98201



TAXPAYER JOHN D & JANE D
12345 PRIMROSE LN
EVERETT, WA 98201

Mail Date: 6/18/2021

OFFICIAL NOTICE OF ASSESSED VALUE

Assessment Year: 2021

For Taxes Payable In: 2022

Parcel Number: 00200001005400		Market Values		Use Values	
Property Located At:		Prior Value	New Value	Prior Value	New Value
12345 PRIMROSE LN EVERETT, WA 98201	Land:	90,000	100,000	15,000	20,000
	Buildings, Etc.:	125,000	150,000	125,000	150,000
	Total:	215,000	250,000	140,000	170,000
* Senior Citizen/Disabled Persons Exemption Frozen Value:		225,000			

LEGAL DESCRIPTION (Additional Legal Description lines may be on file)
 PRIMROSE LANE ADDITION BLK001 D-00 – LOT 54

SENIOR CITIZEN / DISABLED PERSONS EXEMPTION VALUES:

If this property qualifies for a Senior Citizen / Disabled Persons Exemption, property taxes will be based on whichever value is lower, the New Total Market Value or the Senior Citizen / Disabled Persons Exemption Frozen Value.

MARKET VALUE

New Market Value represents the true and fair (market) value of the property as of January 1, 2021. In the instance where new construction has occurred then the assessment date is July 31, 2021 for the new construction improvement value.

CURRENT USE (OPEN SPACE) VALUE

New open space value represents the current use value of the property as of January 1, 2021.

VALUE CHANGE NOTICE INFORMATION

- 1) Taxes payable in 2022 will be based on values established as of January 1, 2021 except for new construction. New construction values are established as of July 31, 2021.
- 2) Both the prior value and new value are based on market value. Please refer to the explanation under the heading of "Market Value".
- 3) Open Space Current Use Values are established for those properties that have applied and qualified for this exemption classification.
- 4) The legal description listed is a description for valuation purposes of the location and boundaries of a specific parcel of land. If the legal description is lengthy, the entire description may not appear on this notice, but is within the records of the Snohomish County Assessor's office.

FOR INQUIRIES REGARDING THIS NOTICE

Please contact the Assessor's Office for answers to any questions you may have regarding your property value prior to petitioning to the Board of Equalization. Public service office hours:

Monday - Friday from 9am – 5pm

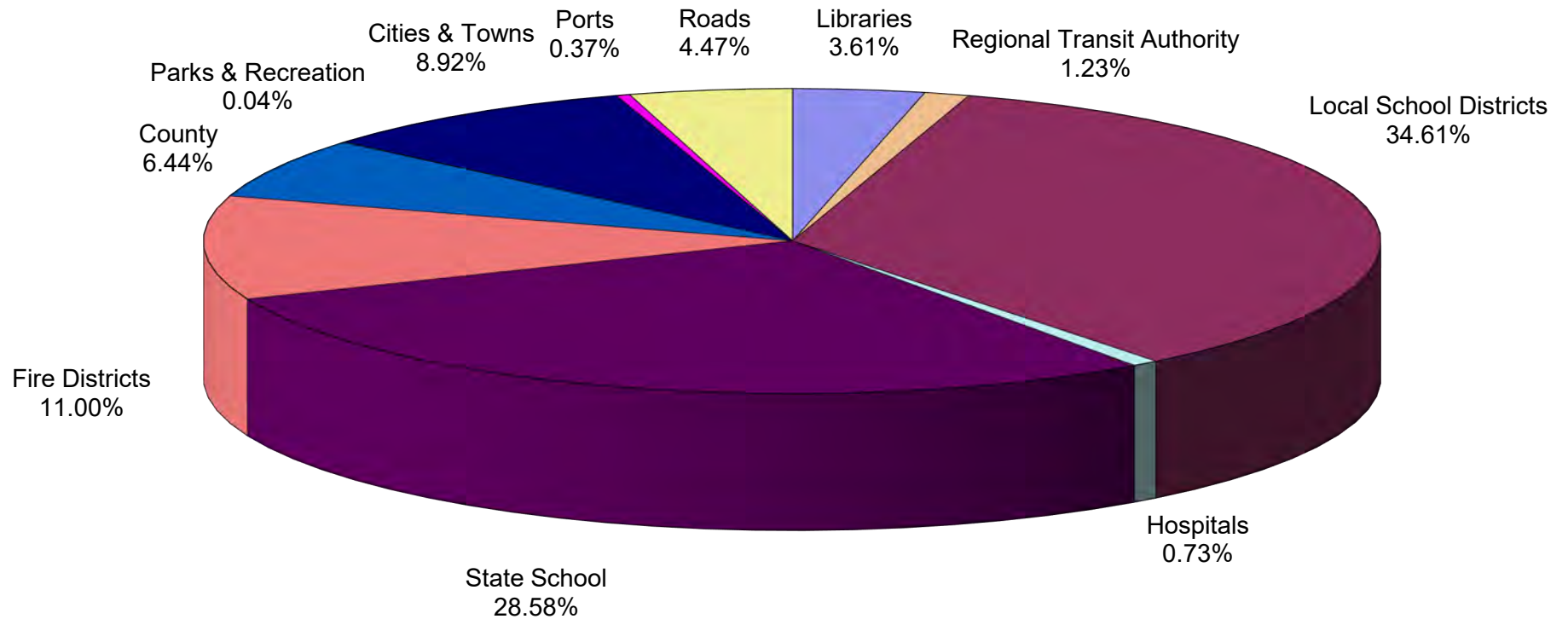
E-mail us at: contact.assessor@snoco.org (Please include your name, parcel number, & daytime phone number.)

Our appraisal staff can also be reached at: (425) 388-6555 or Toll-Free (in WA only) @ 1-800-562-4367, ext. 6555. TTY/TDD @ 1-800-833-6388.

Last date to appeal this value: 8/17/2021

Snohomish County Distribution of Taxes 2022

Property Taxes Total: \$1,583,621,533



Total Taxes Levied in Snohomish County by all Taxing Districts 1965 to 2022

PERCENTAGE OF ASSESSED TAXABLE VALUE	TAX YEAR	ASSESSED TAXABLE VALUE	TAXES
Based On	1965	208,871,314	15,249,505.66
25% Of	1966	217,918,757	15,472,823.61
Full Value	1967	252,643,607	19,531,515.10
Based On	1968	302,162,222	25,247,433.20
25% Of	1969	375,659,978	34,759,544.35
Full Value	1970	467,311,728	33,548,846.73
Based On	1971	1,321,741,514	56,099,514.56
50% Of	1972	1,448,809,658	57,693,082.93
Full Value	1973	1,430,679,131	56,924,566.14
	1974	1,421,703,908	55,595,826.04
Based On	1975	2,969,344,418	58,859,803.16
100% Of	1976	3,160,512,940	47,222,757.15
Full Value	1977	3,635,528,493	60,170,817.52
	1978	4,127,769,872	67,446,852.70
	1979	4,948,662,474	74,815,894.25
	1980	6,647,533,944	72,438,192.77
	1981	8,764,795,324	86,835,374.87
	1982	11,392,471,922	96,161,684.23
	1983	12,910,101,422	114,539,391.01
	1984	11,878,868,396	116,285,213.56
	1985	12,476,155,291	126,680,953.57
	1986	13,106,865,649	138,981,775.18
	1987	13,797,720,142	164,254,346.32
	1988	14,617,604,642	177,353,257.12
	1989	15,582,875,727	204,078,248.26
	1990	16,605,204,163	225,943,455.11
	1991	19,651,919,024	266,641,763.79

Total Taxes Levied in Snohomish County by all Taxing Districts 1965 to 2022

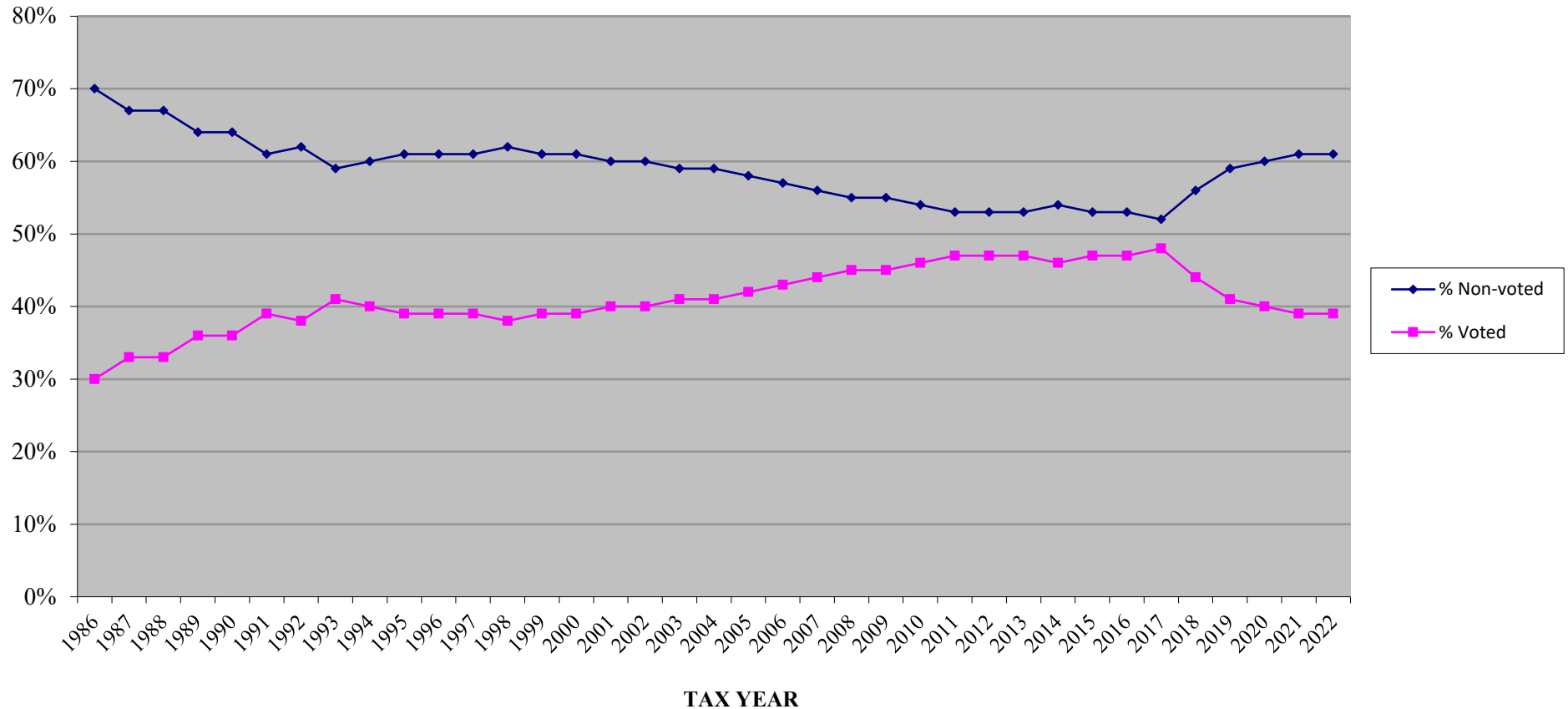
PERCENTAGE OF ASSESSED TAXABLE VALUE	TAX YEAR	ASSESSED TAXABLE VALUE	TAXES
	1992	23,682,161,758	293,257,815.86
	1993	25,360,845,281	339,150,949.04
	1994	27,822,340,062	365,026,210.61
	1995	30,702,296,751	392,650,459.92
	1996	31,986,856,238	421,101,580.72
	1997	33,391,389,906	459,288,755.94
	1998	34,963,991,220	479,256,970.12
	1999	37,034,931,346	518,025,056.97
	2000	40,029,932,421	554,015,311.74
	2001	42,501,694,594	588,853,636.10
	2002	45,527,932,751	612,412,319.07
	2003	49,262,949,977	653,203,793.94
	2004	54,029,571,725	675,075,673.33
	2005	60,801,066,003	719,001,848.98
	2006	68,597,770,547	757,346,608.75
	2007	84,124,564,644	833,494,859.72
	2008	99,315,203,205	885,944,926.48
	2009	101,983,434,446	926,794,442.34
	2010	94,125,212,678	930,733,665.37
	2011	85,710,607,564	960,449,260.15
A decrease in taxes is due to taxing districts levies reaching their statutory limit and bonds being paid off	2012	76,647,037,592	947,630,470.12
	2013	72,621,622,520	941,003,407.43*
	2014	79,448,742,407	979,669,463.93
	2015	88,260,207,637	1,060,180,738.96
	2016	96,080,092,915	1,086,231,238.63
**A decrease in taxes is due to local school districts enrichment levies being limited to \$1.50 per 1000 AV and bonds being paid off	2017	105,036,086,924	1,175,582,882.89
	2018	118,417,725,917	1,366,824,342.47
	2019	132,827,352,255	1,339,287,488.82**
	2020	145,174,737,279	1,492,415,464.26
	2021	154,392,389,464	1,493,296,822.50

Total Taxes Levied in Snohomish County by all Taxing Districts 1965 to 2022

PERCENTAGE OF ASSESSED TAXABLE VALUE	TAX YEAR	ASSESSED TAXABLE VALUE	TAXES
	2022	170,299,965,640	1,583,621,533.43

Voted vs. Non-voted Taxes Levied in Snohomish County for all Taxing Districts 1986-2022

VOTED vs NON-VOTED AS PERCENT OF TOTAL TAX



Note: Since 1986, non-voted levies have increased by 892 percent, while voted levies have increased by 1,386 percent.

Typical Levy Rates by City and Unincorporated

TYPICAL LEVY RATES BY CITY AND UNINCORPORATED

City	2022 Typical Levy Rate (1)	City	2022 Typical Levy Rate (1)
Arlington	9.3226	Lynnwood	8.9669
Bothell	9.2181	Marysville	10.1031
Brier	8.0816	Mill Creek	8.7489
Darrington	8.5226	Monroe	9.3362
Edmonds	8.2702	Mountlake Terrace	8.6847
Everett	9.1558	Mukilteo	8.3932
Gold Bar	8.6829	Snohomish	10.7812
Granite Falls	9.8306	Stanwood	9.8966
Index	6.8493	Sultan	9.1161
Lake Stevens	9.8328	Woodway	8.1549
Unincorporated	9.4126	(2)	

The above levy rates are expressed as dollars per \$1,000 of assessed taxable value.

To calculate a "ballpark estimate" of how much taxes would be on an assessed taxable value, multiply the number of thousands of assessed taxable value times the levy rate.

If your home's assessed taxable value is \$100,000 divided by 1,000 = 100 x 9.3226 = \$932.26

(1) Rates may vary within cities. The city rate shown is the predominant rate.

(2) The unincorporated rate shown is an average.

Snohomish County Levy Rate Distribution

District	Lowest rate	Highest rate	No. of rates	No. of TCAs	Hi-Low % diff.
Snohomish County	5.4711	11.4908	257	377	110%
Unincorporated County	5.8202	11.4908	187	281	97%
Cities	5.4711	11.1320	70	96	103%
Cities:					
Arlington	7.3576	10.5266	11	11	43%
Bothell	9.1830	9.2756	3	3	1%
Brier	8.0816	8.1793	2	3	1%
Darrington	7.5370	8.5226	2	2	13%
Edmonds	8.2702	8.3514	2	4	1%
Everett	7.7535	10.2874	10	16	33%
Gold Bar	7.3047	8.6829	2	2	19%
Granite Falls	8.5497	9.8306	2	2	15%
Index	5.4711	6.8493	2	2	25%
Lake Stevens	8.3328	10.8216	3	6	30%
Lynnwood	8.0361	8.9669	2	3	12%
Marysville	8.2852	10.7459	10	11	30%
Mill Creek	8.5188	8.7489	3	8	3%
Monroe	7.8362	11.1320	4	5	42%
Mountlake Terrace	8.6847	8.6847	1	2	0%
Mukilteo	8.1731	8.3932	2	3	3%
Snohomish	9.3620	10.7812	3	4	15%
Stanwood	8.4500	9.8966	2	2	17%
Sultan	8.0068	9.1161	3	4	14%
Woodway	8.1549	8.1549	1	3	0%

Assessed Taxable Value and Taxes by City – Typical Residence in 2021 and 2022

City	2021 Average Residence Value (1)	2021 Typical Levy Rate (2)	2021 Tax	2022 Average Residence Value (1)	2022 Typical Levy Rate (2)	2022 Tax	Tax Change	Average Percent Value Change	Average Percent Tax Change
Arlington	351,100	9.0323	3,171.24	392,700	9.3226	3,660.99	489.74	11.8%	15.4%
Bothell	584,800	9.9807	5,836.71	666,000	9.2181	6,139.25	302.54	13.9%	5.2%
Brier	637,400	8.0360	5,122.15	712,800	8.0816	5,760.56	638.42	11.8%	12.5%
Darrington	189,300	9.4190	1,783.02	220,600	8.5226	1,880.09	97.07	16.5%	5.4%
Edmonds	672,300	8.2073	5,517.77	732,700	8.2702	6,059.58	541.81	9.0%	9.8%
Everett	382,800	9.9342	3,802.81	424,500	9.1558	3,886.64	83.83	10.9%	2.2%
Gold Bar	244,000	9.2224	2,250.27	278,800	8.6829	2,420.79	170.53	14.3%	7.6%
Granite Falls	309,000	11.1251	3,437.66	358,900	9.8306	3,528.20	90.55	16.1%	2.6%
Index	227,600	7.3041	1,662.41	252,200	6.8493	1,727.39	64.98	10.8%	3.9%
Lake Stevens	413,200	10.1832	4,207.70	460,800	9.8328	4,530.95	323.26	11.5%	7.7%
Lynnwood	450,100	8.9316	4,020.11	496,400	8.9669	4,451.17	431.06	10.3%	10.7%
Marysville	359,900	10.8684	3,911.54	405,200	10.1031	4,093.78	182.24	12.6%	4.7%
Mill Creek	607,100	9.5931	5,823.97	680,600	8.7489	5,954.50	130.53	12.1%	2.2%
Monroe	407,700	9.4749	3,862.92	444,600	9.3362	4,150.87	287.96	9.1%	7.5%
Mountlake Terrace	432,200	8.6418	3,734.99	480,500	8.6847	4,173.00	438.01	11.2%	11.7%
Mukilteo	599,600	8.7245	5,231.21	646,300	8.3932	5,424.53	193.31	7.8%	3.7%
Snohomish	428,300	11.3949	4,880.44	468,700	10.7812	5,053.15	172.71	9.4%	3.5%
Stanwood	369,700	10.4940	3,879.63	407,200	9.8966	4,029.90	150.26	10.1%	3.9%
Sultan	286,600	9.7739	2,801.20	330,400	9.1161	3,011.96	210.76	15.3%	7.5%
Woodway	1,623,900	8.0468	13,067.20	1,778,400	8.1549	14,502.67	1,435.48	9.5%	11.0%
Unincorporated Area	482,800	9.9662	4,811.68	541,500	9.4126	5,096.92	285.24	12.2%	5.9%
Snohomish County	485,300	9.6747	4,695.13	540,300	9.3017	5,025.71	330.58	11.3%	7.0%

(1) Residence is based on Department of Revenue Use Codes: 11 (single family units), 14 (residential condominiums), 18 (all other residential not elsewhere coded) and 19 (vacation and cabin).

(2) Rates vary within most cities. The rate shown is the predominant rate. The rates for Unincorporated and County are average rates.

Notes:

These numbers are provided for information only and are not intended for use in official documents.

Percent Increase in Levy Per District for the 2022 Tax Year

(before amounts attributable to new construction, increase in value of state-assessed property, annexations or refunds)

District	% increase	District	% increase	District	% increase
County Regular	2.5	Fire Dist 04 Expense	5.8	Hospital Dist 1 Main	0.9
Conservation Futures	1.0	Fire Dist 04 EMS Perm 2020-on	0.8	Hospital Dist 2 Main	0.7
Arlington	-38.9	Fire Dist 05 Expense	1.0	Hospital Dist 3 Main	-0.4
Bothell Urban EMS 2018-2023	0.5	Fire Dist 05 EMS Perm 2004-on	1.0	Sno-Isle Interco. Rural Library	0.6
Brier	1.0	Fire Dist 10 Expense	24.8	Port of Edmonds Maintenance	51.7
Brier EMS Perm 2003-on	1.0	Fire Dist 10 EMS 2018-2023	0.8	Port of Everett Maintenance	0.6
Darrington	0.8	Fire Dist 12 Expense	not levying	Marysville Fire District RFA	1.0
Edmonds	0.0	Fire Dist 12 EMS Perm 2005-on	12.3	North County RFA	6.0
Edmonds EMS Perm 2004-on	1.0	Fire Dist 15 Expense	0.8	North County RFA	
Everett	0.9	Fire Dist 15 EMS Perm 2015-on	6.0	EMS Perm 2016-on	1.0
Everett EMS Perm 2001-on	1.0	Fire Dist 16 Expense	1.0	So. Sno Co Fire & Rescue RFA	1.0
Gold Bar	1.0	Fire Dist 17 Expense	2.8	So. Sno Co Fire & Rescue RFA	
Granite Falls	1.0	Fire Dist 17 EMS Perm 2015-on	0.6	EMS 2019-2028	1.0
Index	1.8	Fire Dist 19 Expense	lid lifted	Road District	0.8
Lake Stevens	1.0	Fire Dist 19 EMS Perm 2011-on	1.0		
Lynnwood	4.7	Fire Dist 21 Expense	1.0		
Marysville	0.0	Fire Dist 21 EMS Perm 2012-on	3.0		
Marysville EMS Perm 2005-on	10.0	Fire Dist 22 Expense	0.8		
Mill Creek	1.0	Fire Dist 22 EMS Perm 2005-on	0.8		
Mill Creek EMS 2017-2022	0.8	Fire Dist 23 Expense	1.0		
Monroe	0.0	Fire Dist 23 EMS Perm 2020-on	1.0		
Mountlake Terrace	1.0	Fire Dist 24 Expense	0.4		
Mountlake Terrace EMS Perm 2005	0.7	Fire Dist 24 EMS Perm 2011-on	0.4		
Mukilteo	0.0	Fire Dist 25 Expense	1.4		
Mukilteo EMS Perm 2011-on	1.0	Fire Dist 25 EMS Perm 2011-on	1.0		
Snohomish	0.0	Fire Dist 26 Expense	1.0		
Stanwood	1.0	Fire Dist 26 EMS Perm 2005-on	0.6		
Sultan	0.0	Fire Dist 27 Expense	1.0		
Woodway	0.8	Sno Regional Fire Expense	lid lifted		
		Sno Regional Fire EMS			
		Perm 2011-on	1		

Voter-Approved Property Tax Measures for Capital Purposes

Taxing District	Type of Levy	Main Purpose of Levy	# of Years	Amount	Date Passed	Tax Years From	To
CITIES							
Bothell	Bonds	Fire Station	20	\$35,500,000	11/6/2018	2019	2038
Mountlake Terrace	Bonds	Civic Campus Improvements	30	\$12,500,000	11/7/2017	2018	2047
Sultan	Bonds	Emergency Radio System, etc.	20	\$399,750	9/14/2004	2005	2024
FIRE DISTRICTS							
Fire District #5	Bonds	Public Safety Center & Fire Station	20	\$8,000,000	4/23/2019	2020	2039
Fire District #19	Bonds	Fire Station	20	\$1,500,000	8/19/2008	2009	2028
Fire District #26	Bonds	Land, Fire Engine & Facilities	20	\$950,000	11/3/2015	2016	2035
HOSPITAL DISTRICTS							
Hospital District #3	Bonds	Expand Emergency Room, etc.	25	\$45,000,000	5/15/2007	2008	2032
LIBRARY DISTRICTS							
King County Library	Bonds	Library Improvements	20	\$172,000,000	9/14/2004	2006	2025
SCHOOL DISTRICTS							
2 – Everett	Bonds	Capital Improv & School Construction	20	\$149,700,000	4/26/2016	2017	2036
	Bonds	Renovation, Construction & Tech	refinanced	\$198,900,000	2/7/2006	2007	2023
	Capital Projects	Safety, Building & Technology	6	\$89,624,000	4/26/2016	2017	2022
4 - Lake Stevens	Bonds	New School & Renovate Others, etc.	20	\$116,000,000	2/9/2016	2017	2036
	Bonds	New Mid-High & Renovate Others	20	\$65,500,000	2/8/2005	2006	2025
	Capital Projects	Technology Improvements	4	\$8,000,000	2/13/2018	2019	2022
6 – Mukilteo	Bonds	School Construction & Capital Improv	21	\$240,000,000	2/11/2020	2021	2041
	Bonds	New School & Renovate Others	20	\$119,150,000	2/11/2014	2015	2034
	Capital Projects	Technology Capital Projects	4	\$22,000,000	2/13/2018	2019	2022
15 - Edmonds	Capital Projects	Capital Improvements & Technology	6	\$20,000,000	2/9/2016	2017	2022
	Bonds	Capital Improv & School Construction	21	\$275,000,000	2/11/2014	2015	2035
	Bonds	New High & Rebuild & Modernize	20	\$140,000,000	2/7/2006	2007	2026
	Capital Projects	Improve School Facilities	6	\$180,000,000	4/27/2021	2022	2027
	Capital Projects	Capital Improvements & Technology	4	\$96,000,000	2/11/2020	2021	2024

Voter-Approved Property Tax Measures for Capital Purposes

Taxing District	Type of Levy	Main Purpose of Levy	# of Years	Amount	Date	Tax Years	
					Passed	From	To
SCHOOL DISTRICTS continued							
16 - Arlington	Capital Projects	Safety, Security & High School Impr	4	\$25,056,668	2/11/2020	2021	2024
25 - Marysville	Bonds	New Schools	20	\$118,200,000	2/7/2006	2007	2026
103 - Monroe	Capital Projects	Technology & Capital Projects	4	\$24,000,000	2/13/2018	2019	2022
	Bonds	Expand Elem & Middle Schools, etc.	20	\$110,970,000	4/28/2015	2016	2035
201 - Snohomish	Bonds	School Construction, Renovation	20	\$261,587,000	5/20/2008	2009	2028
306 - Lakewood	Bonds	School Construction, Renovation	20	\$141,570,000	5/18/2004	2005	2024
	Capital Projects	Technology Improvements	4	\$25,114,000	2/13/2018	2019	2022
	Bonds	Improvements to High School	20	\$66,800,000	4/22/2014	2015	2034
	Capital Projects	Technology Improvements	2	\$850,000	8/4/2020	2021	2022
311 - Sultan	Capital Projects	Technology Improvements	4	4,085,304	2/13/2018	2019	2022
330 - Darrington	Capital Projects	Safety, Security & Facilities Improv	4	\$1,400,000	4/23/2019	2020	2023
332 - Granite Falls	Bonds	School Construction, Renovation	20	\$13,725,367	2/14/2017	2018	2037
401 - Stanwood	Bonds	New High School	20	\$30,000,000	5/17/2005	2006	2025
	Capital Projects	Technology & School Improvements	4	\$2,568,604	2/13/2018	2019	2022
	Bonds	School Construction, Renovation	21	\$147,500,000	2/14/2017	2018	2038
	Capital Projects	School Facilities and Technology	4	\$8,370,044	2/13/2018	2019	2022
417 - Northshore	Bonds	School Construction	20	\$275,000,000	2/13/2018	2019	2038
417 - Northshore	Bonds	New High School & Modernize, etc.	20	\$177,500,000	2/11/2014	2015	2034
	Bonds	Capital Improvements	20	\$149,200,000	2/9/2010	2011	2030
	Bonds	Modernize Schools & Fields	20	\$123,000,000	2/7/2006	2007	2026
	Bonds	Capital Improvements	20	\$98,000,000	2/5/2002	2003	2022
	Capital Projects	Technology Equipment	4	\$62,000,000	2/13/2018	2019	2022

Voter-Approved Property Tax Measures for Tax Year 2022

Date Passed	District	Purpose
11/2/2021	Fire District 19	Lid Lift, permanent, \$1.50 then 6% for 5 years
11/2/2021	Snohomish Regional Fire & Rescue	Lid Lift, permanent, \$1.50
4/27/2021	Edmonds School District #15	Capital Projects, 6 years (2022-2027)
4/27/2021	Lakewood School District #306	Enrichment, 3 years (2022-2024)

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
SNOHOMISH COUNTY-CNT							
COUNTY REGULAR	\$170,299,965,640			\$0.57335132836	\$97,641,711.52	\$0.00	\$97,641,711.52
COUNTY CONSERVATION FUTURES	\$170,299,965,640			\$0.02502834327	\$4,262,326.00	\$0.00	\$4,262,326.00
Totals for SNOHOMISH COUNTY-CNT				\$0.59837967163	\$101,904,037.52	\$0.00	\$101,904,037.52
CITY OF ARLINGTON							
ARLINGTON	\$3,669,525,566			\$0.74941568072	\$2,750,000.00	\$0.00	\$2,750,000.00
Totals for CITY OF ARLINGTON				\$0.74941568072	\$2,750,000.00	\$0.00	\$2,750,000.00
CITY OF BOTHELL							
BOTHELL	\$6,298,127,576			\$1.74398000000	\$10,983,808.53	\$0.00	\$10,983,808.53
BOTHELL URBAN EMS 2018-2023	\$6,298,127,576			\$0.24913109349	\$1,569,059.41	\$0.00	\$1,569,059.41
BOTHELL G.O. BONDS		\$6,254,414,836	\$13,343	\$0.15948000000	\$997,454.08	\$2.13	\$997,456.21
Totals for CITY OF BOTHELL				\$2.15259109349	\$13,550,322.02	\$2.13	\$13,550,324.15
CITY OF BRIER							
BRIER	\$1,714,878,621			\$0.70686235466	\$1,212,183.14	\$0.00	\$1,212,183.14
BRIER EMS PERMANENT 2003	\$1,714,878,621			\$0.28550492962	\$489,606.30	\$0.00	\$489,606.30
Totals for CITY OF BRIER				\$0.99236728428	\$1,701,789.44	\$0.00	\$1,701,789.44
CITY OF EDMONDS							
EDMONDS	\$12,578,962,335			\$0.84451861346	\$10,623,167.83	\$0.00	\$10,623,167.83
EDMONDS EMS PERMANENT 2004	\$12,578,962,335			\$0.33642570804	\$4,231,886.31	\$0.00	\$4,231,886.31
Totals for CITY OF EDMONDS				\$1.18094432150	\$14,855,054.14	\$0.00	\$14,855,054.14

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
CITY OF EVERETT							
EVERETT	\$22,275,345,974			\$1.77778792285	\$39,600,841.05	\$0.00	\$39,600,841.05
EVERETT EMS PERMANENT 2001	\$22,275,345,974			\$0.43668188863	\$9,727,240.15	\$0.00	\$9,727,240.15
Totals for CITY OF EVERETT				\$2.21446981148	\$49,328,081.20	\$0.00	\$49,328,081.20
CITY OF GOLD BAR							
GOLD BAR	\$269,832,596			\$0.91082146354	\$245,769.32	\$0.00	\$245,769.32
Totals for CITY OF GOLD BAR				\$0.91082146354	\$245,769.32	\$0.00	\$245,769.32
CITY OF GRANITE FALLS							
GRANITE FALLS	\$648,388,659			\$1.01587680607	\$658,683.00	\$0.00	\$658,683.00
Totals for CITY OF GRANITE FALLS				\$1.01587680607	\$658,683.00	\$0.00	\$658,683.00
CITY OF LAKE STEVENS							
LAKE STEVENS	\$6,070,151,750			\$0.91571548767	\$5,558,531.97	\$0.00	\$5,558,531.97
Totals for CITY OF LAKE STEVENS				\$0.91571548767	\$5,558,531.97	\$0.00	\$5,558,531.97
CITY OF LYNNWOOD							
LYNNWOOD	\$8,481,263,134			\$0.53058134488	\$4,500,000.00	\$0.00	\$4,500,000.00
Totals for CITY OF LYNNWOOD				\$0.53058134488	\$4,500,000.00	\$0.00	\$4,500,000.00
CITY OF MARYSVILLE							
MARYSVILLE	\$10,902,282,244			\$1.00237775682	\$10,928,205.22	\$0.00	\$10,928,205.22
MARYSVILLE EMS PERMANENT 2005	\$10,902,282,244			\$0.49427091313	\$5,388,681.00	\$0.00	\$5,388,681.00
Totals for CITY OF MARYSVILLE				\$1.49664866995	\$16,316,886.22	\$0.00	\$16,316,886.22

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
CITY OF MILL CREEK							
MILL CREEK	\$5,094,563,007			\$1.28900002433	\$6,566,891.84	\$0.00	\$6,566,891.84
MILL CREEK EMS 2017-2022	\$5,094,563,007			\$0.34727428389	\$1,769,210.72	\$0.00	\$1,769,210.72
Totals for CITY OF MILL CREEK				\$1.63627430822	\$8,336,102.56	\$0.00	\$8,336,102.56
CITY OF MONROE							
MONROE	\$3,395,678,937			\$1.02164388458	\$3,469,174.62	\$0.00	\$3,469,174.62
Totals for CITY OF MONROE				\$1.02164388458	\$3,469,174.62	\$0.00	\$3,469,174.62
CITY OF MOUNTLAKE TERRACE							
MOUNTLAKE TERRACE	\$4,154,980,609			\$1.11159939471	\$4,618,673.93	\$0.00	\$4,618,673.93
MOUNTLAKE TERRACE EMS 2005	\$4,154,980,609			\$0.30913988797	\$1,284,470.24	\$0.00	\$1,284,470.24
MOUNTLAKE TERRACE G.O. BOND		\$4,099,928,859		\$0.17471429008	\$716,316.16	\$0.00	\$716,316.16
Totals for CITY OF MOUNTLAKE TERRACE				\$1.59545357276	\$6,619,460.33	\$0.00	\$6,619,460.33
CITY OF MUKILTEO							
MUKILTEO	\$6,009,246,123			\$0.95903496745	\$5,763,077.16	\$0.00	\$5,763,077.16
MUKILTEO EMS PERMANENT 2011	\$6,009,246,123			\$0.33155305827	\$1,992,383.93	\$0.00	\$1,992,383.93
Totals for CITY OF MUKILTEO				\$1.29058802572	\$7,755,461.09	\$0.00	\$7,755,461.09
CITY OF SNOHOMISH							
SNOHOMISH	\$1,976,299,139			\$0.65728915950	\$1,299,000.00	\$0.00	\$1,299,000.00
Totals for CITY OF SNOHOMISH				\$0.65728915950	\$1,299,000.00	\$0.00	\$1,299,000.00

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
CITY OF STANWOOD							
STANWOOD	\$1,291,025,316			\$1.50156810712	\$1,938,562.44	\$0.00	\$1,938,562.44
Totals for CITY OF STANWOOD				\$1.50156810712	\$1,938,562.44	\$0.00	\$1,938,562.44
CITY OF SULTAN							
SULTAN	\$835,169,926			\$1.10406160626	\$922,079.05	\$0.00	\$922,079.05
SULTAN G.O. BOND 2004		\$830,544,966		\$0.03532018277	\$29,335.00	\$0.00	\$29,335.00
Totals for CITY OF SULTAN				\$1.13938178903	\$951,414.05	\$0.00	\$951,414.05
TOWN OF DARRINGTON							
DARRINGTON	\$201,564,014			\$1.36433083734	\$275,000.00	\$0.00	\$275,000.00
Totals for TOWN OF DARRINGTON				\$1.36433083734	\$275,000.00	\$0.00	\$275,000.00
TOWN OF INDEX							
INDEX	\$30,186,116			\$1.00510711613	\$30,340.28	\$0.00	\$30,340.28
Totals for TOWN OF INDEX				\$1.00510711613	\$30,340.28	\$0.00	\$30,340.28
TOWN OF WOODWAY							
WOODWAY	\$863,363,076			\$1.37598727930	\$1,187,976.61	\$0.00	\$1,187,976.61
Totals for TOWN OF WOODWAY				\$1.37598727930	\$1,187,976.61	\$0.00	\$1,187,976.61
FIRE DISTRICT 04							
FIRE DIST 04 EXPENSE	\$6,239,608,821			\$1.41919345812	\$8,855,212.02	\$0.00	\$8,855,212.02
FIRE DIST 04 EMS PERMANENT 2020	\$6,317,439,921			\$0.44009605073	\$2,780,280.36	\$0.00	\$2,780,280.36
Totals for FIRE DISTRICT 04				\$1.85928950885	\$11,635,492.38	\$0.00	\$11,635,492.38

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
FIRE DISTRICT 05							
FIRE DIST 05 EXPENSE	\$1,487,077,065			\$1.10921395993	\$1,649,486.64	\$0.00	\$1,649,486.64
FIRE DIST 05 EMS PERMANENT 2004	\$1,535,455,065			\$0.25294931701	\$388,392.31	\$0.00	\$388,392.31
FIRE DIST 05 G.O. BOND		\$1,521,400,920	\$9,804,940	\$0.39014022582	\$593,559.70	\$3,825.30	\$597,385.00
FIRE DIST 05 M & O		\$1,521,400,920	\$9,804,940	\$0.29388602261	\$447,118.47	\$2,881.53	\$450,000.00
Totals for FIRE DISTRICT 05				\$2.04618952537	\$3,078,557.12	\$6,706.83	\$3,085,263.95
FIRE DISTRICT 10							
FIRE DIST 10 EXPENSE	\$2,205,153,840			\$1.06796721266	\$2,355,032.00	\$0.00	\$2,355,032.00
FIRE DIST 10 EMS 2018-2023	\$2,211,014,940			\$0.25878115504	\$572,169.00	\$0.00	\$572,169.00
Totals for FIRE DISTRICT 10				\$1.32674836770	\$2,927,201.00	\$0.00	\$2,927,201.00
FIRE DISTRICT 12							
FIRE DIST 12 EMS PERMANENT 2005	\$2,791,292,380			\$0.50000000000	\$1,395,646.19	\$0.00	\$1,395,646.19
Totals for FIRE DISTRICT 12				\$0.50000000000	\$1,395,646.19	\$0.00	\$1,395,646.19
FIRE DISTRICT 15							
FIRE DIST 15 EXPENSE	\$578,839,200			\$1.23323218261	\$713,843.13	\$0.00	\$713,843.13
FIRE DIST 15 EMS PERMANENT 2015	\$589,920,800			\$0.47502012134	\$280,224.25	\$0.00	\$280,224.25
Totals for FIRE DISTRICT 15				\$1.70825230395	\$994,067.38	\$0.00	\$994,067.38
FIRE DISTRICT 16							
FIRE DIST 16 EXPENSE	\$716,111,152			\$0.86076261803	\$616,401.71	\$0.00	\$616,401.71
Totals for FIRE DISTRICT 16				\$0.86076261803	\$616,401.71	\$0.00	\$616,401.71

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
FIRE DISTRICT 17							
FIRE DIST 17 EXPENSE	\$2,261,167,226			\$1.28093082488	\$2,896,398.80	\$0.00	\$2,896,398.80
FIRE DIST 17 EMS PERMANENT 2015	\$2,319,425,026			\$0.36494735570	\$846,468.03	\$0.00	\$846,468.03
Totals for FIRE DISTRICT 17				\$1.64587818058	\$3,742,866.83	\$0.00	\$3,742,866.83
FIRE DISTRICT 19							
FIRE DIST 19 EXPENSE	\$711,585,884			\$1.50000000000	\$1,067,378.83	\$0.00	\$1,067,378.83
FIRE DIST 19 EMS PERMANENT 2011	\$728,889,784			\$0.41693296664	\$303,898.18	\$0.00	\$303,898.18
FIRE DIST 19 G.O. BOND 2009		\$787,089,927	\$462,845	\$0.12442413192	\$97,932.98	\$57.59	\$97,990.57
Totals for FIRE DISTRICT 19				\$2.04135709856	\$1,469,209.99	\$57.59	\$1,469,267.58
FIRE DISTRICT 21							
FIRE DIST 21 EXPENSE	\$1,609,887,923			\$1.09798348987	\$1,767,630.36	\$0.00	\$1,767,630.36
FIRE DIST 21 EMS PERMANENT 2012	\$1,660,556,323			\$0.45212258060	\$750,775.01	\$0.00	\$750,775.01
Totals for FIRE DISTRICT 21				\$1.55010607047	\$2,518,405.37	\$0.00	\$2,518,405.37
FIRE DISTRICT 22							
FIRE DIST 22 EXPENSE	\$1,072,755,463			\$1.28623751413	\$1,379,818.32	\$0.00	\$1,379,818.32
FIRE DIST 22 EMS PERMANENT 2005	\$1,095,575,363			\$0.29936229042	\$327,973.95	\$0.00	\$327,973.95
Totals for FIRE DISTRICT 22				\$1.58559980455	\$1,707,792.27	\$0.00	\$1,707,792.27
FIRE DISTRICT 23							
FIRE DIST 23 EXPENSE	\$57,290,667			\$0.50846815939	\$29,130.48	\$0.00	\$29,130.48
FIRE DIST 23 EMS PERMANENT 2020	\$61,021,867			\$0.46574271482	\$28,420.49	\$0.00	\$28,420.49
Totals for FIRE DISTRICT 23				\$0.97421087421	\$57,550.97	\$0.00	\$57,550.97

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
FIRE DISTRICT 24							
FIRE DIST 24 EXPENSE	\$452,494,947			\$0.98554150540	\$445,952.55	\$0.00	\$445,952.55
FIRE DIST 24 EMS PERMANENT 2011	\$472,362,447			\$0.35672256440	\$168,502.34	\$0.00	\$168,502.34
Totals for FIRE DISTRICT 24				\$1.34226406980	\$614,454.89	\$0.00	\$614,454.89
FIRE DISTRICT 25							
FIRE DIST 25 EXPENSE	\$157,587,409			\$0.79563716921	\$125,382.40	\$0.00	\$125,382.40
FIRE DIST 25 EMS PERMANENT 2011	\$168,208,909			\$0.35985121335	\$60,530.18	\$0.00	\$60,530.18
Totals for FIRE DISTRICT 25				\$1.15548838256	\$185,912.58	\$0.00	\$185,912.58
FIRE DISTRICT 26							
FIRE DIST 26 EXPENSE	\$748,280,231			\$1.37821847654	\$1,031,293.64	\$0.00	\$1,031,293.64
FIRE DIST 26 EMS PERMANENT 2005	\$767,399,131			\$0.34641244596	\$265,836.61	\$0.00	\$265,836.61
FIRE DIST 26 G.O. BOND		\$609,381,295	\$5,291,842	\$0.11695321573	\$71,269.10	\$618.90	\$71,888.00
Totals for FIRE DISTRICT 26				\$1.84158413823	\$1,368,399.35	\$618.90	\$1,369,018.25
FIRE DISTRICT 27							
FIRE DIST 27 EXPENSE	\$91,815,894			\$0.82169291952	\$75,444.47	\$0.00	\$75,444.47
Totals for FIRE DISTRICT 27				\$0.82169291952	\$75,444.47	\$0.00	\$75,444.47
SNOHOMISH REGIONAL FIRE & RESCUE							
SNOHOMISH REGIONAL FIRE EXPENSE	\$32,490,885,020			\$1.50000000000	\$48,736,327.53	\$0.00	\$48,736,327.53
SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011	\$32,764,631,920			\$0.34575637009	\$11,328,580.20	\$0.00	\$11,328,580.20
Totals for SNOHOMISH REGIONAL FIRE & RESCUE				\$1.84575637009	\$60,064,907.73	\$0.00	\$60,064,907.73

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
PUBLIC HOSPITAL #1							
HOSPITAL DIST 1 MAINTENANCE	\$24,489,295,974			\$0.20441234632	\$5,005,914.45	\$0.00	\$5,005,914.45
Totals for PUBLIC HOSPITAL #1				\$0.20441234632	\$5,005,914.45	\$0.00	\$5,005,914.45
PUBLIC HOSPITAL #2							
HOSPITAL DIST 2 MAINTENANCE	\$43,586,413,934			\$0.05752463104	\$2,507,292.38	\$0.00	\$2,507,292.38
Totals for PUBLIC HOSPITAL #2				\$0.05752463104	\$2,507,292.38	\$0.00	\$2,507,292.38
PUBLIC HOSPITAL #3							
HOSPITAL DIST 3 MAINTENANCE	\$6,429,935,833			\$0.23129260829	\$1,487,196.63	\$0.00	\$1,487,196.63
HOSPITAL DIST 3 G.O. BONDS		\$6,354,469,653	\$75,826,804	\$0.41155178733	\$2,615,193.34	\$31,206.66	\$2,646,400.00
Totals for PUBLIC HOSPITAL #3				\$0.64284439562	\$4,102,389.97	\$31,206.66	\$4,133,596.63
KING COUNTY RURAL LIBRARY							
KING COUNTY RURAL LIBRARY	\$6,298,127,576			\$0.29245000000	\$1,841,887.41	\$0.00	\$1,841,887.41
KING COUNTY RURAL LIBRARY G.O. BONDS		\$6,245,218,600	\$13,343	\$0.03512000000	\$219,332.08	\$0.47	\$219,332.55
Totals for KING COUNTY RURAL LIBRARY				\$0.32757000000	\$2,061,219.49	\$0.47	\$2,061,219.96
SNO-ISLE INTERCOUNTY RURAL LIBRARY							
SNO-ISLE INTERCOUNTY RURAL	\$140,832,942,898			\$0.39150080640	\$55,136,210.71	\$0.00	\$55,136,210.71
Totals for SNO-ISLE INTERCOUNTY RURAL LIBRARY				\$0.39150080640	\$55,136,210.71	\$0.00	\$55,136,210.71

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
ARLINGTON SCHOOL DIST NO 16							
SCHOOL 016 CAPITAL PROJECTS		\$6,147,750,366	\$23,990,546	\$0.99640491843	\$6,125,648.70	\$23,904.30	\$6,149,553.00
SCHOOL 016 ENRICHMENT		\$6,147,750,366	\$11,995,273	\$1.49356816647	\$9,182,084.24	\$17,915.76	\$9,200,000.00
Totals for ARLINGTON SCHOOL DIST NO 16				\$2.48997308490	\$15,307,732.94	\$41,820.06	\$15,349,553.00
DARRINGTON SCHOOL DIST NO 330							
SCHOOL 330 CAPITAL PROJECTS		\$477,527,248	\$63,507,263	\$0.58536563240	\$279,528.04	\$37,174.97	\$316,703.01
SCHOOL 330 ENRICHMENT		\$477,527,248	\$31,753,632	\$0.93206146410	\$445,084.75	\$29,596.34	\$474,681.09
Totals for DARRINGTON SCHOOL DIST NO 330				\$1.51742709650	\$724,612.79	\$66,771.31	\$791,384.10
EDMONDS SCHOOL DISTRICT NO 15							
SCHOOL 015 BONDS		\$39,964,464,657		\$0.40035566940	\$16,000,000.00	\$0.00	\$16,000,000.00
SCHOOL 015 CAPITAL PROJECTS		\$39,964,464,657		\$1.35454410473	\$54,133,630.00	\$0.00	\$54,133,630.00
SCHOOL 015 ENRICHMENT		\$39,964,464,657		\$1.43704679877	\$57,430,806.00	\$0.00	\$57,430,806.00
Totals for EDMONDS SCHOOL DISTRICT NO 15				\$3.19194657290	\$127,564,436.00	\$0.00	\$127,564,436.00
EVERETT SCHOOL DISTRICT NO 2							
SCHOOL 002 BONDS		\$27,539,364,403		\$0.85394500998	\$23,517,102.81	\$0.00	\$23,517,102.81
SCHOOL 002 CAPITAL PROJECTS		\$27,539,364,403		\$0.47261391873	\$13,015,486.93	\$0.00	\$13,015,486.93
SCHOOL 002 ENRICHMENT		\$27,539,364,403	\$1,689	\$1.94631818324	\$53,600,365.69	\$3.29	\$53,600,368.98
Totals for EVERETT SCHOOL DISTRICT NO 2				\$3.27287711195	\$90,132,955.43	\$3.29	\$90,132,958.72

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
GRANITE FALLS SCHOOL DIST 332							
SCHOOL 332 BONDS		\$2,679,613,058	\$65,925,605	\$1.63902262992	\$4,391,946.44	\$108,053.56	\$4,500,000.00
SCHOOL 332 CAPITAL PROJECTS		\$2,679,613,058	\$65,925,605	\$0.23388889351	\$626,731.73	\$15,419.27	\$642,151.00
SCHOOL 332 ENRICHMENT		\$2,679,613,058	\$32,962,803	\$1.64027338883	\$4,395,297.99	\$54,068.01	\$4,449,366.00
Totals for GRANITE FALLS SCHOOL DIST 332				\$3.51318491226	\$9,413,976.16	\$177,540.84	\$9,591,517.00
INDEX SCHOOL DISTRICT NO 63							
SCHOOL 063 ENRICHMENT		\$144,740,996	\$13,175,109	\$0.65099117027	\$94,225.11	\$8,576.88	\$102,801.99
Totals for INDEX SCHOOL DISTRICT NO 63				\$0.65099117027	\$94,225.11	\$8,576.88	\$102,801.99
LAKE STEVENS SCHOOL DIST NO 4							
SCHOOL 004 BONDS		\$8,738,519,500	\$173,426	\$1.51660224958	\$13,252,858.33	\$263.02	\$13,253,121.35
SCHOOL 004 CAPITAL PROJECTS		\$8,738,519,500	\$173,426	\$0.23007340194	\$2,010,500.91	\$39.90	\$2,010,540.81
SCHOOL 004 ENRICHMENT		\$8,738,519,500	\$86,713	\$1.66894702707	\$14,584,126.14	\$144.72	\$14,584,270.86
Totals for LAKE STEVENS SCHOOL DIST NO 4				\$3.41562267859	\$29,847,485.38	\$447.64	\$29,847,933.02
LAKEWOOD SCHOOL DIST NO 306							
SCHOOL 306 BONDS		\$3,474,936,546	\$444,076	\$1.32244507865	\$4,595,412.73	\$587.27	\$4,596,000.00
SCHOOL 306 CAPITAL PROJECTS		\$3,474,936,546	\$444,076	\$0.12588549214	\$437,444.10	\$55.90	\$437,500.00
SCHOOL 306 ENRICHMENT		\$3,474,936,546	\$222,038	\$1.75009883807	\$6,081,482.41	\$388.59	\$6,081,871.00
Totals for LAKEWOOD SCHOOL DIST NO 306				\$3.19842940886	\$11,114,339.24	\$1,031.76	\$11,115,371.00

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
MARYSVILLE SCHOOL DIST NO 25							
SCHOOL 025 BONDS		\$11,288,263,795	\$606,757	\$0.81496195368	\$9,199,505.52	\$494.48	\$9,200,000.00
SCHOOL 025 CAPITAL PROJECTS		\$11,288,263,795	\$606,757	\$0.53149692631	\$5,999,677.51	\$322.49	\$6,000,000.00
SCHOOL 025 ENRICHMENT		\$11,288,263,795	\$502,863	\$2.34746636216	\$26,498,819.55	\$1,180.45	\$26,500,000.00
Totals for MARYSVILLE SCHOOL DIST NO 25				\$3.69392524215	\$41,698,002.58	\$1,997.42	\$41,700,000.00
MONROE SCHOOL DISTRICT NO 103							
SCHOOL 103 BONDS		\$8,828,182,755	\$6,177,165	\$0.82044024871	\$7,242,996.46	\$5,067.99	\$7,248,064.45
SCHOOL 103 ENRICHMENT		\$8,828,182,755	\$3,088,583	\$1.78827662128	\$15,787,232.83	\$5,523.24	\$15,792,756.07
Totals for MONROE SCHOOL DISTRICT NO 103				\$2.60871686999	\$23,030,229.29	\$10,591.23	\$23,040,820.52
MUKILTEO SCHOOL DISTRICT NO 6							
SCHOOL 006 BONDS		\$24,216,464,913		\$0.90236126860	\$21,852,000.00	\$0.00	\$21,852,000.00
SCHOOL 006 CAPITAL PROJECTS		\$24,216,464,913		\$0.35100085956	\$8,500,000.00	\$0.00	\$8,500,000.00
SCHOOL 006 ENRICHMENT		\$24,216,464,913		\$1.78934010334	\$43,331,491.83	\$0.00	\$43,331,491.83
Totals for MUKILTEO SCHOOL DISTRICT NO 6				\$3.04270223150	\$73,683,491.83	\$0.00	\$73,683,491.83
NORTHSHORE SCHOOL DIST NO 417							
SCHOOL 417 BONDS		\$16,570,579,489	\$148,104	\$1.47967000000	\$24,518,989.35	\$219.15	\$24,519,208.50
SCHOOL 417 CAPITAL PROJECTS		\$16,570,579,489	\$148,104	\$0.36425000000	\$6,035,833.58	\$53.95	\$6,035,887.53
SCHOOL 417 ENRICHMENT		\$16,570,579,489	\$74,052	\$1.40988000000	\$23,362,528.61	\$104.40	\$23,362,633.01
Totals for NORTHSHORE SCHOOL DIST NO 417				\$3.25380000000	\$53,917,351.54	\$377.50	\$53,917,729.04

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
SNOHOMISH SCHOOL DIST NO 201							
SCHOOL 201 BONDS		\$12,580,145,756	\$8,514,038	\$2.38309720740	\$29,979,710.22	\$20,289.78	\$30,000,000.00
SCHOOL 201 CAPITAL PROJECTS		\$12,580,145,756	\$8,514,038	\$0.51030054867	\$6,419,655.28	\$4,344.72	\$6,424,000.00
SCHOOL 201 ENRICHMENT		\$12,580,145,756	\$4,257,019	\$1.51107687349	\$19,009,567.32	\$6,432.68	\$19,016,000.00
Totals for SNOHOMISH SCHOOL DIST NO 201				\$4.40447462956	\$55,408,932.82	\$31,067.18	\$55,440,000.00
STANWOOD-CAMANO SCHOOL DIST NO 401							
SCHOOL 401 BONDS		\$3,896,165,981	\$2,546,586	\$1.21893656730	\$4,749,179.19	\$3,104.13	\$4,752,283.32
SCHOOL 401 CAPITAL PROJECTS		\$3,896,165,981	\$2,546,586	\$0.24119558730	\$939,738.04	\$614.23	\$940,352.27
SCHOOL 401 ENRICHMENT		\$3,896,165,981	\$1,273,293	\$1.49451649660	\$5,822,884.33	\$1,902.96	\$5,824,787.29
Totals for STANWOOD-CAMANO SCHOOL DIST NO 401				\$2.95464865120	\$11,511,801.56	\$5,621.32	\$11,517,422.88
SULTAN SCHOOL DISTRICT NO 311							
SCHOOL 311 CAPITAL PROJECTS		\$2,254,440,571	\$56,374,322	\$0.52171224690	\$1,176,169.26	\$29,411.17	\$1,205,580.43
SCHOOL 311 ENRICHMENT		\$2,254,440,571	\$28,187,161	\$1.54866051106	\$3,491,363.09	\$43,652.34	\$3,535,015.43
Totals for SULTAN SCHOOL DISTRICT NO 311				\$2.07037275796	\$4,667,532.35	\$73,063.51	\$4,740,595.86
CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY							
CENTRAL PUGET SOUND REGIONAL	\$105,965,158,670			\$0.18409000000	\$19,507,126.06	\$0.00	\$19,507,126.06
Totals for CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY				\$0.18409000000	\$19,507,126.06	\$0.00	\$19,507,126.06
NORTHSHORE PARK AND RECREATION							
NORTHSHORE PARK & REC	\$16,658,008,080			\$0.03586000000	\$597,356.17	\$0.00	\$597,356.17
Totals for NORTHSHORE PARK AND RECREATION				\$0.03586000000	\$597,356.17	\$0.00	\$597,356.17

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
PORT OF EDMONDS							
PORT OF EDMONDS MAINTENANCE	\$7,511,072,424			\$0.08119745564	\$609,879.97	\$0.00	\$609,879.97
Totals for PORT OF EDMONDS				\$0.08119745564	\$609,879.97	\$0.00	\$609,879.97
PORT OF EVERETT							
PORT OF EVERETT MAINTENANCE	\$23,688,274,343			\$0.22014572334	\$5,214,872.29	\$0.00	\$5,214,872.29
Totals for PORT OF EVERETT				\$0.22014572334	\$5,214,872.29	\$0.00	\$5,214,872.29
MARYSVILLE FIRE DISTRICT RFA							
MARYSVILLE REGIONAL FIRE	\$13,486,754,984			\$1.25677920671	\$16,949,873.23	\$0.00	\$16,949,873.23
Totals for MARYSVILLE FIRE DISTRICT RFA				\$1.25677920671	\$16,949,873.23	\$0.00	\$16,949,873.23
NORTH COUNTY REGIONAL FIRE AUTHORITY							
NORTH COUNTY REGIONAL FIRE	\$8,240,353,302			\$1.44663632044	\$11,920,794.38	\$0.00	\$11,920,794.38
NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016	\$8,406,437,602			\$0.33803652326	\$2,841,682.94	\$0.00	\$2,841,682.94
Totals for NORTH COUNTY REGIONAL FIRE AUTHORITY				\$1.78467284370	\$14,762,477.32	\$0.00	\$14,762,477.32
SOUTH SNOHOMISH COUNTY FIRE & RESCUE RFA							
SOUTH COUNTY REGIONAL FIRE	\$37,118,492,184			\$0.93074729352	\$34,547,936.14	\$0.00	\$34,547,936.14
SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	\$37,145,684,184			\$0.41628421550	\$15,463,162.00	\$0.00	\$15,463,162.00
Totals for SOUTH SNOHOMISH COUNTY FIRE & RESCUE RFA				\$1.34703150902	\$50,011,098.14	\$0.00	\$50,011,098.14
SNOHOMISH COUNTY - ROAD							
ROAD DISTRICT	\$73,539,130,922			\$0.96273081150	\$70,798,387.19	\$0.00	\$70,798,387.19
Totals for SNOHOMISH COUNTY - ROAD				\$0.96273081150	\$70,798,387.19	\$0.00	\$70,798,387.19

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
STATE							
STATE SCHOOL 1	\$170,287,575,061			\$1.73231843188	\$294,992,305.00	\$0.00	\$294,992,305.00
STATE SCHOOL 2	\$168,788,769,455			\$0.93349853493	\$157,564,069.00	\$0.00	\$157,564,069.00
Totals for STATE				\$2.66581696681	\$452,556,374.00	\$0.00	\$452,556,374.00

Total County Value: \$170,299,965,640.00

Total County Tax: \$1,584,079,035.91

Average County Tax: \$9.3017

*Total County Tax includes all taxing districts regular levies, excess levies and timber tax. This amount differs from the tax totals shown on pages 23 and 26 which do not include timber tax. Timber tax is an excise tax collected by the state separate from property tax with a portion distributed to the taxing districts.

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
00010	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285	
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863	
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998	
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873	
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	5.88290217326
				Sum of Excess Levy Rate	3.27287711195
TCA Value:	\$11,002,496,533			Sum of TCA 00010	9.15577928521
00011	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285	
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863	
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998	
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873	
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	5.88290217326
				Sum of Excess Levy Rate	3.27287711195
TCA Value:	\$1,120,233			Sum of TCA 00011	9.15577928521
00012	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285	
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998	
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873	
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	5.66275644992
				Sum of Excess Levy Rate	3.27287711195
	TCA Value:	\$427,682,506			Sum of TCA 00012	8.93563356187

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00018	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$254,194	<i>Sum of Regular Levy Rate</i>	5.69881217326
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 00018	8.97168928521
00020	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$237,768,583	<i>Sum of Regular Levy Rate</i>	5.88290217326
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 00020	9.15577928521
00021	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$73,809	<i>Sum of Regular Levy Rate</i>	6.08731451958
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 00021	9.36019163153

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
00025	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285	
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863	
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860	
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956	
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.88290217326	
			Sum of Excess Levy Rate	3.04270223150	
TCA Value:	\$7,710,476,460			Sum of TCA 00025	8.92560440476
00030	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285	
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863	
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368	
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631	
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.88290217326	
			Sum of Excess Levy Rate	3.69392524215	
TCA Value:	\$4,177,217			Sum of TCA 00030	9.57682741541
00050	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285	
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863	
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740	
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867	
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.88290217326	
			Sum of Excess Levy Rate	4.40447462956	
TCA Value:	\$1,217,276			Sum of TCA 00050	10.28737680282

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00051	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$5,270			Sum of Regular Levy Rate	5.68307879624
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 00051	10.08755342580
00054	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$142,509			Sum of Regular Levy Rate	5.66275644992
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 00054	8.70545868142
00056	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,106,728,864			Sum of Regular Levy Rate	5.66275644992
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 00056	8.93563356187

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00057	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$851,570,928			<i>Sum of Regular Levy Rate</i>	5.66275644992
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 00057	8.70545868142
00058	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$57,843			<i>Sum of Regular Levy Rate</i>	5.68307879624
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 00058	7.75345155420
00062	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$251,795,370			<i>Sum of Regular Levy Rate</i>	5.88290217326
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 00062	8.92560440476

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00064	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$679,778,379	Sum of Regular Levy Rate	5.66275644992
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 00064	8.70545868142
00110	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$2,746,647,145	Sum of Regular Levy Rate	6.42107857755
			Sum of Excess Levy Rate	2.90152487223
			Sum of TCA 00110	9.32260344978
00112	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$43,387,300	Sum of Regular Levy Rate	4.97444225711
			Sum of Excess Levy Rate	2.90152487223
			Sum of TCA 00112	7.87596712934

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00114	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$242,000			<i>Sum of Regular Levy Rate</i>	6.18978596926
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 00114	8.67975905416
00116	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$785,408,018			<i>Sum of Regular Levy Rate</i>	6.18978596926
			<i>Sum of Excess Levy Rate</i>	3.19842940886
			Sum of TCA 00116	9.38821537812
00117	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$10,073,600			<i>Sum of Regular Levy Rate</i>	4.74314964882
			<i>Sum of Excess Levy Rate</i>	3.19842940886
			Sum of TCA 00117	7.94157905768

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00118	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.42107857755
TCA Value:		\$15,743,720	<i>Sum of Excess Levy Rate</i>	4.10547702948
			Sum of TCA 00118	10.52655560703
00119	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.97444225711
TCA Value:		\$366,000	<i>Sum of Excess Levy Rate</i>	4.10547702948
			Sum of TCA 00119	9.07991928659

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00123	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:			<i>Sum of Regular Levy Rate</i>	6.18978596926
			<i>Sum of Excess Levy Rate</i>	2.61439721682
			Sum of TCA 00123	8.80418318608
00124	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:			<i>Sum of Regular Levy Rate</i>	6.42107857755
			<i>Sum of Excess Levy Rate</i>	3.02594900415
			Sum of TCA 00124	9.44702758170
00125	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:			<i>Sum of Regular Levy Rate</i>	4.74314964882
			<i>Sum of Excess Levy Rate</i>	2.61439721682
			Sum of TCA 00125	7.35754686564

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00126	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.97444225711
<i>Sum of Excess Levy Rate</i>				3.02594900415
TCA Value:	\$8,148,300		Sum of TCA 00126	8.00039126126
00180	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYDAR	DARRINGTON	Regular Levy Rate	1.36433083734
	FIR024	FIRE DIST 24 EXPENSE	Regular Levy Rate	0.98554150540
	FIR024	FIRE DIST 24 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35672256440
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.59358496027
<i>Sum of Excess Levy Rate</i>				1.92897888383
TCA Value:	\$198,772,414		Sum of TCA 00180	8.52256384410

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00181	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYDAR	DARRINGTON	Regular Levy Rate	1.36433083734
	FIR024	FIRE DIST 24 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35672256440
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.60804345487
			<i>Sum of Excess Levy Rate</i>	1.92897888383
TCA Value:	\$2,791,600		Sum of TCA 00181	7.53702233870
00210	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEDM	EDMONDS	Regular Levy Rate	0.84451861346
	CTYEDM	EDMONDS EMS PERMANENT 2004-ON	Regular Levy Rate	0.33642570804
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.15945385302
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$4,816,633,868		Sum of TCA 00210	8.35140042592

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00216	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEDM	EDMONDS	Regular Levy Rate	0.84451861346
	CTYEDM	EDMONDS EMS PERMANENT 2004-ON	Regular Levy Rate	0.33642570804
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value:	\$1,818,552,055		Sum of Regular Levy Rate	5.15945385302
			Sum of Excess Levy Rate	3.19194657290
			Sum of TCA 00216	8.35140042592
00217	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEDM	EDMONDS	Regular Levy Rate	0.84451861346
	CTYEDM	EDMONDS EMS PERMANENT 2004-ON	Regular Levy Rate	0.33642570804
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$5,395,040,033		Sum of Regular Levy Rate	5.07825639738
			Sum of Excess Levy Rate	3.19194657290
			Sum of TCA 00217	8.27020297028

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00227	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEDM	EDMONDS	Regular Levy Rate	0.84451861346
	CTYEDM	EDMONDS EMS PERMANENT 2004-ON	Regular Levy Rate	0.33642570804
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.07825639738
<i>Sum of Excess Levy Rate</i>				3.19194657290
TCA Value:	\$548,736,379		Sum of TCA 00227	8.27020297028
00260	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYGBR	GOLD BAR	Regular Levy Rate	0.91082146354
	FIR026	FIRE DIST 26 EXPENSE	Regular Levy Rate	1.37821847654
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	FIR026	FIRE DIST 26 G.O. BOND	Excess Levy Rate	0.11695321573
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.49556217720
<i>Sum of Excess Levy Rate</i>				2.18732597369
TCA Value:	\$267,032,096		Sum of TCA 00260	8.68288815089

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00262	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYGBR	GOLD BAR	Regular Levy Rate	0.91082146354
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	FIR026	FIRE DIST 26 G.O. BOND	Excess Levy Rate	0.11695321573
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,800,500			<i>Sum of Regular Levy Rate</i>	5.11734370066
			<i>Sum of Excess Levy Rate</i>	2.18732597369
			Sum of TCA 00262	7.30466967435
00304	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYGFL	GRANITE FALLS	Regular Levy Rate	1.01587680607
	FIR017	FIRE DIST 17 EXPENSE	Regular Levy Rate	1.28093082488
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$637,950,759			<i>Sum of Regular Levy Rate</i>	6.31745243149
			<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 00304	9.83063734375
00305	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYGFL	GRANITE FALLS	Regular Levy Rate	1.01587680607
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$10,437,900			<i>Sum of Regular Levy Rate</i>	5.03652160661
			<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 00305	8.54970651887

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00357	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYIND	INDEX	Regular Levy Rate	1.00510711613
	FIR026	FIRE DIST 26 EXPENSE	Regular Levy Rate	1.37821847654
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	SCH063IND	SCHOOL 063 ENRICHMENT	Excess Levy Rate	0.65099117027
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.19834702339
TCA Value:	\$30,186,116		<i>Sum of Excess Levy Rate</i>	0.65099117027
			Sum of TCA 00357	6.84933819366
00358	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYIND	INDEX	Regular Levy Rate	1.00510711613
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	SCH063IND	SCHOOL 063 ENRICHMENT	Excess Levy Rate	0.65099117027
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82012854685
			<i>Sum of Excess Levy Rate</i>	0.65099117027
TCA Value:	\$0		Sum of TCA 00358	5.47111971712
00406	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.41716930260
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$316,409,682		Sum of TCA 00406	9.83279198119

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00407	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,847,900			<i>Sum of Regular Levy Rate</i>	4.91716930260
			<i>Sum of Excess Levy Rate</i>	3.41562267859
			Sum of TCA 00407	8.33279198119
00408	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
TCA Value: \$5,701,059,215			<i>Sum of Regular Levy Rate</i>	6.41716930260
			<i>Sum of Excess Levy Rate</i>	3.41562267859
			Sum of TCA 00408	9.83279198119
00409	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$24,925,300			<i>Sum of Regular Levy Rate</i>	4.91716930260
			<i>Sum of Excess Levy Rate</i>	3.41562267859
			Sum of TCA 00409	8.33279198119

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00410	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.41716930260
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$19,720,188		Sum of TCA 00410	10.82164393216
00411	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.41716930260
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$6,189,465		Sum of TCA 00411	10.82164393216

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00449	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLYN	LYNNWOOD	Regular Levy Rate	0.53058134488
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.77492492978
TCA Value:		\$4,522,252	<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00449	8.96687150268
00452	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLYN	LYNNWOOD	Regular Levy Rate	0.53058134488
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.77492492978
TCA Value:		\$8,465,972,282	<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00452	8.96687150268

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00457	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLYN	LYNNWOOD	Regular Levy Rate	0.53058134488
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.84417763626
<i>Sum of Excess Levy Rate</i>				3.19194657290
TCA Value:	\$10,768,600		Sum of TCA 00457	8.03612420916
00502	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.15234611479
<i>Sum of Excess Levy Rate</i>				3.41562267859
TCA Value:	\$1,344,100		Sum of TCA 00502	8.56796879338
00504	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.15234611479
<i>Sum of Excess Levy Rate</i>				3.19842940886
TCA Value:	\$70,961,200		Sum of TCA 00504	8.35077552365

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00505	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$89,755,140			Sum of Regular Levy Rate	5.15234611479
			Sum of Excess Levy Rate	3.69392524215
			Sum of TCA 00505	8.84627135694
00506	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$7,215,200			Sum of Regular Levy Rate	5.38363872308
			Sum of Excess Levy Rate	4.10547702948
			Sum of TCA 00506	9.48911575256
00507	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$7,411,500			Sum of Regular Levy Rate	5.38363872308
			Sum of Excess Levy Rate	2.90152487223
			Sum of TCA 00507	8.28516359531

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00508	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$21,430,229			<i>Sum of Regular Levy Rate</i>	6.64041792979
			<i>Sum of Excess Levy Rate</i>	2.90152487223
			Sum of TCA 00508	9.54194280202
00509	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$4,808,317			<i>Sum of Regular Levy Rate</i>	6.64041792979
			<i>Sum of Excess Levy Rate</i>	4.10547702948
			Sum of TCA 00509	10.74589495927

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00511	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$8,972,217,237			<i>Sum of Regular Levy Rate</i>	6.40912532150
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 00511	10.10305056365
00513	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$925,922,334			<i>Sum of Regular Levy Rate</i>	6.40912532150
			<i>Sum of Excess Levy Rate</i>	3.41562267859
			Sum of TCA 00513	9.82474800009
00514	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$789,584,289			<i>Sum of Regular Levy Rate</i>	6.40912532150
			<i>Sum of Excess Levy Rate</i>	3.19842940886
			Sum of TCA 00514	9.60755473036

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00515	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$11,632,698	<i>Sum of Regular Levy Rate</i>	6.40912532150
			<i>Sum of Excess Levy Rate</i>	3.41562267859
			Sum of TCA 00515	9.82474800009
00516	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$4,799,744	<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 00516	8.51876398456
00517	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$43,775,474	<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 00517	8.51876398456

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00520	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$2,604,403,958		Sum of TCA 00520	8.74893886501
00521	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$131,590,773		Sum of TCA 00521	8.74893886501
00523	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$5,370,374		Sum of TCA 00523	8.74893886501

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00525	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$188,942,986			<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 00525	8.74893886501
00526	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,102,848,238			<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 00526	8.74893886501
00529	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$12,831,460			<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00529	8.66800832596

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00530	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMON	MONROE	Regular Levy Rate	1.02164388458
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.72751004583
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$3,285,476,229		Sum of TCA 00530	9.33622691582
00536	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMON	MONROE	Regular Levy Rate	1.02164388458
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.72751004583
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$30,579,236		Sum of TCA 00536	9.33622691582
00537	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMON	MONROE	Regular Levy Rate	1.02164388458
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.72751004583
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$60,806,972		Sum of TCA 00537	11.13198467539

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00538	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMON	MONROE	Regular Levy Rate	1.02164388458
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$550,800	<i>Sum of Regular Levy Rate</i>	5.22751004583
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 00538	9.63198467539
00540	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMON	MONROE	Regular Levy Rate	1.02164388458
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$18,265,700	<i>Sum of Regular Levy Rate</i>	5.22751004583
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 00540	7.83622691582
00575	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBRI	BRIER	Regular Levy Rate	0.70686235466
	CTYBRI	BRIER EMS PERMANENT 2003-ON	Regular Levy Rate	0.28550492962
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$1,377,445,133	<i>Sum of Regular Levy Rate</i>	4.88967936016
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00575	8.08162593306

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00580	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBRI	BRIER	Regular Levy Rate	0.70686235466
	CTYBRI	BRIER EMS PERMANENT 2003-ON	Regular Levy Rate	0.28550492962
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.88967936016
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$4,120,941		Sum of TCA 00580	8.08162593306
00585	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBRI	BRIER	Regular Levy Rate	0.70686235466
	CTYBRI	BRIER EMS PERMANENT 2003-ON	Regular Levy Rate	0.28550492962
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.92553936016
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$333,312,547		Sum of TCA 00585	8.17933936016

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00610	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMOU	MOUNTLAKE TERRACE	Regular Levy Rate	1.11159939471
	CTYMOU	MOUNTLAKE TERRACE EMS PERMANENT 2005-ON	Regular Levy Rate	0.30913988797
	CTYMOU	MOUNTLAKE TERRACE G.O. BOND	Excess Levy Rate	0.17471429008
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.31805135856
			<i>Sum of Excess Levy Rate</i>	3.36666086298
	TCA Value:	\$4,142,786,600	Sum of TCA 00610	8.68471222154
00638	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMOU	MOUNTLAKE TERRACE	Regular Levy Rate	1.11159939471
	CTYMOU	MOUNTLAKE TERRACE EMS PERMANENT 2005-ON	Regular Levy Rate	0.30913988797
	CTYMOU	MOUNTLAKE TERRACE G.O. BOND	Excess Levy Rate	0.17471429008
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.31805135856
			<i>Sum of Excess Levy Rate</i>	3.36666086298
	TCA Value:	\$12,194,009	Sum of TCA 00638	8.68471222154

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00667	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMUKE	MUKILTEO	Regular Levy Rate	0.95903496745
	CTYMUKE	MUKILTEO EMS PERMANENT 2011-ON	Regular Levy Rate	0.33155305827
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			Sum of Regular Levy Rate	5.35052119390
			Sum of Excess Levy Rate	3.04270223150
TCA Value:	\$3,177,510,286	Sum of TCA 00667		8.39322342540
00671	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMUKE	MUKILTEO	Regular Levy Rate	0.95903496745
	CTYMUKE	MUKILTEO EMS PERMANENT 2011-ON	Regular Levy Rate	0.33155305827
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
				Sum of Regular Levy Rate	5.13037547056
			Sum of Excess Levy Rate	3.04270223150
TCA Value:	\$987,424,733	Sum of TCA 00671		8.17307770206
00673	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMUKE	MUKILTEO	Regular Levy Rate	0.95903496745
	CTYMUKE	MUKILTEO EMS PERMANENT 2011-ON	Regular Levy Rate	0.33155305827
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
				Sum of Regular Levy Rate	5.13037547056
			Sum of Excess Levy Rate	3.04270223150
TCA Value:	\$1,844,311,104	Sum of TCA 00673		8.17307770206

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00731	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSNO	SNOHOMISH	Regular Levy Rate	0.65728915950
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			Sum of Regular Levy Rate	6.37668845951
			Sum of Excess Levy Rate	3.51318491226
			Sum of TCA 00731	9.88987337177
00735	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSNO	SNOHOMISH	Regular Levy Rate	0.65728915950
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			Sum of Regular Levy Rate	6.37668845951
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 00735	10.78116308907
TCA Value:	\$1,131			
TCA Value:	\$1,925,713,439			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00736	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSNO	SNOHOMISH	Regular Levy Rate	0.65728915950
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.37668845951
<i>Sum of Excess Levy Rate</i>				4.40447462956
TCA Value:	\$39,909,369		Sum of TCA 00736	10.78116308907
00740	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSNO	SNOHOMISH	Regular Levy Rate	0.65728915950
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.95749500139
<i>Sum of Excess Levy Rate</i>				4.40447462956
TCA Value:	\$10,675,200		Sum of TCA 00740	9.36196963095
00758	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSTN	STANWOOD	Regular Levy Rate	1.50156810712
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.94193839566
<i>Sum of Excess Levy Rate</i>				2.95464865120
TCA Value:	\$1,275,139,016		Sum of TCA 00758	9.89658704686

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00760	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSTN	STANWOOD	Regular Levy Rate	1.50156810712
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.49530207522
			<i>Sum of Excess Levy Rate</i>	2.95464865120
TCA Value:	\$15,886,300		Sum of TCA 00760	8.44995072642
00805	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSUL	SULTAN	Regular Levy Rate	1.10406160626
	CTYSUL	SULTAN G.O. BOND 2004	Excess Levy Rate	0.03532018277
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.32633467436
			<i>Sum of Excess Levy Rate</i>	2.78971918916
TCA Value:	\$824,287,322		Sum of TCA 00805	9.11605386352

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00806	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSUL	SULTAN	Regular Levy Rate	1.10406160626
	CTYSUL	SULTAN G.O. BOND 2004	Excess Levy Rate	0.03532018277
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21712071443
			<i>Sum of Excess Levy Rate</i>	2.78971918916
TCA Value: \$10,882,100			Sum of TCA 00806	8.00683990359
00807	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSUL	SULTAN	Regular Levy Rate	1.10406160626
	CTYSUL	SULTAN G.O. BOND 2004	Excess Levy Rate	0.03532018277
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.32633467436
			<i>Sum of Excess Levy Rate</i>	2.78971918916
TCA Value: \$504			Sum of TCA 00807	9.11605386352

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00809	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSUL	SULTAN	Regular Levy Rate	1.10406160626
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.32633467436
			<i>Sum of Excess Levy Rate</i>	2.75439900639
TCA Value:		\$0	Sum of TCA 00809	9.08073368075
00853	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYWDW	WOODWAY	Regular Levy Rate	1.37598727930
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96299600442
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:		\$250,939	Sum of TCA 00853	8.15494257732

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00855	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYWDW	WOODWAY	Regular Levy Rate	1.37598727930
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96299600442
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00855	8.15494257732
00857	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYWDW	WOODWAY	Regular Levy Rate	1.37598727930
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96299600442
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00857	8.15494257732

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00902	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBOT	BOTHELL	Regular Levy Rate	1.74398000000
	CTYBOT	BOTHELL URBAN EMS 2018-2023	Regular Levy Rate	0.24913109349
	CTYBOT	BOTHELL G.O. BONDS	Excess Levy Rate	0.15948000000
	LIBKNG	KING COUNTY RURAL LIBRARY	Regular Levy Rate	0.29245000000
	LIBKNG	KING COUNTY RURAL LIBRARY G.O. BOND 2006	Excess Levy Rate	0.03512000000
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$4,813,386,919			Sum of Regular Levy Rate	5.76970773193
			Sum of Excess Levy Rate	3.44840000000
			Sum of TCA 00902	9.21810773193
00906	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBOT	BOTHELL	Regular Levy Rate	1.74398000000
	CTYBOT	BOTHELL URBAN EMS 2018-2023	Regular Levy Rate	0.24913109349
	CTYBOT	BOTHELL G.O. BONDS	Excess Levy Rate	0.15948000000
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBKNG	KING COUNTY RURAL LIBRARY	Regular Levy Rate	0.29245000000
	LIBKNG	KING COUNTY RURAL LIBRARY G.O. BOND 2006	Excess Levy Rate	0.03512000000
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,475,544,421			Sum of Regular Levy Rate	5.82723236297
			Sum of Excess Levy Rate	3.44840000000
			Sum of TCA 00906	9.27563236297

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00907	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBOT	BOTHELL	Regular Levy Rate	1.74398000000
	CTYBOT	BOTHELL URBAN EMS 2018-2023	Regular Levy Rate	0.24913109349
	CTYBOT	BOTHELL G.O. BONDS	Excess Levy Rate	0.15948000000
	LIBKNG	KING COUNTY RURAL LIBRARY	Regular Levy Rate	0.29245000000
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.76970773193
			<i>Sum of Excess Levy Rate</i>	3.41328000000
TCA Value:	\$9,196,236		Sum of TCA 00907	9.18298773193
01060	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EXPENSE	Regular Levy Rate	1.28093082488
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.26430643692
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$88,194,797		Sum of TCA 01060	9.67992911551

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01070	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EXPENSE	Regular Levy Rate	1.28623751413
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.20402806089
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$161,756,994		Sum of TCA 01070	9.61965073948
01080	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR027	FIRE DIST 27 EXPENSE	Regular Levy Rate	0.82169291952
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.66026689920
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$91,815,894		Sum of TCA 01080	8.70296913070

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01103	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$747,948	<i>Sum of Regular Levy Rate</i>	4.61842825634
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 01103	7.10840134124
01105	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$740,065	<i>Sum of Regular Levy Rate</i>	4.84972086463
			<i>Sum of Excess Levy Rate</i>	2.90152487223
			Sum of TCA 01105	7.75124573686
01110	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$5,013,244	<i>Sum of Regular Levy Rate</i>	6.37520746305
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 01110	8.86518054795

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01119	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.40310110004
			<i>Sum of Excess Levy Rate</i>	2.48997308490
TCA Value:	\$37,060,479		Sum of TCA 01119	8.89307418494
01128	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EXPENSE	Regular Levy Rate	1.28093082488
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.26430643692
			<i>Sum of Excess Levy Rate</i>	2.48997308490
TCA Value:	\$354,490		Sum of TCA 01128	8.75427952182
01137	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.63439370833
			<i>Sum of Excess Levy Rate</i>	2.90152487223
TCA Value:	\$1,026,003,109		Sum of TCA 01137	9.53591858056

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01141	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$240,120,702			Sum of Regular Levy Rate	6.76665383127
			Sum of Excess Levy Rate	3.02594900415
			Sum of TCA 01141	9.79260283542
01144	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$48,696,450			Sum of Regular Levy Rate	6.53536122298
			Sum of Excess Levy Rate	2.61439721682
			Sum of TCA 01144	9.14975843980
01150	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EXPENSE	Regular Levy Rate	1.09798348987
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$132,602,686			Sum of Regular Levy Rate	6.16853432681
			Sum of Excess Levy Rate	2.48997308490
			Sum of TCA 01150	8.65850741171

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
01151	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR021	FIRE DIST 21 EXPENSE	Regular Levy Rate	1.09798348987	
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060	
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829	
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843	
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value:	\$1,334,030,890		Sum of Regular Levy Rate	6.39982693510	
			Sum of Excess Levy Rate	2.90152487223	
			Sum of TCA 01151	9.30135180733	
01155	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR022	FIRE DIST 22 EXPENSE	Regular Levy Rate	1.28623751413	
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843	
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
	TCA Value:	\$242,847,857		Sum of Regular Levy Rate	6.20402806089
				Sum of Excess Levy Rate	2.48997308490
			Sum of TCA 01155	8.69400114579	
01160	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR025	FIRE DIST 25 EXPENSE	Regular Levy Rate	0.79563716921	
	FIR025	FIRE DIST 25 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35985121335	
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829	
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843	
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value:	\$157,056,384		Sum of Regular Levy Rate	6.00520924719	
			Sum of Excess Levy Rate	2.90152487223	
			Sum of TCA 01160	8.90673411942	

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01201	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$12,685,224		<i>Sum of Regular Levy Rate</i>	4.61842825634
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01201	8.31235349849
01209	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$2,683,940		<i>Sum of Regular Levy Rate</i>	4.83857397968
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01209	8.53249922183
01212	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
TCA Value:	\$999,051		<i>Sum of Regular Levy Rate</i>	6.68433034977
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01212	10.37825559192

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01218	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.59535318639
TCA Value:	\$125,279,784		<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01218	10.28927842854
01227	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR015	FIRE DIST 15 EXPENSE	Regular Levy Rate	1.23323218261
	FIR015	FIRE DIST 15 EMS PERMANENT 2015-ON	Regular Levy Rate	0.47502012134
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.54682628363
TCA Value:	\$21,218,378		<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01227	10.24075152578

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01235	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$922,329,947			<i>Sum of Regular Levy Rate</i>	6.37520746305
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01235	10.06913270520
01269	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR015	FIRE DIST 15 EXPENSE	Regular Levy Rate	1.23323218261
	FIR015	FIRE DIST 15 EMS PERMANENT 2015-ON	Regular Levy Rate	0.47502012134
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$557,620,822			<i>Sum of Regular Levy Rate</i>	6.32668056029
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01269	10.02060580244
01276	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EXPENSE	Regular Levy Rate	1.28093082488
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$32,360,087			<i>Sum of Regular Levy Rate</i>	6.26430643692
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01276	9.95823167907

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01285	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EXPENSE	Regular Levy Rate	1.09798348987
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$6,362,405			<i>Sum of Regular Levy Rate</i>	6.16853432681
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01285	9.86245956896
01286	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EXPENSE	Regular Levy Rate	1.09798348987
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$46,702,350			<i>Sum of Regular Levy Rate</i>	6.39982693510
			<i>Sum of Excess Levy Rate</i>	4.10547702948
			Sum of TCA 01286	10.50530396458

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01288	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EXPENSE	Regular Levy Rate	1.28623751413
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.20402806089
			<i>Sum of Excess Levy Rate</i>	3.69392524215
TCA Value:	\$561,605,182		Sum of TCA 01288	9.89795330304
01300	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.61842825634
			<i>Sum of Excess Levy Rate</i>	2.07037275796
TCA Value:	\$18,600		Sum of TCA 01300	6.68880101430
01364	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.53536122298
			<i>Sum of Excess Levy Rate</i>	3.32285354078
TCA Value:	\$63,390,194		Sum of TCA 01364	9.85821476376

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
01368	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000	
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664	
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192	
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829	
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865	
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214	
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493		
TCA Value: \$130,827,610			Sum of Regular Levy Rate	6.76665383127	
			Sum of Excess Levy Rate	3.73440532811	
			Sum of TCA 01368	10.50105915938	
01376	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865	
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214	
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
	TCA Value: \$1,637,775,165			Sum of Regular Levy Rate	6.37520746305
				Sum of Excess Levy Rate	3.19842940886
			Sum of TCA 01376	9.57363687191	
01400	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240	
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
	TCA Value: \$2,968,700			Sum of Regular Levy Rate	4.61842825634
				Sum of Excess Levy Rate	1.51742709650
			Sum of TCA 01400	6.13585535284	

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01410	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$9,377,481	<i>Sum of Regular Levy Rate</i>	4.84972086463
			<i>Sum of Excess Levy Rate</i>	1.92897888383
			Sum of TCA 01410	6.77869974846
01415	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR024	FIRE DIST 24 EXPENSE	Regular Levy Rate	0.98554150540
	FIR024	FIRE DIST 24 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35672256440
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$253,722,533	<i>Sum of Regular Levy Rate</i>	6.19198493443
			<i>Sum of Excess Levy Rate</i>	1.92897888383
			Sum of TCA 01415	8.12096381826
01420	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR025	FIRE DIST 25 EXPENSE	Regular Levy Rate	0.79563716921
	FIR025	FIRE DIST 25 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35985121335
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$531,025	<i>Sum of Regular Levy Rate</i>	6.00520924719
			<i>Sum of Excess Levy Rate</i>	1.92897888383
			Sum of TCA 01420	7.93418813102

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01510	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.61842825634
TCA Value:	\$16,540,525		<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 01510	8.13161316860
01512	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.51318491226
TCA Value:	\$32,769,116		Sum of TCA 01512	9.97736953869
01515	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.84972086463
			<i>Sum of Excess Levy Rate</i>	3.92473669959
TCA Value:	\$0		Sum of TCA 01515	8.77445756422

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
01520	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR017	FIRE DIST 17 EXPENSE	Regular Levy Rate	1.28093082488	
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992	
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351	
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	6.26430643692
				Sum of Excess Levy Rate	3.51318491226
TCA Value:	\$1,502,307,093			Sum of TCA 01520	9.77749134918
01530	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR021	FIRE DIST 21 EXPENSE	Regular Levy Rate	1.09798348987	
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992	
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351	
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	6.16853432681
				Sum of Excess Levy Rate	3.51318491226
TCA Value:	\$90,189,592			Sum of TCA 01530	9.68171923907
01540	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR022	FIRE DIST 22 EXPENSE	Regular Levy Rate	1.28623751413	
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992	
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351	
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	6.20402806089
				Sum of Excess Levy Rate	3.51318491226
TCA Value:	\$106,545,430			Sum of TCA 01540	9.71721297315

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01550	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR023	FIRE DIST 23 EXPENSE	Regular Levy Rate	0.50846815939
	FIR023	FIRE DIST 23 EMS PERMANENT 2020-ON	Regular Levy Rate	0.46574271482
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.59263913055
			<i>Sum of Excess Levy Rate</i>	3.51318491226
TCA Value:	\$57,290,667		Sum of TCA 01550	9.10582404281
01637	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.40310110004
			<i>Sum of Excess Levy Rate</i>	2.95464865120
TCA Value:	\$2,296,519,332		Sum of TCA 01637	9.35774975124
01660	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.53536122298
			<i>Sum of Excess Levy Rate</i>	3.07907278312
TCA Value:	\$202,540,211		Sum of TCA 01660	9.61443400610

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01662	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$26,010,717			<i>Sum of Regular Levy Rate</i>	6.76665383127
			<i>Sum of Excess Levy Rate</i>	3.49062457045
			Sum of TCA 01662	10.25727840172
01678	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$70,761,740			<i>Sum of Regular Levy Rate</i>	6.37520746305
			<i>Sum of Excess Levy Rate</i>	2.95464865120
			Sum of TCA 01678	9.32985611425

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02210	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$0	<i>Sum of Regular Levy Rate</i>	4.83857397968
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 02210	7.88127621118
02211	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$6,541	<i>Sum of Regular Levy Rate</i>	5.02266397968
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 02211	8.06536621118
02213	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$81,807,107	<i>Sum of Regular Levy Rate</i>	5.02266397968
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 02213	8.06536621118

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02220	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.36969548870
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value: \$77,671,088			Sum of TCA 02220	9.41239772020
02270	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.80251825634
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value: \$58,406,592			Sum of TCA 02270	7.84522048784

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02310	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.14954976536
<i>Sum of Excess Levy Rate</i>				3.04270223150
TCA Value:	\$7,453,374,148		Sum of TCA 02310	9.19225199686
02341	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.80251825634
<i>Sum of Excess Levy Rate</i>				3.04270223150
TCA Value:	\$132,063,728		Sum of TCA 02341	7.84522048784
02363	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.14954976536
<i>Sum of Excess Levy Rate</i>				3.04270223150
TCA Value:	\$715,662,038		Sum of TCA 02363	9.19225199686

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02385	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.14954976536
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value: \$5,205,154			Sum of TCA 02385	9.19225199686
02414	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.94124034302
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value: \$12,523,425			Sum of TCA 02414	8.13318691592

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02446	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.20707439640
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 02446	9.39902096930
TCA Value: \$11,434,954,947				
02475	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.20707439640
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 02475	9.39902096930
TCA Value: \$944,714,906				

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02490	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.20707439640
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value: \$2,056,788			Sum of TCA 02490	9.39902096930
03020	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.36969548870
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value: \$485,148,368			Sum of TCA 03020	9.64257260065

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03021	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.16987211168
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$2,217		Sum of TCA 03021	9.44274922363
03022	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.35396211168
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$142,616,075		Sum of TCA 03022	9.62683922363

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03024	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.36969548870
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03024	9.64257260065
03025	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.57410783502
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03025	9.84698494697
TCA Value:	\$271,965,293			
TCA Value:	\$49,128,527			

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
03028	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334	
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352	
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998	
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873	
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value:	\$42,862,638	Sum of Regular Levy Rate	6.57410783502		
		Sum of Excess Levy Rate	3.27287711195		
			Sum of TCA 03028	9.84698494697	
03029	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998	
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873	
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
	TCA Value:	\$4,402,086	Sum of Regular Levy Rate	4.83857397968	
			Sum of Excess Levy Rate	3.27287711195	
				Sum of TCA 03029	8.11145109163

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03030	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.68433034977
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03030	9.95720746172
03032	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.57410783502
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03032	9.84698494697
TCA Value:	\$9,705,048			
TCA Value:	\$6,040			

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03033	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			Sum of Regular Levy Rate	5.22707632600
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 03033	8.49995343795
03034	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
				Sum of Regular Levy Rate	5.04298632600
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 03034	8.31586343795
03041	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
				Sum of Regular Levy Rate	6.46418462643
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 03041	9.73706173838
TCA Value:	\$5,187,786			
TCA Value:	\$515,828			
TCA Value:	\$32,570,289			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03042	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.64827462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03042	9.92115173838
03043	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03043	9.73706173838

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03044	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$9,121,883		Sum of TCA 03044	9.73706173838
03045	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.64827462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$2,623,227,089		Sum of TCA 03045	9.92115173838

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03046	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.85268697275
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03046	10.12556408470
03047	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03047	9.94147408470

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03048	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$10,494,024	Sum of Regular Levy Rate	6.14954976536	
		Sum of Excess Levy Rate	3.27287711195	
		Sum of TCA 03048	9.42242687731	
03050	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$17,910,349	Sum of Regular Levy Rate	6.66859697275	
		Sum of Excess Levy Rate	3.27287711195	
		Sum of TCA 03050	9.94147408470	

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03051	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03051	9.94147408470
03052	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03052	9.73706173838

TCA Value: \$168,794

TCA Value: \$1,908,110,780

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03053	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
	<i>Sum of Regular Levy Rate</i>			6.64827462643
	<i>Sum of Excess Levy Rate</i>			3.27287711195
TCA Value:	\$211,759,431	Sum of TCA 03053		9.92115173838
03059	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
	<i>Sum of Regular Levy Rate</i>			6.14954976536
	<i>Sum of Excess Levy Rate</i>			3.27287711195
TCA Value:	\$3,746,803,911	Sum of TCA 03059		9.42242687731

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03060	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.96545976536
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$7,025,257		Sum of TCA 03060	9.23833687731
03065	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.14954976536
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$96,654,777		Sum of TCA 03065	9.19225199686

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03067	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.14954976536
<i>Sum of Excess Levy Rate</i>				3.04270223150
TCA Value:	\$79,717,807		Sum of TCA 03067	9.19225199686
03115	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.61842825634
<i>Sum of Excess Levy Rate</i>				3.41562267859
TCA Value:	\$8,450,500		Sum of TCA 03115	8.03405093493
03120	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.82284060266
<i>Sum of Excess Levy Rate</i>				3.41562267859
TCA Value:	\$508,714		Sum of TCA 03120	8.23846328125

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03162	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$947,945,576		Sum of TCA 03162	9.87980730502
03167	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$69,355,255		Sum of TCA 03167	10.08421965134
03171	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.61842825634
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$190,202		Sum of TCA 03171	8.03405093493

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03194	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$523,887,801		Sum of TCA 03194	9.87980730502
03203	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.14954976536
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$166,159,298		Sum of TCA 03203	9.34149633826

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03209	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.64827462643
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 03209	9.84022119933
03214	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR010	FIRE DIST 10 EXPENSE	Regular Levy Rate	1.06796721266
	FIR010	FIRE DIST 10 EMS 2018-2023	Regular Levy Rate	0.25878115504
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.18679125508
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 03214	9.37873782798
TCA Value:	\$77,566,523			
TCA Value:	\$278,011,347			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03305	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EXPENSE	Regular Levy Rate	1.37821847654
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,903,600			<i>Sum of Regular Levy Rate</i>	6.54747152516
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 03305	8.61784428312
03309	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$11,140,497			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 03309	6.89321336062
03310	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,342,098			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 03310	6.89321336062

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03312	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	2.07037275796
TCA Value:	\$13,352,898		Sum of TCA 03312	7.75397597865
03313	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	2.07037275796
TCA Value:	\$39,887,338		Sum of TCA 03313	7.75397597865
03340	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	2.07037275796
TCA Value:	\$84,387,288		Sum of TCA 03340	8.73896973071

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03355	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$74,265,108	Sum of Regular Levy Rate	6.18500387960	
		Sum of Excess Levy Rate	2.75439900639	
		Sum of TCA 03355	8.93940288599	
03368	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$216,781,173	Sum of Regular Levy Rate	6.18500387960	
		Sum of Excess Levy Rate	2.75439900639	
		Sum of TCA 03368	8.93940288599	

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03370	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.18500387960
			<i>Sum of Excess Levy Rate</i>	2.75439900639
			Sum of TCA 03370	8.93940288599
03377	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EXPENSE	Regular Levy Rate	1.37821847654
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	FIR026	FIRE DIST 26 G.O. BOND	Excess Levy Rate	0.11695321573
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.54747152516
			<i>Sum of Excess Levy Rate</i>	2.18732597369
			Sum of TCA 03377	8.73479749885
TCA Value:	\$337,956,577			
TCA Value:	\$337,982,174			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03399	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$58,401,471		Sum of TCA 03399	9.07290149642
03415	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EXPENSE	Regular Levy Rate	1.37821847654
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH063IND	SCHOOL 063 ENRICHMENT	Excess Levy Rate	0.65099117027
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.54747152516
			<i>Sum of Excess Levy Rate</i>	0.65099117027
TCA Value:	\$110,176,245		Sum of TCA 03415	7.19846269543
03503	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.61842825634
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$3,036,612		Sum of TCA 03503	9.02290288590

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03512	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value: \$4,404			Sum of TCA 03512	9.22731523222
03514	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value: \$112,717			Sum of TCA 03514	9.22731523222
03518	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.83857397968
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value: \$5,956,128			Sum of TCA 03518	9.24304860924

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03519	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.69786348853
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03519	11.10233811809
03520	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.04298632600
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03520	9.44746095556

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03522	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$956,238			Sum of Regular Levy Rate	7.08636583485
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 03522	11.49084046441
03523	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$27,374			Sum of Regular Levy Rate	7.08636583485
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 03523	11.49084046441

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03524	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$777,500			<i>Sum of Regular Levy Rate</i>	6.90227583485
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03524	11.30675046441
03525	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$9,121,079			<i>Sum of Regular Levy Rate</i>	7.08636583485
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03525	11.49084046441

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03526	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.90227583485
TCA Value:		\$2,959,684	<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03526	11.30675046441
03529	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
TCA Value:		\$4,012,179	<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03529	9.22731523222

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03643	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.66859697275
<i>Sum of Excess Levy Rate</i>				4.40447462956
Sum of TCA 03643				11.07307160231
03658	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.68213011151
<i>Sum of Excess Levy Rate</i>				4.40447462956
Sum of TCA 03658				11.08660474107
TCA Value:		\$0		
TCA Value:		\$181,104,548		

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03659	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.86622011151
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$12,222,673		Sum of TCA 03659	11.27069474107
03665	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.68213011151
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$2,842,082,478		Sum of TCA 03665	11.08660474107

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03666	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.86622011151
TCA Value:		\$139,518,096	<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03666	11.27069474107
03667	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.68213011151
TCA Value:		\$924,182,651	<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03667	11.08660474107

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03668	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$304,829,380		Sum of TCA 03668	11.07307160231
03669	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$1,465,565,789		Sum of TCA 03669	11.07307160231

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03671	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.85268697275
TCA Value:	\$533,173,864		<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03671	11.25716160231
03672	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$199,426,868		Sum of TCA 03672	10.86865925599

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03674	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$54,428,097		Sum of TCA 03674	10.86865925599
03676	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$1,296,753,774		Sum of TCA 03676	11.07307160231

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03678	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03678	11.07307160231
03682	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.14954976536
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03682	10.55402439492

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03683	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.35396211168
TCA Value:		\$270,461,187	<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03683	10.75843674124
03684	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.16987211168
TCA Value:		\$49,177,381	<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03684	10.57434674124

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03687	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.35396211168
TCA Value:		\$883,241,408	<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03687	10.75843674124
03688	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.16987211168
TCA Value:		\$505,185,860	<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03688	10.57434674124

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03691	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$414,316,399		Sum of TCA 03691	10.08807785025
03693	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$9,948,992		Sum of TCA 03693	10.08807785025
03859	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	3.51318491226
TCA Value:	\$193,716,868		Sum of TCA 03859	9.19678813295

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03879	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	3.51318491226
TCA Value:	\$245,847		Sum of TCA 03879	8.33602551492
03903	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$150,023,424		Sum of TCA 03903	7.43155747265
03904	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$0		Sum of TCA 03904	7.43155747265

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03905	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$20,301,846	<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03905	7.43155747265
03940	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$155,349,202	<i>Sum of Regular Levy Rate</i>	6.68213011151
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03940	9.29084698150
03942	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$27,335,599	<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03942	8.29232009068

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03944	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$17,553,058	<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03944	8.29232009068
03953	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$0	<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03953	9.27731384274
03971	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$1,536,675,813	<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03971	9.27731384274

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03973	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$647,459,117		Sum of TCA 03973	9.27731384274
03989	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.18500387960
			<i>Sum of Excess Levy Rate</i>	3.29274311842
TCA Value:	\$19,731,041		Sum of TCA 03989	9.47774699802

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03990	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:			<i>Sum of Regular Levy Rate</i>	6.18500387960
		\$14,055,340	<i>Sum of Excess Levy Rate</i>	3.29274311842
			Sum of TCA 03990	9.47774699802
03992	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:			<i>Sum of Regular Levy Rate</i>	6.66859697275
		\$2,758,071,630	<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03992	9.27731384274

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03997	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$42,511,603		Sum of TCA 03997	9.27731384274
04110	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$14,928,828		Sum of TCA 04110	9.71798462643
04111	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$2,848,599		Sum of TCA 04111	9.92239697275

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04117	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR010	FIRE DIST 10 EXPENSE	Regular Levy Rate	1.06796721266
	FIR010	FIRE DIST 10 EMS 2018-2023	Regular Levy Rate	0.25878115504
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.22265125508
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 04117	9.47645125508
04118	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.24293439640
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 04118	9.49673439640
TCA Value:	\$701,798,676			
TCA Value:	\$931,959,749			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04129	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR010	FIRE DIST 10 EXPENSE	Regular Levy Rate	1.06796721266
	FIR010	FIRE DIST 10 EMS 2018-2023	Regular Levy Rate	0.25878115504
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.16512662404
			<i>Sum of Excess Levy Rate</i>	3.25380000000
	TCA Value:	\$1,225,343,817	Sum of TCA 04129	9.41892662404
04130	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.50004462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
	TCA Value:	\$44,708,593	Sum of TCA 04130	9.75384462643

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04131	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.70445697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$108,061,985		Sum of TCA 04131	9.95825697275
04132	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.70445697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$168,455,584		Sum of TCA 04132	9.95825697275

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04133	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.68413462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
	TCA Value:	\$4,033,004,329	Sum of TCA 04133	9.93793462643
04134	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.50004462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
	TCA Value:	\$662,774,065	Sum of TCA 04134	9.75384462643

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04135	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			Sum of Regular Levy Rate	6.70445697275
			Sum of Excess Levy Rate	3.25380000000
			Sum of TCA 04135	9.95825697275
04136	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
				Sum of Regular Levy Rate	6.50004462643
			Sum of Excess Levy Rate	3.25380000000
			Sum of TCA 04136	9.75384462643
TCA Value:	\$8,580,220			
TCA Value:	\$118,368,121			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04137	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.68413462643
TCA Value:		\$14,723,804	<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 04137	9.93793462643
04138	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.50004462643
TCA Value:		\$1,969,355,214	<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 04138	9.75384462643

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05020	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value: \$1,319,000			Sum of Regular Levy Rate	5.43894819518
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 05020	8.71182530713
05021	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0			Sum of Regular Levy Rate	5.23912481816
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 05021	8.51200193011

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05022	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			Sum of Regular Levy Rate	5.43894819518
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 05022	8.71182530713
05023	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			Sum of Regular Levy Rate	5.64336054150
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 05023	8.91623765345
TCA Value:	\$7,000			
TCA Value:	\$278,000			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05024	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96418462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$566,900		Sum of TCA 05024	8.23706173838
05025	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.14827462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$8,616,600		Sum of TCA 05025	8.42115173838
05026	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$493,500		Sum of TCA 05026	8.44147408470

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05027	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$26,000		Sum of TCA 05027	8.49167958379
05028	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96418462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$3,124,300		Sum of TCA 05028	8.23706173838
05029	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$535,100		Sum of TCA 05029	8.49167958379

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05030	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.18433034977
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$291,800		Sum of TCA 05030	8.45720746172
05040	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.98337561204
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$688,100		Sum of TCA 05040	8.39899829063
05042	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.91779054676
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$2,928,000		Sum of TCA 05042	8.33341322535

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05044	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96418462643
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$12,844,600		Sum of TCA 05044	8.37980730502
05046	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$1,580,400		Sum of TCA 05046	8.58421965134
05048	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96418462643
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$2,078,900		Sum of TCA 05048	8.37980730502

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05055	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$95,600			Sum of Regular Levy Rate	4.83857397968
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 05055	7.88127621118
05056	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0			Sum of Regular Levy Rate	5.43894819518
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 05056	8.48165042668
05057	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$5,075,700			Sum of Regular Levy Rate	5.21880247184
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 05057	8.26150470334

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05058	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$0		Sum of TCA 05058	8.26150470334
05059	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$924,900		Sum of TCA 05059	8.26150470334
05060	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$0		Sum of TCA 05060	8.26150470334

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05064	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.27632710288
			Sum of Excess Levy Rate	3.19194657290
			Sum of TCA 05064	8.46827367578
05065	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.27632710288
			Sum of Excess Levy Rate	3.19194657290
			Sum of TCA 05065	8.46827367578
TCA Value:	\$5,787,300			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05066	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$773,700		Sum of TCA 05066	8.41074904474
05067	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.14827462643
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$1,400		Sum of TCA 05067	8.34022119933
05070	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.95646477960
			<i>Sum of Excess Levy Rate</i>	2.48997308490
TCA Value:	\$1,170,000		Sum of TCA 05070	7.44643786450

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05072	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$4,300			<i>Sum of Regular Levy Rate</i>	5.11842825634
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 05072	7.60840134124
05074	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$357,200			<i>Sum of Regular Levy Rate</i>	4.98337561204
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 05074	7.47334869694
05082	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,094,400			<i>Sum of Regular Levy Rate</i>	5.03536122298
			<i>Sum of Excess Levy Rate</i>	2.61439721682
			Sum of TCA 05082	7.64975843980

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05086	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$4,736,400		<i>Sum of Regular Levy Rate</i>	5.07055083694
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 05086	7.56052392184
05090	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$5,202,100		<i>Sum of Regular Levy Rate</i>	4.91779054676
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 05090	7.40776363166
05094	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$34,900,700		<i>Sum of Regular Levy Rate</i>	5.18775738789
			<i>Sum of Excess Levy Rate</i>	2.90152487223
			Sum of TCA 05094	8.08928226012

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05098	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$8,349,200			<i>Sum of Regular Levy Rate</i>	5.26665383127
			<i>Sum of Excess Levy Rate</i>	3.02594900415
			Sum of TCA 05098	8.29260283542
05102	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$39,656,100			<i>Sum of Regular Levy Rate</i>	5.30184344523
			<i>Sum of Excess Levy Rate</i>	2.90152487223
			Sum of TCA 05102	8.20336831746
05106	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR025	FIRE DIST 25 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35985121335
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$10,348,800			<i>Sum of Regular Levy Rate</i>	5.20957207798
			<i>Sum of Excess Levy Rate</i>	2.90152487223
			Sum of TCA 05106	8.11109695021

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05112	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0			<i>Sum of Regular Levy Rate</i>	5.18433034977
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05112	8.87825559192
05115	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0			<i>Sum of Regular Levy Rate</i>	5.33857397968
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05115	9.03249922183
05118	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR015	FIRE DIST 15 EMS PERMANENT 2015-ON	Regular Levy Rate	0.47502012134
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$10,637,900			<i>Sum of Regular Levy Rate</i>	5.09344837768
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05118	8.78737361983

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05119	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR015	FIRE DIST 15 EMS PERMANENT 2015-ON	Regular Levy Rate	0.47502012134
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$443,700	<i>Sum of Regular Levy Rate</i>	5.31359410102
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05119	9.00751934317
05122	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$847,900	<i>Sum of Regular Levy Rate</i>	4.98337561204
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05122	8.67730085419
05124	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$14,209,200	<i>Sum of Regular Levy Rate</i>	5.11842825634
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05124	8.81235349849

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05130	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$13,349,900	<i>Sum of Regular Levy Rate</i>	4.91779054676
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05130	8.61171578891
05145	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$0	<i>Sum of Regular Levy Rate</i>	5.07055083694
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05145	8.76447607909
05146	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$1,164,000	<i>Sum of Regular Levy Rate</i>	5.30184344523
			<i>Sum of Excess Levy Rate</i>	4.10547702948
			Sum of TCA 05146	9.40732047471

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05150	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH063IND	SCHOOL 063 ENRICHMENT	Excess Levy Rate	0.65099117027
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$5,459,700			<i>Sum of Regular Levy Rate</i>	5.16925304862
			<i>Sum of Excess Levy Rate</i>	0.65099117027
			Sum of TCA 05150	5.82024421889
05174	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,587,100			<i>Sum of Regular Levy Rate</i>	5.03536122298
			<i>Sum of Excess Levy Rate</i>	3.32285354078
			Sum of TCA 05174	8.35821476376
05177	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$15,145,900			<i>Sum of Regular Levy Rate</i>	5.11842825634
			<i>Sum of Excess Levy Rate</i>	3.19842940886
			Sum of TCA 05177	8.31685766520

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05190	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.26665383127
			<i>Sum of Excess Levy Rate</i>	3.73440532811
TCA Value: \$922,000			Sum of TCA 05190	9.00105915938
05214	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR024	FIRE DIST 24 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35672256440
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.20644342903
			<i>Sum of Excess Levy Rate</i>	1.92897888383
TCA Value: \$17,075,900			Sum of TCA 05214	7.13542231286

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05218	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR025	FIRE DIST 25 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35985121335
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$272,700	<i>Sum of Regular Levy Rate</i>	5.20957207798
			<i>Sum of Excess Levy Rate</i>	1.92897888383
			Sum of TCA 05218	7.13855096181
05224	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$2,997,700	<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 05224	8.33602551492
05225	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$212,000	<i>Sum of Regular Levy Rate</i>	4.96418462643
			<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 05225	8.47736953869

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05226	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$45,926,700		Sum of Regular Levy Rate	4.98337561204
			Sum of Excess Levy Rate	3.51318491226
			Sum of TCA 05226	8.49656052430
05230	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$5,111,900		Sum of Regular Levy Rate	5.07055083694
			Sum of Excess Levy Rate	3.51318491226
			Sum of TCA 05230	8.58373574920
05234	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$1,339,900		Sum of Regular Levy Rate	4.91779054676
			Sum of Excess Levy Rate	3.51318491226
			Sum of TCA 05234	8.43097545902

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05238	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR023	FIRE DIST 23 EMS PERMANENT 2020-ON	Regular Levy Rate	0.46574271482
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$3,731,200		Sum of Regular Levy Rate	5.08417097116
			Sum of Excess Levy Rate	3.51318491226
			Sum of TCA 05238	8.59735588342
05262	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$50,233,100		Sum of Regular Levy Rate	4.95646477960
			Sum of Excess Levy Rate	2.95464865120
			Sum of TCA 05262	7.91111343080
05270	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
TCA Value:	\$3,254,700		Sum of Regular Levy Rate	5.03536122298
			Sum of Excess Levy Rate	3.07907278312
			Sum of TCA 05270	8.11443400610

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05274	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$773,100			Sum of Regular Levy Rate	5.11842825634
			Sum of Excess Levy Rate	2.95464865120
			Sum of TCA 05274	8.07307690754
05286	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,096,500			Sum of Regular Levy Rate	5.26665383127
			Sum of Excess Levy Rate	3.49062457045
			Sum of TCA 05286	8.75727840172
05505	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$124,600			Sum of Regular Levy Rate	5.16925304862
			Sum of Excess Levy Rate	2.07037275796
			Sum of TCA 05505	7.23962580658

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05512	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$1,690,400	<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 05512	6.89321336062
05513	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$2,098,300	<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 05513	6.89321336062
05514	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$3,031,700	<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 05514	7.23896973071

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05519	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.07578991967
<i>Sum of Excess Levy Rate</i>				2.75439900639
TCA Value:	\$13,880,400		Sum of TCA 05519	7.83018892606
05520	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	FIR026	FIRE DIST 26 G.O. BOND	Excess Levy Rate	0.11695321573
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.16925304862
<i>Sum of Excess Levy Rate</i>				2.18732597369
TCA Value:	\$10,734,100		Sum of TCA 05520	7.35657902231

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05522	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value:	\$18,808,900	Sum of Regular Levy Rate	5.07578991967	
		Sum of Excess Levy Rate	2.75439900639	
		Sum of TCA 05522	7.83018892606	
05530	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value:	\$2,665,100	Sum of Regular Levy Rate	5.07578991967	
		Sum of Excess Levy Rate	2.75439900639	
		Sum of TCA 05530	7.83018892606	

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05650	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$1,000		Sum of TCA 05650	9.62327710140
05653	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.42321481816
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$15,000		Sum of TCA 05653	9.82768944772
05654	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.23912481816
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$4,900		Sum of TCA 05654	9.64359944772

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05656	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.42321481816
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05656	9.82768944772
05657	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			Sum of Regular Levy Rate	5.23912481816
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05657	9.64359944772
05668	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			Sum of Regular Levy Rate	5.26293665339
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05668	9.66741128295
TCA Value:	\$1,045,000			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05669	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.44702665339
<i>Sum of Excess Levy Rate</i>				4.40447462956
Sum of TCA 05669				9.85150128295
05694	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.26293665339
<i>Sum of Excess Levy Rate</i>				4.40447462956
Sum of TCA 05694				9.66741128295
<i>TCA Value:</i>				\$5,800
<i>TCA Value:</i>				\$0

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05695	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value:	\$0	Sum of Regular Levy Rate	5.44702665339	
		Sum of Excess Levy Rate	4.40447462956	
			Sum of TCA 05695	9.85150128295
05706	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$82,800	Sum of Regular Levy Rate	5.27867003041	
		Sum of Excess Levy Rate	4.40447462956	
			Sum of TCA 05706	9.68314465997

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05710	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.66717237673
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value: \$846,800			Sum of TCA 05710	10.07164700629
05711	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.48308237673
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value: \$0			Sum of TCA 05711	9.88755700629

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05712	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$13,400	Sum of Regular Levy Rate	5.66717237673	
		Sum of Excess Levy Rate	4.40447462956	
			Sum of TCA 05712	10.07164700629
05713	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
	TCA Value:	\$0	Sum of Regular Levy Rate	5.48308237673
Sum of Excess Levy Rate			4.40447462956	
			Sum of TCA 05713	9.88755700629

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05722	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05722	9.57307160231
05723	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$28,129,800			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05723	9.57307160231
05724	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05724	9.57307160231

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05726	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value:	\$55,227,800		Sum of Regular Levy Rate	5.26293665339
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05726	9.66741128295
05730	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$5,390,100		Sum of Regular Levy Rate	4.82284060266
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05730	9.22731523222
05732	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$998,100		Sum of Regular Levy Rate	4.82284060266
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05732	9.22731523222

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05742	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$3,229,500			Sum of Regular Levy Rate	4.96418462643
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05742	9.36865925599
05744	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$106,900			Sum of Regular Levy Rate	4.96418462643
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05744	9.36865925599
05746	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$23,587,400			Sum of Regular Levy Rate	5.16859697275
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05746	9.57307160231

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05748	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$496,300		Sum of TCA 05748	9.57307160231
05766	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$0		Sum of TCA 05766	7.77731384274
05769	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96418462643
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$375,000		Sum of TCA 05769	7.57290149642

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05770	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$64,688,100	<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05770	7.77731384274
05771	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$738,400	<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05771	7.77731384274
05776	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$30,772,100	<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05776	7.77731384274

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05777	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$8,858,400			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05777	7.77731384274
05778	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,121,800			<i>Sum of Regular Levy Rate</i>	5.26293665339
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05778	7.87165352338
05779	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,580,900			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05779	7.43155747265

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05780	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,141,500				Sum of Regular Levy Rate 5.07578991967
				Sum of Excess Levy Rate 3.29274311842
				Sum of TCA 05780 8.36853303809
05781	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0				Sum of Regular Levy Rate 4.82284060266
				Sum of Excess Levy Rate 2.60871686999
				Sum of TCA 05781 7.43155747265
05782	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0				Sum of Regular Levy Rate 5.07578991967
				Sum of Excess Levy Rate 3.29274311842
				Sum of TCA 05782 8.36853303809

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05810	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSE	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.00004462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$677,600		Sum of TCA 05810	8.25384462643
05811	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSE	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.18413462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$3,150,700		Sum of TCA 05811	8.43793462643

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05816	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.20445697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 05816	8.45825697275
05822	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.18413462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 05822	8.43793462643

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05823	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.00004462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$11,060,700		Sum of TCA 05823	8.25384462643
05830	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.00004462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$7,526,200		Sum of TCA 05830	8.25384462643
05831	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$760,500		Sum of TCA 05831	8.42239697275

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05832	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$5,715,300			<i>Sum of Regular Levy Rate</i>	5.20445697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 05832	8.45825697275
05840	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR010	FIRE DIST 10 EMS 2018-2023	Regular Levy Rate	0.25878115504
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$872,300			<i>Sum of Regular Levy Rate</i>	5.09715941138
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 05840	8.35095941138

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05843	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR010	FIRE DIST 10 EMS 2018-2023	Regular Levy Rate	0.25878115504
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.15468404242
TCA Value:		\$4,988,800	<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 05843	8.40848404242

SNOHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: City

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
ARLINGTON City	\$3,669,525,566	.74941568072	2,750,000.00
BOTHELL G.O. BONDS Bond Interest and Redemption	\$6,254,414,836	.15948000000	997,454.08
BOTHELL City	\$6,298,127,576	1.74398000000	10,983,808.53
BRIER City	\$1,714,878,621	.70686235466	1,212,183.14
EDMONDS City	\$12,578,962,335	.84451861346	10,623,167.83
EVERETT City	\$22,275,345,974	1.77778792285	39,600,841.05
GOLD BAR City	\$269,832,596	.91082146354	245,769.32
GRANITE FALLS City	\$648,388,659	1.01587680607	658,683.00
LAKE STEVENS City	\$6,070,151,750	.91571548767	5,558,531.97
LYNNWOOD City	\$8,481,263,134	.53058134488	4,500,000.00
MARYSVILLE City	\$10,902,282,244	1.00237775682	10,928,205.22
MILL CREEK City	\$5,094,563,007	1.28900002433	6,566,891.84
MONROE City	\$3,395,678,937	1.02164388458	3,469,174.62
MOUNTLAKE TERRACE City	\$4,154,980,609	1.11159939471	4,618,673.93
MOUNTLAKE TERRACE G.O. BOND Bond Interest and Redemption	\$4,099,928,859	.17471429008	716,316.16
MUKILTEO City	\$6,009,246,123	.95903496745	5,763,077.16
SNOHOMISH City	\$1,976,299,139	.65728915950	1,299,000.00
STANWOOD City	\$1,291,025,316	1.50156810712	1,938,562.44
SULTAN G.O. BOND 2004 Bond Interest and Redemption	\$830,544,966	.03532018277	29,335.00
SULTAN City	\$835,169,926	1.10406160626	922,079.05
DARRINGTON City	\$201,564,014	1.36433083734	275,000.00
INDEX City	\$30,186,116	1.00510711613	30,340.28
WOODWAY City	\$863,363,076	1.37598727930	1,187,976.61
Sub-Total Regular Levies:			113,131,965.99
Sub-Total Excess Levies:			1,743,105.24
Total For City			114,875,071.23

SNODHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: County Tax

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
COUNTY CONSERVATION FUTURES Conservation Futures	\$170,299,965,640	.02502834327	4,262,326.00
COUNTY REGULAR Veteran's Relief	\$170,299,965,640	.00367115553	625,197.66
COUNTY REGULAR Community Services Mental Health	\$170,299,965,640	.00407906729	694,665.02
COUNTY REGULAR Development Disabilities	\$170,299,965,640	.00407906729	694,665.02
COUNTY REGULAR County General - Current Expenses	\$170,299,965,640	.56152203825	95,627,183.82
Sub-Total Regular Levies:			101,904,037.52
Sub-Total Excess Levies:			.00
Total For County Tax			101,904,037.52

Levy Category: Emergency Medical Services

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
BOTHELL URBAN EMS 2018-2023 Emerg. Medical Serv.	\$6,298,127,576	.24913109349	1,569,059.41
BRIER EMS PERMANENT 2003-ON Emerg. Medical Serv.	\$1,714,878,621	.28550492962	489,606.30
EDMONDS EMS PERMANENT 2004-ON Emerg. Medical Serv.	\$12,578,962,335	.33642570804	4,231,886.31
EVERETT EMS PERMANENT 2001-ON Emerg. Medical Serv.	\$22,275,345,974	.43668188863	9,727,240.15
MARYSVILLE EMS PERMANENT 2005-ON Emerg. Medical Serv.	\$10,902,282,244	.49427091313	5,388,681.00
MILL CREEK EMS 2017-2022 Emerg. Medical Serv.	\$5,094,563,007	.34727428389	1,769,210.72
MOUNTLAKE TERRACE EMS PERMANENT 2005-ON Emerg. Medical	\$4,154,980,609	.30913988797	1,284,470.24
MUKILTEO EMS PERMANENT 2011-ON Emerg. Medical Serv.	\$6,009,246,123	.33155305827	1,992,383.93
FIRE DIST 04 EMS PERMANENT 2020-ON Emerg. Medical Serv.	\$6,317,439,921	.44009605073	2,780,280.36
FIRE DIST 05 EMS PERMANENT 2004-ON Emerg. Medical Serv.	\$1,535,455,065	.25294931701	388,392.31
FIRE DIST 10 EMS 2018-2023 Emerg. Medical Serv.	\$2,211,014,940	.25878115504	572,169.00
FIRE DIST 12 EMS PERMANENT 2005-ON Emerg. Medical Serv.	\$2,791,292,380	.50000000000	1,395,646.19
FIRE DIST 15 EMS PERMANENT 2015-ON Emerg. Medical Serv.	\$589,920,800	.47502012134	280,224.25
FIRE DIST 17 EMS PERMANENT 2015-ON Emerg. Medical Serv.	\$2,319,425,026	.36494735570	846,468.03
FIRE DIST 19 EMS PERMANENT 2011-ON Emerg. Medical Serv.	\$728,889,784	.41693296664	303,898.18
FIRE DIST 21 EMS PERMANENT 2012-ON Emerg. Medical Serv.	\$1,660,556,323	.45212258060	750,775.01
FIRE DIST 22 EMS PERMANENT 2005-ON Emerg. Medical Serv.	\$1,095,575,363	.29936229042	327,973.95
FIRE DIST 23 EMS PERMANENT 2020-ON Emerg. Medical Serv.	\$61,021,867	.46574271482	28,420.49
FIRE DIST 24 EMS PERMANENT 2011-ON Emerg. Medical Serv.	\$472,362,447	.35672256440	168,502.34
FIRE DIST 25 EMS PERMANENT 2011-ON Emerg. Medical Serv.	\$168,208,909	.35985121335	60,530.18

SNOHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: Emergency Medical Services (continued)

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
FIRE DIST 26 EMS PERMANENT 2005-ON Emerg. Medical Serv.	\$767,399,131	.34641244596	265,836.61
NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	\$8,406,437,602	.33803652326	2,841,682.94
SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON Emerg.	\$32,764,631,920	.34575637009	11,328,580.20
SOUTH COUNTY REGIONAL FIRE EMS 2019-2028 Emerg. Medical	\$37,145,684,184	.41628421550	15,463,162.00
Sub-Total Regular Levies:			64,255,080.10
Sub-Total Excess Levies:			.00
Total For Emergency Medical			64,255,080.10

Levy Category: Fire

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
FIRE DIST 04 EXPENSE Fire Protection	\$6,239,608,821	1.41919345812	8,855,212.02
FIRE DIST 05 G.O. BOND Fire Protection	\$1,521,400,920	.39014022582	593,559.70
FIRE DIST 05 EXPENSE Fire Protection	\$1,487,077,065	1.10921395993	1,649,486.64
FIRE DIST 05 M & O Fire Protection - Special Services	\$1,521,400,920	.29388602261	447,118.47
FIRE DIST 10 EXPENSE Fire Protection	\$2,205,153,840	1.06796721266	2,355,032.00
FIRE DIST 15 EXPENSE Fire Protection	\$578,839,200	1.23323218261	713,843.13
FIRE DIST 16 EXPENSE Fire Protection	\$716,111,152	.86076261803	616,401.71
FIRE DIST 17 EXPENSE Fire Protection	\$2,261,167,226	1.28093082488	2,896,398.80
FIRE DIST 19 G.O. BOND 2009 Bond Interest and Redemption	\$787,089,927	.12442413192	97,932.98
FIRE DIST 19 EXPENSE Fire Protection	\$711,585,884	1.50000000000	1,067,378.83
FIRE DIST 21 EXPENSE Fire Protection	\$1,609,887,923	1.09798348987	1,767,630.36
FIRE DIST 22 EXPENSE Fire Protection	\$1,072,755,463	1.28623751413	1,379,818.32
FIRE DIST 23 EXPENSE Fire Protection	\$57,290,667	.50846815939	29,130.48
FIRE DIST 24 EXPENSE Fire Protection	\$452,494,947	.98554150540	445,952.55
FIRE DIST 25 EXPENSE Fire Protection	\$157,587,409	.79563716921	125,382.40
FIRE DIST 26 G.O. BOND Bond Interest and Redemption	\$609,381,295	.11695321573	71,269.10
FIRE DIST 26 EXPENSE Fire Protection	\$748,280,231	1.37821847654	1,031,293.64
FIRE DIST 27 EXPENSE Fire Protection	\$91,815,894	.82169291952	75,444.47
SNOHOMISH REGIONAL FIRE EXPENSE Fire Protection	\$32,490,885,020	1.50000000000	48,736,327.53

SNOHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: Fire (continued)

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
Sub-Total Regular Levies:			71,744,732.88
Sub-Total Excess Levies:			1,209,880.25
Total For Fire			72,954,613.13

Levy Category: Library

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
KING COUNTY RURAL LIBRARY G.O. BOND 2006 Bond Interest and	\$6,245,218,600	.03512000000	219,332.08
KING COUNTY RURAL LIBRARY Library	\$6,298,127,576	.29245000000	1,841,887.41
SNO-ISLE INTERCOUNTY RURAL LIBRARY Library	\$140,832,942,898	.39150080640	55,136,210.71
Sub-Total Regular Levies:			56,978,098.12
Sub-Total Excess Levies:			219,332.08
Total For Library			57,197,430.20

Levy Category: Local School

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
SCHOOL 016 CAPITAL PROJECTS Local School	\$6,147,750,366	.99640491843	6,125,648.70
SCHOOL 330 CAPITAL PROJECTS Local School	\$477,527,248	.58536563240	279,528.04
SCHOOL 015 CAPITAL PROJECTS Local School	\$39,964,464,657	1.35454410473	54,133,630.00
SCHOOL 015 BONDS Bond Interest and Redemption	\$39,964,464,657	.40035566940	16,000,000.00
SCHOOL 002 BONDS Bond Interest and Redemption	\$27,539,364,403	.85394500998	23,517,102.81
SCHOOL 002 CAPITAL PROJECTS Local School	\$27,539,364,403	.47261391873	13,015,486.93
SCHOOL 332 CAPITAL PROJECTS Local School	\$2,679,613,058	.23388889351	626,731.73
SCHOOL 332 BONDS Bond Interest and Redemption	\$2,679,613,058	1.63902262992	4,391,946.44
SCHOOL 004 BONDS Bond Interest and Redemption	\$8,738,519,500	1.51660224958	13,252,858.33
SCHOOL 004 CAPITAL PROJECTS Local School	\$8,738,519,500	.23007340194	2,010,500.91
SCHOOL 306 BONDS Bond Interest and Redemption	\$3,474,936,546	1.32244507865	4,595,412.73
SCHOOL 306 CAPITAL PROJECTS Local School	\$3,474,936,546	.12588549214	437,444.10
SCHOOL 025 CAPITAL PROJECTS Local School	\$11,288,263,795	.53149692631	5,999,677.51
SCHOOL 025 BONDS Bond Interest and Redemption	\$11,288,263,795	.81496195368	9,199,505.52
SCHOOL 103 BONDS Bond Interest and Redemption	\$8,828,182,755	.82044024871	7,242,996.46
SCHOOL 006 BONDS Bond Interest and Redemption	\$24,216,464,913	.90236126860	21,852,000.00

SNODHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: Local School (continued)

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
SCHOOL 006 CAPITAL PROJECTS Local School	\$24,216,464,913	.35100085956	8,500,000.00
SCHOOL 417 BONDS Bond Interest and Redemption	\$16,570,579,489	1.47967000000	24,518,989.35
SCHOOL 417 CAPITAL PROJECTS Local School	\$16,570,579,489	.36425000000	6,035,833.58
SCHOOL 201 BONDS Bond Interest and Redemption	\$12,580,145,756	2.38309720740	29,979,710.22
SCHOOL 201 CAPITAL PROJECTS Local School	\$12,580,145,756	.51030054867	6,419,655.28
SCHOOL 401 BONDS Bond Interest and Redemption	\$3,896,165,981	1.21893656730	4,749,179.19
SCHOOL 401 CAPITAL PROJECTS Local School	\$3,896,165,981	.24119558730	939,738.04
SCHOOL 311 CAPITAL PROJECTS Local School	\$2,254,440,571	.52171224690	1,176,169.26
Sub-Total Regular Levies:			.00
Sub-Total Excess Levies:			264,999,745.13
Total For Local School			264,999,745.13

Levy Category: Local School Enrichment

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
SCHOOL 016 ENRICHMENT Local School	\$6,147,750,366	1.49356816647	9,182,084.24
SCHOOL 330 ENRICHMENT Local School	\$477,527,248	.93206146410	445,084.75
SCHOOL 015 ENRICHMENT Local School	\$39,964,464,657	1.43704679877	57,430,806.00
SCHOOL 002 ENRICHMENT Local School	\$27,539,364,403	1.94631818324	53,600,365.69
SCHOOL 332 ENRICHMENT Local School	\$2,679,613,058	1.64027338883	4,395,297.99
SCHOOL 063 ENRICHMENT Local School	\$144,740,996	.65099117027	94,225.11
SCHOOL 004 ENRICHMENT Local School	\$8,738,519,500	1.66894702707	14,584,126.14
SCHOOL 306 ENRICHMENT Local School	\$3,474,936,546	1.75009883807	6,081,482.41
SCHOOL 025 ENRICHMENT Local School	\$11,288,263,795	2.34746636216	26,498,819.55
SCHOOL 103 ENRICHMENT Local School	\$8,828,182,755	1.78827662128	15,787,232.83
SCHOOL 006 ENRICHMENT Local School	\$24,216,464,913	1.78934010334	43,331,491.83
SCHOOL 417 ENRICHMENT Local School	\$16,570,579,489	1.40988000000	23,362,528.61
SCHOOL 201 ENRICHMENT Local School	\$12,580,145,756	1.51107687349	19,009,567.32
SCHOOL 401 ENRICHMENT Local School	\$3,896,165,981	1.49451649660	5,822,884.33
SCHOOL 311 ENRICHMENT Local School	\$2,254,440,571	1.54866051106	3,491,363.09

SNODHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: Local School Enrichment (continued)

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
Sub-Total Regular Levies:			.00
Sub-Total Excess Levies:			283,117,359.89
Total For Local School Enrichment			283,117,359.89

Levy Category: Hospital

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
HOSPITAL DIST 1 MAINTENANCE Hospital	\$24,489,295,974	.20441234632	5,005,914.45
HOSPITAL DIST 2 MAINTENANCE Hospital	\$43,586,413,934	.05752463104	2,507,292.38
HOSPITAL DIST 3 G.O. BONDS Hospital	\$6,354,469,653	.41155178733	2,615,193.34
HOSPITAL DIST 3 MAINTENANCE Hospital	\$6,429,935,833	.23129260829	1,487,196.63
Sub-Total Regular Levies:			9,000,403.46
Sub-Total Excess Levies:			2,615,193.34
Total For Hospital			11,615,596.80

Levy Category: Park

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
NORTHSHORE PARK & REC EXPENSE Park & Recreation	\$16,658,008,080	.03586000000	597,356.17
Sub-Total Regular Levies:			597,356.17
Sub-Total Excess Levies:			.00
Total For Park			597,356.17

Levy Category: Port

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
PORT OF EDMONDS MAINTENANCE Port - General	\$7,511,072,424	.08119745564	609,879.97
PORT OF EVERETT MAINTENANCE Port - General	\$23,688,274,343	.22014572334	5,214,872.29
Sub-Total Regular Levies:			5,824,752.26
Sub-Total Excess Levies:			.00
Total For Port			5,824,752.26

SNODHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: Regional Fire Authority

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
MARYSVILLE REGIONAL FIRE EXPENSE Fire Protection	\$13,486,754,984	1.25677920671	16,949,873.23
NORTH COUNTY REGIONAL FIRE EXPENSE Fire Protection	\$8,240,353,302	1.44663632044	11,920,794.38
SOUTH COUNTY REGIONAL FIRE EXPENSE Fire Protection	\$37,118,492,184	.93074729352	34,547,936.14
Sub-Total Regular Levies:			63,418,603.75
Sub-Total Excess Levies:			.00
Total For Regional Fire Authority			63,418,603.75

Levy Category: Regional Transit Authority

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	\$105,965,158,670	.18409000000	19,507,126.06
Sub-Total Regular Levies:			19,507,126.06
Sub-Total Excess Levies:			.00
Total For Regional Transit Authority			19,507,126.06

Levy Category: Road

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
ROAD DISTRICT County Road	\$73,539,130,922	.96273081150	70,798,387.19
Sub-Total Regular Levies:			70,798,387.19
Sub-Total Excess Levies:			.00
Total For Road			70,798,387.19

Levy Category: State School

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
STATE SCHOOL 1 State School	\$170,287,575,061	1.73224201996	294,979,293.00
STATE SCHOOL 2 State School	\$168,788,769,455	.93348512764	157,561,806.00
STATE SCHOOL 1 State School	\$170,287,575,061	.00007641192	13,012.00
STATE SCHOOL 2 State School	\$168,788,769,455	.00001340729	2,263.00
Sub-Total Regular Levies:			452,556,374.00
Sub-Total Excess Levies:			.00
Total For State School			452,556,374.00

SNOHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Grand Total Regular Levies:	\$1,029,716,917.50
Grand Total Excess Levies:	\$553,904,615.93
Grand Total:	\$1,583,621,533.43

(End of Report)

ARLINGTON PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN
2022-2027



ARLINGTON
PUBLIC SCHOOLS
EDUCATE • PREPARE • INSPIRE

Adopted: August 8, 2022

ARLINGTON PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN
2022-2027

BOARD OF DIRECTORS
Mary Levesque, President
Sherri Kelly, Vice President
Michael Kingman
Erica Knapp
Michael Ray

SUPERINTENDENT
Dr. Chrys Sweeting

For information regarding the Arlington Public Schools Capital Facilities Plan, contact the Office of the Superintendent, District Administration Office, 315 N. French Avenue, Arlington, WA 98223. Telephone: (360) 618-6200.

Approved by the Board of Directors on August 8, 2022

Table of Contents

	Page
Section 1. Introduction.....	2
Section 2. District Educational Program Standards.....	6
Section 3. Capital Facilities Inventory.....	9
Section 4. Student Enrollment Projections	12
Section 5. Capital Facilities Needs	14
Section 6. Capital Facility Financing Plan.....	16
Section 7. School Impact Fees	19
Appendix A	Population and Enrollment Data
Appendix B	Student Generation Rates
Appendix C	Impact Fee Calculations

INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

Arlington Public Schools (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”) and the City of Arlington (the “City”) with a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the Growth Management Act, the Snohomish County Ordinance Nos. 97-095 and 99-107, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- District should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. The information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.
- The methodology used to calculate impact fees complies with the criteria and the formulas established by the County and the City.

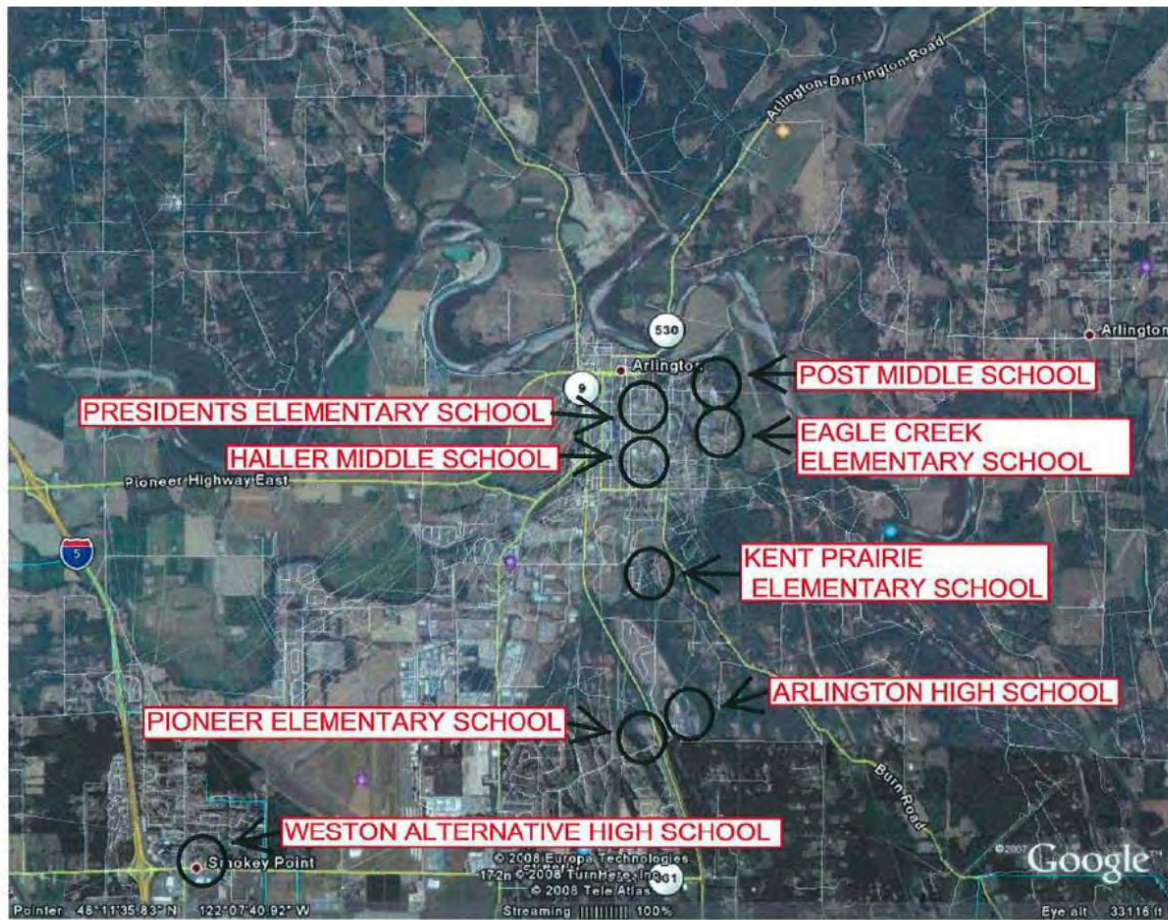
Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

B. Overview of Arlington Public Schools

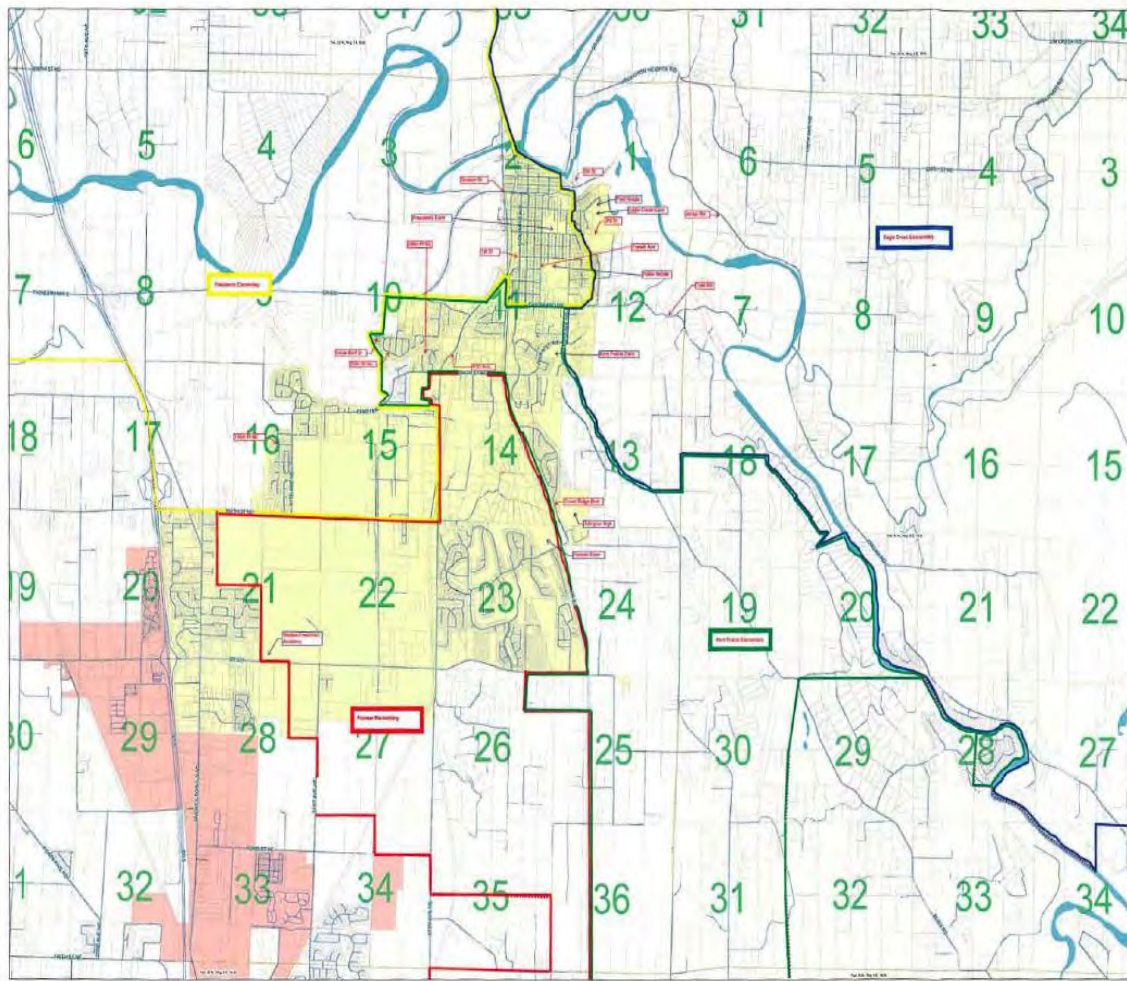
Two-hundred square miles in area, the District encompasses the City of Arlington and portions of unincorporated Snohomish County. The District is bordered by the Conway, Darrington, Granite Falls, Lakewood, Marysville, Sedro-Woolley, and Stanwood-Camano School Districts.

The District serves a student population of 5,374 (October 1, 2021 HC enrollment) with four elementary schools (K-5), two middle schools (grades 6-8), one high school (grades 9-12), one alternative high school (grades 9-12), and one support facility for home schooled children (grades K-12). For the purposes of facility planning, this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school. For purposes of this CFP, enrollment in the Stillaguamish Valley School (a home school support facility serving grades K-12), the alternative high school (Weston), and the Arlington Online Program (AOP) is not included.

The District has experienced moderate growth in recent years after a period of declining student population. For a period of years (2012-2015) the District, due to the declining student population, did not prepare an updated Capital Facilities Plan. The District prepared a CFP in 2016 in anticipation of potential growth, enrollment increases, and future capacity needs. Growth has been steady in the District since 2016 and is projected to continue to increase at all grade levels over the six year planning period. Similar to school districts nationwide, the COVID-19 pandemic affected student enrollment. The District saw a drop in enrollment starting in the 2020-21 school year and continuing into the fall of 2021, most notably at the K-5 level, as families considered alternative education opportunities during the pandemic. With the return to in-person learning, the District anticipates that enrollment will return to pre-pandemic projections and continue to grow over the six-year planning period. This 2022 update builds on the 2020 CFP and identifies a growth-related projects at the middle school level and anticipates the completion of an addition at the high school in the summer of 2022.

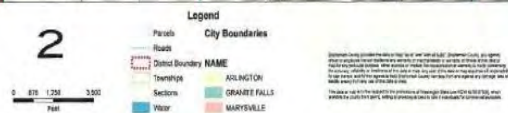
FIGURE 1 - MAP OF FACILITIES**ARLINGTON SCHOOL DISTRICT #16 FACILITIES MAP*****Annotations to District Map:***

Site Name	Site Type	Street Address	City	State	Zip
District Office	Support	315 N French Ave	Arlington	WA	98223
Support Services, Old High School Building	Support	135 S French Ave	Arlington	WA	98223
Transportation Center	Support	19124 63rd Ave NE	Arlington	WA	98223
Arlington High School	Instructional	18821 Crown Ridge Blvd.	Arlington	WA	98223
Weston High School	Instructional	4407 - 172nd Street NE	Arlington	WA	98223
Stillaguamish Valley Learning Center	Instructional	1215 East 5th Street	Arlington	WA	98223
Haller Middle School	Instructional	600 East 1st Street	Arlington	WA	98223
Post Middle School	Instructional	220 East 5th Street	Arlington	WA	98223
Eagle Creek Elementary	Instructional	1216 East 5th Street	Arlington	WA	98223
Kent Prairie Elementary	Instructional	8110 - 207th Street NE	Arlington	WA	98223
Pioneer Elementary	Instructional	8213 Eaglefield Drive	Arlington	WA	98223
Presidents Elementary	Instructional	505 East 3rd Street	Arlington	WA	98223



Arlington School District # 16

2



SECTION 2

DISTRICT EDUCATIONAL PROGRAM STANDARDS

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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, bilingual education, preschool and daycare programs, computer labs, and music programs. These programs can have a significant impact on the available student capacity of school facilities.

A. Districtwide Educational Program Standards

Special programs offered by the District at specific school sites include, but are not limited to:

- APPLE (formerly named ECEAP);
- Elementary program for students with special needs; and
- Enhanced Learning Program/Highly Capable; and
- English Language Learner Program (Eagle Creek Elementary).

District educational program standards may change in the future as a result of various external or internal changes. External changes may include mandates or needs for special programs, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities could also affect educational program standards. 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 which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels. Each grade span has a targeted level of service (LOS) which is expressed as a "not to exceed" number. The minimum LOS for each grade span is expressed as "maximum average class size". This figure is used to determine when another class is added. When this average is exceeded, the District will add additional classes if space is available. Only academic classes are used to compute the maximum average class size.

The District has fully implemented full-day kindergarten in and reduced K-3 class size requirements.

B. Educational Program Standards for Elementary Schools

- Class size for Kindergarten and grades 1-3 is targeted not to exceed 21 students, with a maximum average class size of 21 students;
- Class size for grade 4 is targeted not to exceed 25 students, with a maximum average class size of 27 students;
- Class size for grade 5 is targeted not to exceed 27 students, with a maximum average class size of 29 students;
- Special Education for some students is provided in a self-contained classroom;
- Music instruction will be provided in a separate classroom (when available); and
- All elementary schools currently have a room dedicated as a computer lab, or have access to mobile carts with laptop computers for classroom use.

C. Educational Program Standards for Middle and High Schools

- Class size for grade 6 is targeted not to exceed 27 students, with a maximum average class size of 29 students
- Class size for middle school grades 7-8 is targeted not to exceed 29 students, with a maximum average class size of 31 students;
- Class size for high school grades 9-12 is targeted not to exceed 30 students, with a maximum average class size of 32 students;
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, high school classroom capacity has been adjusted using a utilization factor in the range of 90% to 96% (based on a regular school day). Middle school classroom capacity has been adjusted using a utilization factor of 85%;
- Special Education for some students will be provided in a self-contained classroom; and
- Identified students will also be provided other programs in classrooms designated as follows:
 1. Resource Rooms (i.e. computer labs, study rooms).
 2. Learning Support Centers.
 3. Program Specific Classrooms (i.e., music, drama, art, home and family education).

D. Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole, while meeting the District's paramount duties under the State Constitution. A boundary change or a significant programmatic change would be made by the District's Board of Directors following appropriate public review and comment. The District

may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District's intent is to adhere to the target facility service standards noted above without making significant changes in program delivery. At a minimum, average class size in the grade K-8 classrooms will not exceed 26 students and average class size in 9-12 classrooms will not exceed 32 students. For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education, and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom or to classes held in assembly halls, gyms, cafeterias, or other common areas.

The minimum educational service standards are not the District's desired or accepted operating standard.

For the school years of 2019-20 and 2020-21, the District's compliance with the minimum level of service was as follows

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	22.48	26	20.04	32	33.68

* The District determines the reported service level by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations.

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	20.06	26	19.19	32	32.19

* The District determines the reported service level by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations. Portables are not included in this analysis.

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section 2.* A map showing locations of District facilities is provided as Figure 1.

A. Schools

The District maintains four elementary schools, two middle schools, one high school, an alternative high school, and the Stillaguamish Valley School (a Home-School Support center). Elementary schools currently accommodate grades K-5, the middle schools serve grades 6-8, and the high school and alternative high school provide for grades 9-12. The Stillaguamish Valley School serves grades K-12.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 1, 2, and 3.

The Stillaguamish Valley School and Weston High School are housed in separate District-owned facilities and are not included in this CFP for the purposes of measuring capacity or projecting enrollment. Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities were not included in the school capacity calculations provided in Tables 1, 2, and 3.

**Table 1
Elementary School Inventory**

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Eagle Creek	23.70	57,362	28	630	1989
Kent Prairie	10.10	57,362	28	630	1993
Presidents	12.40	60,977	31	680	2004
Pioneer	20.60	61,530	25	562	2002
TOTAL	66.80	237,231	112	2,502	

Table 2
Middle School Inventory

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity	Year Built or Remodeled
Post Middle	24.60	76,323	36	757	1993
Haller Middle	25.46	86,002	31	612	2006
TOTAL	50.06	162,325	67	1,369	

*Includes a total of six special education classrooms between both schools.

Table 3
High School Inventory

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Arlington High	54.00	256,181	53	1,780	2003; 2022

B. Relocatable Classrooms

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses thirteen relocatable classrooms at various school sites throughout the District to provide additional interim capacity (an additional 10 relocatables are located at Stillaguamish Valley School). A typical relocatable classroom can provide capacity for a full-size class of students. The District's relocatable classrooms have adequate useful remaining life and are evaluated regularly. Current use for the 2022-19 school year of relocatable classrooms throughout the District is summarized in Table 4.

Table 4
Relocatable Classroom (Portable) Inventory

Elementary School	Relocatables	Interim Capacity
Eagle Creek	2	58
Kent Prairie	4	84
Presidents	2	58
Middle School	Relocatables	Interim Capacity
Post Middle	4	113
High School	Relocatables	Interim Capacity
Arlington High	1	32
TOTAL	13	345

C. Support Facilities

In addition to schools, the District owns and operates additional facilities, which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5
Support Facility Inventory

Facility	Building Area (Square Feet)	Site Location	Address
Administration and Special Programs	21,402	Roosevelt Building, Presidents	315 N. French Ave
Transportation	41,550	Leased	19124 63 rd Ave Ne
Support Services	70,991	Old HS “A” Bldg	135 S. French Ave

D. Land Inventory & Other Facilities

The District owns the following undeveloped sites:

- A 167-acre site (“Hwy 530 Site”) located 1.5 miles from the city limits of Arlington adjacent to SR 530. The property is outside of the Urban Growth Area boundary and not serviced by municipal utilities. The District is currently negotiating a sale of this property.
- Seven sites ranging from 25 to 160 acres that are managed as forest land by a forestland manager and generally topographically unsuitable for school site development.
- An additional 58.9 acres at the Post Middle School site of farmland located in a floodplain and therefore unsuitable for development.

The District owns the “A” Building on the former high school campus. The “A” Building has been taken out of educational use and is no longer eligible (by OSPI) for use as for classroom space.

The Stillaguamish Valley School, which supports home-schooled students, is located on the Eagle Creek Elementary site. This facility consists of 10 portable classrooms and is not considered part of the District’s permanent facility capacity.

Additionally, the District leases a 33,000 square foot building on a 10 acre site near the Arlington Airport. This remodeled building houses the (alternative) Weston High School. Since this site houses only alternative educational programs, the building’s capacity is not included as part of the District’s eligible facility inventory¹.

¹ Students enrolled in these alternative programs are not included in enrollment numbers for the purposes of this CFP update.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2022-2027

Enrollment projections are most accurate for the initial years of the forecast period. In the past, the District has used the methodology from the Office of Superintendent of Public Instruction (OSPI) to determine enrollment projections. The cohort survival method uses historical enrollment data to forecast the number of students who will be attending school the following year. The cohort method has not proven to be a reliable measure for the Arlington School District. It uses a weighted average of the most recent years to project enrollment and is not designed to anticipate fluctuations in development patterns or isolated variances in student enrollment. This deficiency is exacerbated by enrollment anomalies that occurred as a result of the COVID pandemic, particularly in 2020. For information purposes only, the OSPI cohort survival projections are included in Appendix A-1.

The District has worked with an outside demographer, FLO Analytics, to obtain enrollment projections that consider historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. It also considers the impacts of the pandemic on enrollment. The detailed FLO Analytics forecast report is on file with the District and a grade level analysis is included in Appendix A-2. Using the District's enrollment projections, the District anticipates an increase in enrollment increase of approximately 14.5% by the 2027-28 school year, with growth occurring at all grade levels.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts as adopted by Snohomish County. Between 2014 and 2019, the District's enrollment constituted 17.2% of the total population in the District. In 2020, the District's enrollment constituted 15.60% of the total population in the District. The District is choosing to rely on the assumption that District enrollment will follow the 2014-2019 pattern of 17.2%. Using this percentage, a total enrollment of 6,450 HC students is projected in 2027.

**Table 6
Projected Student Enrollment
2021-2027**

								Change	% Change
Projection	2021*	2022	2023	2024	2025	2026	2027	21-27	21-27
District	5,374	5,545	5,678	5,861	5,927	6,039	6,135	779	14.5%
OFM/County	5,374	5,553	5,732	5,911	6,090	6,269	6,450	1,076	20.02%

* Actual October 2021 HC enrollment

The District uses the adjusted District demographer's enrollment projections for purposes of predicting enrollment during the six years of this Plan. The District will monitor actual enrollment over the next two years and, if necessary, make appropriate adjustments in the next Plan update.

B. 2035 Enrollment Projections

Student enrollment projections beyond 2027 are highly speculative. Based on OFM/County data for 2027 and an estimated student-to-population ratio of 17.2%, 8,084 HC students are projected for 2044. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle, and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle school, and high school levels.

Projected enrollment by grade span for the year 2044² is provided in Table 7. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7
Projected Student Enrollment
(Ratio Method – OFM/County)
2044

Grade Span	Projected Enrollment
Elementary (K-5)	3,408
Middle School (6-8)	1,943
High School (9-12)	2,733
TOTAL (K-12)	8,084

² Snohomish County Planning & Development Services provided the underlying data for the 2044 projections.

SECTION 5 CAPITAL FACILITIES NEEDS

Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2022-2027). Capacity needs are expressed in terms of “unhoused students.” Note that the identified capacity needs do not include growth-related capacity needs from recent development.

Table 8A below shows future capacity needs assuming no new construction during the planning period.

**Table 8A
Future Capacity Needs**

Grade Span	2027 Projected Unhoused Students - Total	2027 Projected Unhoused Students – Growth Post-2021
Elementary (K-5)	286	286
Middle School (6-8)	37	37
High School (9-12)	37	142
TOTAL (K-12)	360	465

Projected student capacity is depicted on Table 8B. This is derived by applying the projected number of students to the projected capacity. Planned improvements (if any) by the District through 2027 are included in Table 8B. It is not the District’s policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms (including additions and adjustments) is not included. Information on relocatable classrooms and interim capacity can be found in Table 4. Information on planned construction projects can be found in Section 6 and the Financing Plan, Table 9.

Table 8B
Projected Student Capacity
2022 - 2027

Elementary School Surplus/Deficiency

Elementary	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	2,502	2,502	2,502	2,502	2,502	2,502	2,502
Added Capacity							
Total Capacity	2,502	2,502	2,502	2,502	2,502	2,502	2,502
Enrollment	2,265	2,399	2,507	2,606	2,644	2,701	2,788
Surplus (Deficiency)	237	103	(5)	(104)	(142)	(199)	(286)

Middle School Surplus/Deficiency

Middle	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	1,369	1,369	1,369	1,369	1,369	1,369	1,519
Added Capacity						150^	
Total Capacity	1,369	1,369	1,369	1,369	1,369	1,519	1,519
Enrollment	1,279	1,289	1,284	1,278	1,366	1,393	1,406
Surplus (Deficiency)	77	80	85	91	3	126	113

^Replacement and Expansion of Post Middle School

High School Surplus/Deficiency

High	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	1,780	1,780	2,036	2,036	2,036	2,036	2,036
Added Capacity		256^					
Total Capacity	1,780	2,036	2,036	2,036	2,036	2,036	2,036
Enrollment	1,817	1,858	1,883	1,977	1,917	1,945	1,959
Surplus (Deficiency)	(37)	178	153	59	119	91	77

^Arlington High School Addition (complete summer 2022)

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. Planned Improvements

The District has identified several capacity projects within the six year planning period needed to meet growth-related needs:

Permanent Capacity Adding Projects:

- Replacement of Post Middle School with the addition of 150 new student seats.
- Expansion of Arlington High School would add 256 additional student seats (anticipated to be complete in summer 2022, with remaining available capacity anticipated during the six-year planning period).

Temporary Capacity Projects:

- The District plans to add portable facilities at the elementary level and potentially at other levels during the six year planning period of this CFP.

Property Acquisition:

- The District plans to acquire land for an elementary school site.

The District is also starting to plan for elementary capacity solutions as growth continues at that grade level. Future updates to the CFP will include any specifically planned projects.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state school construction assistance program funds, and impact fees. Each of these funding sources is discussed in greater detail below.

B. Financing Sources

1. General Obligation Bonds/Capital Levies

Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. Capital levies require a 50% voter approval and can be used for certain capital improvement projects. In February 2020, the District presented a \$25.1 million capital levy and \$107.5 million bond measure to its voters. The voters approved the capital levy, which includes, among other things, funding for the new classrooms and a science, technology, engineering, art and math (STEAM) workshop wing addition at Arlington High School. The bond proposal included funding for the construction of a new middle school to replace Post Middle School. The bond did not achieve the required 60% minimum for passage. Subject to future Board action, the District anticipates presenting a bond proposal to the voters in 2024, which would include the replacement/expansion of Post Middle School.

2. State School Construction Assistance Funds

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is currently eligible for state school construction assistance funds at the 61.26% level for eligible projects.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development.

C. Six-Year Financing Plan

Table 9 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include capital levy funds, future bond revenue, impact fees, and other future sources. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

Table 9
Capital Facilities Financing Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Elementary										
Potential Property Purchase							TBD	X		X
Middle School										
Post Middle School Replacement and Expansion			\$33.200	\$33.200	\$33.200		\$99.600	X	X	X
High School										
Arlington High School Expansion	\$8.816*							X		X

Improvements Adding Temporary Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Relocatables		\$0.600	\$0.600	\$0.600			\$1.800	X		X

Noncapacity Improvements (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Various Schools (all grade levels)										
Security improvements; pedestrian safety improvements; energy efficiency measures; miscellaneous improvements	\$17.117*							X		

*Project complete summer 2022; funds reflect total costs with some funds expended in previous years.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County and the City of Arlington’s impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student methodology is contained in Appendix B. The District obtained for the first time a data set for multi-family dwelling units of one bedroom and less. However, the low rate of students residing in these units does not generate an impact fee.

As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 8-A. For purposes of this Plan, the District has chosen to use the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 9 for a complete identification of funding sources.

The following projects are included in the impact fee calculation:

- A capacity addition at Arlington High School.
- A capacity addition at the replacement Post Middle School

Please see Table 11 for relevant cost data related to each capacity project.

C. Proposed Arlington School District Impact Fee Schedule

Using the variables and formula described in subsection B, impact fees proposed for the District are summarized in Table 10. See also Appendix C.

Table 10
School Impact Fees
2022

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$4,002
Multi-Family (1 Bedroom)	No fee (\$0)
Multi-Family (2+ Bedroom)	\$2,328

Table 10 reflects a 50% adjustment to the calculated fee as required by local ordinances.

Table 11: Impact Fee Variables

Student Generation Factors – Single Family				Average Site Cost/Acre	
Elementary			.206		N/A
Middle			.097		
Senior			.108		
Total			.412		
Student Generation Factors – Multi Family (1 Bdrm)				Temporary Facility Capacity	
Elementary			.018	Capacity	22
Middle			.000	Cost	\$300,000
Senior			.000		
Total			.018	State Match Credit	
				Current State Match Percentage	61.26%
Student Generation Factors – Multi Family (2+ Bdrm)				Construction Cost Allocation	
Elementary			.092	Current CCA	246.83
Middle			.051		
Senior			.065	District Average Assessed Value	
Total			.208	Single Family Residence	\$496,438
Projected Student Capacity per Facility				District Average Assessed Value	
Arlington HS (expansion) - 256				Multi Family (1 Bedroom)	\$169,461
Post Middle School (replacement and expansion) – 150 added capacity (for total new capacity of 907)				Multi Family (2+ Bedroom)	\$239,226
Required Site Acreage per Facility				SPI Square Footage per Student	
Facility Construction/Cost Average				Elementary	90
Arlington HS (expansion)		\$8,186,671		Middle	108
Post Middle School (repl/expansion)		\$99,600,0000		High	130
				District Debt Service Tax Rate for Bonds/Capital Levy	
				Current/\$1,000	\$0.9964
Permanent Facility Square Footage				General Obligation Bond Interest Rate	
Elementary		237,231		Bond Buyer Index (avg 2/22)	2.45%
Middle		162,325			
Senior		256,181		Developer Provided Sites/Facilities	
Total	98.61%	655,737		Value	0
				Dwelling Units	0
Temporary Facility Square Footage					
Elementary		5,034			
Middle		3,356			
Senior		839			
Total	1.39%	9,229			
Total Facility Square Footage					
Elementary		242,265			
Middle		165,681			
Senior		257,020			
Total	100.00%	664,966			

APPENDIX A

POPULATION AND ENROLLMENT DATA



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Arlington(31016)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	355	390	386	426	330	335		346	339	333	326	319	312
Grade 1	383	375	409	403	392	350	102.59%	344	355	348	342	334	327
Grade 2	396	394	394	414	360	404	100.30%	351	345	356	349	343	335
Grade 3	381	415	423	406	385	389	103.24%	417	362	356	368	360	354
Grade 4	429	409	423	432	375	388	100.90%	393	421	365	359	371	363
Grade 5	382	452	424	437	405	381	101.53%	394	399	427	371	364	377
Grade 6	428	417	473	441	424	434	104.39%	398	411	417	446	387	380
K-6 Sub-Total	2,754	2,852	2,932	2,959	2,671	2,681		2,643	2,632	2,602	2,561	2,478	2,448
Grade 7	448	443	416	486	398	431	99.57%	432	396	409	415	444	385
Grade 8	416	440	458	416	464	414	100.21%	432	433	397	410	416	445
7-8 Sub-Total	864	883	874	902	862	845		864	829	806	825	860	830
Grade 9	453	427	457	489	402	495	103.31%	428	446	447	410	424	430
Grade 10	455	444	435	463	468	404	99.47%	492	426	444	445	408	422
Grade 11	408	429	422	402	430	448	94.06%	380	463	401	418	419	384
Grade 12	444	421	430	431	406	432	101.39%	454	385	469	407	424	425
9-12 Sub-Total	1,760	1,721	1,744	1,785	1,706	1,779		1,754	1,720	1,761	1,680	1,675	1,661
DISTRICT K-12 TOTAL	5,378	5,456	5,550	5,646	5,239	5,305		5,261	5,181	5,169	5,066	5,013	4,939

Notes: Specific subtotaling on this report will be driven by District Grade spans.

DISTRICT DEMOGRAPHER PROJECTIONS 2022 FLO ANALYTICS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	336	424	421	419	403	392	401	407	415	416	417
1	357	363	450	447	444	427	418	425	431	440	442
2	409	380	378	467	463	460	446	434	442	448	458
3	390	430	404	401	495	491	491	473	461	469	476
4	390	399	440	414	410	506	505	503	485	473	481
5	383	403	414	457	429	424	527	524	522	504	491
6	440	400	424	433	480	450	446	559	559	561	541
7	433	445	407	431	444	490	460	458	576	576	574
8	419	443	453	414	442	453	500	472	472	593	589
9	497	450	476	490	448	475	486	537	508	505	633
10	405	512	465	495	504	464	492	505	560	528	530
11	453	414	499	456	481	492	454	482	495	548	522
12	462	482	442	536	484	514	527	486	517	530	592
K-5	2,265	2,399	2,507	2,606	2,644	2,701	2,788	2,766	2,756	2,750	2,765
7-8	1,292	1,289	1,284	1,278	1,366	1,393	1,406	1,489	1,607	1,731	1,704
9-12	<u>1,817</u>	<u>1,858</u>	<u>1,883</u>	<u>1,977</u>	<u>1,917</u>	<u>1,945</u>	<u>1,959</u>	<u>2,011</u>	<u>2,080</u>	<u>2,111</u>	<u>2,277</u>
K-12	5,374	5,545	5,674	5,861	5,927	6,039	6,153	6,265	6,443	6,592	6,746

Total Attendance
(Building
Attendance)

APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: Brian Lewis
Executive Director of Operations
Arlington Public Schools

Date: March 18, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F2116.01.002

Re: **Student Generation Report—Arlington Public Schools**

At the request of the Arlington Public Schools (District/APS), FLO Analytics (FLO) has prepared an analysis of student generation rates (SGRs) resulting from recent (2017 to 2021) residential construction within the district. This document details the methodology FLO used to create the SGRs for APS; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF housing, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of three residential developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of two mobile home sites that have been present since at least 2010 and a large MF site that was not completed prior to the end of 2021 (Pilchuck Village). The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 636 SF units and five MF buildings completed between 2017 and 2021. While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (528 units), a variety of units with other SF use codes were also constructed, including duplexes, condominiums, manufactured homes (owned and leased), and approximately 150 units in a mobile home park. While less active than SF construction, MF construction resulted in 456 new units. About 64 percent (293 units) of these new MF units were 2+ BR units, while the remainder (163 units) were 0–1 BR units.

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F2116.01 Arlington Public Schools\Documents\02_2022.03.18 Student Generation Report\Arlington_SD_Student_Generation_Report 2022.docx

Brian Lewis
March 18, 2022

Project No. F2116.01.002
Page 2

All students (grades kindergarten [K] through 12) in the October 18, 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 636 SF units were compared with the 5,374 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	26	0.041
1	18	0.028
2	28	0.044
3	21	0.033
4	15	0.024
5	23	0.036
6	18	0.028
7	24	0.038
8	20	0.031
9	21	0.033
10	17	0.027
11	15	0.024
12	16	0.025
K-5	108	0.206
6-8	65	0.097
9-12	73	0.108
K-12	246	0.412

*Calculated rates for grade level groups may not equal the sum of individual grade rates due to rounding.

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

Brian Lewis
March 18, 2022

Project No. F2116.01.002
Page 3

FLO reached out to the building management at the five projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Park 77, Emory Lofts A and B, and Centennial Park. Bedroom counts were ascertained for seven townhouse units (all are 2+ BR) located on the north side of the city along W Burke Avenue; however, no students reside within these units.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR multifamily units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 163 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	1	0.006
1	2	0.012
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	3	0.018
6–8	0	0.000
9–12	0	0.000
K–12	3	0.018

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 293 2+ BR units in total were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Brian Lewis
March 18, 2022

Project No. F2116.01.002
Page 4

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	4	0.014
1	8	0.027
2	5	0.017
3	2	0.007
4	4	0.014
5	4	0.014
6	4	0.014
7	5	0.017
8	6	0.020
9	4	0.014
10	5	0.017
11	7	0.024
12	3	0.010
K-5	27	0.092
6-8	15	0.051
9-12	19	0.065
K-12	61	0.208

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K-5	6-8	9-12	K-12
Single-family	0.206	0.097	0.108	0.412
Multi-family 0-1 BR	0.018	0.000	0.000	0.018
Multi-family 2+ BR	0.092	0.051	0.065	0.208

Summary of 2017-2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
Unidentified Townhouses	7	Presidents ES
Park 77	182	Kent Prairie ES
Emory Lofts B	25	Presidents ES
Emory Lofts A	40	Presidents ES
Centennial Park	202	Pioneer ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
130	296	68	90	50

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Arlington School District								
YEAR	2022								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	10.00	\$ -	550	0.206	0.018	0.092	\$0	\$0	\$0
Middle	20.00	\$ -	907	0.097	0.000	0.051	\$0	\$0	\$0
High	40.00	\$ -	256	0.108	0.000	0.065	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	98.61%	\$ -	550	0.206	0.018	0.092	\$0	\$0	\$0
Middle	98.61%	\$ 99,600,000	907	0.097	0.000	0.051	\$10,504	\$0	\$5,523
High	98.61%	\$ 8,186,671	256	0.108	0.000	0.065	\$3,406	\$0	\$2,050
						TOTAL	\$13,910	\$0	\$7,572
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	1.39%	\$ 150,000.00	22	0.206	0.018	0.092	\$20	\$2	\$9
Middle	1.39%	\$ -	28	0.097	0.000	0.051	\$0	\$0	\$0
High	1.39%	\$ -	30	0.108	0.000	0.065	\$0	\$0	\$0
						TOTAL	\$20	\$2	\$9
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student	Cost/	Cost/	Cost/
		Footage	Asst %	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	\$ 246.83	90	0.00%	0.206	0.018	0.092	\$0	\$0	\$0
Middle	\$ 246.83	108	61.26%	0.097	0.000	0.051	\$1,584	\$0	\$833
High	\$ 246.83	130	0.00%	0.108	0.000	0.065	\$0	\$0	\$0
						TOTAL	\$1,584	\$0	\$833
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							\$496,438	\$169,461	\$239,226
Capital Bond Interest Rate							2.45%	2.45%	2.45%
Net Present Value of Average Dwelling							\$4,356,104	\$1,486,973	\$2,099,141
Years Amortized							10	10	10
Property Tax Levy Rate							\$1.00	\$1.00	\$1.00
	Present Value of Revenue Stream						\$4,340	\$1,482	\$2,092
	Fee Summary:			Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$13,910	\$0	\$7,572			
Temporary Facility Cost				\$20	\$2	\$9			
State SCFA Credit				(\$1,584)	\$0	(\$833)			
Tax Payment Credit				(\$4,340)	(\$1,482)	(\$2,092)			
FEE (AS CALCULATED)				\$8,005	(\$1,480)	\$4,657			
Fee (AS DISCOUNTED)				\$4,002	\$0	\$2,328			

ARLINGTON PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN
2022-2027



ARLINGTON
PUBLIC SCHOOLS
EDUCATE • PREPARE • INSPIRE

Adopted: _____, 2022

ARLINGTON PUBLIC SCHOOLS

CAPITAL FACILITIES PLAN

2022-2027

BOARD OF DIRECTORS

Mary Levesque, President
Sherri Kelly, Vice President
Michael Kingman
Erica Knapp
Michael Ray

SUPERINTENDENT

Dr. Chrys Sweeting

For information regarding the Arlington Public Schools Capital Facilities Plan, contact the Office of the Superintendent, District Administration Office, 315 N. French Avenue, Arlington, WA 98223. Telephone: (360) 618-6200.

Approved by the Board of Directors on _____, 2022

Table of Contents

	Page
Section 1. Introduction.....	2
Section 2. District Educational Program Standards.....	6
Section 3. Capital Facilities Inventory.....	9
Section 4. Student Enrollment Projections	12
Section 5. Capital Facilities Needs	14
Section 6. Capital Facility Financing Plan.....	16
Section 7. School Impact Fees	19
Appendix A	Population and Enrollment Data
Appendix B	Student Generation Rates
Appendix C	Impact Fee Calculations

INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

Arlington Public Schools (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”) and the City of Arlington (the “City”) with a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the Growth Management Act, the Snohomish County Ordinance Nos. 97-095 and 99-107, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- District should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. The information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.
- The methodology used to calculate impact fees complies with the criteria and the formulas established by the County and the City.

Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

B. Overview of Arlington Public Schools

Two-hundred square miles in area, the District encompasses the City of Arlington and portions of unincorporated Snohomish County. The District is bordered by the Conway, Darrington, Granite Falls, Lakewood, Marysville, Sedro-Woolley, and Stanwood-Camano School Districts.

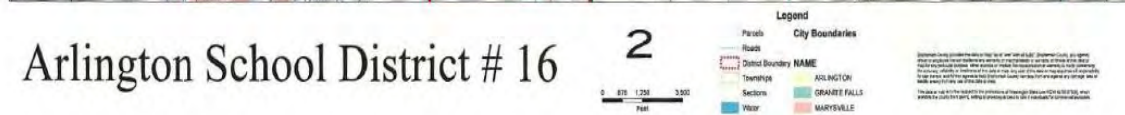
The District serves a student population of 5,374 (October 1, 2021 HC enrollment) with four elementary schools (K-5), two middle schools (grades 6-8), one high school (grades 9-12), one alternative high school (grades 9-12), and one support facility for home schooled children (grades K-12). For the purposes of facility planning, this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school. For purposes of this CFP, enrollment in the Stillaguamish Valley School (a home school support facility serving grades K-12), the alternative high school (Weston), and the Arlington Online Program (AOP) is not included.

The District has experienced moderate growth in recent years after a period of declining student population. For a period of years (2012-2015) the District, due to the declining student population, did not prepare an updated Capital Facilities Plan. The District prepared a CFP in 2016 in anticipation of potential growth, enrollment increases, and future capacity needs. Growth has been steady in the District since 2016 and is projected to continue to increase at all grade levels over the six year planning period. Similar to school districts nationwide, the COVID-19 pandemic affected student enrollment. The District saw a drop in enrollment starting in the 2020-21 school year and continuing into the fall of 2021, most notably at the K-5 level, as families considered alternative education opportunities during the pandemic. With the return to in-person learning, the District anticipates that enrollment will return to pre-pandemic projections and continue to grow over the six-year planning period. This 2022 update builds on the 2020 CFP and identifies a growth-related projects at the middle school level and anticipates the completion of an addition at the high school in the summer of 2022.

**FIGURE 1
MAP OF FACILITIES**



ARLINGTON SCHOOL DISTRICT #16 FACILITIES MAP



SECTION 2 DISTRICT EDUCATIONAL PROGRAM STANDARDS

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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, bilingual education, preschool and daycare programs, computer labs, and music programs. These programs can have a significant impact on the available student capacity of school facilities.

A. Districtwide Educational Program Standards

Special programs offered by the District at specific school sites include, but are not limited to:

- APPLE (formerly named ECEAP);
- Elementary program for handicapped students; and
- Enhanced Learning Program/Highly Capable; and
- English Language Learner Program (Eagle Creek Elementary).

District educational program standards may change in the future as a result of various external or internal changes. External changes may include mandates or needs for special programs, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities could also affect educational program standards. 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 which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels. Each grade span has a targeted level of service (LOS) which is expressed as a “not to exceed” number. The minimum LOS for each grade span is expressed as “maximum average class size”. This figure is used to determine when another class is added. When this average is exceeded, the District will add additional classes if space is available. Only academic classes are used to compute the maximum average class size.

The District has fully implemented full-day kindergarten in and reduced K-3 class size requirements.

B. Educational Program Standards for Elementary Schools

- Class size for Kindergarten and grades 1-3 is targeted not to exceed 21 students, with a maximum average class size of 21 students;
- Class size for grade 4 is targeted not to exceed 25 students, with a maximum average class size of 27 students;
- Class size for grade 5 is targeted not to exceed 27 students, with a maximum average class size of 29 students;
- Special Education for some students is provided in a self-contained classroom;
- Music instruction will be provided in a separate classroom (when available); and
- All elementary schools currently have a room dedicated as a computer lab, or have access to mobile carts with laptop computers for classroom use.

C. Educational Program Standards for Middle and High Schools

- Class size for grade 6 is targeted **not to exceed 27 students**, with a maximum average class size of 29 students
- Class size for middle school grades 7-8 is targeted **not to exceed 29 students**, with a maximum average class size of 31 students;
- Class size for high school grades 9-12 is targeted **not to exceed 30 students**, with a maximum average class size of 32 students;
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, high school classroom capacity has been adjusted using a utilization factor in the range of 90% to 96% (based on a regular school day). Middle school classroom capacity has been adjusted using a utilization factor of 85%;
- Special Education for some students will be provided in a self-contained classroom; and
- Identified students will also be provided other programs in classrooms designated as follows:
 1. Resource Rooms (i.e. computer labs, study rooms).
 2. Learning Support Centers.
 3. Program Specific Classrooms (i.e., music, drama, art, home and family education).

D. Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole, while meeting the District's paramount duties under the State Constitution. A boundary change or a significant programmatic change would be made by the District's Board of Directors following appropriate public review and comment. The District

may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District's intent is to adhere to the target facility service standards noted above without making significant changes in program delivery. At a minimum, average class size in the grade K-8 classrooms will not exceed 26 students and average class size in 9-12 classrooms will not exceed 32 students. For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education, and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom or to classes held in assembly halls, gyms, cafeterias, or other common areas.

The minimum educational service standards are not the District's desired or accepted operating standard.

For the school years of 2019-20 and 2020-21, the District's compliance with the minimum level of service was as follows

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	22.48	26	20.04	32	33.68

* The District determines the reported service level by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations.

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	20.06	26	19.19	32	32.19

* The District determines the reported service level by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations. Portables are not included in this analysis.

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section 2.* A map showing locations of District facilities is provided as Figure 1.

A. *Schools*

The District maintains four elementary schools, two middle schools, one high school, an alternative high school, and the Stillaguamish Valley School (a Home-School Support center). Elementary schools currently accommodate grades K-5, the middle schools serve grades 6-8, and the high school and alternative high school provide for grades 9-12. The Stillaguamish Valley School serves grades K-12.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 1, 2, and 3.

The Stillaguamish Valley School and Weston High School are housed in separate District-owned facilities and are not included in this CFP for the purposes of measuring capacity or projecting enrollment. Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities were not included in the school capacity calculations provided in Tables 1, 2, and 3.

**Table 1
Elementary School Inventory**

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Eagle Creek	23.70	57,362	28	630	1989
Kent Prairie	10.10	57,362	28	630	1993
Presidents	12.40	60,977	31	680	2004
Pioneer	20.60	61,530	25	562	2002
TOTAL	66.62	237,231	112	2,502	

Table 2
Middle School Inventory

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity	Year Built or Remodeled
Post Middle	24.60	76,323	36	757	1993
Haller Middle	25.46	86,002	31	612	2006
TOTAL	50.06	162,325	67	1,369	

*Includes a total of six special education classrooms between both schools.

Table 3
High School Inventory

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Arlington High	54.00	256,181	53	1,780	2003; 2022

B. Relocatable Classrooms

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses eleven relocatable classrooms at various school sites throughout the District to provide additional interim capacity (an additional 10 relocatables are located at Stillaguamish Valley School). A typical relocatable classroom can provide capacity for a full-size class of students. The District's relocatable classrooms have adequate useful remaining life and are evaluated regularly. Current use for the 2022-19 school year of relocatable classrooms throughout the District is summarized in Table 4.

Table 4
Relocatable Classroom (Portable) Inventory

Elementary School	Relocatables	Interim Capacity
Eagle Creek	2	58
Kent Prairie	4	84
Presidents	2	58
Middle School	Relocatables	Interim Capacity
Post Middle	4	113
High School	Relocatables	Interim Capacity
Arlington High	1	32
TOTAL	13	345

C. *Support Facilities*

In addition to schools, the District owns and operates additional facilities, which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5
Support Facility Inventory

Facility	Building Area (Square Feet)	Site Location
Administration and Special Programs	21,402	Roosevelt Building, Presidents
Transportation	41,550	Leased
Support Services	70,991	Old HS “A” Bldg

D. *Land Inventory & Other Facilities*

The District owns the following undeveloped sites:

- A 167-acre site (“Hwy 530 Site”) located 1.5 miles from the city limits of Arlington adjacent to SR 530. The property is outside of the Urban Growth Area boundary and not serviced by municipal utilities. The District is currently negotiating a sale of this property.
- Seven sites ranging from 25 to 160 acres that are managed as forest land by a forestland manager and generally topographically unsuitable for school site development.
- An additional 58.9 acres at the Post Middle School site of farmland located in a floodplain and therefore unsuitable for development.

The District owns the “A” Building on the former high school campus. The “A” Building has been taken out of educational use and is no longer eligible (by OSPI) for use as for classroom space.

The Stillaguamish Valley School, which supports home-schooled students, is located on the Eagle Creek Elementary site. This facility consists of 10 portable classrooms and is not considered part of the District’s permanent facility capacity.

Additionally, the District leases a 33,000 square foot building on a 10 acre site near the Arlington Airport. This remodeled building houses the (alternative) Weston High School. Since this site houses only alternative educational programs, the building’s capacity is not included as part of the District’s eligible facility inventory¹.

¹ Students enrolled in these alternative programs are not included in enrollment numbers for the purposes of this CFP update.

SECTION 4

STUDENT ENROLLMENT PROJECTIONS

A. *Projected Student Enrollment 2022-2027*

Enrollment projections are most accurate for the initial years of the forecast period. In the past, the District has used the methodology from the Office of Superintendent of Public Instruction (OSPI) to determine enrollment projections. The cohort survival method uses historical enrollment data to forecast the number of students who will be attending school the following year. The cohort method has not proven to be a reliable measure for the Lakewood School District. It uses a weighted average of the most recent years to project enrollment and is not designed to anticipate fluctuations in development patterns or isolated variances in student enrollment. This deficiency is exacerbated by enrollment anomalies that occurred as a result of the COVID pandemic, particularly in 2020. For information purposes only, the OSPI cohort survival projections are included in Appendix A-1.

The District has worked with an outside demographer, **FLO Analytics**, to obtain enrollment projections that consider historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. It also considers the impacts of the pandemic on enrollment. The detailed FLO Analytics forecast report is on file with the District and a grade level analysis is included in Appendix A-2. Using the District's enrollment projections, the District anticipates an increase in enrollment increase of approximately **14.5% by the 2027-28 school year**, with growth occurring at all grade levels.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts as adopted by Snohomish County. Between 2014 and 2019, the District's enrollment constituted 17.2% of the total population in the District. In 2020, the District's enrollment constituted 15.60% of the total population in the District. The District is choosing to rely on the assumption that District enrollment will follow the 2014-2019 pattern of 17.2%. Using this percentage, a total enrollment of 6,450 HC students is projected in 2027. *See Appendix A.*

Table 6
Projected Student Enrollment
2021-2027

								Change	% Change
Projection	2021*	2022	2023	2024	2025	2026	2027	21-27	21-27
District	5,374	5,545	5,678	5,861	5,927	6,039	6,135	779	14.5%
OFM/County	5,374	5,553	5,732	5,911	6,090	6,269	6,450	1,076	20.02%

* Actual October 2021 HC enrollment

The District uses the adjusted District demographer's enrollment projections for purposes of predicting enrollment during the six years of this Plan. The District will monitor actual enrollment over the next two years and, if necessary, make appropriate adjustments in the next Plan update.

B. 2035 Enrollment Projections

Student enrollment projections beyond 2027 are highly speculative. Based on OFM/County data for 2027 and an estimated student-to-population ratio of 17.2%, 8,084 HC students are projected for 2044. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle, and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle school, and high school levels.

Projected enrollment by grade span for the year 2044² is provided in Table 7. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7
Projected Student Enrollment
(Ratio Method – OFM/County)
2044

Grade Span	Projected Enrollment
Elementary (K-5)	3,408
Middle School (6-8)	1,943
High School (9-12)	2,733
TOTAL (K-12)	8,084

² Snohomish County Planning & Development Services provided the underlying data for the 2044 projections.

SECTION 5 CAPITAL FACILITIES NEEDS

Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2022-2027). Capacity needs are expressed in terms of “unhoused students.” Note that the identified capacity needs do not include growth-related capacity needs from recent development.

Table 8A below shows future capacity needs assuming no new construction during the planning period.

**Table 8A
Future Capacity Needs**

Grade Span	2027 Projected Unhoused Students - Total	2027 Projected Unhoused Students – Growth Post-2021
Elementary (K-5)	286	286
Middle School (6-8)	37	37
High School (9-12)	37	142
TOTAL (K-12)	360	465

Projected student capacity is depicted on Table 8B. This is derived by applying the projected number of students to the projected capacity. Planned improvements (if any) by the District through 2027 are included in Table 8B. It is not the District’s policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms (including additions and adjustments) is not included. Information on relocatable classrooms and interim capacity can be found in Table 4. Information on planned construction projects can be found in Section 6 and the Financing Plan, Table 9.

Table 8B
Projected Student Capacity
2022 - 2027

Elementary School Surplus/Deficiency

Elementary	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	2,502	2,502	2,502	2,502	2,502	2,502	2,502
Added Capacity							
Total Capacity	2,502	2,502	2,502	2,502	2,502	2,502	2,502
Enrollment	2,265	2,399	2,507	2,606	2,644	2,701	2,788
Surplus (Deficiency)	237	103	(5)	(104)	(142)	(199)	(286)

Middle School Surplus/Deficiency

Middle	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	1,369	1,369	1,369	1,369	1,369	1,369	1,519
Added Capacity						150^	
Total Capacity	1,369	1,369	1,369	1,369	1,369	1,519	1,519
Enrollment	1,219	1,289	1,284	1,278	1,366	1,393	1,406
Surplus (Deficiency)	150	80	85	91	3	126	113

^Replacement and Expansion of Post Middle School

High School Surplus/Deficiency

High	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	1,780	1,780	2,036	2,036	2,036	2,036	2,036
Added Capacity		256^					
Total Capacity	1,780	2,036	2,036	2,036	2,036	2,036	2,036
Enrollment	1,817	1,858	1,883	1,977	1,917	1,945	1,959
Surplus (Deficiency)	(37)	178	153	59	119	91	77

^Arlington High School Addition (complete summer 2022)

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. Planned Improvements

The District has identified several capacity projects within the six year planning period needed to meet growth-related needs:

Permanent Capacity Adding Projects:

- Replacement of Post Middle School with the addition of 150 new student seats.
- Expansion of Arlington High School would add 256 additional student seats (anticipated to be complete in summer 2022, with remaining available capacity anticipated during the six-year planning period).

Temporary Capacity Projects:

- The District plans to add portable facilities at the elementary level and potentially at other levels during the six year planning period of this CFP.

Property Acquisition:

- The District plans to acquire land for an elementary school site.

The District is also starting to plan for elementary capacity solutions as growth continues at that grade level. Future updates to the CFP will include any specifically planned projects.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state school construction assistance program funds, and impact fees. Each of these funding sources is discussed in greater detail below.

B. Financing Sources

1. General Obligation Bonds/Capital Levies

Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. Capital levies require a 50% voter approval and can be used for certain capital improvement projects. In February 2020, the District presented a \$25.1 million capital levy and \$107.5 million bond measure to its voters. The voters approved the capital levy, which includes, among other things, funding for the new classrooms and a science, technology, engineering, art and math (STEAM) workshop wing addition at Arlington High School. The bond proposal included funding for the construction of a new middle school to replace Post Middle School. The bond did not achieve the required 60% minimum for passage. Subject to future Board action, the District anticipates presenting a bond proposal to the voters in 2024, which would include the replacement/expansion of Post Middle School.

2. State School Construction Assistance Funds

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is currently eligible for state school construction assistance funds at the 61.26% level for eligible projects.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development.

C. Six-Year Financing Plan

Table 9 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include capital levy funds, future bond revenue, impact fees, and other future sources. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

Table 9
Capital Facilities Financing Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Elementary										
Potential Property Purchase							TBD	X		X
Middle School										
Post Middle School Replacement and Expansion			\$33.200	\$33.200	\$33.200		\$99.600	X	X	X
High School										
Arlington High School Expansion	\$8.816*							X		X

Improvements Adding Temporary Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Relocatables		\$0.600	\$0.600	\$0.600			\$1.800	X		X

Noncapacity Improvements (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Various Schools (all grade levels)										
Security improvements; pedestrian safety improvements; energy efficiency measures; miscellaneous improvements	\$17.117*							X		

*Project complete summer 2022; funds reflect total costs with some funds expended in previous years.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County and the City of Arlington’s impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student methodology is contained in Appendix B. The District obtained for the first time a data set for multi-family dwelling units of one bedroom and less. However, the low rate of students residing in these units does not generate an impact fee.

As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 8-A. For purposes of this Plan, the District has chosen to use the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 9 for a complete identification of funding sources.

The following projects are included in the impact fee calculation:

- A capacity addition at Arlington High School.
- A capacity addition at the replacement Post Middle School

Please see Table 11 for relevant cost data related to each capacity project.

C. Proposed Arlington School District Impact Fee Schedule

Using the variables and formula described in subsection B, impact fees proposed for the District are summarized in Table 10. See also Appendix C.

Table 10
School Impact Fees
2022

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$4,002
Multi-Family (1 Bedroom)	No fee (\$0)
Multi-Family (2+ Bedroom)	\$2,328

Table 10 reflects a 50% adjustment to the calculated fee as required by local ordinances.

Table 11: Impact Fee Variables

Student Generation Factors – Single Family				Average Site Cost/Acre		
Elementary			.206			N/A
Middle			.097			
Senior			.108			
	Total		.412			
Student Generation Factors – Multi Family (1 Bdrm)				Temporary Facility Capacity		
Elementary			.018	Capacity		22
Middle			.000	Cost		\$300,000
Senior			.000			
	Total		.018	State Match Credit		
				Current State Match Percentage		61.26%
Student Generation Factors – Multi Family (2+ Bdrm)				Construction Cost Allocation		
Elementary			.092	Current CCA		246.83
Middle			.051			
Senior			.065	District Average Assessed Value		
	Total		.208	Single Family Residence		\$496,438
Projected Student Capacity per Facility				District Average Assessed Value		
Arlington HS (expansion) - 256				Multi Family (1 Bedroom)		\$169,461
Post Middle School (replacement and expansion) – 150 added capacity (for total new capacity of 907)				Multi Family (2+ Bedroom)		\$239,226
Required Site Acreage per Facility				SPI Square Footage per Student		
Facility Construction/Cost Average				Elementary		90
Arlington HS (expansion)			\$8,186,671	Middle		108
Post Middle School (repl/expansion)			\$99,600,000	High		130
				District Debt Service Tax Rate for Bonds/Capital Levy		
				Current/\$1,000		\$0.9964
Permanent Facility Square Footage				General Obligation Bond Interest Rate		
Elementary			237,231	Bond Buyer Index (avg 2/22)		2.45%
Middle			162,325			
Senior			256,181	Developer Provided Sites/Facilities		
	Total	98.61%	655,737	Value		0
				Dwelling Units		0
Temporary Facility Square Footage						
Elementary			5,034			
Middle			3,356			
Senior			839			
	Total	1.39%	9,229			
Total Facility Square Footage						
Elementary			242,265			
Middle			165,681			
Senior			257,020			
	Total	100.00%	664,966			

APPENDIX A

POPULATION AND ENROLLMENT DATA



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

Snohomish/Arlington(31016)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	355	390	386	426	330	335		346	339	333	326	319	312
Grade 1	383	375	409	403	392	350	102.59%	344	355	348	342	334	327
Grade 2	396	394	394	414	360	404	100.30%	351	345	356	349	343	335
Grade 3	381	415	423	406	385	389	103.24%	417	362	356	368	360	354
Grade 4	429	409	423	432	375	388	100.90%	393	421	365	359	371	363
Grade 5	382	452	424	437	405	381	101.53%	394	399	427	371	364	377
Grade 6	428	417	473	441	424	434	104.39%	398	411	417	446	387	380
K-6 Sub-Total	2,754	2,852	2,932	2,959	2,671	2,681		2,643	2,632	2,602	2,561	2,478	2,448
Grade 7	448	443	416	486	398	431	99.57%	432	396	409	415	444	385
Grade 8	416	440	458	416	464	414	100.21%	432	433	397	410	416	445
7-8 Sub-Total	864	883	874	902	862	845		864	829	806	825	860	830
Grade 9	453	427	457	489	402	495	103.31%	428	446	447	410	424	430
Grade 10	455	444	435	463	468	404	99.47%	492	426	444	445	408	422
Grade 11	408	429	422	402	430	448	94.06%	380	463	401	418	419	384
Grade 12	444	421	430	431	406	432	101.39%	454	385	469	407	424	425
9-12 Sub-Total	1,760	1,721	1,744	1,785	1,706	1,779		1,754	1,720	1,761	1,680	1,675	1,661
DISTRICT K-12 TOTAL	5,378	5,456	5,550	5,646	5,239	5,305		5,261	5,181	5,169	5,066	5,013	4,939

Notes: Specific subtotaling on this report will be driven by District Grade spans.

DISTRICT DEMOGRAPHER PROJECTIONS 2022 FLO ANALYTICS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	336	424	421	419	403	392	401	407	415	416	417
1	357	363	450	447	444	427	418	425	431	440	442
2	409	380	378	467	463	460	446	434	442	448	458
3	390	430	404	401	495	491	491	473	461	469	476
4	390	399	440	414	410	506	505	503	485	473	481
5	383	403	414	457	429	424	527	524	522	504	491
6	440	400	424	433	480	450	446	559	559	561	541
7	433	445	407	431	444	490	460	458	576	576	574
8	419	443	453	414	442	453	500	472	472	593	589
9	497	450	476	490	448	475	486	537	508	505	633
10	405	512	465	495	504	464	492	505	560	528	530
11	453	414	499	456	481	492	454	482	495	548	522
12	462	482	442	536	484	514	527	486	517	530	592
K-5	2,265	2,399	2,507	2,606	2,644	2,701	2,788	2,766	2,756	2,750	2,765
7-8	1,292	1,289	1,284	1,278	1,366	1,393	1,406	1,489	1,607	1,731	1,704
9-12	<u>1,817</u>	<u>1,858</u>	<u>1,883</u>	<u>1,977</u>	<u>1,917</u>	<u>1,945</u>	<u>1,959</u>	<u>2,011</u>	<u>2,080</u>	<u>2,111</u>	<u>2,277</u>
K-12	5,374	5,545	5,674	5,861	5,927	6,039	6,153	6,265	6,443	6,592	6,746

Total Attendance
 (Building
 Attendance)



APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: Brian Lewis
 Executive Director of Operations
 Arlington Public Schools

Date: March 18, 2022

From: Tyler Vick
 Managing Director
 Benjamin Maloney
 Demographer/Data Analyst

Project No.: F2116.01.002

Re: **Student Generation Report—Arlington Public Schools**

At the request of the Arlington Public Schools (District/APS), FLO Analytics (FLO) has prepared an analysis of student generation rates (SGRs) resulting from recent (2017 to 2021) residential construction within the district. This document details the methodology FLO used to create the SGRs for APS; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF housing, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor’s Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of three residential developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of two mobile home sites that have been present since at least 2010 and a large MF site that was not completed prior to the end of 2021 (Pilchuck Village). The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 636 SF units and five MF buildings completed between 2017 and 2021. While the majority of the SF construction consisted of units classified as “Single Family Residence – Detached” (528 units), a variety of units with other SF use codes were also constructed, including duplexes, condominiums, manufactured homes (owned and leased), and approximately 150 units in a mobile home park. While less active than SF construction, MF construction resulted in 456 new units. About 64 percent (293 units) of these new MF units were 2+ BR units, while the remainder (163 units) were 0–1 BR units.

Brian Lewis
March 18, 2022

Project No. F2116.01.002
Page 2

All students (grades kindergarten [K] through 12) in the October 18, 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 636 SF units were compared with the 5,374 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	26	0.041
1	18	0.028
2	28	0.044
3	21	0.033
4	15	0.024
5	23	0.036
6	18	0.028
7	24	0.038
8	20	0.031
9	21	0.033
10	17	0.027
11	15	0.024
12	16	0.025
K-5	108	0.206
6-8	65	0.097
9-12	73	0.108
K-12	246	0.412

*Calculated rates for grade level groups may not equal the sum of individual grade rates due to rounding.

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

Brian Lewis
March 18, 2022

Project No. F2116.01.002
Page 3

FLO reached out to the building management at the five projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Park 77, Emory Lofts A and B, and Centennial Park. Bedroom counts were ascertained for seven townhouse units (all are 2+ BR) located on the north side of the city along W Burke Avenue; however, no students reside within these units.

Multifamily 0-1 BR Rates

FLO calculated the MF 0-1 BR SGRs by comparing data on 0-1 BR multifamily units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 163 0-1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0-1 BR Units

Grade	Matches	Rate
K	1	0.006
1	2	0.012
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K-5	3	0.018
6-8	0	0.000
9-12	0	0.000
K-12	3	0.018

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 293 2+ BR units in total were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Brian Lewis
March 18, 2022

Project No. F2116.01.002
Page 4

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	4	0.014
1	8	0.027
2	5	0.017
3	2	0.007
4	4	0.014
5	4	0.014
6	4	0.014
7	5	0.017
8	6	0.020
9	4	0.014
10	5	0.017
11	7	0.024
12	3	0.010
K-5	27	0.092
6-8	15	0.051
9-12	19	0.065
K-12	61	0.208

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K-5	6-8	9-12	K-12
Single-family	0.206	0.097	0.108	0.412
Multi-family 0-1 BR	0.018	0.000	0.000	0.018
Multi-family 2+ BR	0.092	0.051	0.065	0.208

Summary of 2017-2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
Unidentified Townhouses	7	Presidents ES
Park 77	182	Kent Prairie ES
Emory Lofts B	25	Presidents ES
Emory Lofts A	40	Presidents ES
Centennial Park	202	Pioneer ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
130	296	68	90	50

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Arlington School District								
YEAR	2022								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	10.00	\$ -	550	0.206	0.018	0.092	\$0	\$0	\$0
Middle	20.00	\$ -	907	0.097	0.000	0.051	\$0	\$0	\$0
High	40.00	\$ -	256	0.108	0.000	0.065	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	98.61%	\$ -	550	0.206	0.018	0.092	\$0	\$0	\$0
Middle	98.61%	\$ 99,600,000	907	0.097	0.000	0.051	\$10,504	\$0	\$5,523
High	98.61%	\$ 8,186,671	256	0.108	0.000	0.065	\$3,406	\$0	\$2,050
						TOTAL	\$13,910	\$0	\$7,572
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	1.39%	\$ 150,000.00	22	0.206	0.018	0.092	\$20	\$2	\$9
Middle	1.39%	\$ -	28	0.097	0.000	0.051	\$0	\$0	\$0
High	1.39%	\$ -	30	0.108	0.000	0.065	\$0	\$0	\$0
						TOTAL	\$20	\$2	\$9
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student	Cost/	Cost/	Cost/
		Footage	Asst %	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	\$ 246.83	90	0.00%	0.206	0.018	0.092	\$0	\$0	\$0
Middle	\$ 246.83	108	61.26%	0.097	0.000	0.051	\$1,584	\$0	\$833
High	\$ 246.83	130	0.00%	0.108	0.000	0.065	\$0	\$0	\$0
						TOTAL	\$1,584	\$0	\$833
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							\$496,438	\$169,461	\$239,226
Capital Bond Interest Rate							2.45%	2.45%	2.45%
Net Present Value of Average Dwelling							\$4,356,104	\$1,486,973	\$2,099,141
Years Amortized							10	10	10
Property Tax Levy Rate							\$1.00	\$1.00	\$1.00
	Present Value of Revenue Stream						\$4,340	\$1,482	\$2,092
Fee Summary:				Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$13,910	\$0	\$7,572			
Temporary Facility Cost				\$20	\$2	\$9			
State SCFA Credit				(\$1,584)	\$0	(\$833)			
Tax Payment Credit				(\$4,340)	(\$1,482)	(\$2,092)			
FEE (AS CALCULATED)				\$8,005	(\$1,480)	\$4,657			
Fee (AS DISCOUNTED)				\$4,002	\$0	\$2,328			

ARLINGTON PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN
2022-2027



ARLINGTON
PUBLIC SCHOOLS
EDUCATE • PREPARE • INSPIRE

Adopted: _____, 2022

ARLINGTON PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN
2022-2027

BOARD OF DIRECTORS

Mary Levesque, President
Sherri Kelly, Vice President
Michael Kingman
Erica Knapp
Michael Ray

SUPERINTENDENT

Dr. Chrys Sweeting

For information regarding the Arlington Public Schools Capital Facilities Plan, contact the Office of the Superintendent, District Administration Office, 315 N. French Avenue, Arlington, WA 98223. Telephone: (360) 618-6200.

Approved by the Board of Directors on _____, 2022

Table of Contents

	Page
Section 1. Introduction.....	2
Section 2. District Educational Program Standards.....	6
Section 3. Capital Facilities Inventory.....	9
Section 4. Student Enrollment Projections	12
Section 5. Capital Facilities Needs	14
Section 6. Capital Facility Financing Plan.....	16
Section 7. School Impact Fees	19
Appendix A	Population and Enrollment Data
Appendix B	Student Generation Rates
Appendix C	Impact Fee Calculations

INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

Arlington Public Schools (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”) and the City of Arlington (the “City”) with a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the Growth Management Act, the Snohomish County Ordinance Nos. 97-095 and 99-107, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- District should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. The information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.
- The methodology used to calculate impact fees complies with the criteria and the formulas established by the County and the City.

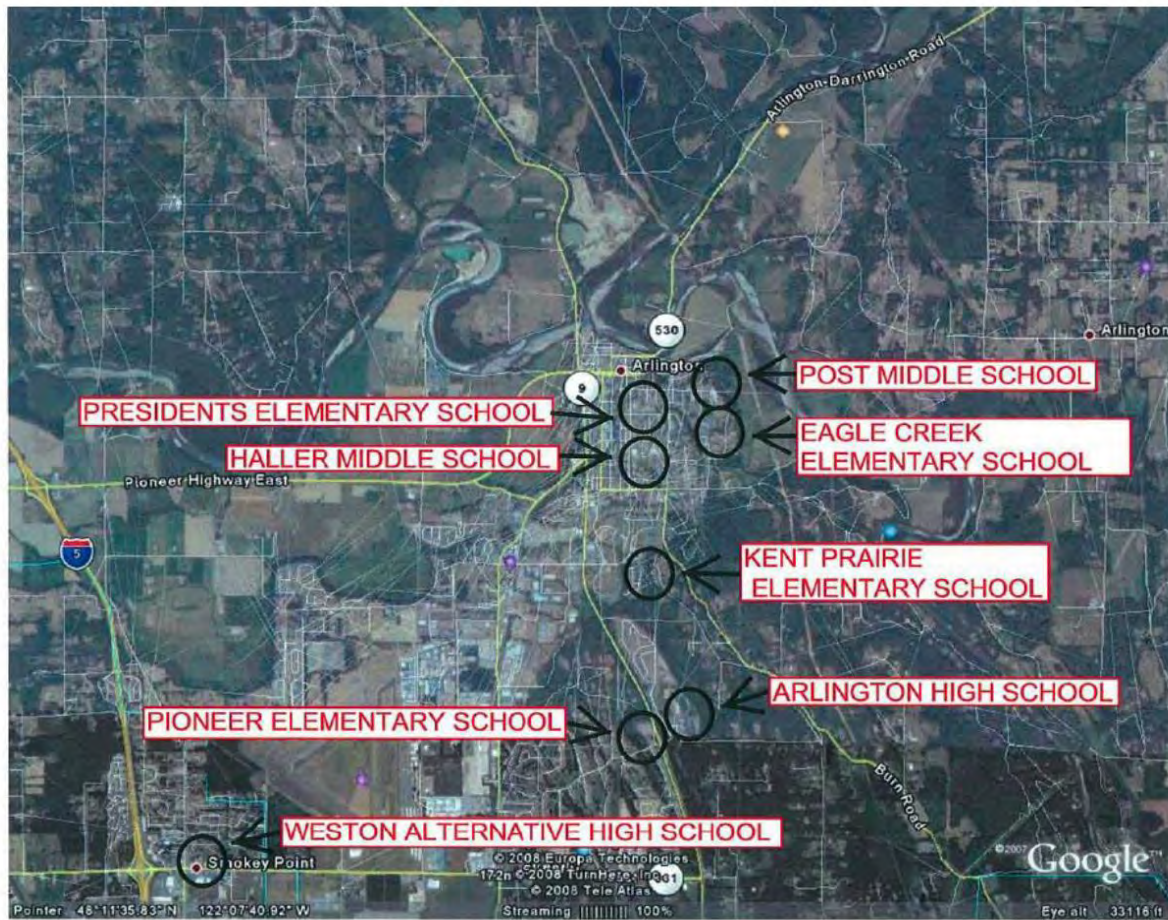
Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

B. Overview of Arlington Public Schools

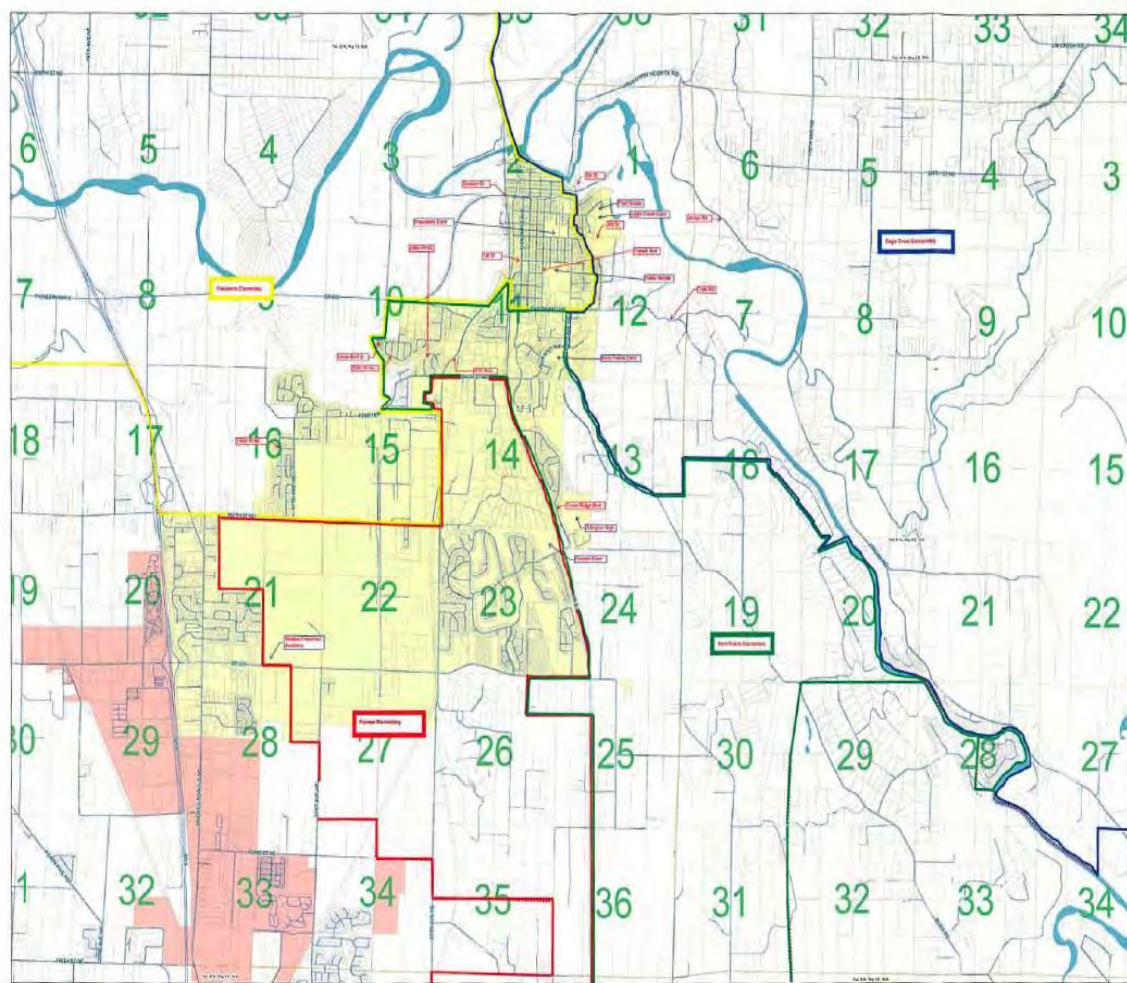
Two-hundred square miles in area, the District encompasses the City of Arlington and portions of unincorporated Snohomish County. The District is bordered by the Conway, Darrington, Granite Falls, Lakewood, Marysville, Sedro-Woolley, and Stanwood-Camano School Districts.

The District serves a student population of 5,374 (October 1, 2021 HC enrollment) with four elementary schools (K-5), two middle schools (grades 6-8), one high school (grades 9-12), one alternative high school (grades 9-12), and one support facility for home schooled children (grades K-12). For the purposes of facility planning, this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school. For purposes of this CFP, enrollment in the Stillaguamish Valley School (a home school support facility serving grades K-12), the alternative high school (Weston), and the Arlington Online Program (AOP) is not included.

The District has experienced moderate growth in recent years after a period of declining student population. For a period of years (2012-2015) the District, due to the declining student population, did not prepare an updated Capital Facilities Plan. The District prepared a CFP in 2016 in anticipation of potential growth, enrollment increases, and future capacity needs. Growth has been steady in the District since 2016 and is projected to continue to increase at all grade levels over the six year planning period. Similar to school districts nationwide, the COVID-19 pandemic affected student enrollment. The District saw a drop in enrollment starting in the 2020-21 school year and continuing into the fall of 2021, most notably at the K-5 level, as families considered alternative education opportunities during the pandemic. With the return to in-person learning, the District anticipates that enrollment will return to pre-pandemic projections and continue to grow over the six-year planning period. This 2022 update builds on the 2020 CFP and identifies a growth-related projects at the middle school level and anticipates the completion of an addition at the high school in the summer of 2022.

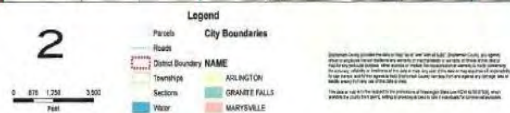
FIGURE 1 - MAP OF FACILITIES**ARLINGTON SCHOOL DISTRICT #16 FACILITIES MAP*****Annotations to District Map:***

Site Name	Site Type	Street Address	City	State	Zip
District Office	Support	315 N French Ave	Arlington	WA	98223
Support Services, Old High School Building	Support	135 S French Ave	Arlington	WA	98223
Transportation Center	Support	19124 63rd Ave NE	Arlington	WA	98223
Arlington High School	Instructional	18821 Crown Ridge Blvd.	Arlington	WA	98223
Weston High School	Instructional	4407 - 172nd Street NE	Arlington	WA	98223
Stillaguamish Valley Learning Center	Instructional	1215 East 5th Street	Arlington	WA	98223
Haller Middle School	Instructional	600 East 1st Street	Arlington	WA	98223
Post Middle School	Instructional	220 East 5th Street	Arlington	WA	98223
Eagle Creek Elementary	Instructional	1216 East 5th Street	Arlington	WA	98223
Kent Prairie Elementary	Instructional	8110 - 207th Street NE	Arlington	WA	98223
Pioneer Elementary	Instructional	8213 Eaglefield Drive	Arlington	WA	98223
Presidents Elementary	Instructional	505 East 3rd Street	Arlington	WA	98223



Arlington School District # 16

2



SECTION 2

DISTRICT EDUCATIONAL PROGRAM STANDARDS

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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, bilingual education, preschool and daycare programs, computer labs, and music programs. These programs can have a significant impact on the available student capacity of school facilities.

A. Districtwide Educational Program Standards

Special programs offered by the District at specific school sites include, but are not limited to:

- APPLE (formerly named ECEAP);
- Elementary program for students with special needs; and
- Enhanced Learning Program/Highly Capable; and
- English Language Learner Program (Eagle Creek Elementary).

District educational program standards may change in the future as a result of various external or internal changes. External changes may include mandates or needs for special programs, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities could also affect educational program standards. 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 which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels. Each grade span has a targeted level of service (LOS) which is expressed as a "not to exceed" number. The minimum LOS for each grade span is expressed as "maximum average class size". This figure is used to determine when another class is added. When this average is exceeded, the District will add additional classes if space is available. Only academic classes are used to compute the maximum average class size.

The District has fully implemented full-day kindergarten in and reduced K-3 class size requirements.

B. Educational Program Standards for Elementary Schools

- Class size for Kindergarten and grades 1-3 is targeted not to exceed 21 students, with a maximum average class size of 21 students;
- Class size for grade 4 is targeted not to exceed 25 students, with a maximum average class size of 27 students;
- Class size for grade 5 is targeted not to exceed 27 students, with a maximum average class size of 29 students;
- Special Education for some students is provided in a self-contained classroom;
- Music instruction will be provided in a separate classroom (when available); and
- All elementary schools currently have a room dedicated as a computer lab, or have access to mobile carts with laptop computers for classroom use.

C. Educational Program Standards for Middle and High Schools

- Class size for grade 6 is targeted not to exceed 27 students, with a maximum average class size of 29 students
- Class size for middle school grades 7-8 is targeted not to exceed 29 students, with a maximum average class size of 31 students;
- Class size for high school grades 9-12 is targeted not to exceed 30 students, with a maximum average class size of 32 students;
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, high school classroom capacity has been adjusted using a utilization factor in the range of 90% to 96% (based on a regular school day). Middle school classroom capacity has been adjusted using a utilization factor of 85%;
- Special Education for some students will be provided in a self-contained classroom; and
- Identified students will also be provided other programs in classrooms designated as follows:
 1. Resource Rooms (i.e. computer labs, study rooms).
 2. Learning Support Centers.
 3. Program Specific Classrooms (i.e., music, drama, art, home and family education).

D. Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole, while meeting the District's paramount duties under the State Constitution. A boundary change or a significant programmatic change would be made by the District's Board of Directors following appropriate public review and comment. The District

may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District's intent is to adhere to the target facility service standards noted above without making significant changes in program delivery. At a minimum, average class size in the grade K-8 classrooms will not exceed 26 students and average class size in 9-12 classrooms will not exceed 32 students. For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education, and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom or to classes held in assembly halls, gyms, cafeterias, or other common areas.

The minimum educational service standards are not the District's desired or accepted operating standard.

For the school years of 2019-20 and 2020-21, the District's compliance with the minimum level of service was as follows

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	22.48	26	20.04	32	33.68

* The District determines the reported service level by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations.

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	20.06	26	19.19	32	32.19

* The District determines the reported service level by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations. Portables are not included in this analysis.

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section 2.* A map showing locations of District facilities is provided as Figure 1.

A. Schools

The District maintains four elementary schools, two middle schools, one high school, an alternative high school, and the Stillaguamish Valley School (a Home-School Support center). Elementary schools currently accommodate grades K-5, the middle schools serve grades 6-8, and the high school and alternative high school provide for grades 9-12. The Stillaguamish Valley School serves grades K-12.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 1, 2, and 3.

The Stillaguamish Valley School and Weston High School are housed in separate District-owned facilities and are not included in this CFP for the purposes of measuring capacity or projecting enrollment. Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities were not included in the school capacity calculations provided in Tables 1, 2, and 3.

**Table 1
Elementary School Inventory**

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Eagle Creek	23.70	57,362	28	630	1989
Kent Prairie	10.10	57,362	28	630	1993
Presidents	12.40	60,977	31	680	2004
Pioneer	20.60	61,530	25	562	2002
TOTAL	66.80	237,231	112	2,502	

Table 2
Middle School Inventory

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity	Year Built or Remodeled
Post Middle	24.60	76,323	36	757	1993
Haller Middle	25.46	86,002	31	612	2006
TOTAL	50.06	162,325	67	1,369	

*Includes a total of six special education classrooms between both schools.

Table 3
High School Inventory

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Arlington High	54.00	256,181	53	1,780	2003; 2022

B. Relocatable Classrooms

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses thirteen relocatable classrooms at various school sites throughout the District to provide additional interim capacity (an additional 10 relocatables are located at Stillaguamish Valley School). A typical relocatable classroom can provide capacity for a full-size class of students. The District's relocatable classrooms have adequate useful remaining life and are evaluated regularly. Current use for the 2022-19 school year of relocatable classrooms throughout the District is summarized in Table 4.

Table 4
Relocatable Classroom (Portable) Inventory

Elementary School	Relocatables	Interim Capacity
Eagle Creek	2	58
Kent Prairie	4	84
Presidents	2	58
Middle School	Relocatables	Interim Capacity
Post Middle	4	113
High School	Relocatables	Interim Capacity
Arlington High	1	32
TOTAL	13	345

C. Support Facilities

In addition to schools, the District owns and operates additional facilities, which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5
Support Facility Inventory

Facility	Building Area (Square Feet)	Site Location	Address
Administration and Special Programs	21,402	Roosevelt Building, Presidents	315 N. French Ave
Transportation	41,550	Leased	19124 63 rd Ave Ne
Support Services	70,991	Old HS “A” Bldg	135 S. French Ave

D. Land Inventory & Other Facilities

The District owns the following undeveloped sites:

- A 167-acre site (“Hwy 530 Site”) located 1.5 miles from the city limits of Arlington adjacent to SR 530. The property is outside of the Urban Growth Area boundary and not serviced by municipal utilities. The District is currently negotiating a sale of this property.
- Seven sites ranging from 25 to 160 acres that are managed as forest land by a forestland manager and generally topographically unsuitable for school site development.
- An additional 58.9 acres at the Post Middle School site of farmland located in a floodplain and therefore unsuitable for development.

The District owns the “A” Building on the former high school campus. The “A” Building has been taken out of educational use and is no longer eligible (by OSPI) for use as for classroom space.

The Stillaguamish Valley School, which supports home-schooled students, is located on the Eagle Creek Elementary site. This facility consists of 10 portable classrooms and is not considered part of the District’s permanent facility capacity.

Additionally, the District leases a 33,000 square foot building on a 10 acre site near the Arlington Airport. This remodeled building houses the (alternative) Weston High School. Since this site houses only alternative educational programs, the building’s capacity is not included as part of the District’s eligible facility inventory¹.

¹ Students enrolled in these alternative programs are not included in enrollment numbers for the purposes of this CFP update.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2022-2027

Enrollment projections are most accurate for the initial years of the forecast period. In the past, the District has used the methodology from the Office of Superintendent of Public Instruction (OSPI) to determine enrollment projections. The cohort survival method uses historical enrollment data to forecast the number of students who will be attending school the following year. The cohort method has not proven to be a reliable measure for the Arlington School District. It uses a weighted average of the most recent years to project enrollment and is not designed to anticipate fluctuations in development patterns or isolated variances in student enrollment. This deficiency is exacerbated by enrollment anomalies that occurred as a result of the COVID pandemic, particularly in 2020. For information purposes only, the OSPI cohort survival projections are included in Appendix A-1.

The District has worked with an outside demographer, FLO Analytics, to obtain enrollment projections that consider historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. It also considers the impacts of the pandemic on enrollment. The detailed FLO Analytics forecast report is on file with the District and a grade level analysis is included in Appendix A-2. Using the District's enrollment projections, the District anticipates an increase in enrollment increase of approximately 14.5% by the 2027-28 school year, with growth occurring at all grade levels.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts as adopted by Snohomish County. Between 2014 and 2019, the District's enrollment constituted 17.2% of the total population in the District. In 2020, the District's enrollment constituted 15.60% of the total population in the District. The District is choosing to rely on the assumption that District enrollment will follow the 2014-2019 pattern of 17.2%. Using this percentage, a total enrollment of 6,450 HC students is projected in 2027.

**Table 6
Projected Student Enrollment
2021-2027**

								Change	% Change
Projection	2021*	2022	2023	2024	2025	2026	2027	21-27	21-27
District	5,374	5,545	5,678	5,861	5,927	6,039	6,135	779	14.5%
OFM/County	5,374	5,553	5,732	5,911	6,090	6,269	6,450	1,076	20.02%

* Actual October 2021 HC enrollment

The District uses the adjusted District demographer's enrollment projections for purposes of predicting enrollment during the six years of this Plan. The District will monitor actual enrollment over the next two years and, if necessary, make appropriate adjustments in the next Plan update.

B. 2035 Enrollment Projections

Student enrollment projections beyond 2027 are highly speculative. Based on OFM/County data for 2027 and an estimated student-to-population ratio of 17.2%, 8,084 HC students are projected for 2044. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle, and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle school, and high school levels.

Projected enrollment by grade span for the year 2044² is provided in Table 7. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7
Projected Student Enrollment
(Ratio Method – OFM/County)
2044

Grade Span	Projected Enrollment
Elementary (K-5)	3,408
Middle School (6-8)	1,943
High School (9-12)	2,733
TOTAL (K-12)	8,084

² Snohomish County Planning & Development Services provided the underlying data for the 2044 projections.

SECTION 5 CAPITAL FACILITIES NEEDS

Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2022-2027). Capacity needs are expressed in terms of “unhoused students.” Note that the identified capacity needs do not include growth-related capacity needs from recent development.

Table 8A below shows future capacity needs assuming no new construction during the planning period.

**Table 8A
Future Capacity Needs**

Grade Span	2027 Projected Unhoused Students - Total	2027 Projected Unhoused Students – Growth Post-2021
Elementary (K-5)	286	286
Middle School (6-8)	37	37
High School (9-12)	37	142
TOTAL (K-12)	360	465

Projected student capacity is depicted on Table 8B. This is derived by applying the projected number of students to the projected capacity. Planned improvements (if any) by the District through 2027 are included in Table 8B. It is not the District’s policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms (including additions and adjustments) is not included. Information on relocatable classrooms and interim capacity can be found in Table 4. Information on planned construction projects can be found in Section 6 and the Financing Plan, Table 9.

Table 8B
Projected Student Capacity
2022 - 2027

Elementary School Surplus/Deficiency

Elementary	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	2,502	2,502	2,502	2,502	2,502	2,502	2,502
Added Capacity							
Total Capacity	2,502	2,502	2,502	2,502	2,502	2,502	2,502
Enrollment	2,265	2,399	2,507	2,606	2,644	2,701	2,788
Surplus (Deficiency)	237	103	(5)	(104)	(142)	(199)	(286)

Middle School Surplus/Deficiency

Middle	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	1,369	1,369	1,369	1,369	1,369	1,369	1,519
Added Capacity						150^	
Total Capacity	1,369	1,369	1,369	1,369	1,369	1,519	1,519
Enrollment	1,279	1,289	1,284	1,278	1,366	1,393	1,406
Surplus (Deficiency)	77	80	85	91	3	126	113

^Replacement and Expansion of Post Middle School

High School Surplus/Deficiency

High	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	1,780	1,780	2,036	2,036	2,036	2,036	2,036
Added Capacity		256^					
Total Capacity	1,780	2,036	2,036	2,036	2,036	2,036	2,036
Enrollment	1,817	1,858	1,883	1,977	1,917	1,945	1,959
Surplus (Deficiency)	(37)	178	153	59	119	91	77

^Arlington High School Addition (complete summer 2022)

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. Planned Improvements

The District has identified several capacity projects within the six year planning period needed to meet growth-related needs:

Permanent Capacity Adding Projects:

- Replacement of Post Middle School with the addition of 150 new student seats.
- Expansion of Arlington High School would add 256 additional student seats (anticipated to be complete in summer 2022, with remaining available capacity anticipated during the six-year planning period).

Temporary Capacity Projects:

- The District plans to add portable facilities at the elementary level and potentially at other levels during the six year planning period of this CFP.

Property Acquisition:

- The District plans to acquire land for an elementary school site.

The District is also starting to plan for elementary capacity solutions as growth continues at that grade level. Future updates to the CFP will include any specifically planned projects.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state school construction assistance program funds, and impact fees. Each of these funding sources is discussed in greater detail below.

B. Financing Sources

1. General Obligation Bonds/Capital Levies

Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. Capital levies require a 50% voter approval and can be used for certain capital improvement projects. In February 2020, the District presented a \$25.1 million capital levy and \$107.5 million bond measure to its voters. The voters approved the capital levy, which includes, among other things, funding for the new classrooms and a science, technology, engineering, art and math (STEAM) workshop wing addition at Arlington High School. The bond proposal included funding for the construction of a new middle school to replace Post Middle School. The bond did not achieve the required 60% minimum for passage. Subject to future Board action, the District anticipates presenting a bond proposal to the voters in 2024, which would include the replacement/expansion of Post Middle School.

2. State School Construction Assistance Funds

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is currently eligible for state school construction assistance funds at the 61.26% level for eligible projects.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development.

C. Six-Year Financing Plan

Table 9 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include capital levy funds, future bond revenue, impact fees, and other future sources. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

Table 9
Capital Facilities Financing Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Elementary										
Potential Property Purchase							TBD	X		X
Middle School										
Post Middle School Replacement and Expansion			\$33.200	\$33.200	\$33.200		\$99.600	X	X	X
High School										
Arlington High School Expansion	\$8.816*							X		X

Improvements Adding Temporary Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Relocatables		\$0.600	\$0.600	\$0.600			\$1.800	X		X

Noncapacity Improvements (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/Other Local	State Match	Impact Fees
Various Schools (all grade levels)										
Security improvements; pedestrian safety improvements; energy efficiency measures; miscellaneous improvements	\$17.117*							X		

*Project complete summer 2022; funds reflect total costs with some funds expended in previous years.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County and the City of Arlington’s impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student methodology is contained in Appendix B. The District obtained for the first time a data set for multi-family dwelling units of one bedroom and less. However, the low rate of students residing in these units does not generate an impact fee.

As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 8-A. For purposes of this Plan, the District has chosen to use the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 9 for a complete identification of funding sources.

The following projects are included in the impact fee calculation:

- A capacity addition at Arlington High School.
- A capacity addition at the replacement Post Middle School

Please see Table 11 for relevant cost data related to each capacity project.

C. Proposed Arlington School District Impact Fee Schedule

Using the variables and formula described in subsection B, impact fees proposed for the District are summarized in Table 10. See also Appendix C.

Table 10
School Impact Fees
2022

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$4,002
Multi-Family (1 Bedroom)	No fee (\$0)
Multi-Family (2+ Bedroom)	\$2,328

Table 10 reflects a 50% adjustment to the calculated fee as required by local ordinances.

Table 11: Impact Fee Variables

Student Generation Factors – Single Family			Average Site Cost/Acre		
Elementary		.206			N/A
Middle		.097			
Senior		.108			
Total		.412			
Student Generation Factors – Multi Family (1 Bdrm)			Temporary Facility Capacity		
Elementary		.018	Capacity		22
Middle		.000	Cost		\$300,000
Senior		.000			
Total		.018	State Match Credit		
			Current State Match Percentage		61.26%
Student Generation Factors – Multi Family (2+ Bdrm)			Construction Cost Allocation		
Elementary		.092	Current CCA		246.83
Middle		.051			
Senior		.065	District Average Assessed Value		
Total		.208	Single Family Residence		\$496,438
Projected Student Capacity per Facility			District Average Assessed Value		
Arlington HS (expansion) - 256			Multi Family (1 Bedroom)		\$169,461
Post Middle School (replacement and expansion) – 150 added capacity (for total new capacity of 907)			Multi Family (2+ Bedroom)		\$239,226
Required Site Acreage per Facility			SPI Square Footage per Student		
Facility Construction/Cost Average			Elementary		90
Arlington HS (expansion)		\$8,186,671	Middle		108
Post Middle School (repl/expansion)		\$99,600,0000	High		130
			District Debt Service Tax Rate for Bonds/Capital Levy		
			Current/\$1,000		\$0.9964
Permanent Facility Square Footage			General Obligation Bond Interest Rate		
Elementary		237,231	Bond Buyer Index (avg 2/22)		2.45%
Middle		162,325			
Senior		256,181	Developer Provided Sites/Facilities		
Total	98.61%	655,737	Value		0
			Dwelling Units		0
Temporary Facility Square Footage					
Elementary		5,034			
Middle		3,356			
Senior		839			
Total	1.39%	9,229			
Total Facility Square Footage					
Elementary		242,265			
Middle		165,681			
Senior		257,020			
Total	100.00%	664,966			

APPENDIX A

POPULATION AND ENROLLMENT DATA


ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Arlington(31016)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	355	390	386	426	330	335		346	339	333	326	319	312
Grade 1	383	375	409	403	392	350	102.59%	344	355	348	342	334	327
Grade 2	396	394	394	414	360	404	100.30%	351	345	356	349	343	335
Grade 3	381	415	423	406	385	389	103.24%	417	362	356	368	360	354
Grade 4	429	409	423	432	375	388	100.90%	393	421	365	359	371	363
Grade 5	382	452	424	437	405	381	101.53%	394	399	427	371	364	377
Grade 6	428	417	473	441	424	434	104.39%	398	411	417	446	387	380
K-6 Sub-Total	2,754	2,852	2,932	2,959	2,671	2,681		2,643	2,632	2,602	2,561	2,478	2,448
Grade 7	448	443	416	486	398	431	99.57%	432	396	409	415	444	385
Grade 8	416	440	458	416	464	414	100.21%	432	433	397	410	416	445
7-8 Sub-Total	864	883	874	902	862	845		864	829	806	825	860	830
Grade 9	453	427	457	489	402	495	103.31%	428	446	447	410	424	430
Grade 10	455	444	435	463	468	404	99.47%	492	426	444	445	408	422
Grade 11	408	429	422	402	430	448	94.06%	380	463	401	418	419	384
Grade 12	444	421	430	431	406	432	101.39%	454	385	469	407	424	425
9-12 Sub-Total	1,760	1,721	1,744	1,785	1,706	1,779		1,754	1,720	1,761	1,680	1,675	1,661
DISTRICT K-12 TOTAL	5,378	5,456	5,550	5,646	5,239	5,305		5,261	5,181	5,169	5,066	5,013	4,939

Notes: Specific subtotaling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Feb 23, 2022

DISTRICT DEMOGRAPHER PROJECTIONS 2022 FLO ANALYTICS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	336	424	421	419	403	392	401	407	415	416	417
1	357	363	450	447	444	427	418	425	431	440	442
2	409	380	378	467	463	460	446	434	442	448	458
3	390	430	404	401	495	491	491	473	461	469	476
4	390	399	440	414	410	506	505	503	485	473	481
5	383	403	414	457	429	424	527	524	522	504	491
6	440	400	424	433	480	450	446	559	559	561	541
7	433	445	407	431	444	490	460	458	576	576	574
8	419	443	453	414	442	453	500	472	472	593	589
9	497	450	476	490	448	475	486	537	508	505	633
10	405	512	465	495	504	464	492	505	560	528	530
11	453	414	499	456	481	492	454	482	495	548	522
12	462	482	442	536	484	514	527	486	517	530	592
K-5	2,265	2,399	2,507	2,606	2,644	2,701	2,788	2,766	2,756	2,750	2,765
7-8	1,292	1,289	1,284	1,278	1,366	1,393	1,406	1,489	1,607	1,731	1,704
9-12	<u>1,817</u>	<u>1,858</u>	<u>1,883</u>	<u>1,977</u>	<u>1,917</u>	<u>1,945</u>	<u>1,959</u>	<u>2,011</u>	<u>2,080</u>	<u>2,111</u>	<u>2,277</u>
K-12	5,374	5,545	5,674	5,861	5,927	6,039	6,153	6,265	6,443	6,592	6,746

Total Attendance
(Building
Attendance)

APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: Brian Lewis
Executive Director of Operations
Arlington Public Schools

Date: March 18, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F2116.01.002

Re: **Student Generation Report—Arlington Public Schools**

At the request of the Arlington Public Schools (District/APS), FLO Analytics (FLO) has prepared an analysis of student generation rates (SGRs) resulting from recent (2017 to 2021) residential construction within the district. This document details the methodology FLO used to create the SGRs for APS; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF housing, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of three residential developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of two mobile home sites that have been present since at least 2010 and a large MF site that was not completed prior to the end of 2021 (Pilchuck Village). The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 636 SF units and five MF buildings completed between 2017 and 2021. While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (528 units), a variety of units with other SF use codes were also constructed, including duplexes, condominiums, manufactured homes (owned and leased), and approximately 150 units in a mobile home park. While less active than SF construction, MF construction resulted in 456 new units. About 64 percent (293 units) of these new MF units were 2+ BR units, while the remainder (163 units) were 0–1 BR units.

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F2116.01 Arlington Public Schools\Documents\02_2022.03.18 Student Generation Report\Arlington_SD_Student_Generation_Report 2022.docx

Brian Lewis
March 18, 2022

Project No. F2116.01.002
Page 2

All students (grades kindergarten [K] through 12) in the October 18, 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 636 SF units were compared with the 5,374 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	26	0.041
1	18	0.028
2	28	0.044
3	21	0.033
4	15	0.024
5	23	0.036
6	18	0.028
7	24	0.038
8	20	0.031
9	21	0.033
10	17	0.027
11	15	0.024
12	16	0.025
K-5	108	0.206
6-8	65	0.097
9-12	73	0.108
K-12	246	0.412

*Calculated rates for grade level groups may not equal the sum of individual grade rates due to rounding.

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

Brian Lewis
March 18, 2022

Project No. F2116.01.002
Page 3

FLO reached out to the building management at the five projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Park 77, Emory Lofts A and B, and Centennial Park. Bedroom counts were ascertained for seven townhouse units (all are 2+ BR) located on the north side of the city along W Burke Avenue; however, no students reside within these units.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR multifamily units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 163 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	1	0.006
1	2	0.012
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	3	0.018
6–8	0	0.000
9–12	0	0.000
K–12	3	0.018

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 293 2+ BR units in total were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Brian Lewis
March 18, 2022

Project No. F2116.01.002
Page 4

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	4	0.014
1	8	0.027
2	5	0.017
3	2	0.007
4	4	0.014
5	4	0.014
6	4	0.014
7	5	0.017
8	6	0.020
9	4	0.014
10	5	0.017
11	7	0.024
12	3	0.010
K-5	27	0.092
6-8	15	0.051
9-12	19	0.065
K-12	61	0.208

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K-5	6-8	9-12	K-12
Single-family	0.206	0.097	0.108	0.412
Multi-family 0-1 BR	0.018	0.000	0.000	0.018
Multi-family 2+ BR	0.092	0.051	0.065	0.208

Summary of 2017-2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
Unidentified Townhouses	7	Presidents ES
Park 77	182	Kent Prairie ES
Emory Lofts B	25	Presidents ES
Emory Lofts A	40	Presidents ES
Centennial Park	202	Pioneer ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
130	296	68	90	50

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Arlington School District								
YEAR	2022								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	10.00	\$ -	550	0.206	0.018	0.092	\$0	\$0	\$0
Middle	20.00	\$ -	907	0.097	0.000	0.051	\$0	\$0	\$0
High	40.00	\$ -	256	0.108	0.000	0.065	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	98.61%	\$ -	550	0.206	0.018	0.092	\$0	\$0	\$0
Middle	98.61%	\$ 99,600,000	907	0.097	0.000	0.051	\$10,504	\$0	\$5,523
High	98.61%	\$ 8,186,671	256	0.108	0.000	0.065	\$3,406	\$0	\$2,050
						TOTAL	\$13,910	\$0	\$7,572
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	1.39%	\$ 150,000.00	22	0.206	0.018	0.092	\$20	\$2	\$9
Middle	1.39%	\$ -	28	0.097	0.000	0.051	\$0	\$0	\$0
High	1.39%	\$ -	30	0.108	0.000	0.065	\$0	\$0	\$0
						TOTAL	\$20	\$2	\$9
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student	Cost/	Cost/	Cost/
		Footage	Asst %	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	\$ 246.83	90	0.00%	0.206	0.018	0.092	\$0	\$0	\$0
Middle	\$ 246.83	108	61.26%	0.097	0.000	0.051	\$1,584	\$0	\$833
High	\$ 246.83	130	0.00%	0.108	0.000	0.065	\$0	\$0	\$0
						TOTAL	\$1,584	\$0	\$833
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							\$496,438	\$169,461	\$239,226
Capital Bond Interest Rate							2.45%	2.45%	2.45%
Net Present Value of Average Dwelling							\$4,356,104	\$1,486,973	\$2,099,141
Years Amortized							10	10	10
Property Tax Levy Rate							\$1.00	\$1.00	\$1.00
	Present Value of Revenue Stream						\$4,340	\$1,482	\$2,092
	Fee Summary:			Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$13,910	\$0	\$7,572			
Temporary Facility Cost				\$20	\$2	\$9			
State SCFA Credit				(\$1,584)	\$0	(\$833)			
Tax Payment Credit				(\$4,340)	(\$1,482)	(\$2,092)			
FEE (AS CALCULATED)				\$8,005	(\$1,480)	\$4,657			
Fee (AS DISCOUNTED)				\$4,002	\$0	\$2,328			

LAKEWOOD SCHOOL DISTRICT NO. 306

CAPITAL FACILITIES PLAN

2022-2027

Adopted: August 3, 2022

LAKEWOOD SCHOOL DISTRICT NO. 306
CAPITAL FACILITIES PLAN
2022-2027

BOARD OF DIRECTORS
CATHERINE “SANDY” GOTTS, PRESIDENT
LEAHA BOSER
DANA KRIEGER
STEVEN LARSON
LEAH TOCCO

SUPERINTENDENT
SCOTT PEACOCK

For information regarding the Lakewood School District Capital Facilities Plan, contact the Office of the Superintendent, Lakewood School District, 17110 16th Drive NE, Marysville, WA 98271. (Tel: (360) 652-4500)

TABLE OF CONTENTS

	Page
Section 1. Introduction.....	1
Section 2. District Educational Program Standards	4
Section 3. Capital Facilities Inventory	8
Section 4. Student Enrollment Projections	11
Section 5. Capital Facilities Needs	14
Section 6. Capital Facilities Financing Plan	17
Section 7. School Impact Fees	20
Appendix A	Population and Enrollment Data
Appendix B	Student Generation Factor Review
Appendix C	School Impact Fee Calculations

INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Lakewood School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”) and the cities of Arlington and Marysville with a description of facilities needed to accommodate projected student enrollment and a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the Growth Management Act, adopted County Policy, the Snohomish County Ordinance Nos. 97-095 and 99-107, the City of Arlington Ordinance No. 1263, and the City of Marysville Ordinance Nos. 2306 and 2213, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- As relevant, a calculation of impact fees to be assessed and supporting data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state,

county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

- The methodology used to calculate impact fees also complies with the criteria and the formulas established by the County.

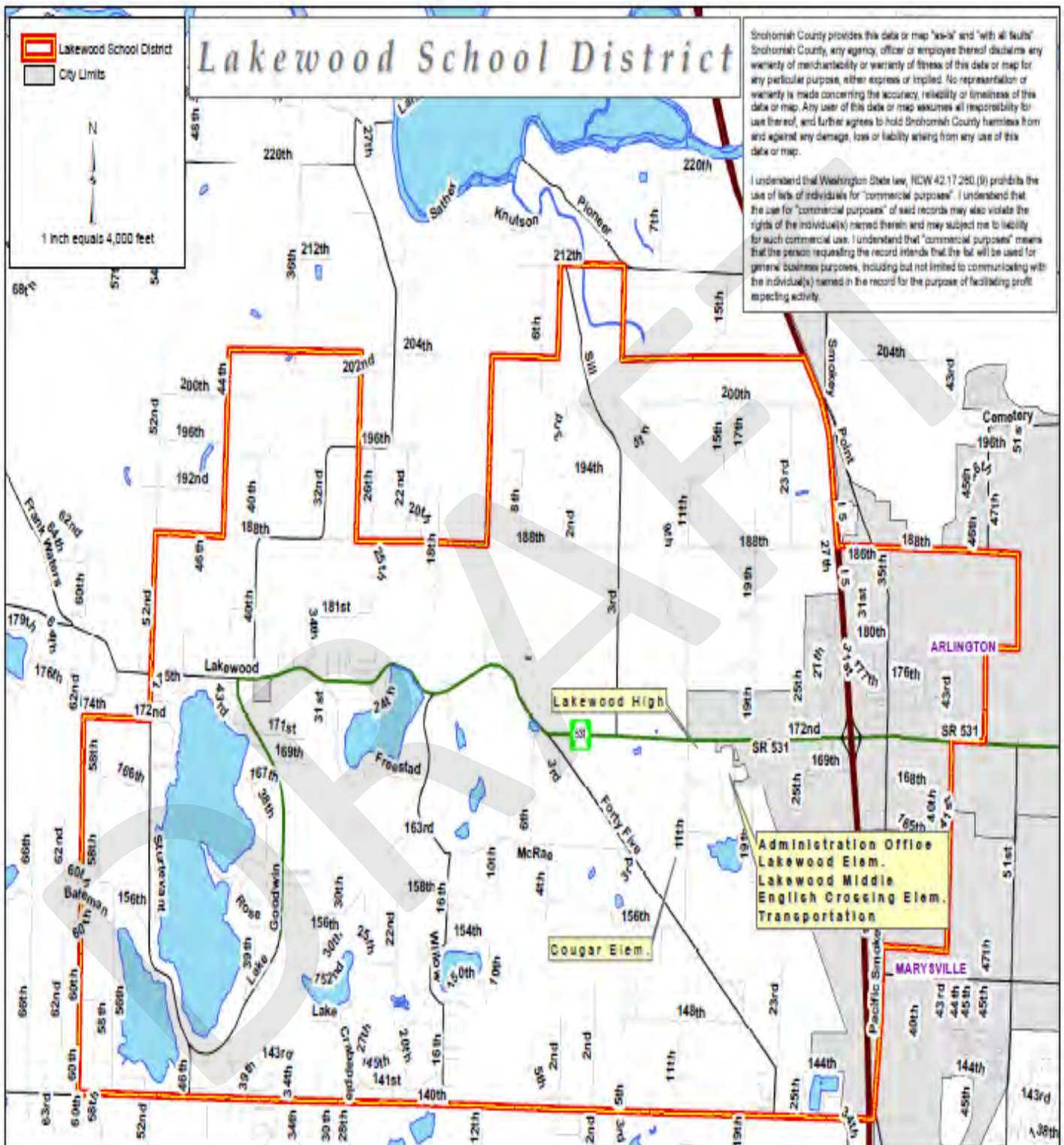
Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

B. Overview of the Lakewood School District

The Lakewood School District is located along Interstate 5, north of Marysville, Washington, primarily serving unincorporated Snohomish County and a part of the City of Arlington and the City of Marysville. The District is bordered on the south by the Marysville School District, on the west and north by the Stanwood School District, and on the east by the Arlington School District.

The District serves a student population of 2,574 (October 1, 2021, reported OSPI HC enrollment) with three elementary schools, one middle school, and one high school.

**FIGURE 1
MAP OF FACILITIES**



SECTION 2

DISTRICT EDUCATIONAL PROGRAM STANDARDS

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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables), as well as specific and unique physical structure needs required to meet the needs of students with special needs.

In addition to factors which affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional, or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, AIDS education, preschool and daycare programs, computer labs, music programs, and others. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities, and upon planning for future needs.

The educational program standards contained in this CFP reflect the District's implementation of requirements for full-day kindergarten and reduced K-3 class size.

Special programs offered by the District at specific school sites include, but are not limited to:

Lakewood Elementary School (Preschool through 5th Grades)

- Bilingual Education Program
- Title I Remedial Services Program
- P – 5th Grade Counseling Services
- Speech and Language Disorder Therapy Program
- Early Childhood Education and Assistance Program (ECEAP)
- Developmentally Delayed Preschool Program - Ages 3 to 5
- K-5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- Learning Assistance Program - Remedial Services
- Occupational Therapy Program

English Crossing Elementary School (Kindergarten through 5th Grades)

- K through 5th Grade Special Education Resource Room Program
- Bilingual Education Program
- K – 5th Grade Counseling Services
- Speech and Language Disorder Therapy Program
- Developmentally Delayed Preschool Program - Ages 3 to 5
- Learning Assistance Program - Tutorial Services
- Occupational Therapy Program
- Special Education EBD Program

Cougar Creek Elementary School (Kindergarten through 5th Grades)

- Bilingual Education Program
- Title I Remedial Services Program
- Speech and Language Disorder Therapy Program
- Learning Assistance Program – Remedial Services (Learning Lab)
- Occupational Therapy Program
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- K – 5th Grade Counseling Services
- 3 – 5th Highly Capable/Enrichment Program (serves grades 3-5 district-wide)

Lakewood Middle School (6th through 8th Grades)

- Speech and Language Disorder Therapy Program
- 6th-8th Grade Special Education Resource and Inclusion Program
- 6th-8th Grade Special Education Life Skills Program
- Bilingual Education Program
- Learning Assistance Program - Tutorial Services
- Occupational Therapy Program
- 6th – 8th EBD Program
- 6th – 8th Grade Counseling Services

Lakewood High School

- 9th-12th Grade Special Education Resource Room and Transition Program
- 6th-12th Grade Special Education Life Skills Program
- Bilingual Education Program
- Occupational Therapy Program
- Speech and Language Disorder Program
- 9th – 12th Grade Counseling Program

Variations in student capacity between schools may result from the special or nontraditional programs offered at specific schools. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. New schools are designed to accommodate many of these programs. However, existing schools often require space

modifications to accommodate special programs, and in some circumstances, these modifications may affect the overall classroom capacities of the buildings.

District educational program standards may change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, use of new technology, and 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 Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards For Elementary Schools

- Class size for grades K – 3rd will not exceed 19 students.
- Class size for grades 4th and 5th will not exceed 24 students.
- All students will be provided library/media services in a school library.
- Special Education for students may be provided in self-contained or specialized classrooms.
- All students will be provided music instruction in a separate classroom.
- All students will have scheduled time in a computer lab. Each classroom will have access to computers and related educational technology.
- Optimum design capacity for new elementary schools is 475 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- All students will be provided physical education instruction in a gym/multipurpose room.

Educational Program Standards For Middle and High Schools

- Class size for middle school grades will not exceed 27 students.
- Class size for high school grades will not exceed 29 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. In updating this Capital Facility Plan, a building review of classroom use was conducted in order to reflect the actual classroom utilization in the high school and middle school. Therefore, classroom capacity should be adjusted using a utilization factor of 95% at the middle school and 85% at the high school to reflect the use of classrooms for teacher planning. Special Education for students will be provided in self-contained or specialized classrooms.
- All students will have access to computer labs. Each classroom is equipped with access to computers and related educational-technology.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Counseling Offices
 - Resource Rooms (i.e. computer labs, study rooms)
 - Special Education Classrooms

Program Specific Classrooms (i.e. music, drama, art, physical education, Industrial Arts and Agricultural Sciences).

- Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District's minimum level of service ("MLOS") is as follows: on average, K-5 classrooms have no more than 26 students per classroom, 6-8 classrooms have no more than 28 students per classroom, and 9-12 classrooms have no more than 30 students per classroom. The District sets minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. Minimum standards have not been met if, on average using current FTE figures: K-4 classrooms have more than 26 students per classroom, 5-8 classrooms have more than 28 students per classroom, or 9-12 classrooms more than 30 students per classroom. The term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom. The MLOS is not the District's desired or accepted operating standard.

For 2019-20 and 2020-21, the District's compliance with the MLOS was as follows (with MLOS set as applicable for those school years):

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	18.86	28	26.08	30	22.59

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	18.17	28	23.11	30	22.88

* The District determines the reported LOS by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations (excludes portables).

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. Facility capacity is based on the space required to accommodate the District's adopted educational program standards. *See* Section 2. Attached as Figure 1 (page 3) is a map showing locations of District facilities.

A. Schools

The District maintains three elementary schools, one middle school, and one high school. Lakewood Elementary School accommodates grades P-5, Cougar Creek Elementary School accommodates grades K-5, and English Crossing Elementary School accommodates grades K-5. Lakewood Middle School serves grades 6-8, and Lakewood High School serves grades 9-12.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 1.

Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities are not included in Table 1.

**Table 1
School Capacity Inventory**

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
English Crossing	*	41,430	20	403	1994
Cougar Creek	10**	44,217	22	444	2003
Lakewood	*	45,400	16	323	1958, 1997
TOTAL	*	131,047	58	1,170	

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood Middle	*	62,835	27	670	1971, 1994, 2002, 2022

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood High	*	169,000	34	850	2017

*Note: All facilities are located on one 89-acre campus located at Tax Parcel No. 31053000100300.

**The Cougar Creek site is approximately 22 acres located at 16216 11th Ave NE, Arlington, WA 98223. Note that the presence of critical areas on the site does not allow full utilization at this site.

B. Relocatable Classrooms

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses 15 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 2. Table 2 includes only those relocatable classrooms used for regular capacity purposes. The District's relocatable classrooms have adequate useful remaining life and are evaluated regularly.

Table 2
Relocatable Classroom (Portable) Inventory

Elementary School	Relocatable Classrooms	Interim Capacity
English Crossing	2	40
Cougar Creek	4	80
Lakewood	6	120
SUBTOTAL	12	240

Middle School	Relocatable Classrooms	Interim Capacity
Lakewood Middle	3	78
SUBTOTAL	3	78

High School	Relocatable Classrooms	Interim Capacity
Lakewood High	0	0
SUBTOTAL	0	0

TOTAL	15	318
--------------	-----------	------------

C. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 3.

Table 3
Support Facility Inventory

Facility	Building Area (Square Feet)
Administration	1,384
Business and Operations	1,152
Storage	2,456
Bus Garage/Maintenance Shop	7,416
Stadium	14,304

The District is also a party to a cooperative agreement for use of the Marysville School District transportation facility (which is owned by the Marysville School District).

D. Land Inventory

The District does not own any sites which are developed for uses other than schools and/or which are leased to other parties.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

The District's October 1, 2021, reported enrollment was 2,574 HC students (2,517.3 FTE). Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

A. Six Year Enrollment Projections

Two enrollment forecasts were conducted for the District: an estimate by the Office of the Superintendent of Public Instruction (OSPI) based upon the cohort survival method; and a modified cohort enrollment forecast prepared by a demographer. The District also estimated enrollment based upon adopted Snohomish County population forecasts ("ratio method").

Based on the cohort survival methodology, a total of 2,685 students are expected to be enrolled in the District by 2027, a slight increase from the October 2021 enrollment levels. Notably, the cohort survival method is not designed to anticipate fluctuations in development patterns. This deficiency is exacerbated by enrollment anomalies that occurred as a result of the COVID pandemic, particularly in the 2020-21 school year. Historically, the cohort method has not proven to be a reliable measure for the Lakewood School District. For example, the cohort projection in 2017 predicted that the District's October 2019 enrollment would be 2,423, about 91 fewer students than the actual October 2019 enrollment figures. The 2021 cohort projections for 2027 show a 4.3% projected increase by the 2027 school year. See Appendix A-1.

Snohomish County provides OFM population-based enrollment projections for the District using OFM population forecasts as adopted by the County. The County provided the District with the estimated total population in the District by year. In 2020, the District's student enrollment constituted approximately 14.58% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 14.58% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 2,757 students in 2027, or an approximately 7.11% increase. See Appendix A-2.

The District obtained in 2022 an enrollment forecast from a professional demographer, FLO Analytics. Based on this analysis, a total enrollment of 2,791, or 274 additional students, are expected by the 2027-28 school year. This projection is an increase of approximately 10.9% over 2021 enrollment. Growth is projected at all three grade levels. The FLO Analytics forecast utilizes historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. It also considers the impacts of the pandemic on enrollment. The detailed FLO Analytics forecast report is on file with the District and a grade level analysis is included in Appendix A-3.

The comparison of OSPI cohort, District projections, and OFM/County projected enrollments is contained in Table 4.

Table 4
Projected Student Enrollment (FTE)
2022-2027

Projection	Oct. 2021*	2022	2023	2024	2025	2026	2027	Change 2020-27	Percent Change 2010-27
OFM/County	2,574	2,604	2,635	2,666	2,696	2,727	2,757	183	7.11%
OSPI Cohort**	2,574	2,572	2,608	2,613	2,627	2,637	2,685	111	4.3%
District***	2,517	2,527	2,580	2,617	2,663	2,709	2,791	274	10.89%

* Actual reported enrollment, October 2021 (headcount for OFM/OSPI; FTE for District)

**Based upon the cohort survival methodology; complete projections located at Appendix A..

***FLO Analytics (2022) using FTE; grade level projections located in Appendix A.

The District is aware of notable pending residential development within the District. Specifically, nearly 1,100 multi-family units are planned for or currently in construction within the District boundaries as well as nearly 500 single family units.

Given the District-specific detailed analysis contained in the FLO Analytics report, the District is relying on the projections in that report for purposes of planning for the District's needs during the six years of this plan period. Future updates to the Plan will continue to revisit enrollment projections and methodologies.

B. 2035 Enrollment Projections

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student HC population of 3,512. This is based on the OFM/County data using total population as related to District enrollment.

Projected enrollment by grade span for the year 2044 is provided in Table 5. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 5
Projected Student Enrollment
2044

Grade Span	HC Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	1,145	1,562
Middle School (6-8)	584	797
High School (9-12)	845	1,153
TOTAL (K-12)	2,574	3,512

*Assumes average percentage per grade span remains constant between 2021 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

SECTION 5 CAPITAL FACILITIES NEEDS

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2022-2027).

Capacity needs are expressed in terms of “unhoused students.”

Projected future capacity needs are depicted on Table 6-A and are derived by applying the projected enrollment to the capacity existing in the 2021-22 school year. The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor, as applicable, is added later (see Table 7).

This table shows actual space needs and the portion of those needs that are “growth related” for the years 2022-2027. Note that this chart can be misleading as it reads out growth-related capacity needs related to recent growth within the District.

Table 6-A*
Additional Capacity Needs***
2021-2027

Grade Span	2021**	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Pct. Growth Related
Elementary (K-5)								
Total	0	0	12	40	35	77	80	
Growth Related	--	--	12	40	35	77	80	100%
Middle School (6-8)								
Total	0	0	0	0	5	0	28	
Growth Related	--	--	--	--	5	0	28	100%
High School								
Total	0	0	0	0	0	0	0	
Growth Related	--	--	--	--	--	--	--	--%

*Please refer to Table 7 for capacity and projected enrollment information.

**Actual October 2021 Enrollment

***Additional “Growth Related Capacity Needs” equal the “Total” for each year less “deficiencies” existing as of 2021. Existing deficiencies as of 2021 include capacity needs related to recent growth from new development through that date.

By the end of the six-year forecast period (2027), additional permanent classroom capacity will be needed as follows:

Table 6-B
Unhoused Students

Grade Span	Unhoused Students /Growth Related in Parentheses)
Elementary (K-5)	80/(80)
Middle School (6-8)	28/(28)
High School (9-12)	-(-)
TOTAL UNHOUSED (K-12)	108/(108)

Again, planned construction projects are not included in the analysis in Table 6-B. In addition, it is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 6-B. However, Table 6-C incorporates the District's current relocatable capacity (see Table 2) for purposes of identifying available capacity.

Table 6-C
Unhoused Students – Mitigated with Relocatables

Grade Span	2027 Unhoused Students /Growth Related in (Parentheses)	Relocatable Capacity
Elementary (K-5)	80/(80)	240
Middle School (6-8)	28/(28)	78
High School (9-12)	-(-)	0
Total (K-12)	108(108)	318

Importantly, Table 6-C does not include relocatable adjustments that may be made to meet capacity needs. For example, the relocatable classrooms currently designated to serve elementary school needs could be used to serve high school capacity needs. Therefore, assuming no permanent capacity improvements are made, Table 6-C indicates that the District will have adequate interim capacity with the use of relocatable classrooms to house students during this planning period.

Projected permanent capacity needs are depicted in Table 7. They are derived by applying the District's projected number of students to the projected capacity. Planned improvements by the District through 2027 are included in Table 7 and more fully described in Table 8.

Table 7
Projected Student Capacity
2022-2027

Elementary School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	1,170	1,170	1,170	1,170	1,170	1,170	1,170
Added Permanent Capacity							
Total Permanent Capacity	1,170	1,170	1,170	1,170	1,170	1,170	1,170
Enrollment`	1,135	1,149	1,182	1,210	1,205	1,247	1,250
Surplus (Deficiency)**	35	21	(12)	(40)	(35)	(77)	(80)

* Reported October 2021 FTE enrollment

** Does not include portable capacity

Middle School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	670	670	670	670	670	670	670
Added Permanent Capacity							
Total Permanent Capacity	670	670	670	670	670	670	670
Enrollment	584	589	631	647	675	661	698
Surplus (Deficiency)**	86	81	39	23	(5)	9	(28)

* Reported October 2021 FTE enrollment

**Does not include portable capacity.

High School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	850	850	850	850	850	850	850
Added Permanent Capacity							
Total Permanent Capacity	850	850	850	850	850	850	850
Enrollment	799	790	766	760	783	800	843
Surplus (Deficiency)**	51	60	84	90	67	50	7

* Reported October 2021 enrollment

**Does not include portable capacity

See Appendix A for complete breakdown of enrollment projections.

See Table 6-A for a comparison of additional capacity needs due to growth versus existing deficiencies.

Table 7 does not include existing, relocated, or added portable facilities.

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. Planned Improvements

In March 2000, the voters passed a \$14,258,664 bond issue for school construction and site acquisition. A new elementary school and a middle school addition were funded by that bond measure. In April 2014, the District's voters approved a \$66,800,000 bond measure to fund improvements, including a capacity addition at Lakewood High School, which opened in the fall of 2017. In the Spring of 2020, the District added a STEM lab and two classrooms at Lakewood Middle School.

Currently, the District is assessing future capacity needs and, at the present time, anticipates adding portable capacity to address short term needs with immediate plans to add portables in the summer of 2022 in the space between Lakewood Middle School and Lakewood Elementary School to add K-5 interim capacity at LES. Based upon current needs, the District anticipates that it may need to consider the following acquisitions and/or improvements within the six years of this Plan. The District is not planning for permanent capacity improvements as a part of this CFP update. Future updates to this CFP will identify updated plans and funding sources.

Projects Adding Permanent/Temporary Capacity:

- Acquisition and siting of portable facilities to accommodate growth needs.

Non-Capacity Adding Projects:

- None planned

Other:

- Land acquisition for future sites.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State School Construction Assistance funds, and impact fees. Where applicable, the potential funding sources are discussed below.

B. Financing for Planned Improvements

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. In March 2000, District voters approved a \$14,258,664 bond issue for school construction and site acquisition, which included funding of Cougar Creek Elementary School. In April 2014, the District's voters approved a \$66,800,000 bond measure to fund improvements, including a capacity addition, at Lakewood High School. The District does not have current plans for a future bond or capital levy proposal.

2. State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance Program (SCAP) funds for certain projects at the 58.28% funding percentage level. The District does not anticipate being eligible for SCAP funds for the projects planned in this CFP.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

4. Six Year Financing Plan

The Six-Year Financing Plan shown in Table 8 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. Where applicable, potential financing components include a bond or capital levy, impact fees, and State School Construction Assistance Program funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

Table 8
Capital Facilities Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary School										
Middle School										
High School										
Portables (all grade levels)	\$0.50		\$0.50	\$0.50	\$0.50	\$0.75	\$2.750	X		X
Site Acquisition			\$0.775				\$0.775	X		X

Improvements Not Adding Capacity (Costs in Millions)

Project	2022	2021	2022	2023	2024	2027	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary										
Middle School										
High School										

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student factor methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do

not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 6-A. When calculating impact fees, the District uses the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 8 for a complete identification of funding sources.

The District is not requesting school impact fees as a part of this Capital Facilities Plan update.

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family				Average Site Cost/Acre	
Elementary			.126		N/A
Middle			.079		
High			.063		
Total			.268		
Student Generation Factors – Multi Family (1 Bdrm)				Temporary Facility Capacity	
Elementary			.026	Capacity	20/26
Middle			.000	Cost	\$250,000
High			.000		
Total			.026		
Student Generation Factors – Multi Family (2+ Bdrm)				State Match Credit	
Elementary			.101	Current State Match Percentage	58.28%
Middle			.038		(not expected)
High			.045		
Total			.184		
Projected Student Capacity per Facility				Construction Cost Allocation	
N/A				Current CCA	246.83
Required Site Acreage per Facility				District Average Assessed Value	
Facility Construction/Cost Average				Single Family Residence	\$500,494
N/A					
				District Average Assessed Value	
				Multi Family (1 Bedroom)	\$169,461
				Multi Family (2+ Bedroom)	\$239,226
				SPI Square Footage per Student	
				Elementary	90
				Middle	108
				High	130
				District Debt Service Tax Rate for Bonds	
				Current/\$1,000	\$1.32
Permanent Facility Square Footage				General Obligation Bond Interest Rate	
Elementary			131,047	Bond Buyer Index (avg February 2022)	2.45%
Middle			62,835		
High			169,000		
Total	97.12%		362,882	Developer Provided Sites/Facilities	
Temporary Facility Square Footage				Value	0
Elementary			6,656	Dwelling Units	0
Middle			512		
High			3,584		
Total	2.88%		10,752		
Total Facility Square Footage					
Elementary			137,703		
Middle			63,347		
High			172,584		
Total	100.00%		373,634		

C. Proposed Lakewood School District Impact Fee Schedule

The District does not have permanent capacity projects planned as a part of the 2022 CFP. See discussion in Section 6 above. As such, the District is not requesting the collection of school impact fees as a part of this Capital Facilities Plan. The District expects that future project planning and updates to the Capital Facilities Plan will result in a renewed request for impact fees as a part of a future CFP.

Table 9
School Impact Fees
Snohomish County, City of Arlington, City of Marysville*

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$0
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$0

**Table 9 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A

POPULATION AND ENROLLMENT DATA

Table A-1

**ACTUAL STUDENT ENROLLMENT 2016-2021
PROJECTED STUDENT ENROLLMENT 2022-2027
Based on OSPI Cohort Survival***



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

Snohomish/Lakewood(31306)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	162	175	178	188	128	189		170	171	171	171	171	171
Grade 1	159	176	179	183	191	156	107.43%	203	183	184	184	184	184
Grade 2	167	173	190	177	172	209	103.80%	162	211	190	191	191	191
Grade 3	227	174	166	194	184	188	103.09%	215	167	218	196	197	197
Grade 4	174	231	175	179	189	195	102.71%	193	221	172	224	201	202
Grade 5	182	177	223	173	181	208	101.65%	198	196	225	175	228	204
K-5 Sub-Total	1,071	1,106	1,111	1,094	1,045	1,145		1,141	1,149	1,160	1,141	1,172	1,149
Grade 6	181	192	186	235	176	194	104.97%	218	208	206	236	184	239
Grade 7	202	174	206	204	232	173	102.02%	198	222	212	210	241	188
Grade 8	187	206	185	213	216	217	102.22%	177	202	227	217	215	246
6-8 Sub-Total	570	572	577	652	624	584		593	632	645	663	640	673
Grade 9	199	176	217	192	229	216	102.14%	222	181	206	232	222	220
Grade 10	170	207	171	220	182	224	99.03%	214	220	179	204	230	220
Grade 11	179	173	203	174	208	188	99.88%	224	214	220	179	204	230
Grade 12	170	174	157	182	159	217	94.65%	178	212	203	208	169	193
9-12 Sub-Total	718	730	748	768	778	845		838	827	808	823	825	863
DISTRICT K-12 TOTAL	2,359	2,408	2,436	2,514	2,447	2,574		2,572	2,608	2,613	2,627	2,637	2,685

Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Feb 23, 2022

Table A-2

**AVERAGE PERCENTAGE ENROLLMENT BY GRADE SPAN
(COUNTY/OFM Enrollment Projections)*****

Enrollment by Grade Span	Oct. 2021*	Avg. %age	2022	2023	2024	2025	2026	2027
Elementary (K-5)	1,145	44.48%	1,158	1,172	1,186	1,199	1,213	1,226
Middle School (6-8)	584	22.69%	591	598	605	612	619	626
High School (9-12)	845	32.83%	855	865	875	885	895	905
TOTAL**	2,574	100%	2,604	2,635	2,666	2,696	2,727	2,757

*Actual October 2021 HC Enrollment.

** Totals may vary due to rounding.

***Using average percentage by grade span.

Table A-3

PROJECTED ENROLLMENT BY GRADE SPAN
(DISTRICT - FLO Analytics)**

Updated 6-Year Forecast (based on October 2021 FTE Enrollment)

Grade	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
K	162.00	174.40	177.15	185.72	127.02	186.60	183.17	192.32	184.18	179.10	175.02	183.17
1	159.00	176.00	177.72	182.27	189.08	154.32	193.71	190.59	200.58	192.53	187.64	183.80
2	166.45	172.03	190.00	177.00	171.56	205.77	162.42	204.34	201.50	212.55	204.48	199.74
3	226.05	174.00	166.00	194.00	183.09	187.89	215.85	170.77	215.34	212.83	225.00	216.95
4	174.00	230.30	174.36	179.00	189.00	195.38	195.70	225.35	178.69	225.84	223.72	237.06
5	182.00	177.00	222.27	173.00	181.00	204.56	198.04	198.84	229.50	182.41	231.08	229.45
6	181.00	190.60	186.00	232.92	175.91	195.00	214.39	207.87	209.02	241.62	192.34	244.03
7	202.00	174.00	205.55	203.19	230.90	173.00	199.17	219.32	212.98	214.50	248.34	197.99
8	187.00	206.00	185.00	213.00	214.72	216.08	175.10	203.94	224.92	218.77	220.67	255.88
9	198.40	175.20	216.52	191.54	229.00	216.28	220.69	180.80	212.88	234.95	228.70	230.86
10	168.80	205.20	170.52	219.09	182.00	220.04	215.22	215.39	180.20	212.34	234.55	228.49
11	165.00	152.60	179.82	154.76	190.73	176.22	199.21	195.02	195.35	163.58	192.92	213.29
12	144.60	152.80	126.27	141.69	134.84	186.16	154.68	175.02	171.49	171.94	144.11	170.11
K-5	1,069.50	1,103.73	1,107.50	1,090.99	1,040.75	1,134.52	1,148.89	1,182.20	1,209.78	1,205.25	1,246.95	1,250.16
6-8	570.00	570.60	576.55	649.11	621.53	584.08	588.66	631.13	646.93	674.89	661.34	697.90
9-12	676.80	685.80	693.13	707.08	736.57	798.70	789.80	766.23	759.91	782.81	800.28	842.75
K-12	2,316.30	2,360.13	2,377.18	2,447.18	2,398.85	2,517.30	2,527.35	2,579.56	2,616.63	2,662.94	2,708.57	2,790.81

APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: John Poolman
Executive Director of Finance
Lakewood School District

Date: April 4, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F1867.01.004

Re: **Student Generation Report— Lakewood School District**

At the request of the Lakewood School District (District/LSD), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent single-family and multifamily construction (2017–2021) within the district. This document details the methodology FLO used to create the SGRs for LSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of three residential construction developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of three mobile home sites that have been present since at least 2010. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 127 SF units and 6 MF buildings completed between 2017 and 2021 (SF). While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (115 units), other SF use codes were also constructed, including construction classified as 2 Single Family Residences (two detached residences per parcel) and manufactured homes (owned and leased). MF development ranged from 15–20 unit residences to 301+ unit construction. About 87 percent (734 units) of these new MF units were 2+ BR units, while the remainder (114 units) were 0–1 BR units. While considered MF buildings, Cedar Pointe Apartments (Senior Facility) and Holman Recovery Center were removed from the analysis.

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F1867.01 Lakewood School District\Document\004_2022.04.04 Student Generation Report\Lakewood SD Student Generation Report 2022.docx

John Poolman
April 4, 2022

Project No. F1867.01.004
Page 2

All students (grades kindergarten [K] through 12) in the October 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 127 SF units were compared to the 2,602 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	2	0.016
1	5	0.039
2	6	0.047
3	1	0.008
4	1	0.008
5	1	0.008
6	5	0.039
7	3	0.024
8	2	0.016
9	2	0.016
10	3	0.024
11	1	0.008
12	2	0.016
K–5	16	0.126
6–8	10	0.079
9–12	8	0.063
K–12	34	0.263

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

John Poolman
April 4, 2022

Project No. F1867.01.004
Page 3

FLO reached out to the building management at the six projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Villas at Arlington, Trailside at the Lodge, and Twin Lakes Landing. Despite numerous attempts, no bedroom information could be received from The Landing at Smokey Pointe for the two students living at units within this building. Based on trends within and surrounding the district, we assumed both students reside within a 2+ BR unit. No students reside at Affinity at Arlington and the unnamed garden style apartment.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 114 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	0	0.000
1	0	0.000
2	1	0.009
3	0	0.000
4	0	0.000
5	2	0.018
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	3	0.026
6–8	0	0.000
9–12	0	0.000
K–12	3	0.026

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 734 2+ BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

John Poolman
April 4, 2022

Project No. F1867.01.004
Page 4

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	16	0.022
1	9	0.012
2	12	0.016
3	11	0.015
4	13	0.018
5	13	0.018
6	11	0.015
7	10	0.014
8	7	0.010
9	12	0.016
10	9	0.012
11	4	0.005
12	8	0.011
K-5	83	0.101
6-8	28	0.038
9-12	33	0.045
K-12	144	0.184

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	PS-5	6-8	9-12	PS-12
Single-family	0.126	0.079	0.063	0.268
Multifamily 0-1 BR	0.026	0.000	0.000	0.026
Multifamily 2+ BR	0.101	0.038	0.045	0.184

Summary of 2017-2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
The Landing at Smokey Pointe	48	English Crossing ES
Villas at Arlington	312	English Crossing ES
Trailside at The Lodge	250	English Crossing ES
Affinity At Arlington	170	Cougar Creek ES
Twin Lakes Landing	50	Cougar Creek ES
Unnamed Garden Style Apartment	18	English Crossing ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
11	23	36	36	21

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

This section does not updated for the 2022-2027 Capital Facilities Plan since the District is not requesting a school impact fee. Future updates to this CFP may include an impact fee.

LAKEWOOD SCHOOL DISTRICT NO. 306
CAPITAL FACILITIES PLAN
2022-2027

Adopted: _____, 2022

LAKEWOOD SCHOOL DISTRICT NO. 306

CAPITAL FACILITIES PLAN

2022-2027

BOARD OF DIRECTORS
CATHERINE “SANDY” GOTTS, PRESIDENT
LEAHA BOSER
DANA KRIEGER
STEVEN LARSON
LEAH TOCCO

SUPERINTENDENT
SCOTT PEACOCK

For information regarding the Lakewood School District Capital Facilities Plan, contact the Office of the Superintendent, Lakewood School District, 17110 16th Drive NE, Marysville, WA 98271. (Tel: (360) 652-4500)

TABLE OF CONTENTS

	Page
Section 1. Introduction.....	1
Section 2. District Educational Program Standards	4
Section 3. Capital Facilities Inventory	8
Section 4. Student Enrollment Projections	11
Section 5. Capital Facilities Needs	14
Section 6. Capital Facilities Financing Plan	17
Section 7. School Impact Fees	20
Appendix A	Population and Enrollment Data
Appendix B	Student Generation Factor Review
Appendix C	School Impact Fee Calculations

INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Lakewood School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”) and the cities of Arlington and Marysville with a description of facilities needed to accommodate projected student enrollment and a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the Growth Management Act, adopted County Policy, the Snohomish County Ordinance Nos. 97-095 and 99-107, the City of Arlington Ordinance No. 1263, and the City of Marysville Ordinance Nos. 2306 and 2213, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- As relevant, a calculation of impact fees to be assessed and supporting data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state,

county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

- The methodology used to calculate impact fees also complies with the criteria and the formulas established by the County.

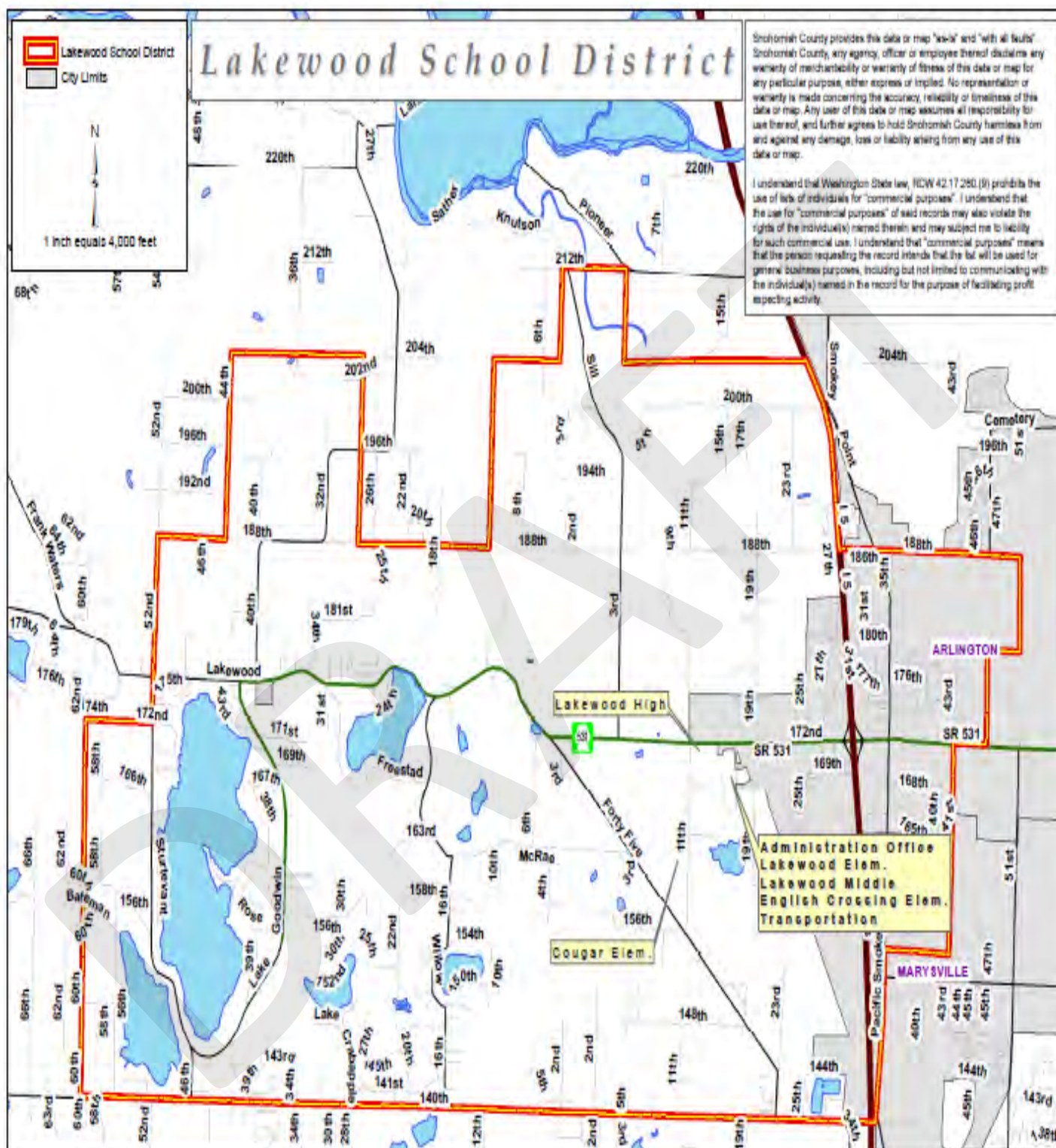
Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

B. Overview of the Lakewood School District

The Lakewood School District is located along Interstate 5, north of Marysville, Washington, primarily serving unincorporated Snohomish County and a part of the City of Arlington and the City of Marysville. The District is bordered on the south by the Marysville School District, on the west and north by the Stanwood School District, and on the east by the Arlington School District.

The District serves a student population of 2,574 (October 1, 2021, reported OSPI HC enrollment) with three elementary schools, one middle school, and one high school.

FIGURE 1 MAP OF FACILITIES



SECTION 2 DISTRICT EDUCATIONAL PROGRAM STANDARDS

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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables), as well as specific and unique physical structure needs required to meet the needs of students with special needs.

In addition to factors which affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional, or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, AIDS education, preschool and daycare programs, computer labs, music programs, and others. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities, and upon planning for future needs.

The educational program standards contained in this CFP reflect the District's implementation of requirements for full-day kindergarten and reduced K-3 class size.

Special programs offered by the District at specific school sites include, but are not limited to:

Lakewood Elementary School (Preschool through 5th Grades)

- Bilingual Education Program
- Title I Remedial Services Program
- P – 5th Grade Counseling Services
- Speech and Language Disorder Therapy Program
- Early Childhood Education and Assistance Program (ECEAP)
- Developmentally Delayed Preschool Program - Ages 3 to 5
- K-5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- Learning Assistance Program - Remedial Services
- Occupational Therapy Program

English Crossing Elementary School (Kindergarten through 5th Grades)

- K through 5th Grade Special Education Resource Room Program
- Bilingual Education Program
- K – 5th Grade Counseling Services
- Speech and Language Disorder Therapy Program
- Developmentally Delayed Preschool Program - Ages 3 to 5
- Learning Assistance Program - Tutorial Services
- Occupational Therapy Program
- Special Education EBD Program

Cougar Creek Elementary School (Kindergarten through 5th Grades)

- Bilingual Education Program
- Title I Remedial Services Program
- Speech and Language Disorder Therapy Program
- Learning Assistance Program – Remedial Services (Learning Lab)
- Occupational Therapy Program
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- K – 5th Grade Counseling Services
- 3 – 5th Highly Capable/Enrichment Program (serves grades 3-5 district-wide)

Lakewood Middle School (6th through 8th Grades)

- Speech and Language Disorder Therapy Program
- 6th-8th Grade Special Education Resource and Inclusion Program
- 6th-8th Grade Special Education Life Skills Program
- Bilingual Education Program
- Learning Assistance Program - Tutorial Services
- Occupational Therapy Program
- 6th – 8th EBD Program
- 6th – 8th Grade Counseling Services

Lakewood High School

- 9th-12th Grade Special Education Resource Room and Transition Program
- 6th-12th Grade Special Education Life Skills Program
- Bilingual Education Program
- Occupational Therapy Program
- Speech and Language Disorder Program
- 9th – 12th Grade Counseling Program

Variations in student capacity between schools may result from the special or nontraditional programs offered at specific schools. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. New schools are designed to accommodate many of these programs. However, existing schools often require space

modifications to accommodate special programs, and in some circumstances, these modifications may affect the overall classroom capacities of the buildings.

District educational program standards may change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, use of new technology, and 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 Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards For Elementary Schools

- Class size for grades K – 3rd will not exceed 19 students.
- Class size for grades 4th and 5th will not exceed 24 students.
- All students will be provided library/media services in a school library.
- Special Education for students may be provided in self-contained or specialized classrooms.
- All students will be provided music instruction in a separate classroom.
- All students will have scheduled time in a computer lab. Each classroom will have access to computers and related educational technology.
- Optimum design capacity for new elementary schools is 475 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- All students will be provided physical education instruction in a gym/multipurpose room.

Educational Program Standards For Middle and High Schools

- Class size for middle school grades will not exceed 27 students.
- Class size for high school grades will not exceed 29 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. In updating this Capital Facility Plan, a building review of classroom use was conducted in order to reflect the actual classroom utilization in the high school and middle school. Therefore, classroom capacity should be adjusted using a utilization factor of 95% at the middle school and 85% at the high school to reflect the use of classrooms for teacher planning. Special Education for students will be provided in self-contained or specialized classrooms.
- All students will have access to computer labs. Each classroom is equipped with access to computers and related educational-technology.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Counseling Offices
 - Resource Rooms (i.e. computer labs, study rooms)
 - Special Education Classrooms

Program Specific Classrooms (i.e. music, drama, art, physical education, Industrial Arts and Agricultural Sciences).

- Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District's minimum level of service ("MLOS") is as follows: on average, K-5 classrooms have no more than 26 students per classroom, 6-8 classrooms have no more than 28 students per classroom, and 9-12 classrooms have no more than 30 students per classroom. The District sets minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. Minimum standards have not been met if, on average using current FTE figures: K-4 classrooms have more than 26 students per classroom, 5-8 classrooms have more than 28 students per classroom, or 9-12 classrooms more than 30 students per classroom. The term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom. The MLOS is not the District's desired or accepted operating standard.

For 2019-20 and 2020-21, the District's compliance with the MLOS was as follows (with MLOS set as applicable for those school years):

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	18.86	28	26.08	30	22.59

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	18.17	28	23.11	30	22.88

* The District determines the reported LOS by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations (excludes portables).

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. Facility capacity is based on the space required to accommodate the District's adopted educational program standards. *See* Section 2. Attached as Figure 1 (page 3) is a map showing locations of District facilities.

A. Schools

The District maintains three elementary schools, one middle school, and one high school. Lakewood Elementary School accommodates grades P-5, Cougar Creek Elementary School accommodates grades K-5, and English Crossing Elementary School accommodates grades K-5. Lakewood Middle School serves grades 6-8, and Lakewood High School serves grades 9-12.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 1.

Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities are not included in Table 1.

**Table 1
School Capacity Inventory**

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
English Crossing	*	41,430	20	403	1994
Cougar Creek	10**	44,217	22	444	2003
Lakewood	*	45,400	16	323	1958, 1997
TOTAL	*	131,047	58	1,170	

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood Middle	*	62,835	27	670	1971, 1994, 2002, 2022

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood High	*	169,000	34	850	2017

*Note: All facilities are located on one 89-acre campus located at Tax Parcel No. 31053000100300.

**The Cougar Creek site is approximately 22 acres located at 16216 11th Ave NE, Arlington, WA 98223. Note that the presence of critical areas on the site does not allow full utilization at this site.

B. Relocatable Classrooms

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses 15 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 2. Table 2 includes only those relocatable classrooms used for regular capacity purposes. The District's relocatable classrooms have adequate useful remaining life and are evaluated regularly.

Table 2
Relocatable Classroom (Portable) Inventory

Elementary School	Relocatable Classrooms	Interim Capacity
English Crossing	2	40
Cougar Creek	4	80
Lakewood	6	120
SUBTOTAL	12	240

Middle School	Relocatable Classrooms	Interim Capacity
Lakewood Middle	3	78
SUBTOTAL	3	78

High School	Relocatable Classrooms	Interim Capacity
Lakewood High	0	0
SUBTOTAL	0	0

TOTAL	15	318
--------------	-----------	------------

C. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 3.

Table 3
Support Facility Inventory

Facility	Building Area (Square Feet)
Administration	1,384
Business and Operations	1,152
Storage	2,456
Bus Garage/Maintenance Shop	7,416
Stadium	14,304

The District is also a party to a cooperative agreement for use of the Marysville School District transportation facility (which is owned by the Marysville School District).

D. Land Inventory

The District does not own any sites which are developed for uses other than schools and/or which are leased to other parties.

SECTION 4

STUDENT ENROLLMENT PROJECTIONS

The District's October 1, 2021, reported enrollment was 2,574 HC students (2,517.3 FTE). Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

A. Six Year Enrollment Projections

Two enrollment forecasts were conducted for the District: an estimate by the Office of the Superintendent of Public Instruction (OSPI) based upon the cohort survival method; and a modified cohort enrollment forecast prepared by a demographer. The District also estimated enrollment based upon adopted Snohomish County population forecasts ("ratio method").

Based on the cohort survival methodology, a total of 2,685 students are expected to be enrolled in the District by 2027, a slight increase from the October 2021 enrollment levels. Notably, the cohort survival method is not designed to anticipate fluctuations in development patterns. This deficiency is exacerbated by enrollment anomalies that occurred as a result of the COVID pandemic, particularly in the 2020-21 school year. Historically, the cohort method has not proven to be a reliable measure for the Lakewood School District. For example, the cohort projection in 2017 predicted that the District's October 2019 enrollment would be 2,423, about 91 fewer students than the actual October 2019 enrollment figures. The 2021 cohort projections for 2027 show a 4.3% projected increase by the 2027 school year. See Appendix A-1.

Snohomish County provides OFM population-based enrollment projections for the District using OFM population forecasts as adopted by the County. The County provided the District with the estimated total population in the District by year. In 2020, the District's student enrollment constituted approximately 14.58% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 14.58% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 2,757 students in 2027, or an approximately 7.11% increase. See Appendix A-2.

The District obtained in 2022 an enrollment forecast from a professional demographer, FLO Analytics. Based on this analysis, a total enrollment of 2,791, or 274 additional students, are expected by the 2027-28 school year. This projection is an increase of approximately 10.9% over 2021 enrollment. Growth is projected at all three grade levels. The FLO Analytics forecast utilizes historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. It also considers the impacts of the pandemic on enrollment. The detailed FLO Analytics forecast report is on file with the District and a grade level analysis is included in Appendix A-3.

The comparison of OSPI cohort, District projections, and OFM/County projected enrollments is contained in Table 4.

Table 4
Projected Student Enrollment (FTE)
2022-2027

Projection	Oct. 2021*	2022	2023	2024	2025	2026	2027	Change 2020-27	Percent Change 2010-27
OFM/County	2,574	2,604	2,635	2,666	2,696	2,727	2,757	183	7.11%
OSPI Cohort**	2,574	2,572	2,608	2,613	2,627	2,637	2,685	111	4.3%
District***	2,517	2,527	2,580	2,617	2,663	2,709	2,791	274	10.89%

* Actual reported enrollment, October 2021 (headcount for OFM/OSPI; FTE for District)

**Based upon the cohort survival methodology; complete projections located at Appendix A..

***FLO Analytics (2022) using FTE; grade level projections located in Appendix A.

The District is aware of notable pending residential development within the District. Specifically, nearly 1,100 multi-family units are planned for or currently in construction within the District boundaries as well as nearly 500 single family units.

Given the District-specific detailed analysis contained in the FLO Analytics report, the District is relying on the projections in that report for purposes of planning for the District's needs during the six years of this plan period. Future updates to the Plan will continue to revisit enrollment projections and methodologies.

B. 2035 Enrollment Projections

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student HC population of 3,512. This is based on the OFM/County data using total population as related to District enrollment.

Projected enrollment by grade span for the year 2044 is provided in Table 5. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 5
Projected Student Enrollment
2044

Grade Span	HC Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	1,145	1,562
Middle School (6-8)	584	797
High School (9-12)	845	1,153
TOTAL (K-12)	2,574	3,512

*Assumes average percentage per grade span remains constant between 2021 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

SECTION 5 CAPITAL FACILITIES NEEDS

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2022-2027).

Capacity needs are expressed in terms of “unhoused students.”

Projected future capacity needs are depicted on Table 6-A and are derived by applying the projected enrollment to the capacity existing in the 2021-22 school year. The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor, as applicable, is added later (see Table 7).

This table shows actual space needs and the portion of those needs that are “growth related” for the years 2022-2027. Note that this chart can be misleading as it reads out growth-related capacity needs related to recent growth within the District.

Table 6-A*
Additional Capacity Needs***
2021-2027

Grade Span	2021**	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Pct. Growth Related
Elementary (K-5)								
Total	0	0	12	40	35	77	80	
Growth Related	--	--	12	40	35	77	80	100%
Middle School (6-8)								
Total	0	0	0	0	5	0	28	
Growth Related	--	--	--	--	5	0	28	100%
High School								
Total	0	0	0	0	0	0	0	
Growth Related	--	--	--	--	--	--	--	--%

*Please refer to Table 7 for capacity and projected enrollment information.

**Actual October 2021 Enrollment

***Additional “Growth Related Capacity Needs” equal the “Total” for each year less “deficiencies” existing as of 2021. Existing deficiencies as of 2021 include capacity needs related to recent growth from new development through that date.

By the end of the six-year forecast period (2027), additional permanent classroom capacity will be needed as follows:

Table 6-B
Unhoused Students

Grade Span	Unhoused Students /Growth Related in Parentheses)
Elementary (K-5)	80/(80)
Middle School (6-8)	28/(28)
High School (9-12)	-(-)
TOTAL UNHOUSED (K-12)	108/(108)

Again, planned construction projects are not included in the analysis in Table 6-B. In addition, it is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 6-B. However, Table 6-C incorporates the District's current relocatable capacity (see Table 2) for purposes of identifying available capacity.

Table 6-C
Unhoused Students – Mitigated with Relocatables

Grade Span	2027 Unhoused Students /Growth Related in (Parentheses)	Relocatable Capacity
Elementary (K-5)	80/(80)	240
Middle School (6-8)	28/(28)	78
High School (9-12)	-(-)	0
Total (K-12)	108(108)	318

Importantly, Table 6-C does not include relocatable adjustments that may be made to meet capacity needs. For example, the relocatable classrooms currently designated to serve elementary school needs could be used to serve high school capacity needs. Therefore, assuming no permanent capacity improvements are made, Table 6-C indicates that the District will have adequate interim capacity with the use of relocatable classrooms to house students during this planning period.

Projected permanent capacity needs are depicted in Table 7. They are derived by applying the District's projected number of students to the projected capacity. Planned improvements by the District through 2027 are included in Table 7 and more fully described in Table 8.

Table 7
Projected Student Capacity
2022-2027

Elementary School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	1,170	1,170	1,170	1,170	1,170	1,170	1,170
Added Permanent Capacity							
Total Permanent Capacity	1,170	1,170	1,170	1,170	1,170	1,170	1,170
Enrollment	1,135	1,149	1,182	1,210	1,205	1,247	1,250
Surplus (Deficiency)**	35	21	(12)	(40)	(35)	(77)	(80)

* Reported October 2021 FTE enrollment

** Does not include portable capacity

Middle School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	670	670	670	670	670	670	670
Added Permanent Capacity							
Total Permanent Capacity	670	670	670	670	670	670	670
Enrollment	584	589	631	647	675	661	698
Surplus (Deficiency)**	86	81	39	23	(5)	9	(28)

* Reported October 2021 FTE enrollment

**Does not include portable capacity.

High School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	850	850	850	850	850	850	850
Added Permanent Capacity							
Total Permanent Capacity	850	850	850	850	850	850	850
Enrollment	799	790	766	760	783	800	843
Surplus (Deficiency)**	51	60	84	90	67	59	6

* Reported October 2021 enrollment

**Does not include portable capacity

See Appendix A for complete breakdown of enrollment projections.

See Table 6-A for a comparison of additional capacity needs due to growth versus existing deficiencies.

Table 7 does not include existing, relocated, or added portable facilities.

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. Planned Improvements

In March 2000, the voters passed a \$14,258,664 bond issue for school construction and site acquisition. A new elementary school and a middle school addition were funded by that bond measure. In April 2014, the District's voters approved a \$66,800,000 bond measure to fund improvements, including a capacity addition at Lakewood High School, which opened in the fall of 2017. In the Spring of 2020, the District added a STEM lab and two classrooms at Lakewood Middle School.

Currently, the District is assessing future capacity needs and, at the present time, anticipates adding portable capacity to address short term needs with immediate plans to add portables in the summer of 2022 in the space between Lakewood Middle School and Lakewood Elementary School to add K-5 interim capacity at LES. Based upon current needs, the District anticipates that it may need to consider the following acquisitions and/or improvements within the six years of this Plan. The District is not planning for permanent capacity improvements as a part of this CFP update. Future updates to this CFP will identify updated plans and funding sources.

Projects Adding Permanent/Temporary Capacity:

- Acquisition and siting of portable facilities to accommodate growth needs.

Non-Capacity Adding Projects:

- None planned

Other:

- Land acquisition for future sites.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State School Construction Assistance funds, and impact fees. Where applicable, the potential funding sources are discussed below.

B. Financing for Planned Improvements

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. In March 2000, District voters approved a \$14,258,664 bond issue for school construction and site acquisition, which included funding of Cougar Creek Elementary School. In April 2014, the District's voters approved a \$66,800,000 bond measure to fund improvements, including a capacity addition, at Lakewood High School. The District does not have current plans for a future bond or capital levy proposal.

2. State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance Program (SCAP) funds for certain projects at the 58.28% funding percentage level. The District does not anticipate being eligible for SCAP funds for the projects planned in this CFP.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

4. Six Year Financing Plan

The Six-Year Financing Plan shown in Table 8 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. Where applicable, potential financing components include a bond or capital levy, impact fees, and State School Construction Assistance Program funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

Table 8
Capital Facilities Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary School										
Middle School										
High School										
Portables (all grade levels)	\$0.50		\$0.50	\$0.50	\$0.50	\$0.75	\$2.750	X		X
Site Acquisition			\$0.775				\$0.775	X		X

Improvements Not Adding Capacity (Costs in Millions)

Project	2022	2021	2022	2023	2024	2027	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary										
Middle School										
High School										

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student factor methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do

not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 6-A. When calculating impact fees, the District uses the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 8 for a complete identification of funding sources.

The District is not requesting school impact fees as a part of this Capital Facilities Plan update.

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family

Elementary	.126
Middle	.079
High	.063
Total	.268

Average Site Cost/Acre

N/A

Student Generation Factors – Multi Family (1 Bdrm)

Elementary	.026
Middle	.000
High	.000
Total	.026

Temporary Facility Capacity

Capacity	20/26
Cost	\$250,000

State Match Credit

Current State Match Percentage	58.28% (not expected)
--------------------------------	--------------------------

Student Generation Factors – Multi Family (2+ Bdrm)

Elementary	.101
Middle	.038
High	.045
Total	.184

Construction Cost Allocation

Current CCA	246.83
-------------	--------

District Average Assessed Value

Single Family Residence	\$500,494
-------------------------	-----------

Projected Student Capacity per Facility

N/A

District Average Assessed Value

Multi Family (1 Bedroom)	\$169,461
Multi Family (2+ Bedroom)	\$239,226

Required Site Acreage per Facility

Facility Construction/Cost Average

N/A

SPI Square Footage per Student

Elementary	90
Middle	108
High	130

District Debt Service Tax Rate for Bonds

Current/\$1,000	\$1.32
-----------------	--------

Permanent Facility Square Footage

Elementary	131,047
Middle	62,835
High	169,000
Total	362,882

General Obligation Bond Interest Rate

Bond Buyer Index (avg February 2022)	2.45%
--------------------------------------	-------

Developer Provided Sites/Facilities

Value	0
Dwelling Units	0

Temporary Facility Square Footage

Elementary	6,656
Middle	512
High	3,584
Total	10,752

Total Facility Square Footage

Elementary	137,703
Middle	63,347
High	172,584
Total	373,634

C. Proposed Lakewood School District Impact Fee Schedule

The District does not have permanent capacity projects planned as a part of the 2022 CFP. See discussion in Section 6 above. As such, the District is not requesting the collection of school impact fees as a part of this Capital Facilities Plan. The District expects that future project planning and updates to the Capital Facilities Plan will result in a renewed request for impact fees as a part of a future CFP.

Table 9
School Impact Fees
Snohomish County, City of Arlington, City of Marysville*

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$0
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$0

**Table 9 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A

POPULATION AND ENROLLMENT DATA

DRAFT APRIL 2022

Table A-1

**ACTUAL STUDENT ENROLLMENT 2016-2021
PROJECTED STUDENT ENROLLMENT 2022-2027
Based on OSPI Cohort Survival***



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

Snohomish/Lakewood(31306)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	162	175	178	188	128	189		170	171	171	171	171	171
Grade 1	159	176	179	183	191	156	107.43%	203	183	184	184	184	184
Grade 2	167	173	190	177	172	209	103.80%	162	211	190	191	191	191
Grade 3	227	174	166	194	184	188	103.09%	215	167	218	196	197	197
Grade 4	174	231	175	179	189	195	102.71%	193	221	172	224	201	202
Grade 5	182	177	223	173	181	208	101.65%	198	196	225	175	228	204
K-5 Sub-Total	1,071	1,106	1,111	1,094	1,045	1,145		1,141	1,149	1,160	1,141	1,172	1,149
Grade 6	181	192	186	235	176	194	104.97%	218	208	206	236	184	239
Grade 7	202	174	206	204	232	173	102.02%	198	222	212	210	241	188
Grade 8	187	206	185	213	216	217	102.22%	177	202	227	217	215	246
6-8 Sub-Total	570	572	577	652	624	584		593	632	645	663	640	673
Grade 9	199	176	217	192	229	216	102.14%	222	181	206	232	222	220
Grade 10	170	207	171	220	182	224	99.03%	214	220	179	204	230	220
Grade 11	179	173	203	174	208	188	99.88%	224	214	220	179	204	230
Grade 12	170	174	157	182	159	217	94.65%	178	212	203	208	169	193
9-12 Sub-Total	718	730	748	768	778	845		838	827	808	823	825	863
DISTRICT K-12 TOTAL	2,359	2,408	2,436	2,514	2,447	2,574		2,572	2,608	2,613	2,627	2,637	2,685

Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Feb 23, 2022

Table A-2

**AVERAGE PERCENTAGE ENROLLMENT BY GRADE SPAN
(COUNTY/OFM Enrollment Projections)*****

Enrollment by Grade Span	Oct. 2021*	Avg. %age	2022	2023	2024	2025	2026	2027
Elementary (K-5)	1,145	44.48%	1,158	1,172	1,186	1,199	1,213	1,226
Middle School (6-8)	584	22.69%	591	598	605	612	619	626
High School (9-12)	845	32.83%	855	865	875	885	895	905
TOTAL**	2,574	100%	2,604	2,635	2,666	2,696	2,727	2,757

*Actual October 2021 HC Enrollment.

** Totals may vary due to rounding.

***Using average percentage by grade span.

~~DRAFT~~ APRIL 2022**Table A-3****PROJECTED ENROLLMENT BY GRADE SPAN
(DISTRICT - FLO Analytics)****

Updated 6-Year Forecast (based on October 2021 FTE Enrollment)

Grade	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
K	162.00	174.40	177.15	185.72	127.02	186.60	183.17	192.32	184.18	179.10	175.02	183.17
1	159.00	176.00	177.72	182.27	189.08	154.32	193.71	190.59	200.58	192.53	187.64	183.80
2	166.45	172.03	190.00	177.00	171.56	205.77	162.42	204.34	201.50	212.55	204.48	199.74
3	226.05	174.00	166.00	194.00	183.09	187.89	215.85	170.77	215.34	212.83	225.00	216.95
4	174.00	230.30	174.36	179.00	189.00	195.38	195.70	225.35	178.69	225.84	223.72	237.06
5	182.00	177.00	222.27	173.00	181.00	204.56	198.04	198.84	229.50	182.41	231.08	229.45
6	181.00	190.60	186.00	232.92	175.91	195.00	214.39	207.87	209.02	241.62	192.34	244.03
7	202.00	174.00	205.55	203.19	230.90	173.00	199.17	219.32	212.98	214.50	248.34	197.99
8	187.00	206.00	185.00	213.00	214.72	216.08	175.10	203.94	224.92	218.77	220.67	255.88
9	198.40	175.20	216.52	191.54	229.00	216.28	220.69	180.80	212.88	234.95	228.70	230.86
10	168.80	205.20	170.52	219.09	182.00	220.04	215.22	215.39	180.20	212.34	234.55	228.49
11	165.00	152.60	179.82	154.76	190.73	176.22	199.21	195.02	195.35	163.58	192.92	213.29
12	144.60	152.80	126.27	141.69	134.84	186.16	154.68	175.02	171.49	171.94	144.11	170.11
K-5	1,069.50	1,103.73	1,107.50	1,090.99	1,040.75	1,134.52	1,148.89	1,182.20	1,209.78	1,205.25	1,246.95	1,250.16
6-8	570.00	570.60	576.55	649.11	621.53	584.08	588.66	631.13	646.93	674.89	661.34	697.90
9-12	676.80	685.80	693.13	707.08	736.57	798.70	789.80	766.23	759.91	782.81	800.28	842.75
K-12	2,316.30	2,360.13	2,377.18	2,447.18	2,398.85	2,517.30	2,527.35	2,579.56	2,616.63	2,662.94	2,708.57	2,790.81

APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: John Poolman
Executive Director of Finance
Lakewood School District

Date: April 4, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F1867.01.004

Re: **Student Generation Report— Lakewood School District**

At the request of the Lakewood School District (District/LSD), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent single-family and multifamily construction (2017–2021) within the district. This document details the methodology FLO used to create the SGRs for LSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of three residential construction developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of three mobile home sites that have been present since at least 2010. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 127 SF units and 6 MF buildings completed between 2017 and 2021 (SF). While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (115 units), other SF use codes were also constructed, including construction classified as 2 Single Family Residences (two detached residences per parcel) and manufactured homes (owned and leased). MF development ranged from 15–20 unit residences to 301+ unit construction. About 87 percent (734 units) of these new MF units were 2+ BR units, while the remainder (114 units) were 0–1 BR units. While considered MF buildings, Cedar Pointe Apartments (Senior Facility) and Holman Recovery Center were removed from the analysis.

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F1867.01 Lakewood School District\Document\004_2022.04.04 Student Generation Report\Lakewood SD Student Generation Report 2022.docx

John Poolman
April 4, 2022Project No. F1867.01.004
Page 2

All students (grades kindergarten [K] through 12) in the October 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 127 SF units were compared to the 2,602 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	2	0.016
1	5	0.039
2	6	0.047
3	1	0.008
4	1	0.008
5	1	0.008
6	5	0.039
7	3	0.024
8	2	0.016
9	2	0.016
10	3	0.024
11	1	0.008
12	2	0.016
K–5	16	0.126
6–8	10	0.079
9–12	8	0.063
K–12	34	0.263

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

John Poolman
April 4, 2022

Project No. F1867.01.004
Page 3

FLO reached out to the building management at the six projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Villas at Arlington, Trailside at the Lodge, and Twin Lakes Landing. Despite numerous attempts, no bedroom information could be received from The Landing at Smokey Pointe for the two students living at units within this building. Based on trends within and surrounding the district, we assumed both students reside within a 2+ BR unit. No students reside at Affinity at Arlington and the unnamed garden style apartment.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 114 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	0	0.000
1	0	0.000
2	1	0.009
3	0	0.000
4	0	0.000
5	2	0.018
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	3	0.026
6–8	0	0.000
9–12	0	0.000
K–12	3	0.026

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 734 2+ BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

John Poolman
April 4, 2022Project No. F1867.01.004
Page 4**Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units**

Grade	Matches	Rate
K	16	0.022
1	9	0.012
2	12	0.016
3	11	0.015
4	13	0.018
5	13	0.018
6	11	0.015
7	10	0.014
8	7	0.010
9	12	0.016
10	9	0.012
11	4	0.005
12	8	0.011
K-5	83	0.101
6-8	28	0.038
9-12	33	0.045
K-12	144	0.184

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	PS-5	6-8	9-12	PS-12
Single-family	0.126	0.079	0.063	0.268
Multifamily 0-1 BR	0.026	0.000	0.000	0.026
Multifamily 2+ BR	0.101	0.038	0.045	0.184

Summary of 2017-2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
The Landing at Smokey Pointe	48	English Crossing ES
Villas at Arlington	312	English Crossing ES
Trailside at The Lodge	250	English Crossing ES
Affinity At Arlington	170	Cougar Creek ES
Twin Lakes Landing	50	Cougar Creek ES
Unnamed Garden Style Apartment	18	English Crossing ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
11	23	36	36	21

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

This section does not updated for the 2022-2027 Capital Facilities Plan since the District is not requesting a school impact fee. Future updates to this CFP may include an impact fee.

LAKEWOOD SCHOOL DISTRICT NO. 306

CAPITAL FACILITIES PLAN

2022-2027

Adopted: _____, 2022

LAKEWOOD SCHOOL DISTRICT NO. 306
CAPITAL FACILITIES PLAN
2022-2027

BOARD OF DIRECTORS
CATHERINE “SANDY” GOTTS, PRESIDENT
LEAHA BOSER
DANA KRIEGER
STEVEN LARSON
LEAH TOCCO

SUPERINTENDENT
SCOTT PEACOCK

For information regarding the Lakewood School District Capital Facilities Plan, contact the Office of the Superintendent, Lakewood School District, 17110 16th Drive NE, Marysville, WA 98271. (Tel: (360) 652-4500)

TABLE OF CONTENTS

	Page
Section 1. Introduction.....	1
Section 2. District Educational Program Standards	4
Section 3. Capital Facilities Inventory	8
Section 4. Student Enrollment Projections	11
Section 5. Capital Facilities Needs	14
Section 6. Capital Facilities Financing Plan	17
Section 7. School Impact Fees	20
Appendix A	Population and Enrollment Data
Appendix B	Student Generation Factor Review
Appendix C	School Impact Fee Calculations

INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Lakewood School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”) and the cities of Arlington and Marysville with a description of facilities needed to accommodate projected student enrollment and a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the Growth Management Act, adopted County Policy, the Snohomish County Ordinance Nos. 97-095 and 99-107, the City of Arlington Ordinance No. 1263, and the City of Marysville Ordinance Nos. 2306 and 2213, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- As relevant, a calculation of impact fees to be assessed and supporting data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state,

county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

- The methodology used to calculate impact fees also complies with the criteria and the formulas established by the County.

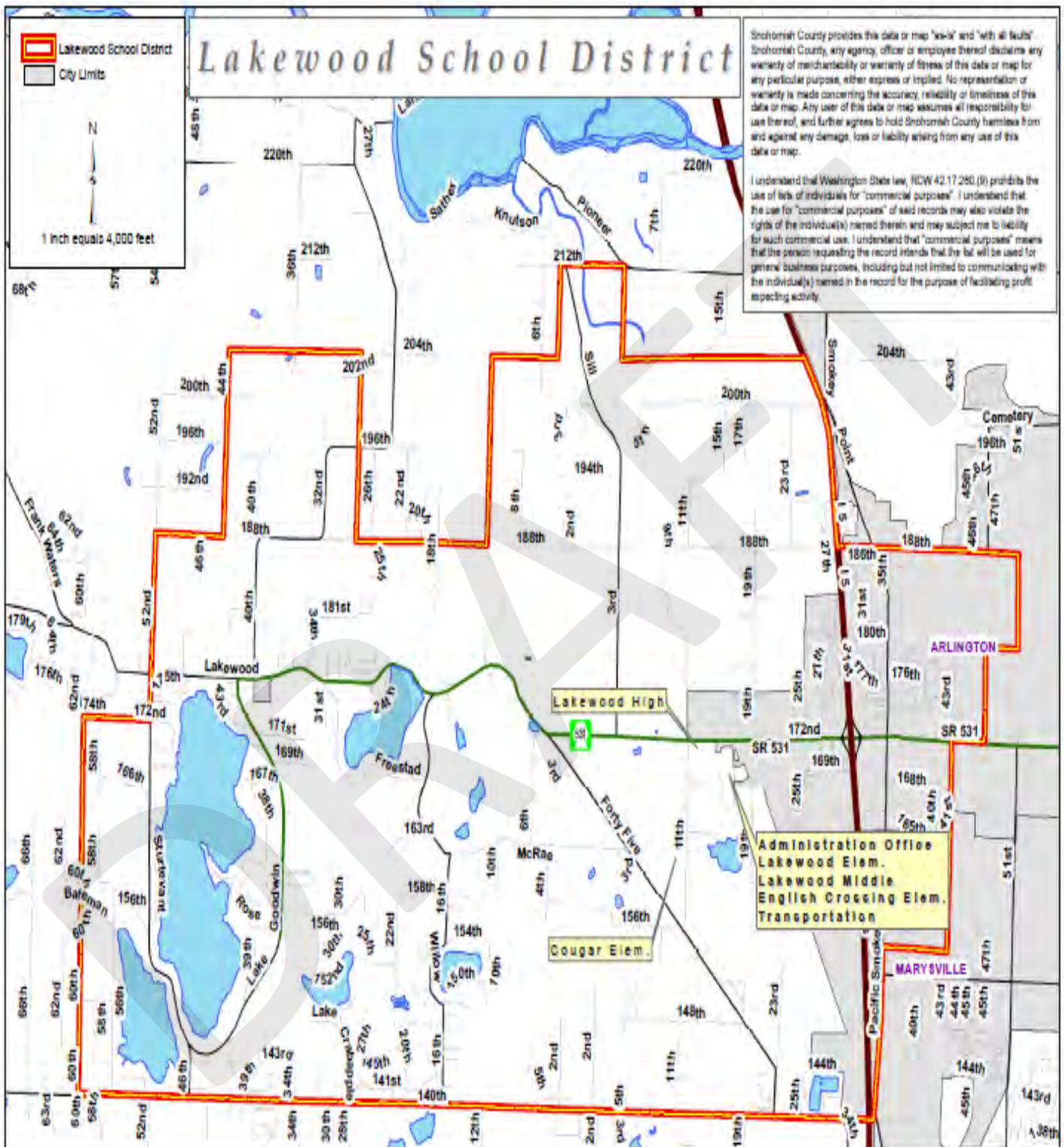
Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

B. Overview of the Lakewood School District

The Lakewood School District is located along Interstate 5, north of Marysville, Washington, primarily serving unincorporated Snohomish County and a part of the City of Arlington and the City of Marysville. The District is bordered on the south by the Marysville School District, on the west and north by the Stanwood School District, and on the east by the Arlington School District.

The District serves a student population of 2,574 (October 1, 2021, reported OSPI HC enrollment) with three elementary schools, one middle school, and one high school.

**FIGURE 1
MAP OF FACILITIES**



SECTION 2

DISTRICT EDUCATIONAL PROGRAM STANDARDS

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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables), as well as specific and unique physical structure needs required to meet the needs of students with special needs.

In addition to factors which affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional, or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, AIDS education, preschool and daycare programs, computer labs, music programs, and others. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities, and upon planning for future needs.

The educational program standards contained in this CFP reflect the District's implementation of requirements for full-day kindergarten and reduced K-3 class size.

Special programs offered by the District at specific school sites include, but are not limited to:

Lakewood Elementary School (Preschool through 5th Grades)

- Bilingual Education Program
- Title I Remedial Services Program
- P – 5th Grade Counseling Services
- Speech and Language Disorder Therapy Program
- Early Childhood Education and Assistance Program (ECEAP)
- Developmentally Delayed Preschool Program - Ages 3 to 5
- K-5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- Learning Assistance Program - Remedial Services
- Occupational Therapy Program

English Crossing Elementary School (Kindergarten through 5th Grades)

- K through 5th Grade Special Education Resource Room Program
- Bilingual Education Program
- K – 5th Grade Counseling Services
- Speech and Language Disorder Therapy Program
- Developmentally Delayed Preschool Program - Ages 3 to 5
- Learning Assistance Program - Tutorial Services
- Occupational Therapy Program
- Special Education EBD Program

Cougar Creek Elementary School (Kindergarten through 5th Grades)

- Bilingual Education Program
- Title I Remedial Services Program
- Speech and Language Disorder Therapy Program
- Learning Assistance Program – Remedial Services (Learning Lab)
- Occupational Therapy Program
- K – 5th Grade Special Education Resource Room Program
- K – 5th Grade Special Education Life Skills Program
- K – 5th Grade Counseling Services
- 3 – 5th Highly Capable/Enrichment Program (serves grades 3-5 district-wide)

Lakewood Middle School (6th through 8th Grades)

- Speech and Language Disorder Therapy Program
- 6th-8th Grade Special Education Resource and Inclusion Program
- 6th-8th Grade Special Education Life Skills Program
- Bilingual Education Program
- Learning Assistance Program - Tutorial Services
- Occupational Therapy Program
- 6th – 8th EBD Program
- 6th – 8th Grade Counseling Services

Lakewood High School

- 9th-12th Grade Special Education Resource Room and Transition Program
- 6th-12th Grade Special Education Life Skills Program
- Bilingual Education Program
- Occupational Therapy Program
- Speech and Language Disorder Program
- 9th – 12th Grade Counseling Program

Variations in student capacity between schools may result from the special or nontraditional programs offered at specific schools. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. New schools are designed to accommodate many of these programs. However, existing schools often require space

modifications to accommodate special programs, and in some circumstances, these modifications may affect the overall classroom capacities of the buildings.

District educational program standards may change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, use of new technology, and 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 Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards For Elementary Schools

- Class size for grades K – 3rd will not exceed 19 students.
- Class size for grades 4th and 5th will not exceed 24 students.
- All students will be provided library/media services in a school library.
- Special Education for students may be provided in self-contained or specialized classrooms.
- All students will be provided music instruction in a separate classroom.
- All students will have scheduled time in a computer lab. Each classroom will have access to computers and related educational technology.
- Optimum design capacity for new elementary schools is 475 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- All students will be provided physical education instruction in a gym/multipurpose room.

Educational Program Standards For Middle and High Schools

- Class size for middle school grades will not exceed 27 students.
- Class size for high school grades will not exceed 29 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. In updating this Capital Facility Plan, a building review of classroom use was conducted in order to reflect the actual classroom utilization in the high school and middle school. Therefore, classroom capacity should be adjusted using a utilization factor of 95% at the middle school and 85% at the high school to reflect the use of classrooms for teacher planning. Special Education for students will be provided in self-contained or specialized classrooms.
- All students will have access to computer labs. Each classroom is equipped with access to computers and related educational-technology.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Counseling Offices
 - Resource Rooms (i.e. computer labs, study rooms)
 - Special Education Classrooms

Program Specific Classrooms (i.e. music, drama, art, physical education, Industrial Arts and Agricultural Sciences).

- Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The District's minimum level of service ("MLOS") is as follows: on average, K-5 classrooms have no more than 26 students per classroom, 6-8 classrooms have no more than 28 students per classroom, and 9-12 classrooms have no more than 30 students per classroom. The District sets minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. Minimum standards have not been met if, on average using current FTE figures: K-4 classrooms have more than 26 students per classroom, 5-8 classrooms have more than 28 students per classroom, or 9-12 classrooms more than 30 students per classroom. The term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom. The MLOS is not the District's desired or accepted operating standard.

For 2019-20 and 2020-21, the District's compliance with the MLOS was as follows (with MLOS set as applicable for those school years):

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	18.86	28	26.08	30	22.59

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	26	18.17	28	23.11	30	22.88

* The District determines the reported LOS by adding the number of students in regular classrooms at each grade level and dividing that number by the number of teaching stations (excludes portables).

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. Facility capacity is based on the space required to accommodate the District's adopted educational program standards. *See* Section 2. Attached as Figure 1 (page 3) is a map showing locations of District facilities.

A. Schools

The District maintains three elementary schools, one middle school, and one high school. Lakewood Elementary School accommodates grades P-5, Cougar Creek Elementary School accommodates grades K-5, and English Crossing Elementary School accommodates grades K-5. Lakewood Middle School serves grades 6-8, and Lakewood High School serves grades 9-12.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 1.

Relocatable classrooms are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities are not included in Table 1.

**Table 1
School Capacity Inventory**

Elementary School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
English Crossing	*	41,430	20	403	1994
Cougar Creek	10**	44,217	22	444	2003
Lakewood	*	45,400	16	323	1958, 1997
TOTAL	*	131,047	58	1,170	

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood Middle	*	62,835	27	670	1971, 1994, 2002, 2022

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity	Year Built or Remodeled
Lakewood High	*	169,000	34	850	2017

*Note: All facilities are located on one 89-acre campus located at Tax Parcel No. 31053000100300.

**The Cougar Creek site is approximately 22 acres located at 16216 11th Ave NE, Arlington, WA 98223. Note that the presence of critical areas on the site does not allow full utilization at this site.

B. Relocatable Classrooms

Relocatable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. The District currently uses 15 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 2. Table 2 includes only those relocatable classrooms used for regular capacity purposes. The District's relocatable classrooms have adequate useful remaining life and are evaluated regularly.

Table 2
Relocatable Classroom (Portable) Inventory

Elementary School	Relocatable Classrooms	Interim Capacity
English Crossing	2	40
Cougar Creek	4	80
Lakewood	6	120
SUBTOTAL	12	240

Middle School	Relocatable Classrooms	Interim Capacity
Lakewood Middle	3	78
SUBTOTAL	3	78

High School	Relocatable Classrooms	Interim Capacity
Lakewood High	0	0
SUBTOTAL	0	0

TOTAL	15	318
--------------	-----------	------------

C. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 3.

Table 3
Support Facility Inventory

Facility	Building Area (Square Feet)
Administration	1,384
Business and Operations	1,152
Storage	2,456
Bus Garage/Maintenance Shop	7,416
Stadium	14,304

The District is also a party to a cooperative agreement for use of the Marysville School District transportation facility (which is owned by the Marysville School District).

D. Land Inventory

The District does not own any sites which are developed for uses other than schools and/or which are leased to other parties.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

The District's October 1, 2021, reported enrollment was 2,574 HC students (2,517.3 FTE). Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

A. Six Year Enrollment Projections

Two enrollment forecasts were conducted for the District: an estimate by the Office of the Superintendent of Public Instruction (OSPI) based upon the cohort survival method; and a modified cohort enrollment forecast prepared by a demographer. The District also estimated enrollment based upon adopted Snohomish County population forecasts ("ratio method").

Based on the cohort survival methodology, a total of 2,685 students are expected to be enrolled in the District by 2027, a slight increase from the October 2021 enrollment levels. Notably, the cohort survival method is not designed to anticipate fluctuations in development patterns. This deficiency is exacerbated by enrollment anomalies that occurred as a result of the COVID pandemic, particularly in the 2020-21 school year. Historically, the cohort method has not proven to be a reliable measure for the Lakewood School District. For example, the cohort projection in 2017 predicted that the District's October 2019 enrollment would be 2,423, about 91 fewer students than the actual October 2019 enrollment figures. The 2021 cohort projections for 2027 show a 4.3% projected increase by the 2027 school year. See Appendix A-1.

Snohomish County provides OFM population-based enrollment projections for the District using OFM population forecasts as adopted by the County. The County provided the District with the estimated total population in the District by year. In 2020, the District's student enrollment constituted approximately 14.58% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 14.58% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 2,757 students in 2027, or an approximately 7.11% increase. See Appendix A-2.

The District obtained in 2022 an enrollment forecast from a professional demographer, FLO Analytics. Based on this analysis, a total enrollment of 2,791, or 274 additional students, are expected by the 2027-28 school year. This projection is an increase of approximately 10.9% over 2021 enrollment. Growth is projected at all three grade levels. The FLO Analytics forecast utilizes historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the cities of Arlington and Marysville, census data, OFM forecasts, and Washington State Department of Health birth data. It also considers the impacts of the pandemic on enrollment. The detailed FLO Analytics forecast report is on file with the District and a grade level analysis is included in Appendix A-3.

The comparison of OSPI cohort, District projections, and OFM/County projected enrollments is contained in Table 4.

Table 4
Projected Student Enrollment (FTE)
2022-2027

Projection	Oct. 2021*	2022	2023	2024	2025	2026	2027	Change 2020-27	Percent Change 2010-27
OFM/County	2,574	2,604	2,635	2,666	2,696	2,727	2,757	183	7.11%
OSPI Cohort**	2,574	2,572	2,608	2,613	2,627	2,637	2,685	111	4.3%
District***	2,517	2,527	2,580	2,617	2,663	2,709	2,791	274	10.89%

* Actual reported enrollment, October 2021 (headcount for OFM/OSPI; FTE for District)

**Based upon the cohort survival methodology; complete projections located at Appendix A..

***FLO Analytics (2022) using FTE; grade level projections located in Appendix A.

The District is aware of notable pending residential development within the District. Specifically, nearly 1,100 multi-family units are planned for or currently in construction within the District boundaries as well as nearly 500 single family units.

Given the District-specific detailed analysis contained in the FLO Analytics report, the District is relying on the projections in that report for purposes of planning for the District's needs during the six years of this plan period. Future updates to the Plan will continue to revisit enrollment projections and methodologies.

B. 2035 Enrollment Projections

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student HC population of 3,512. This is based on the OFM/County data using total population as related to District enrollment.

Projected enrollment by grade span for the year 2044 is provided in Table 5. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 5
Projected Student Enrollment
2044

Grade Span	HC Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	1,145	1,562
Middle School (6-8)	584	797
High School (9-12)	845	1,153
TOTAL (K-12)	2,574	3,512

*Assumes average percentage per grade span remains constant between 2021 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

SECTION 5 CAPITAL FACILITIES NEEDS

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2022-2027).

Capacity needs are expressed in terms of “unhoused students.”

Projected future capacity needs are depicted on Table 6-A and are derived by applying the projected enrollment to the capacity existing in the 2021-22 school year. The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor, as applicable, is added later (see Table 7).

This table shows actual space needs and the portion of those needs that are “growth related” for the years 2022-2027. Note that this chart can be misleading as it reads out growth-related capacity needs related to recent growth within the District.

Table 6-A*
Additional Capacity Needs***
2021-2027

Grade Span	2021**	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Pct. Growth Related
Elementary (K-5)								
Total	0	0	12	40	35	77	80	
Growth Related	--	--	12	40	35	77	80	100%
Middle School (6-8)								
Total	0	0	0	0	5	0	28	
Growth Related	--	--	--	--	5	0	28	100%
High School								
Total	0	0	0	0	0	0	0	
Growth Related	--	--	--	--	--	--	--	--%

*Please refer to Table 7 for capacity and projected enrollment information.

**Actual October 2021 Enrollment

***Additional “Growth Related Capacity Needs” equal the “Total” for each year less “deficiencies” existing as of 2021. Existing deficiencies as of 2021 include capacity needs related to recent growth from new development through that date.

By the end of the six-year forecast period (2027), additional permanent classroom capacity will be needed as follows:

Table 6-B
Unhoused Students

Grade Span	Unhoused Students /Growth Related in Parentheses)
Elementary (K-5)	80/(80)
Middle School (6-8)	28/(28)
High School (9-12)	-(-)
TOTAL UNHOUSED (K-12)	108/(108)

Again, planned construction projects are not included in the analysis in Table 6-B. In addition, it is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 6-B. However, Table 6-C incorporates the District's current relocatable capacity (see Table 2) for purposes of identifying available capacity.

Table 6-C
Unhoused Students – Mitigated with Relocatables

Grade Span	2027 Unhoused Students /Growth Related in (Parentheses)	Relocatable Capacity
Elementary (K-5)	80/(80)	240
Middle School (6-8)	28/(28)	78
High School (9-12)	-(-)	0
Total (K-12)	108(108)	318

Importantly, Table 6-C does not include relocatable adjustments that may be made to meet capacity needs. For example, the relocatable classrooms currently designated to serve elementary school needs could be used to serve high school capacity needs. Therefore, assuming no permanent capacity improvements are made, Table 6-C indicates that the District will have adequate interim capacity with the use of relocatable classrooms to house students during this planning period.

Projected permanent capacity needs are depicted in Table 7. They are derived by applying the District's projected number of students to the projected capacity. Planned improvements by the District through 2027 are included in Table 7 and more fully described in Table 8.

Table 7
Projected Student Capacity
2022-2027

Elementary School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	1,170	1,170	1,170	1,170	1,170	1,170	1,170
Added Permanent Capacity							
Total Permanent Capacity	1,170	1,170	1,170	1,170	1,170	1,170	1,170
Enrollment`	1,135	1,149	1,182	1,210	1,205	1,247	1,250
Surplus (Deficiency)**	35	21	(12)	(40)	(35)	(77)	(80)

* Reported October 2021 FTE enrollment

** Does not include portable capacity

Middle School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	670	670	670	670	670	670	670
Added Permanent Capacity							
Total Permanent Capacity	670	670	670	670	670	670	670
Enrollment	584	589	631	647	675	661	698
Surplus (Deficiency)**	86	81	39	23	(5)	9	(28)

* Reported October 2021 FTE enrollment

**Does not include portable capacity.

High School Surplus/Deficiency

	Oct 2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	850	850	850	850	850	850	850
Added Permanent Capacity							
Total Permanent Capacity	850	850	850	850	850	850	850
Enrollment	799	790	766	760	783	800	843
Surplus (Deficiency)**	51	60	84	90	67	50	7

* Reported October 2021 enrollment

**Does not include portable capacity

See Appendix A for complete breakdown of enrollment projections.

See Table 6-A for a comparison of additional capacity needs due to growth versus existing deficiencies.

Table 7 does not include existing, relocated, or added portable facilities.

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. Planned Improvements

In March 2000, the voters passed a \$14,258,664 bond issue for school construction and site acquisition. A new elementary school and a middle school addition were funded by that bond measure. In April 2014, the District's voters approved a \$66,800,000 bond measure to fund improvements, including a capacity addition at Lakewood High School, which opened in the fall of 2017. In the Spring of 2020, the District added a STEM lab and two classrooms at Lakewood Middle School.

Currently, the District is assessing future capacity needs and, at the present time, anticipates adding portable capacity to address short term needs with immediate plans to add portables in the summer of 2022 in the space between Lakewood Middle School and Lakewood Elementary School to add K-5 interim capacity at LES. Based upon current needs, the District anticipates that it may need to consider the following acquisitions and/or improvements within the six years of this Plan. The District is not planning for permanent capacity improvements as a part of this CFP update. Future updates to this CFP will identify updated plans and funding sources.

Projects Adding Permanent/Temporary Capacity:

- Acquisition and siting of portable facilities to accommodate growth needs.

Non-Capacity Adding Projects:

- None planned

Other:

- Land acquisition for future sites.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State School Construction Assistance funds, and impact fees. Where applicable, the potential funding sources are discussed below.

B. Financing for Planned Improvements

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. In March 2000, District voters approved a \$14,258,664 bond issue for school construction and site acquisition, which included funding of Cougar Creek Elementary School. In April 2014, the District's voters approved a \$66,800,000 bond measure to fund improvements, including a capacity addition, at Lakewood High School. The District does not have current plans for a future bond or capital levy proposal.

2. State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance Program (SCAP) funds for certain projects at the 58.28% funding percentage level. The District does not anticipate being eligible for SCAP funds for the projects planned in this CFP.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

4. Six Year Financing Plan

The Six-Year Financing Plan shown in Table 8 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. Where applicable, potential financing components include a bond or capital levy, impact fees, and State School Construction Assistance Program funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

Table 8
Capital Facilities Plan

Improvements Adding Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary School										
Middle School										
High School										
Portables (all grade levels)	\$0.50		\$0.50	\$0.50	\$0.50	\$0.75	\$2.750	X		X
Site Acquisition			\$0.775				\$0.775	X		X

Improvements Not Adding Capacity (Costs in Millions)

Project	2022	2021	2022	2023	2024	2027	Total Cost	Bonds/ Levy/ Other Local	State Funds	Impact Fees
Elementary										
Middle School										
High School										

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student factor methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do

not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 6-A. When calculating impact fees, the District uses the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 8 for a complete identification of funding sources.

The District is not requesting school impact fees as a part of this Capital Facilities Plan update.

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family

Elementary	.126
Middle	.079
High	.063
Total	.268

Average Site Cost/Acre

N/A

Student Generation Factors – Multi Family (1 Bdrm)

Elementary	.026
Middle	.000
High	.000
Total	.026

Temporary Facility Capacity

Capacity	20/26
Cost	\$250,000

State Match Credit

Current State Match Percentage	58.28% (not expected)
--------------------------------	--------------------------

Student Generation Factors – Multi Family (2+ Bdrm)

Elementary	.101
Middle	.038
High	.045
Total	.184

Construction Cost Allocation

Current CCA	246.83
-------------	--------

District Average Assessed Value

Single Family Residence	\$500,494
-------------------------	-----------

Projected Student Capacity per Facility

N/A

District Average Assessed Value

Multi Family (1 Bedroom)	\$169,461
--------------------------	-----------

Multi Family (2+ Bedroom)	\$239,226
---------------------------	-----------

Required Site Acreage per Facility

Facility Construction/Cost Average

N/A

SPI Square Footage per Student

Elementary	90
Middle	108
High	130

District Debt Service Tax Rate for Bonds

Current/\$1,000	\$1.32
-----------------	--------

Permanent Facility Square Footage

Elementary	131,047
Middle	62,835
High	169,000
Total	362,882

General Obligation Bond Interest Rate

Bond Buyer Index (avg February 2022)	2.45%
--------------------------------------	-------

Developer Provided Sites/Facilities

Value	0
Dwelling Units	0

Temporary Facility Square Footage

Elementary	6,656
Middle	512
High	3,584
Total	10,752

Total Facility Square Footage

Elementary	137,703
Middle	63,347
High	172,584
Total	373,634

C. Proposed Lakewood School District Impact Fee Schedule

The District does not have permanent capacity projects planned as a part of the 2022 CFP. See discussion in Section 6 above. As such, the District is not requesting the collection of school impact fees as a part of this Capital Facilities Plan. The District expects that future project planning and updates to the Capital Facilities Plan will result in a renewed request for impact fees as a part of a future CFP.

Table 9
School Impact Fees
Snohomish County, City of Arlington, City of Marysville*

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$0
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$0

**Table 9 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A

POPULATION AND ENROLLMENT DATA

Table A-1

**ACTUAL STUDENT ENROLLMENT 2016-2021
PROJECTED STUDENT ENROLLMENT 2022-2027
Based on OSPI Cohort Survival***



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

Snohomish/Lakewood(31306)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	162	175	178	188	128	189		170	171	171	171	171	171
Grade 1	159	176	179	183	191	156	107.43%	203	183	184	184	184	184
Grade 2	167	173	190	177	172	209	103.80%	162	211	190	191	191	191
Grade 3	227	174	166	194	184	188	103.09%	215	167	218	196	197	197
Grade 4	174	231	175	179	189	195	102.71%	193	221	172	224	201	202
Grade 5	182	177	223	173	181	208	101.65%	198	196	225	175	228	204
K-5 Sub-Total	1,071	1,106	1,111	1,094	1,045	1,145		1,141	1,149	1,160	1,141	1,172	1,149
Grade 6	181	192	186	235	176	194	104.97%	218	208	206	236	184	239
Grade 7	202	174	206	204	232	173	102.02%	198	222	212	210	241	188
Grade 8	187	206	185	213	216	217	102.22%	177	202	227	217	215	246
6-8 Sub-Total	570	572	577	652	624	584		593	632	645	663	640	673
Grade 9	199	176	217	192	229	216	102.14%	222	181	206	232	222	220
Grade 10	170	207	171	220	182	224	99.03%	214	220	179	204	230	220
Grade 11	179	173	203	174	208	188	99.88%	224	214	220	179	204	230
Grade 12	170	174	157	182	159	217	94.65%	178	212	203	208	169	193
9-12 Sub-Total	718	730	748	768	778	845		838	827	808	823	825	863
DISTRICT K-12 TOTAL	2,359	2,408	2,436	2,514	2,447	2,574		2,572	2,608	2,613	2,627	2,637	2,685

Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Feb 23, 2022

Table A-2

**AVERAGE PERCENTAGE ENROLLMENT BY GRADE SPAN
(COUNTY/OFM Enrollment Projections)*****

Enrollment by Grade Span	Oct. 2021*	Avg. %age	2022	2023	2024	2025	2026	2027
Elementary (K-5)	1,145	44.48%	1,158	1,172	1,186	1,199	1,213	1,226
Middle School (6-8)	584	22.69%	591	598	605	612	619	626
High School (9-12)	845	32.83%	855	865	875	885	895	905
TOTAL**	2,574	100%	2,604	2,635	2,666	2,696	2,727	2,757

*Actual October 2021 HC Enrollment.

** Totals may vary due to rounding.

***Using average percentage by grade span.

Table A-3

PROJECTED ENROLLMENT BY GRADE SPAN
(DISTRICT - FLO Analytics)**

Updated 6-Year Forecast (based on October 2021 FTE Enrollment)

Grade	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
K	162.00	174.40	177.15	185.72	127.02	186.60	183.17	192.32	184.18	179.10	175.02	183.17
1	159.00	176.00	177.72	182.27	189.08	154.32	193.71	190.59	200.58	192.53	187.64	183.80
2	166.45	172.03	190.00	177.00	171.56	205.77	162.42	204.34	201.50	212.55	204.48	199.74
3	226.05	174.00	166.00	194.00	183.09	187.89	215.85	170.77	215.34	212.83	225.00	216.95
4	174.00	230.30	174.36	179.00	189.00	195.38	195.70	225.35	178.69	225.84	223.72	237.06
5	182.00	177.00	222.27	173.00	181.00	204.56	198.04	198.84	229.50	182.41	231.08	229.45
6	181.00	190.60	186.00	232.92	175.91	195.00	214.39	207.87	209.02	241.62	192.34	244.03
7	202.00	174.00	205.55	203.19	230.90	173.00	199.17	219.32	212.98	214.50	248.34	197.99
8	187.00	206.00	185.00	213.00	214.72	216.08	175.10	203.94	224.92	218.77	220.67	255.88
9	198.40	175.20	216.52	191.54	229.00	216.28	220.69	180.80	212.88	234.95	228.70	230.86
10	168.80	205.20	170.52	219.09	182.00	220.04	215.22	215.39	180.20	212.34	234.55	228.49
11	165.00	152.60	179.82	154.76	190.73	176.22	199.21	195.02	195.35	163.58	192.92	213.29
12	144.60	152.80	126.27	141.69	134.84	186.16	154.68	175.02	171.49	171.94	144.11	170.11
K-5	1,069.50	1,103.73	1,107.50	1,090.99	1,040.75	1,134.52	1,148.89	1,182.20	1,209.78	1,205.25	1,246.95	1,250.16
6-8	570.00	570.60	576.55	649.11	621.53	584.08	588.66	631.13	646.93	674.89	661.34	697.90
9-12	676.80	685.80	693.13	707.08	736.57	798.70	789.80	766.23	759.91	782.81	800.28	842.75
K-12	2,316.30	2,360.13	2,377.18	2,447.18	2,398.85	2,517.30	2,527.35	2,579.56	2,616.63	2,662.94	2,708.57	2,790.81

APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: John Poolman
Executive Director of Finance
Lakewood School District

Date: April 4, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F1867.01.004

Re: **Student Generation Report— Lakewood School District**

At the request of the Lakewood School District (District/LSD), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent single-family and multifamily construction (2017–2021) within the district. This document details the methodology FLO used to create the SGRs for LSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of three residential construction developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of three mobile home sites that have been present since at least 2010. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 127 SF units and 6 MF buildings completed between 2017 and 2021 (SF). While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (115 units), other SF use codes were also constructed, including construction classified as 2 Single Family Residences (two detached residences per parcel) and manufactured homes (owned and leased). MF development ranged from 15–20 unit residences to 301+ unit construction. About 87 percent (734 units) of these new MF units were 2+ BR units, while the remainder (114 units) were 0–1 BR units. While considered MF buildings, Cedar Pointe Apartments (Senior Facility) and Holman Recovery Center were removed from the analysis.

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F1867.01 Lakewood School District\Document\004_2022.04.04 Student Generation Report\Lakewood SD Student Generation Report 2022.docx

John Poolman
April 4, 2022

Project No. F1867.01.004
Page 2

All students (grades kindergarten [K] through 12) in the October 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 127 SF units were compared to the 2,602 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	2	0.016
1	5	0.039
2	6	0.047
3	1	0.008
4	1	0.008
5	1	0.008
6	5	0.039
7	3	0.024
8	2	0.016
9	2	0.016
10	3	0.024
11	1	0.008
12	2	0.016
K–5	16	0.126
6–8	10	0.079
9–12	8	0.063
K–12	34	0.263

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

John Poolman
April 4, 2022

Project No. F1867.01.004
Page 3

FLO reached out to the building management at the six projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Villas at Arlington, Trailside at the Lodge, and Twin Lakes Landing. Despite numerous attempts, no bedroom information could be received from The Landing at Smokey Pointe for the two students living at units within this building. Based on trends within and surrounding the district, we assumed both students reside within a 2+ BR unit. No students reside at Affinity at Arlington and the unnamed garden style apartment.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 114 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	0	0.000
1	0	0.000
2	1	0.009
3	0	0.000
4	0	0.000
5	2	0.018
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	3	0.026
6–8	0	0.000
9–12	0	0.000
K–12	3	0.026

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 734 2+ BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

John Poolman
April 4, 2022

Project No. F1867.01.004
Page 4

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	16	0.022
1	9	0.012
2	12	0.016
3	11	0.015
4	13	0.018
5	13	0.018
6	11	0.015
7	10	0.014
8	7	0.010
9	12	0.016
10	9	0.012
11	4	0.005
12	8	0.011
K-5	83	0.101
6-8	28	0.038
9-12	33	0.045
K-12	144	0.184

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	PS-5	6-8	9-12	PS-12
Single-family	0.126	0.079	0.063	0.268
Multifamily 0-1 BR	0.026	0.000	0.000	0.026
Multifamily 2+ BR	0.101	0.038	0.045	0.184

Summary of 2017-2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
The Landing at Smokey Pointe	48	English Crossing ES
Villas at Arlington	312	English Crossing ES
Trailside at The Lodge	250	English Crossing ES
Affinity At Arlington	170	Cougar Creek ES
Twin Lakes Landing	50	Cougar Creek ES
Unnamed Garden Style Apartment	18	English Crossing ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
11	23	36	36	21

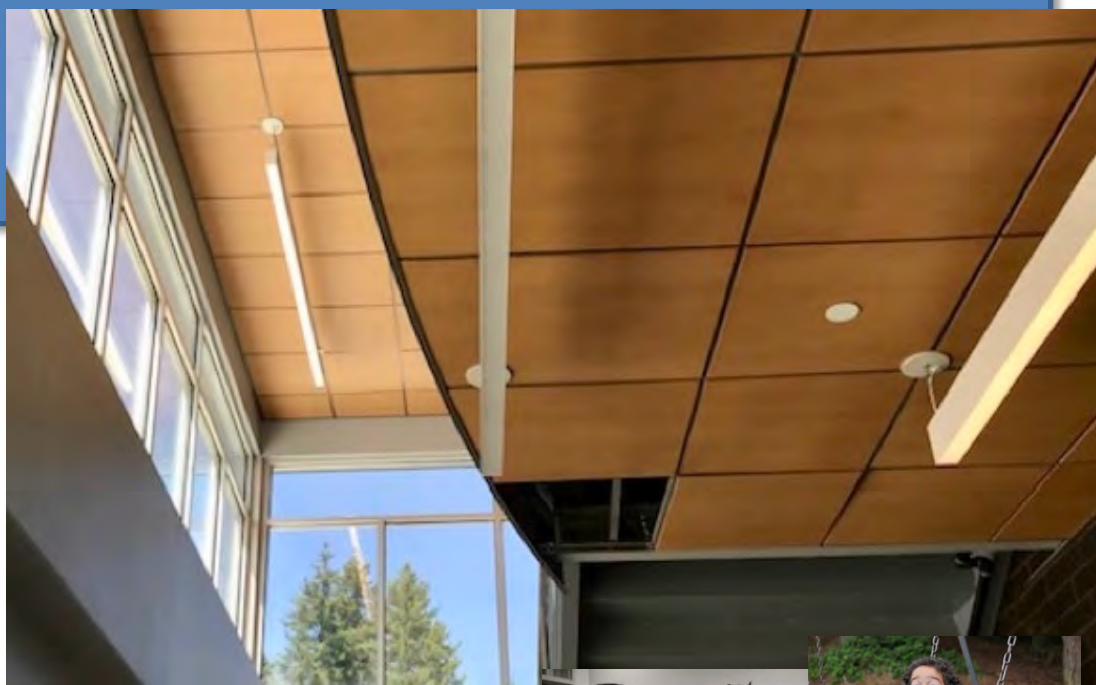
APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

This section does not updated for the 2022-2027 Capital Facilities Plan since the District is not requesting a school impact fee. Future updates to this CFP may include an impact fee.

Capital Facilities Plan 2022-28

Northshore School District
May 2022





CAPITAL FACILITIES PLAN

2022 - 2028

NORTHSHORE SCHOOL DISTRICT NO. 417
3330 Monte Villa Parkway, Bothell, Washington 98021-8972
STRENGTHENING OUR COMMUNITY THROUGH EXCELLENCE IN EDUCATION

Board of Directors

Jacqueline McGourty
David Cogan
Amy Cast
Sandy Hayes
Bob Swain

President
Vice President
Director
Director
Director

Superintendent

Dr. Michelle Reid

Prepared by

Dri Ralph
Dawn Mark
Todd Hall
Denise Stiffarm

Executive Director of Capital Projects & Operations
Director of Facilities Planning & Enrollment
Capital Projects Coordinator
Pacifica Law Group

Table of Contents

	PAGE
Section 1 Introduction	5
Section 2 Student Enrollment Trends and Forecasts	8
Section 3 District Standard of Service	12
Section 4 Capital Facilities Inventory.....	15
Section 5 Projected Facility Needs	21
Section 6 Capital Facilities Finance Plan	28
Section 7 Impact Fees	31
Appendix A Student Generation Factors.....	35
Appendix B School Impact Fee Calculations	36



- Elementary Schools
- ◆ Middle Schools
- High Schools
- ▲ Administration
- ▼ Choice Schools
- ▲ Support Services
- Adult Transition Programs
- ▲ Transportation Center

- Administrative Resources**
- 96 Administrative Building
 - 99 Support Services
 - 86 Transportation Center
- High Schools**
- 71 Bothell High School
 - 72 Inglemoor High School
 - 73 Woodinville High School
 - 74 North Creek High School
 - 81 Northshore Networks
 - 77 Innovation Lab High School
 - 59 Secondary Academy for Success
- Middle Schools**
- 43 Canyon Park Middle School
 - 42 Kenmore Middle School
 - 46 Leota Middle School
 - 47 Northshore Middle School
 - 44 Skyview Middle School
 - 45 Timbercrest Middle School

- Elementary Schools**
- 1 Arrowhead Elementary
 - 25 Bear Creek Elementary
 - 20 Canyon Creek Elementary
 - 3 Cottage Lake Elementary
 - 4 Crystal Springs Elementary
 - 14 East Ridge Elementary
 - 23 Fernwood Elementary
 - 19 Frank Love Elementary
 - 22 Hollywood Hill Elementary
 - 5 Kenmore Elementary
 - 15 Lockwood Elementary
 - 6 Maywood Hills Elementary
 - 10 Moorlands Elementary
 - 29 Ruby Bridges Elementary
 - 11 Shelton View Elementary
 - 31 Sorenson Early Childhood Center
 - 24 Sunrise Elementary
 - 21 Wellington Elementary
 - 7 Westhill Elementary
 - 13 Woodin Elementary
 - 26 Woodmoor Elementary

2022 Northshore School District Map

Introduction

Section 1

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act outlines thirteen broad goals including the adequate provision of necessary public facilities and services. Public schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student population in their districts.

The Northshore School District (NSD/District) has prepared this six-year Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act, the Codes of King and Snohomish Counties, and the cities of Bothell, Kenmore, and Woodinville. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established levels of service over the six-year period 2022-2028. It also provides longer-term enrollment projections. The role of impact fees in funding school construction is addressed in **Section 7** of this report.

The District updates its Capital Facilities Plan on an annual basis. The most recent update previous to this version was adopted by the Board of Directors in June 2021.

Summary

NSD enrollment has grown by 1,134 students between 2016 and 2021, with an average growth rate of 1.15%. As a comparison, for the years 2015 to 2020, District enrollment grew by 1,740 students, with an average growth rate of 1.65%. Although growth is still forecast for the district, the impact of the global pandemic has been to slow it down. In October of 2021, the District's enrollment fell by 1.2% primarily as a result of the pandemic and its effects on in-school instruction. We expect fall of 2022-23 enrollment to start to return to pre-pandemic levels and thereafter increase to reflect continued residential development within the District. Enrollment growth from new development in the northern, central, and southern service areas of the District continues at a steady pace.

With the impact of the pandemic, there are questions about future growth in NSD and whether or not it will continue at a rate at or above forecasts, or if growth will begin to stabilize. The sale of existing homes continues to be strong, with over 2,800 existing homes sold in 2020-21, an increase of over 17% from 2019-20. There also continues to be strong growth in new townhome and multi-family projects that could produce enrollment gains. Recent figures allow us to segregate how many new students are generated from townhomes and to calculate a separate impact fee for those jurisdictions that have a separate townhome fee category. In Spring of 2020, approximately 13 students were generated for every 100 townhomes. As of Spring 2022, 38 students are generated per 100 townhomes. See **Appendix A**.

Growth in NSD has largely been accommodated in recent years through the construction of new

capacity, limiting waivers at most schools, converting special-use portables and non-classroom spaces into classroom space, adjusting boundaries, and adding portable classrooms. The 2022 bond projects, approved by our voters in February 2022, will provide for permanent capacity additions at all grade levels, as further detailed in this CFP.

Overview of the Northshore School District

The Northshore School District spans 60 square-miles and primarily serves five jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, and the City of Woodinville. There are some addresses located in the cities of Brier, Kirkland and Redmond, but they are either in areas not expected to experience any new residential development or in very small areas with previously developed residential areas. For the purposes of the District's CFP and long-term projections, those areas are considered de minimis impacts on NSD's grade bands. The King-Snohomish County line divides NSD such that roughly two-thirds of the District's is in King County and one-third in Snohomish County. According to the 2020 Census, the District has a total population of approximately 147,920. The Snohomish County portion of the district population was 63,086. The King County portion of the District population was 84,834.

The District currently operates twenty elementary schools, six middle schools, and four comprehensive high schools. NSD also has one choice high school (Innovation Lab High School), one alternative high school (Secondary Academy for Success), a hybrid combination of choice school with high levels of parent involvement (Northshore Networks), a home school program, (Northshore Family Partnership Program), a virtual learning school (Northshore Virtual Program) and an early childhood center (Sorenson Early Childhood Center). The current grade configuration is K-5, 6-8, and 9-12.

The Urban Growth Area boundary (UGA) divides NSD, creating capacity utilization challenges. As new residential development continues to occur even at more moderate rates, land for potential new school sites is scarce. King County does not allow for school siting outside the UGA, but Snohomish County does provide for school siting via a Conditional Use Permit (CUP) process.

The District participates in regular conversations regarding school facilities planning with jurisdictions in King County pursuant to regular meetings held to comply with Policy PF-22 (formerly PF-19A) of the King County Countywide Planning Policies. Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. NSD appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Student Enrollment Trends and Forecasts

Section 2

Background

Elementary enrollment in NSD has grown steadily in recent years, with a slight dip in 2020 and 2021 reflecting the global pandemic. Growth increases in recent years are a result of larger birth cohorts and a consistent increase in new residential development. This wave of elementary enrollment growth is beginning to move into the middle and high school grades and is anticipated to continue over the next 10 years. At the same time, elementary enrollment is projected to grow within and beyond the next 5 years.

Similar to past years, this year's forecasts consider regional and local trends in population growth, birth rates, and housing development, analyzing corresponding projections down to the school feeder pattern level. Growth rates were adjusted based on permit information specific to those respective areas. The resulting trends were used to further refine the projection methodology for enrollment forecasts. The following section describes in more detail the assumptions used to develop the forecast and compares the result of this projection to other available methodologies.

While new single family home construction and sales within NSD are continuing to slow, there is a marked increase in the development of townhomes and continued strong development of apartments and condominiums. The new townhome developments include units with 3 bedrooms or more. From a student generation perspective, we are seeing enrollment numbers affected, with increases in the number of students generated from townhomes that have completed construction, been sold, and become occupied.

As of December 2021, development data shows 887 single family homes and 3,537 multi-family units in the development pipeline within the District. It is significant to note that this data excludes short plat development. As larger tracts of land become more rare for developers to acquire within NSD, there is a trend towards more short plats as infill lots are purchased. The increasing number of short plats may impact enrollment, increasing what is forecast. In addition, if future adjustments are made to the UGA in Snohomish County, larger lots will once again become available to developers with the potential of increased NSD student enrollment.

Methodology

Numerous methodologies are available for projecting long-term enrollments. The most common method is known as the cohort survival method. This method tracks groups of students through the system and adjusts the population to account for the average year-to-year growth. For example, this year's fourth grade is adjusted based on the average enrollment trend of the past in order to estimate next year's fifth grade enrollment. This calculation method considers the past five years' trends to determine the average adjustment factor for each grade, or cohort. The method works well for all grades except kindergarten, for which there is no previous year data. For

kindergarten, two methodologies are generally used:

- A linear extrapolation from the previous five years of kindergarten enrollment, assuming that there is a trend;
- Or, alternatively, a comparison of the kindergarten enrollment to births from five years prior can be used to calculate a “birth-to-K” ratio. For example, kindergarten enrollment in 2021 is divided by the total births in King and Snohomish counties in 2016 to produce a “birth-to-K” ratio. The average ratio for the last five years can then be applied to births in subsequent years to estimate kindergarten enrollment.

OSPI uses the cohort survival method to predict enrollment for all school districts in the state for the limited purpose of the School Construction Assistance Program. The cohort survival method generally works well for districts that have a consistent trend of gradual increases or declines in enrollment. It is less reliable in districts where spikes in demographic trends (especially a marked increase or decrease in new housing) can lead to dramatic swings in enrollment from one year to the next. In addition, the use of the linear extrapolation method at the kindergarten level can result in a distorted trend since it does not consider changes in birth rate trends. The impact of COVID on enrollment has contributed to the cohort survival method being unreliable. This may continue for several years.

NSD works with professional demographers to combine the cohort survival methodology with other information about births, housing, regional population trends, mobility, and even trends in service area and private school enrollment. This modified cohort survival methodology provides a more accurate forecast. **Table 2.1** is a forecast of enrollment based on this model.

Mid-Range Enrollment Forecast

Table 2.1

Grade	Actual	Projections					
	21/22	22/23	23/24	24/25	25/26	26/27	27/28
K	1,622	1,636	1,602	1,586	1,567	1,531	1,572
1	1,603	1,743	1,807	1,735	1,726	1,710	1,671
2	1,751	1,658	1,818	1,866	1,792	1,780	1,763
3	1,776	1,746	1,674	1,836	1,894	1,815	1,803
4	1,733	1,784	1,772	1,699	1,873	1,928	1,847
5	1,727	1,731	1,795	1,784	1,719	1,891	1,947
6	1,791	1,729	1,757	1,807	1,810	1,734	1,907
7	1,745	1,801	1,760	1,773	1,825	1,831	1,754
8	1,786	1,751	1,795	1,763	1,777	1,832	1,838
9	1,800	1,843	1,775	1,829	1,797	1,814	1,870
10	1,850	1,792	1,836	1,776	1,831	1,802	1,820
11	1,653	1,734	1,689	1,740	1,684	1,739	1,711
12	1,582	1,605	1,692	1,657	1,706	1,654	1,709
Total	22,419	22,553	22,772	22,551	22,999	23,061	23,212
K - 5	10,212	10,298	10,468	10,506	10,571	10,655	10,603
6 - 8	5,322	5,281	5,312	5,343	5,412	5,397	5,499
9 - 12	6,885	6,974	6,692	7,002	7,018	7,009	7,110

The modified cohort survival methodology in **Table 2.1** shows continued enrollment increases within the District through the six-year planning period. The methodology uses a “mid-range” projection. In total, the projected K-12 increase in enrollment is 793 students over the six-year period. The District’s enrollment projections were updated in February 2022 to consider the impacts of the global pandemic. NSD intends to watch enrollment closely and will update the projections and related planning as necessary based on actual results. However, given recent trends and knowledge of development within the pipeline, the District expects to see continued growth throughout the six-year planning period and beyond.

Long Range Forecasts

The modified cohort methodology described above was extrapolated to 2031 to produce a longer-range forecast (**Table 2.2**). Using this methodology, NSD’s enrollment shows continued growth from 2022 to 2031 of 839 students. This longer range model assumes that the state forecasts of births, K-12 growth, and continued population growth for the Puget Sound are reasonably accurate.

FTE Enrollment Forecast

Table 2.2

Grade Band	October 2022	October 2027	October 2031
Elementary	10,298	10,603	10,231
Middle	5,281	5,499	5,558
High	6,974	7,110	7,601
Total	22,553	23,211	23,390

Future growth trends are uncertain. Changes in population growth, fertility rates, new housing development slowdown, or a sharp downturn in the economic conditions in the Puget Sound region could have a major impact on long term enrollment, making it significantly lower or higher than the current estimate. Given this uncertainty, the current forecast should be considered a reasonable estimate based on the best information available, but subject to change as newer information about trends becomes available.

Snohomish County/OFM Forecasts

Using OFM/County data provided by Snohomish County, NSD projects a 2044 student FTE population of 30,924 (**Table 2.3**). For the six year period between 2016 and 2021, the District's actual enrollment averaged 39.7% of the OFM/County population estimates. Based on the 2020 Census data, the District's actual enrollment averaged 35.54% of the OFM/County population estimates. However, these figures are misleading in that they assume that all of the District's students reside in Snohomish County. This is not the case given that the NSD's boundaries include both King and Snohomish County. As such, the projections are highly speculative and are used only for general planning and comparative purposes.

FTE Enrollment Forecast – 2044 OFM Estimates*

Table 2.3

Grade Band	October 2021	October 2028	October 2044
Elementary	10,212	11,319	14,086
Middle	5,322	5,914	7,341
High	6,885	7,648	9,497
Total	22,419	24,881	30,924

*Assumes that percentage per grade span will remain constant through 2044

District Standard of Service

Section 3

Primary Objective

Optimizing student learning is the heart of what the Northshore School District strives for in establishing its service standard for classroom capacity utilization. This requires a constant review and assessment of programs, curriculum and instructional changes, student learning behaviors, learning environments, technological innovations and program development. Equitable access to programs for all students is also a school board driven goal and NSD is continually striving for process and methods in which all students have the ability to access the best learning environment. Additional variables include changes in mandatory requirements dictated by the state, such as full-day kindergarten, Core 24 graduation requirements, and reduced K-3 class size ratios. These elements, as well as demographic projections, are weighed when determining service levels.

Existing Programs and Standards of Service

NSD currently provides traditional educational programs and nontraditional programs (**Table 3.1**). These programs are reviewed regularly to determine the optimum instructional methods and learning environments required at each school, with added attention to equitable access across the District. The required space for these programs, as well as any supporting space, is determined by noise, level of physical activity, teacher to student ratios, privacy, and/or the need for physical proximity to other services/facilities. Adequate space must exist for program flexibility, differing learning styles, program changes, project/problem-based learning and pre- and post-school activities. For example, service level capacities in rooms utilized in high schools for programs such as Special Education Functional Skills and Academics would reflect lower capacities of the defined service levels (**Table 3.2**), with eight students per classroom instead of 26 students per classroom.

Special teaching stations and programs offered by NSD at specific school sites are included in **Table 3.1**.

Programs and Teaching Stations

Table 3.1

	Elementary	Secondary
Group Activity Rooms	X	
Early Childhood Headstart (Federal)	X	X
ECEAP (State)		
Elementary Advanced Placement (EAP)	X	
Advanced Academic Placement (AAP)		X
Parents in Active Cooperative Education (PACE)	X	
Dual Language (DL)	X	
Special Education: <ul style="list-style-type: none"> • Learning Centers (LC) • Mid-Level (Sensory and Social Emotional at elementary. Positive Behavior Support at secondary.) • Mid-Level Blended • Functional Skills and Academics • Adult Transition Program (ATP) 	X	X
Learning Assistance Program (LAP)	X	X
Title I (elementary and middle school)	X	X
English Learners (EL)	X	X
Northshore Network		
Northshore Family Partnership	X	X
Northshore Virtual Program		
Alternative School Program		X
Career Technical Education (CTE) <ul style="list-style-type: none"> • Includes specialized programs such as Automotive, Composites, Culinary Arts, Robotics, Sustainable Engineering and Design, Project Lead the Way, Aeronautics 		X
International Baccalaureate (IB)		X
Advanced Placement (AP)		X
Running Start		X
College in the High School		X

Capacity is affected at those buildings that house special programs. These programs usually require space modifications and frequently have lower class sizes than other, more traditional programs; this potentially translates into greater space requirements. These requirements affect the utilization of rooms and result in school capacities varying from year to year. (As programs move or grow, depending on space needs, capacity can change or decline in a school).

Teaching station loading is identified in **Table 3.2**. Class sizes are averages based on actual utilization as influenced by state funding and instructional program standards. NSD's standard of service is based on state and/or contractual requirements.

Standard of Service – Class Size

Table 3.2

Program a Classroom Serves	Elementary Target # of Students per Classroom	Middle Average Students per Classroom	High Average Students per Classroom
Base Standard, EAP, AAP, AP, IB	24	26	26
Early Childhood	16	NA	NA
Special Education Preschool	15	NA	NA
Kindergarten	22	NA	NA
Special Education Mid-Level Blended	12	NA	NA
Special Education Mid-Level Social Emotional	10	NA	NA
Special Education Sensory	10	NA	NA
Special Education Social Emotional	10	NA	NA
Special Education Mid-Level	12	10	10
Special Education Functional Skills and Academics	8	8	8
Special Education Positive Behavior Support	NA	10	10
CTE	NA	NA	NA
Alternative	NA	NA	15

Snohomish County requires that the District's plan include a report regarding NSD's compliance with the District's minimum levels of service for the school years 2019-2021. **Table 3.3** shows the District's average students per teaching station as a measurement of its minimum levels of service as of October 1 for each year.

Average Students per Scheduled Teaching Station
(In classrooms without special programs)

Table 3.3

Grade Level	# of Scheduled Teaching Stations	Minimum Level of Service	2019- 2020	2020- 2021	2021- 2022
K – 5	489	24	22.2	21.4	20.9
6 – 8	212	26	26.0	25.4	25.1
9 – 12	303	26	21.8	22.5	22.7
Total / Average	1,004		23.3	23.1	22.9

Capital Facilities Inventory

Section 4

Inventory

Under the Growth Management Act, a public entity must periodically determine its capacity by conducting an inventory of its capital facilities. **Capacity** is a term that can be used in 3 different ways:

Design Capacity: The number of students a school was designed to hold.

Instructional Capacity: The design capacity is affected at buildings that house special programs or different grade levels. Some programs and grades require space modifications and frequently have lower class sizes. As a result, instructional capacity – **The true, functional capacity of a school for students**, is often lower than design capacity.

For example, an elementary school with 10 classrooms may have been designed for 300 students with 25 students in a classroom. However, the site might not be able to support the design capacity of 300 students for two primary reasons. The first is class size for different grade levels. For example, full-day Kindergarten classes become overloaded at 23 students. Instructional capacity can also be affected by programs in a school. Special Education often has several programs offered at each site. These programs have limited class sizes. The instructional capacity of a school must be recalculated every year to reflect the number of classrooms at different grade levels and the classrooms that hold special programs with limited class sizes.

Available Capacity: When the enrollment of a school is subtracted from the instructional capacity, the remaining number is the available capacity. **It represents how much room is left at a school for new students.**

If the available capacity is a negative number, that represents a school that has exceeded its instructional capacity. When this happens, class sizes may rise, or teachers may need to travel to find a room that is available for instruction.

Table 4.2 summarizes the instructional capacity owned and operated by the District. Information is also provided on relocatable classrooms (portables), school sites and other District owned facilities.

Variations in student instructional capacity between schools are often a result of the number of specialized programs offered at specific schools. As explained above, these programs require additional classroom space per student, which can reduce the instructional capacity of the school. Further, instructional capacities will change from year-to-year based on changes to existing programs, projected programs, and the resulting required space needed to deliver the instructional model at each site. To monitor this, and for use in preliminary instructional capacity planning, NSD establishes classroom design capacities for planning purposes. This is the maximum number of

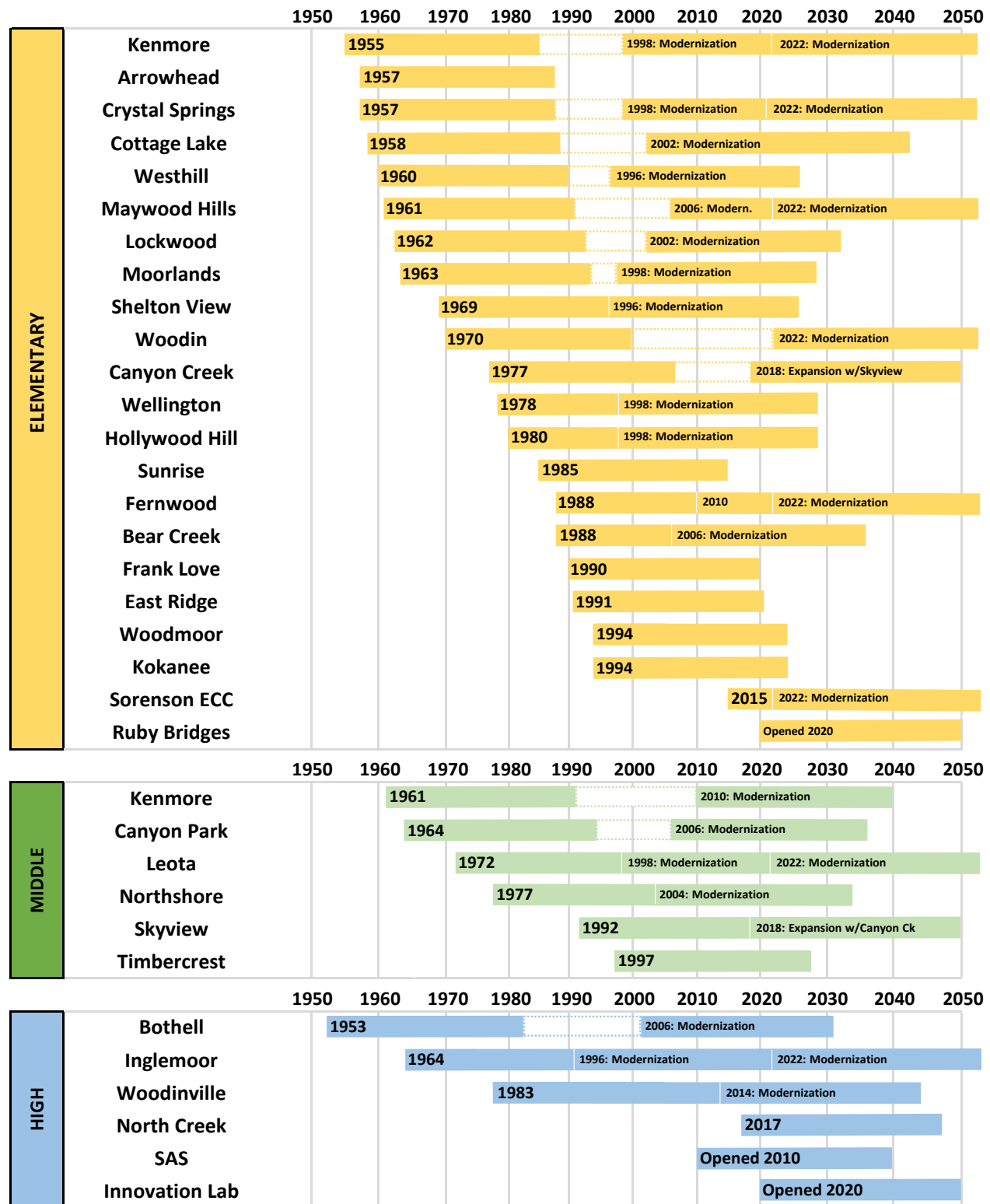
students a school can accommodate based on a standard room capacity. These figures are then compared to the actual room utilization rate on a regular basis.

Capacity takes into consideration the specific programs that take place in each of the classrooms in a school every year. For example, capacities in rooms utilized for programs such as special education would reflect the defined service levels (**Table 3.2**), ranging from 8 to 26 students per room. Because of the need to provide planning time and space for teacher preparation or other required services, some facilities will only support a capacity utilization of 85%. In secondary schools, the utilization percentage may be higher. Capacities are updated annually in the CFP to reflect current program needs and classroom utilization.

Schools

Table 4.1 Illustrates the age of each school, the dates of modernizations and added capacity, and the historical timeline. **Table 4.2** shows the District's permanent and portable instructional student capacity for the 2021-22 school year.

Historical Timeline of School Construction and Modernization
Table 4.1



2021-22 Instructional Capacity Inventory
Table 4.2

	Permanent Instructional Capacity	# of Instructional Portables	Total # of Portables	Portable Instructional Capacity	Instructional Portable % of Total Capacity	Total Instructional Capacity
Elementary						
Arrowhead	330	0	0	72	17.9	402
Bear Creek*						
Canyon Creek	856	12	12	240	21.9	1096
Cottage Lake	378	0	0	0	0	378
Crystal Springs	400	8	10	192	32.4	592
East Ridge	426	0	0	0	0	426
Fernwood	492	14	18	336	40.6	828
Frank Love	350	10	14	240	40.7	590
Hollywood Hill	428	0	0	0	0	428
Kenmore	330	5	9	144	30.4	474
Kokanee	446	15	12	264	37.2	710
Lockwood	544	4	6	96	15.0	640
Maywood Hills	400	8	10	216	35.1	616
Moorlands	568	10	9	216	27.6	784
Ruby Bridges	568	0	0	0	0	568
Shelton View	426	1	4	48	10.1	474
Sorenson ECC**		2	2			
Sunrise	452	0	0	24	5.0	476
Wellington	450	0	0	72	13.8	522
Westhill	328	7	9	168	33.9	496
Woodin	424	4	6	120	22.1	544
Woodmoor	688	0	0	0	0	688
Elementary Totals	9,284	100	121	2,448	20.9	11,732
Middle School						
Canyon Park	884	4		104	11.7	988
Kenmore	796	1		26	3.0	822
Leota	774	7	7	182	23.5	956
Northshore	862	4		104	12.0	966
Skyview	1,150	4		104	9.0	1,254
Timbercrest	796	0		0	0	796
Middle School Totals	5,262	20	7	520	9.87	5,782
High School						
Bothell	1,515	0	4			1,515
Inglemoor	1,338	6	6	156	11.6	1,494
North Creek	1,404	0				1,404
Woodinville	1,470	0				1,470
Innovation Lab	468	0				468
SAS	270	0				270
High School Total	6,465	6	10	156	2.4	6,621
K12 Totals	21,011	126	138	3,124	12.94%	24,135

**Sorenson Early Childhood Center serves students age 3-5 yrs and does not provide any capacity for K-5 grades;

*Bear Creek provides programs for the Northshore Family Partnerships/Northshore Network and does not provide regular capacity.

Relocatable Classroom Facilities (Portables)

Portable classrooms provide temporary/interim classroom space to house students until permanent facilities can be constructed and to prevent over-building of permanent capacity. Traditionally, NSD has aimed to keep its total capacity provided by portables at or below 10% to a maximum of 15% percent of its total capacity. This percentage fluctuates, impacted by growth and changes in instructional program needs.

Table 4.2 shows all instructional portables at each school. Not included in the interim classroom capacity are portables that are used for daycare, PTA, conference rooms/resource rooms, OT/PT, LAP, science or other labs, ASB, music or other non-instructional uses.

Portables are utilized to help achieve efficient facility utilization and balance economic costs while encouraging innovation and new approaches, particularly for non-core or pilot programs. The District regularly reassesses the need for portables as permanent capacity is built or other changes occur (such as revisions to instructional programs. At this time, NSD anticipates a continued need for portables as a part of the capacity solution. In some cases, portables may be moved from one grade band to another to address capacity needs. Future updates to the CFP will note any adjustments.

A typical portable classroom provides capacity for approximately 25 students at the elementary level or 26 at the secondary level. Portables are used to meet a variety of instructional needs. Of the 147 portable classrooms that the District owns, 121 are currently being used as classrooms for scheduled classes. The District's Enrollment Demographics Task Force (EDTF) has recommended that the District begin to phase out the increasing number of older portables as capacity allows, but with recent growth trends, the District continues to be reliant on this interim capacity. All portables are inspected regularly and upgraded as needed, or as systems require.

The lifespan of a portable is approximately 20 years and up to 25 years with aggressive maintenance. Portables have been an effective method for meeting capacity needs in a district that has experienced rapid increases in enrollment. At this time, the District's inventory is aging with 97 of the 147 portables the district owns having reached 20 years of service. By 2026, 97 portables will be 20 years or older. Although the current bond replaces 67 aging portables, total capacity at schools with portables will be impacted in the future as the need to retire aging portables increases.

Other Facilities

In addition to 34 school sites, the District owns and operates sites that provide transportation, administration, maintenance and operational support to schools. The District also holds undeveloped properties that were acquired for potential development of a facility for instructional use. An inventory of these facilities is provided in **Table 4-4** below.

[Inventory of Support Facilities & Underdeveloped Land](#)

Table 4.4

Facility Name	Building Area (Sq. Feet)	Site Size (Acres)
Administrative Center (Monte Villa)	49,000	5
Support Services Building	41,000	5
Warehouse	44,000	2
Transportation	39,000	9
20521 48 th Dr SE (includes Ruby Bridges ES and remaining undeveloped portion planned for a future school site)		33
19827 88 th Ave NE		10
18416 88 th Ave NE		50,011 sf
15215, 15123, 15127 84 th Ave NE & 8305 NE 153 rd St (4 parcels adjacent to Moorlands ES)		49,993 sf
Paradise Lake Site*		26
Wellington Hills Site**		104

*Note: Paradise Lake property is located in King County, outside the Urban Growth Area. In 2012, King County prohibited the siting of schools outside the UGA; although the property was purchased prior to that change, it is not currently useable as a potential school site.

**Note: The Wellington property is located in Snohomish County, adjacent to the Maltby Urban Growth Area. In 2015, a purchase and sale agreement was signed and entered into between Snohomish County and Northshore School District, but legal challenges ensued and closing of the property sale was delayed until October 2017. A settlement agreement was reached in 2019 and recorded under Snohomish County Recording No. 201906210221. The District has no active project at this site, nor are there definitive short or long-term plans for siting a school at this location.

Projected Facility Needs

Section 5

Planning History

In 2001, Northshore School District Board of Directors established a board policy to create a standing, community-based taskforce to study District-wide enrollment and demographic changes and the resulting impacts on school capacity needs, instructional programs, or other variables. The Enrollment Demographic Task Force (EDTF) examines enrollment projections, capacity considerations, student impacts, cost impacts, program needs, etc., and boundary adjustments based upon the above. The committee recommends potential solutions to the school board. If approved by the board, these recommended actions are implemented by the District and incorporated into the Capital Facilities Plan.

Using October 2021 enrollment figures, the District enrollment grew by over 1.5% or 1,134 new students during the previous six year period. The high school grade span has grown by over 740 new students in that time; an 11% increase. As noted above, October 2021 enrollment figures were down slightly due to the impacts of the pandemic but are expected to return to pre-2020 figures post-pandemic. To accommodate the District's growth, EDTF identified mitigation strategies (in order of priority) for the District to employ when addressing existing and future capacity needs (**Table 5.1**).

EDTF continues to monitor development and growth across the district and has noted that although development in some northern areas of the District is slowing down, development is increasing in the western and southern regions. EDTF applies capacity mitigation tools to ease overcrowding and balance enrollments where and when necessary, making recommendations to the Superintendent and School Board.

[Capacity Mitigation Tools](#)

Table 5.1

Shorter Lead Time
Utilize existing spaces more creatively
Adjust waiver policies
Adjust program placements
Move classes to schools with capacity
Move existing portables
Install new portables
Lease space
Longer Lead Time
Adjust service areas
Adjust feeder patterns
New construction
Acquire new property

Planned Improvements - Construction to Accommodate New Growth

The continued increase in enrollment has fully exhausted capacity increases from relocating building programs, portable additions, grade reconfiguration, and boundary changes. Growth continues to outpace school capacity. Growth has been concentrated in northern, central, and southern portions of NSD and is accelerating at the secondary level.

The \$425 million 2022 capital bond approved by voters includes eight new projects to add permanent capacity across the District at all grade levels. Note that the number of new permanent classrooms is an early planning estimate. The District will be spending the next year working with architects and contractors to develop specific plans for each site. NSD will also take into consideration recent and future growth within each school's boundaries to inform any potential changes to the number of proposed classrooms.

- Inglemoor High School (IHS)
 - IHS currently has 6 portables on site. 5 portables are used for regular instruction and 1 is used for SPED instruction. The modernization project proposes replacing the 6 portables on site with permanent classrooms, and adding 10 additional permanent classrooms. Also proposed are a new athletic support space, a new commons, and a new main office complex to support increased capacity.
- Leota Middle School (LMS)
 - LMS currently has 7 portables on site. 4 portables are used for regular classroom instruction, 1 is used for SPED instruction, and 2 are for auxiliary classes. The modernization project proposes replacing the 7 portables with permanent classrooms, and adding 5 additional permanent classrooms. Also proposed are a new gym, commons, main office complex and improved site circulation to support increased capacity.
- Kenmore Elementary School
 - Kenmore currently has 9 portables on site. 5 portables are used for regular instruction. 4 are used for specialists and programs. The modernization project
 - proposes replacing the 9 portables with permanent classrooms, adding 2 additional permanent classrooms. Also proposed are a new gym, commons, main office complex, a fully inclusive playground, and improved site circulation to support increased capacity.
- Crystal Springs Elementary School
 - Crystal Springs currently has 10 portables on site. 8 portables are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 10 portables with permanent classrooms, adding 2 additional permanent classrooms. Also proposed are a new gym, a fully inclusive playground, and improved site circulation to support increased capacity.

- Fernwood Elementary School
 - Fernwood currently has 18 portables on site. 14 are used for regular classroom instruction. 1 is a restroom portable. 3 are used for specialists and programs. The modernization project proposes replacing those 18 portables with permanent classrooms, adding 3 additional permanent classrooms including the conversion of the restroom portable to a classroom. Also proposed are an inclusive playground and improved site circulation to support increased capacity.
- Maywood Hills Elementary School
 - Maywood Hills currently has 10 portables on site. 8 are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 10 portables with permanent classrooms, and adding 2 additional permanent classrooms. Also proposed are a new gym, a fully inclusive playground, and improved site circulation to support increased capacity.
- Woodin Elementary School
 - Woodin currently has 6 portables on site. 4 are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 6 portables with permanent classrooms, and adding 6 additional permanent classrooms. Also proposed are a fully inclusive playground and improved site circulation to support increased capacity.
- Sorenson Early Childhood Center (SECC)
 - SECC currently has 2 portables on site. Both are used for regular instruction. The modernization project proposes replacing those 2 portables with permanent classrooms, and adding 6 additional permanent classrooms. Also proposed are a fully inclusive playground to support increased capacity.

Long-term projections from 2021 – 2031 indicate growth of 971 new students, with fluctuation of growth at all grade levels, by 2031. The District will continue to monitor the factors that shape our capacity needs, i.e.; statewide legislative changes, instructional delivery requirements, the economy, changes in planned land use, changes in mandated program requirements, equitable access to programs, building permit activity, and birth rates, in order to help ensure needed instructional space is available when/where needed and will pursue additional land acquisition should construction of additional sites be necessary to accommodate those needs. Future updates to this CFP will include relevant information.

Table 5.2 summarizes the schools that will be undergoing construction as a result of the 2022 bond. Each project will include both capacity for growth and modernization of key systems and structures.

[Planned Construction Projects](#)
[Table 5.2](#)

Growth Projects	Estimated Completion Date	Projected Student Capacity Added
Partial renovations and permanent capacity additions to Crystal Springs, Fernwood, Kenmore, Maywood Hills, and Woodin Elementary	2025	1,608
Construct and equip Part 1 of Leota Middle School phased replacement	2026	312
Construct and equip Part 1 of Inglemoor High School phased replacement	2026	416
Classroom addition at Sorenson Early Childhood Center	2025	128

Portable Location Adjustments

Where growth results in capacity deficits at a specific grade band, portables may be relocated from one grade band to another to assist with meeting enrollment projections. In addition, the District may adjust program space within permanent facilities to move programs to portables to free up space in permanent facilities for additional regular student capacity. See **Section 4** for more detail regarding portables.

Capacity Analysis

The District's six-year capacity analysis, considering projected enrollment and planned new capacity, is shown in **Table 5.3**. As with any long-term projections, many assumptions and estimates on housing must be made, increasing the risk associated with the accuracy of enrollment forecasts. However, NSD has trended above mid-range projections in years past, and with a continuing strong real estate and development market, the District will plan for continued growth as projected.

NSD is in a planning year for the modernizations of 8 school sites. Estimated capacities for each site are used in this CFP. Adjustments may be made to capacities during planning in response to updated development data within a school's boundary area, and/or other needs that impact enrollment and capacity.

School Enrollment and Instructional Classroom Capacity

Table 5.3

	2021-22*	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary Enrollment	10,212	10,297	10,469	10,506	10,571	10,655	10,603
Permanent Capacity - Existing	9,284	9,284	9,284	9,284	10,340	10,892	10,892
New Permanent Capacity - Crystal Springs				288			
New Permanent Capacity - Fernwood				480			
New Permanent Capacity - Kenmore					264		
New Permanent Capacity - Maywood Hills					288		
New Permanent Capacity - Woodin				288			
Capacity in Portables	2,448	2,448	2,448	1,632	1,176	1,176	1,176
Total Capacity including Portables	11,732	11,732	11,732	11,972	12,068	12,068	12,068
Permanent Capacity over/(short)	(928)	(1,013)	(1,185)	(166)	321	237	289
Total Capacity w/Portables over/(short)	1,520	1,435	1,263	1,466	1,497	1,413	1,465
Middle School Enrollment	5,322	5,280	5,311	5,344	5,411	5,396	5,499
Permanent Capacity - Existing	5,262	5,262	5,262	5,262	5,574	5,574	5,574
New Permanent Capacity - Leota				312			
Capacity in Portables	520	520	520	338	338	338	338
Total Capacity including Portables	5,782	5,782	5,782	5,912	5,912	5,912	5,912
Permanent Capacity over/(short)	(60)	(18)	(49)	230	163	178	75
Total Capacity w/Portables over/(short)	460	502	471	568	501	516	446
High School Enrollment	6,885	6,974	6,992	7,002	7,017	7,009	7,110
Permanent Capacity - Existing	6,465	6,465	6,465	6,465	6,465	6,881	6,881
New Permanent Capacity - Inglesmoor					416		
Capacity in Portables	156	156	156	156	0	0	0
Total Capacity including Portables	6,621	6,621	6,621	6,621	6,881	6,881	6,881
Permanent Capacity over/(short)	(420)	(509)	(527)	(537)	(136)	(128)	(229)
Total Capacity w/Portables over/(short)	(264)	(353)	(371)	(381)	(136)	(128)	(229)
Total Enrollment	22,419	22,551	22,772	22,852	22,999	23,060	23,212
Permanent Capacity - Existing	21,011	21,011	21,011	21,011	22,379	23,347	23,347
Capacity in New Permanent Facilities				1,368	968		
Capacity in Portables	3,124	3,124	3,124	2,126	1,514	1,514	1,514
Total Capacity including Portables	24,135	24,135	24,135	24,505	24,861	24,861	24,861
Permanent Capacity over/(short)	(1,408)	(1,540)	(1,761)	(1,841)	(620)	287	135
Total Capacity with Portables over/(short)	1,716	1,584	1,363	1,653	2,200	1,801	1,650

*Actual October 2021 enrollment

This table does not include new or relocated portable facilities over the six-year planning period; it also does not include the addition of permanent capacity at Sorenson Early Childhood Center.

For long-term planning purposes, a ten-year capacity analysis can be created. **Table 5.4** utilizes demographers' 10-year NSD forecast to create the best possible projection given the data available to us. Note that the longer the period of time that a forecast covers, the less accurate it becomes. Factors such as unforeseen changes in population and development may impact actual results. An example of this is the recent COVID-10 pandemic and the influence it has had on demographic and development trends in school districts, including NSD.

Year 2031 – Long-term Forecast of Enrollment and Instructional Capacity

Table 5.4

Assumes added new capacity projects included in this CFP but no future near-term planning in process and no adjustment of portable facilities.

Grade Level	Enrollment	Permanent Capacity	Total Capacity	Permanent surplus/(short)	Total surplus/(short)
Elementary	10,231	9,284	11,732	(947)	1,501
Middle School	5,558	5,262	5,782	(296)	224
High School	7,601	6,465	6,621	(1,136)	(980)
Total	23,390	21,011	24,135	(2,379)	745

Planned Improvements – Existing Facilities (Building Improvement Program)

In a number of sites (not identified for additional capacity in the 2022 bond) where the existing facility layout (building envelope) meets instructional needs and building structural integrity is good, individual building systems (such as HVAC, mechanical, flooring, roofing) are identified for replacement or modernization to extend the life of the overall site and ensure optimal learning environment for students. NSD continues to implement building improvement projects funded as a part of the 2018 Bond, and is currently planning implementation of improvements identified within the 2022 capital bond. See **Table 6.1** in Section 6.

Capital Facilities Financing Plan

Section 6

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, state matching funds, impact fees, and mitigation payments. Each of these funding sources are discussed below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue. They are then retired through collection of property taxes. The District's Board of Directors, upon the recommendation of the Capital Bond Planning Task Force, sent a \$425 million bond measure to the voters in February 2022 to provide funding for growth-related projects included in this Capital Facilities Plan, as well as other District-wide building improvement or capital infrastructure needs. The voters approved the bond measure by 61.2%.

State School Construction Assistance

State financial assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation funds or the Superintendent of Public Instruction can prioritize projects for funding.

State financial assistance is available for qualifying school construction projects, however these funds may not be received until two to three years after a matched project has been completed. This requires the District to finance the complete project with local funds. Site acquisition and site improvements are not eligible to receive matching funds. These funds, as with all state funded programs, have been reduced, and given the current state budget, could be eliminated or eligibility criteria and funding formulas revised. Eligibility for state match is continually reviewed. Future updates to this plan will include updated information, as it becomes available.

Impact Fees
(See Section 7 for background, detail, and methodology)

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities such as schools) needed to accommodate growth from new development. The statute is clear that the financing of needed public facilities to serve growth cannot be funded solely by impact fees but rather must be balanced with other sources of public funds.

Budget and Financing Plan

Table 6.1 is a summary of the budget that supports the Capital Facilities Plan. Each project budget represents the total project costs which include; construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingency. The table also identifies 2022 and future planned expenditures. It does not include project expenditures from previous years.

8-Year Capital Facilities Expenditures Finance Plan
Table 6.1

\$\$ in MILLIONS	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
PROJECTS ADDING CAPACITY								
Inglemoor HS Concert Hall & Classrooms*	17.0							
SMS/CC Elem & MS Capacity Addition*	1.0							
Ruby Bridges Elementary (Maltby)*	1.0							
Innovation Lab High School (not bond funded)*	0.1							
Inglemoor High School Modernization*		5.0	60.0	30.0	5.0			
Leota Middle School Modernization*		3.0	36.0	18.0	3.0			
Crystal Springs Elementary Modernization*		1.5	18.5	9.2	1.5			
Fernwood Elementary Modernization*		1.5	18.5	9.2	1.5			
Kenmore Elementary Modernization*		1.5	18.5	9.2	1.5			
Maywood Hills Elementary Modernization*		1.9	22.2	11.1	1.9			
Woodin Elementary Modernization*		1.5	18.5	9.2	1.5			
Sorenson Early Childhood Center Modernization		0.6	7.2	3.6	0.6			
Future Middle School*					1.0	5.0	60.0	30.0
TOTAL PROJECTS ADDING CAPACITY	19.1	16.5	199.4	99.5	17.5	5.0	60.0	30.0
PROJECTS NOT ADDING CAPACITY								
Building Improvement Program	5.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Technology	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Fields/Inclusive Learning	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Code Compliance/Small Works	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Site Purchase/Circulation	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Overhead/Bond Expenses	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Security	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
TOTAL PROJECTS NOT ADDING CAPACITY	15.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0
TOTAL PROJECT EXPENDITURES	34.1	39.5	222.4	122.5	40.5	28.0	83.0	53.0

* Signifies schools with growth-related capacity improvements and eligible for funding with impact fee revenue. Listed modernization projects include added permanent capacity for growth.

Note: Costs for Inglemoor High School do not reflect expenses from years prior to 2021-22. Total project cost is \$110M.

Impact Fees

Section 7

School Impact Fees under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate growth/new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The basic underlying assumption is that growth pays for growth.

Enrollment declines beginning around 2002 kept NSD from meeting the required eligibility criteria to collect school impact fees. The District is spread across two counties and also across the urban growth boundary. While development picked up on the north end of NSD, there was still ample capacity in the southeast area of the District. Because of the statutes and ordinances governing school district eligibility criteria to be able to collect school impact fees, NSD was not able to re-establish eligibility for collection of school impact fees until 2016. King County and the cities of Bothell, Kenmore, and Woodinville have all adopted the District's 2021 CFP and are collecting impact fees identified in that plan. Snohomish County adopted the District's 2020 CFP and is collecting impact fees associated with that plan. We anticipate all the above jurisdictions to consider and adopt this 2022 CFP this fall either as part of their regular budget cycle.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees may be calculated based on the District's cost per dwelling unit to purchase/acquire land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables), all for purposes of growth-related needs. The costs of projects that do not add growth-related capacity are not included in the impact fee calculations. The impact fee formula calculates a "cost per dwelling unit". New capacity construction costs addressing NSD's growth-related needs, are used in the calculation

A student factor (or student generation rate) is used to identify the average cost per NEW dwelling unit by measuring the average number of students generated by each NEW (sold and occupied) housing type (single family dwelling units, townhomes, and multi-family dwelling units). The student generation rate used is an actual generation of students by grade level that came from new development over a period of five (5) years. NSD updated its student factor for both single family and multi-family and townhome units in early 2022. The townhome generation factor will be new with this 2022 plan. The student factor analysis for NSD is included in **Appendix A**. The student factors in Appendix A are based on all newly constructed, sold, and occupied units.

The District's student-generation rate for multi-family dwelling units is much lower than the

student generation rate for single-family homes. As available land for single family development is beginning to be constrained, and multi-family development – most notably townhomes, is increasing, we anticipate continued increases in student generation rates from those units over time. In particular, the District’s student generation rates, when isolated for townhomes only, show that more students are residing in those units than in traditional multi-family units. NSD is requesting that each jurisdiction, if necessary, consider amendments to the school impact fee ordinance to recognize the impacts of townhome units as different from apartments and condominium units.

As required under GMA, credits are applied for State School Construction Assistance Funds to be reimbursed to the District, where expected, and projected future property taxes to be paid by the dwelling unit toward a capital bond/levy funding the capacity improvement. Formula driven fees are identified in **Appendix B**.

Snohomish County Code (30.66C) and King County Code (21A.43) establish each jurisdiction’s authority to collect school impact fees on behalf of the District. The formula for calculating impact fees is substantively identical in each code (with one exception that Snohomish County has separate fees for Multi-Family Units with 1 bedroom or less and Multi-Family Units with 2+ bedrooms). The codes of each of the cities are similar to those of the counties. These codes establish the conditions, restrictions, and criteria for eligibility to collect impact fees. Both counties define a school district’s “service area” to be the total geographic boundaries of the school district.

NSD updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of NSD.

The impact fees requested in this year’s Capital Facilities Plan are based on growth related construction projects, including added permanent capacity at: Inglemoor High School (416), Leota Middle School (312), Kenmore Elementary (264), Crystal Springs Elementary (288), Fernwood Elementary (480), Maywood Hills Elementary (288), and Woodin Elementary (288).

[Proposed School Impact Fees](#)
[Snohomish County, City of Woodinville](#)[^]

Single Family Units	\$17,963
Townhome Units	\$7,152
Multi-Family Units – 2+ Bedrooms	\$0

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

[^]The District does not request that Snohomish County adopt a MF 1 bedroom/less fee on its behalf.

[Proposed School Impact Fees](#)
[King County, Bothell, Kenmore](#)*

Single Family Units	\$17,963
Multi-Family Units (incl. Townhomes)	\$2,625

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

*If Bothell or Kenmore determine the Snohomish County model, segregating townhomes separately from other multi-family units, then the Snohomish County fee proposal applies.

Factors for Impact Fee Calculations

Student Generation Factors: Single Family

Elementary	0.341
Middle	0.124
High	0.138
K-12	0.604

Student Generation Factors: Multi-Family

Elementary	0.076
Middle	0.026
High	0.026
K-12	0.128

Student Generation Factors: Townhomes

Elementary	0.238
Middle	0.072
High	0.070
K-12	0.380

Student Generation Factors: Apartments

Elementary	0.018
Middle	0.010
High	0.010
K-12	0.038

Projected New Capacity

Inglemoor High School (416)
 Leota Middle School (312)
 Kenmore Elementary (264)
 Fernwood Elementary (480)
 Crystal Springs Elementary (288)
 Maywood Hills Elementary (288)
 Woodin Elementary (288)

Capacity/Construction Costs (in millions)

Inglemoor High School	\$110
Leota Middle School	\$60
Kenmore Elementary	\$30.7
Fernwood Elementary	\$30.7
Crystal Springs Elementary	\$30.7
Maywood Hills Elementary	\$37.1
Woodin Elementary	\$30.7

Capacity/New Property Costs

\$0.00

Temporary Facility Capacity Costs

\$0.00

(Portable costs not included in the formula)

Permanent Facility Square Footage

94.55%

Temporary Facility Square Footage

5.45%

School Construction Assistance Program Credit

Current SCAP percentage	42.18%
Current Construction Cost Allocation	246.83
OSPI Sq/Ft/Student	
ES:	90
MS:	108
HS:	130

Tax Payment Credit

Single Family AAV	\$1,405,644
Multi-Family Unit AAV	\$464,849

Debt Service Rate

Current/\$1,000	\$1.47967
-----------------	-----------

GO Bond Interest Rate – Bond Buyer Index

Avg – Feb. 2022	\$2.45
-----------------	--------

Developer Provided Sites/Facilities

None

APPENDIX A

2022 Student Generation Factors from New Development

All Units Constructed 2016 - 2020 (5 years)

Grade	Single-Family 2,574 Units		Multi-Family 3,296 Units	
	Students	Factor	Students	Factor
K	157	0.061	39	0.012
1	143	0.056	48	0.015
2	163	0.063	40	0.012
3	161	0.063	37	0.011
4	135	0.052	40	0.012
5	119	0.046	46	0.014
6	110	0.043	31	0.009
7	119	0.046	23	0.007
8	91	0.035	32	0.010
9	103	0.040	25	0.008
10	91	0.035	30	0.009
11	81	0.031	16	0.005
12	81	0.031	14	0.004
K-5	878	0.341	250	0.076
6-8	320	0.124	86	0.026
9-12	356	0.138	85	0.026
K-12	1,554	0.604	421	0.128

Grade	Townhome 866 Units		Apartments 2,430 Units	
	Students	Factor	Students	Factor
K	31	0.036	8	0.003
1	42	0.048	6	0.002
2	31	0.036	9	0.004
3	28	0.032	9	0.004
4	32	0.037	8	0.003
5	42	0.048	4	0.002
6	23	0.027	8	0.003
7	18	0.021	5	0.002
8	21	0.024	11	0.005
9	21	0.024	4	0.002
10	17	0.020	13	0.005
11	13	0.015	3	0.001
12	10	0.012	4	0.002
K-5	206	0.238	44	0.018
6-8	62	0.072	24	0.010
9-12	61	0.070	24	0.010
K-12	329	0.380	92	0.038

APPENDIX B.1

School Impact Fee Calculation: Single Family Dwelling Unit
Northshore School District, 2022 CFP

School Impact Fee Calculation - Single Family Dwelling Unit
Northshore School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	0	\$0	1608	\$0	0.3410	\$0
Middle	0	\$0	312	\$0	0.1240	\$0
Senior	0	\$0	416	\$0	0.1380	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.3410	\$22,036
Middle	94.55%	\$42,000,000	312	\$134,615	0.1240	\$15,783
Senior	94.55%	\$70,000,000	416	\$168,269	0.1380	\$21,956
TOTAL						\$59,774

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	5.45%	\$0	25	\$0	0.3410	\$0
Middle	5.45%	\$0	25	\$0	0.1240	\$0
Senior	5.45%	\$0	25	\$0	0.1380	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.3410	\$3,195
Middle	246.83	108.0	42.18%	\$11,244	0.1240	\$1,394
Senior	246.83	130.0	42.18%	\$13,535	0.1380	\$1,868
TOTAL						\$6,457

School Impact Fee Calculation - Single Family Dwelling Unit
Northshore School District 2022 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$1,405,649
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$1,981.80
Years Amortized	10
Current Bond Interest Rate	2.45%
 Present Value of Revenue Stream	 \$17,390

Impact Fee Summary - Single Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$59,774
Temporary Facility Cost	\$0
State SCFA Credit	(\$6,457)
Tax Payment Credit	(\$17,390)
 Unfunded Need	 \$35,927
 50% Required Adjustment	 \$17,963
 Single Family Impact Fee	 \$17,963

APPENDIX B.2

School Impact Fee Calculation: Townhome Dwelling Unit
Northshore School District, 2022 CFP

School Impact Fee Calculation - Townhomes
Northshore School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ THDU</u>
Elementary	0	\$0	1608	\$0	0.2380	\$0
Middle	0	\$0	312	\$0	0.0720	\$0
Senior	0	\$0	416	\$0	0.0700	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ THDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.2380	\$15,380
Middle	94.55%	\$42,000,000	312	\$134,615	0.0720	\$9,164
Senior	94.55%	\$70,000,000	416	\$168,269	0.0700	\$11,137
TOTAL						\$35,681

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ THDU</u>
Elementary	5.45%	\$0	25	\$0	0.2380	\$0
Middle	5.45%	\$0	25	\$0	0.0720	\$0
Senior	5.45%	\$0	25	\$0	0.0700	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ THDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.2380	\$2,230
Middle	246.83	108.0	42.18%	\$11,244	0.0720	\$810
Senior	246.83	130.0	42.18%	\$13,535	0.0700	\$947
TOTAL						\$3,987

School Impact Fee Calculation - Townhomes
Northshore School District 2022 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$1,405,649
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$1,981.80
Years Amortized	10
Current Bond Interest Rate	2.45%
 Present Value of Revenue Stream	 \$17,390

Impact Fee Summary - Townhome Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$35,681
Temporary Facility Cost	\$0
State SCFA Credit	(\$3,987)
Tax Payment Credit	(\$17,390)
 Unfunded Need	 \$14,304
 50% Required Adjustment	 \$7,152
 Townhome Impact Fee	 \$7,152

APPENDIX B.3

School Impact Fee Calculation: Multi-Family Dwelling Unit
(Townhome, Apartment, Condo blend)
Northshore School District, 2022 CFP

School Impact Fee Calculation - Multi-Family Dwelling Unit

**Northshore School District 2022 CFP
(Townhomes, Apartments, Condos)**

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	0	\$0	1608	\$0	0.0760	\$0
Middle	0	\$0	312	\$0	0.0260	\$0
Senior	0	\$0	416	\$0	0.0260	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.0760	\$4,911
Middle	94.55%	\$42,000,000	312	\$134,615	0.0260	\$3,309
Senior	94.55%	\$70,000,000	416	\$168,269	0.0260	\$4,137
TOTAL						\$12,357

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	5.45%	\$0	25	\$0	0.0760	\$0
Middle	5.45%	\$0	25	\$0	0.0260	\$0
Senior	5.45%	\$0	25	\$0	0.0260	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.0760	\$712
Middle	246.83	108.0	42.18%	\$11,244	0.0260	\$292
Senior	246.82	130.0	42.18%	\$13,534	0.0260	\$352
TOTAL						\$1,356

School Impact Fee Calculation - Multi-Family Dwelling Unit
Northshore School District 2022 CFP
(Townhomes, Apartments, Condos)

Tax Payment Credit Calculation:

Average MFR Assessed Value	\$464,849
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$655.38
Years Amortized	10
Current Bond Interest Rate	2.45%
Present Value of Revenue Stream	\$5,751

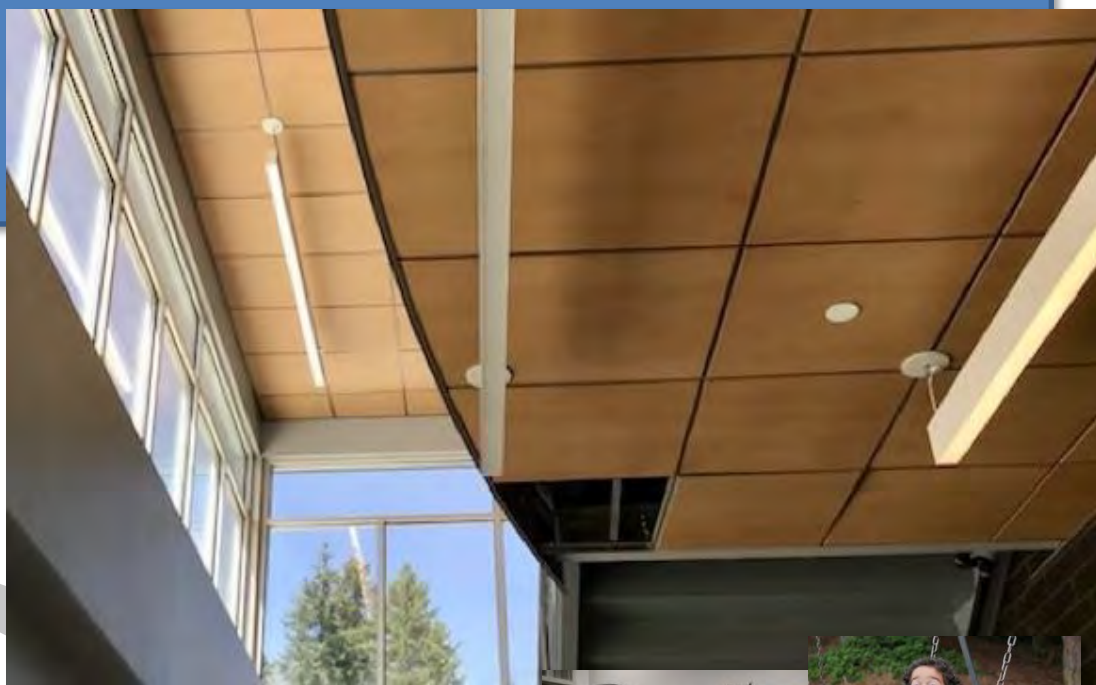
Impact Fee Summary - Multi-Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$12,357
Temporary Facility Cost	\$0
State SCFA Credit	(\$1,356)
Tax Payment Credit	(\$5,751)
Unfunded Need	\$5,250
50% Required Adjustment	\$2,625

Multi-Family Impact Fee	\$2,625
--------------------------------	----------------

Capital Facilities Plan 2022-28

Northshore School District
May 2022





CAPITAL FACILITIES PLAN

2022 - 2028

NORTHSHORE SCHOOL DISTRICT NO. 417

3330 Monte Villa Parkway, Bothell, Washington 98021-8972

STRENGTHENING OUR COMMUNITY THROUGH EXCELLENCE IN EDUCATION

Board of Directors

Bob Swain
Jacqueline McGourty
Amy Cast
David Cogan
Sandy Hayes

President
Vice President
Director
Director
Director

Superintendent

Dr. Michelle Reid

Prepared by

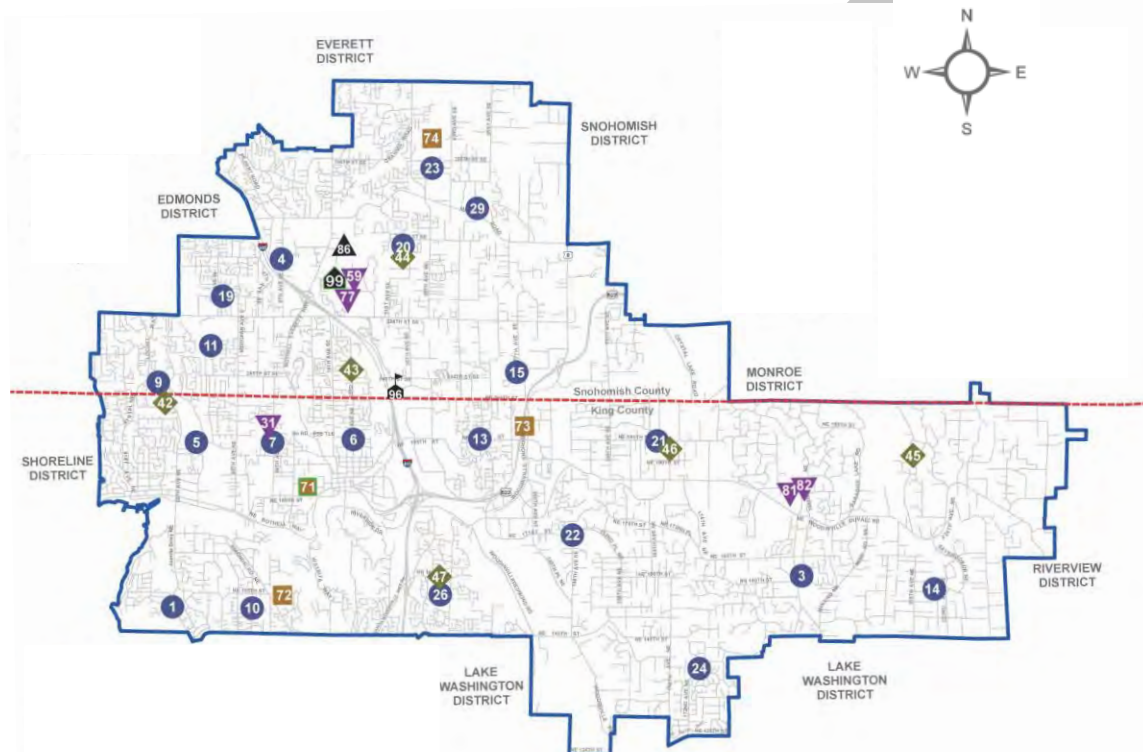
Dri Ralph
Dawn Mark
Todd Hall
Denise Stiffarm

Executive Director of Capital Projects & Operations
Director of Facilities Planning & Enrollment
Capital Projects Coordinator
Pacifica Law Group

Table of Contents

	PAGE
Section 1 Introduction	5
Section 2 Student Enrollment Trends and Forecasts	7
Section 3 District Standard of Service	11
Section 4 Capital Facilities Inventory	14
Section 5 Projected Facility Needs.....	20
Section 6 Capital Instructional Facilities Plan.....	27
Section 7 Impact Fees	30
Appendix A Student Generation Factors	34
Appendix B School Impact Fee Calculations	35

2022 Northshore School District Map



- Elementary Schools
- ◆ Middle Schools
- High Schools
- ▲ Administration
- ▼ Choice Schools
- ▲ Support Services
- Adult Transition Programs
- ▲ Transportation Center

- Administrative Resources**
- 96 Administrative Building
 - 99 Support Services
 - 86 Transportation Center

- High Schools**
- 71 Bothell High School
 - 72 Inglemoor High School
 - 73 Woodinville High School
 - 74 North Creek High School
 - 81 Northshore Networks
 - 75 Innovation Lab High School
 - 59 Secondary Academy for Success

- Middle Schools**
- 43 Canyon Park Middle School
 - 42 Kenmore Middle School
 - 46 Leota Middle School
 - 47 Northshore Middle School
 - 44 Skyview Middle School
 - 45 Timbercrest Middle School

- Elementary Schools**
- 1 Arrowhead Elementary
 - 25 Bear Creek Elementary
 - 20 Canyon Creek Elementary
 - 3 Cottage Lake Elementary
 - 4 Crystal Springs Elementary
 - 14 East Ridge Elementary
 - 23 Fernwood Elementary
 - 19 Frank Love Elementary
 - 22 Hollywood Hill Elementary
 - 5 Kenmore Elementary
 - 15 Lockwood Elementary
 - 6 Maywood Hills Elementary
 - 10 Moorlands Elementary
 - 29 Ruby Bridges Elementary
 - 11 Shelton View Elementary
 - 31 Sorenson Early Childhood Center
 - 24 Sunrise Elementary
 - 21 Wellington Elementary
 - 7 Westhill Elementary
 - 13 Woodin Elementary
 - 26 Woodmoor Elementary

Introduction

Section 1

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act outlines thirteen broad goals including the adequate provision of necessary public facilities and services. Public schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student population in their districts.

The Northshore School District (NSD/District) has prepared this six-year Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act, the Codes of King and Snohomish Counties, and the cities of Bothell, Kenmore, and Woodinville. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established levels of service over the six-year period 2022-2028. It also provides longer-term enrollment projections. The role of impact fees in funding school construction is addressed in **Section 7** of this report.

The District updates its Capital Facilities Plan on an annual basis. The most recent update previous to this version was adopted by the Board of Directors in June 2021.

Summary

NSD enrollment has grown by 1,134 students between 2016 and 2021, with an average growth rate of 1.15%. As a comparison, for the years 2015 to 2020, District enrollment grew by 1,740 students, with an average growth rate of 1.65%. Although growth is still forecast for the district, the impact of the global pandemic has been to slow it down. In October of 2021, the District's enrollment fell by 1.2% primarily as a result of the pandemic and its effects on in-school instruction. We expect fall of 2022-23 enrollment to start to return to pre-pandemic levels and thereafter increase to reflect continued residential development within the District. Enrollment growth from new development in the northern, central, and southern service areas of the District continues at a steady pace.

With the impact of the pandemic, there are questions about future growth in NSD and whether or not it will continue at a rate at or above forecasts, or if growth will begin to stabilize. The sale of existing homes continues to be strong, with over 2,800 existing homes sold in 2020-21, an increase of over 17% from 2019-20. There also continues to be strong growth in new townhome and multi-family projects that could produce enrollment gains. Recent figures allow us to segregate how many new students are generated from townhomes and to calculate a separate impact fee for

those jurisdictions that have a separate townhome fee category. In Spring of 2020, approximately 13 students were generated for every 100 townhomes. As of Spring 2022, 38 students are generated per 100 townhomes. See **Appendix A**.

Growth in NSD has largely been accommodated in recent years through the construction of new capacity, limiting waivers at most schools, converting special-use portables and non-classroom spaces into classroom space, adjusting boundaries, and adding portable classrooms. The 2022 bond projects, approved by our voters in February 2022, will provide for permanent capacity additions at all grade levels, as further detailed in this CFP.

Overview of the Northshore School District

The Northshore School District spans 60 square-miles and primarily serves five jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, and the City of Woodinville. There are some addresses located in the cities of Brier, Kirkland and Redmond, but they are either in areas not expected to experience any new residential development or in very small areas with previously developed residential areas. For the purposes of the District's CFP and long-term projections, those areas are considered de minimis impacts on NSD's grade bands. The King-Snohomish County line divides NSD such that roughly two-thirds of the District's population is in King County and one-third in Snohomish County (23,927).

The District currently operates twenty elementary schools, six middle schools, and four comprehensive high schools. NSD also has one choice high school (Innovation Lab High School), one alternative high school (Secondary Academy for Success), a hybrid combination of choice school with high levels of parent involvement (Northshore Networks), a home school program, (Northshore Family Partnership Program), a virtual learning school (Northshore Virtual Program) and an early childhood center (Sorenson Early Childhood Center).

The Urban Growth Area boundary (UGA) divides NSD, creating capacity utilization challenges. As new residential development continues to occur even at more moderate rates, land for potential new school sites is scarce. King County does not allow for school siting outside the UGA, but Snohomish County does provide for school siting via a Conditional Use Permit (CUP) process.

The District participates in regular conversations regarding school facilities planning with jurisdictions in King County pursuant to regular meetings held to comply with Policy PF-22 (formerly PF-19A) of the King County Countywide Planning Policies. Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. NSD appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Student Enrollment Trends and Forecasts

Section 2

Background

Elementary enrollment in NSD has grown steadily in recent years, with a slight dip in 2020 and 2021 reflecting the global pandemic. Growth increases in recent years are a result of larger birth cohorts and a consistent increase in new residential development. This wave of elementary enrollment growth is beginning to move into the middle and high school grades and is anticipated to continue over the next 10 years. At the same time, elementary enrollment is projected to grow within and beyond the next 5 years.

Similar to past years, this year's forecasts consider regional and local trends in population growth, birth rates, and housing development, analyzing corresponding projections down to the school feeder pattern level. Growth rates were adjusted based on permit information specific to those respective areas. The resulting trends were used to further refine the projection methodology for enrollment forecasts. The following section describes in more detail the assumptions used to develop the forecast and compares the result of this projection to other available methodologies.

While new single family home construction and sales within NSD are continuing to slow, there is a marked increase in the development of townhomes and continued strong development of apartments and condominiums. The new townhome developments include units with 3 bedrooms or more. From a student generation perspective, we are seeing enrollment numbers affected, with increases in the number of students generated from townhomes that have completed construction, been sold, and become occupied.

As of December 2021, development data shows 887 single family homes and 3,537 multi-family units in the development pipeline within the District. It is significant to note that this data excludes short plat development. As larger tracts of land become more rare for developers to acquire within NSD, there is a trend towards more short plats as infill lots are purchased. The increasing number of short plats may impact enrollment, increasing what is forecast. In addition, if future adjustments are made to the UGA in Snohomish County, larger lots will once again become available to developers with the potential of increased NSD student enrollment.

Methodology

Numerous methodologies are available for projecting long-term enrollments. The most common method is known as the cohort survival method. This method tracks groups of students through

the system and adjusts the population to account for the average year-to-year growth. For example, this year's fourth grade is adjusted based on the average enrollment trend of the past in order to estimate next year's fifth grade enrollment. This calculation method considers the past five years' trends to determine the average adjustment factor for each grade, or cohort. The method works well for all grades except kindergarten, for which there is no previous year data. For kindergarten, two methodologies are generally used:

- A linear extrapolation from the previous five years of kindergarten enrollment, assuming that there is a trend;
- Or, alternatively, a comparison of the kindergarten enrollment to births from five years prior can be used to calculate a "birth-to-K" ratio. For example, kindergarten enrollment in 2021 is divided by the total births in King and Snohomish counties in 2016 to produce a "birth-to-K" ratio. The average ratio for the last five years can then be applied to births in subsequent years to estimate kindergarten enrollment.

OSPI uses the cohort survival method to predict enrollment for all school districts in the state for the limited purpose of the School Construction Assistance Program. The cohort survival method generally works well for districts that have a consistent trend of gradual increases or declines in enrollment. It is less reliable in districts where spikes in demographic trends (especially a marked increase or decrease in new housing) can lead to dramatic swings in enrollment from one year to the next. In addition, the use of the linear extrapolation method at the kindergarten level can result in a distorted trend since it does not consider changes in birth rate trends. The impact of COVID on enrollment has contributed to the cohort survival method being unreliable. This may continue for several years.

NSD works with professional demographers to combine the cohort survival methodology with other information about births, housing, regional population trends, mobility, and even trends in service area and private school enrollment. This modified cohort survival methodology provides a more accurate forecast. **Table 2.1** is a forecast of enrollment based on this model.

[Mid-Range Enrollment Forecast](#)

Table 2.1

Grade	Actual	Projections					
	21/22	22/23	23/24	24/25	25/26	26/27	27/28
K	1,622	1,636	1,602	1,586	1,567	1,531	1,572
1	1,603	1,743	1,807	1,735	1,726	1,710	1,671
2	1,751	1,658	1,818	1,866	1,792	1,780	1,763
3	1,776	1,746	1,674	1,836	1,894	1,815	1,803
4	1,733	1,784	1,772	1,699	1,873	1,928	1,847
5	1,727	1,731	1,795	1,784	1,719	1,891	1,947
6	1,791	1,729	1,757	1,807	1,810	1,734	1,907
7	1,745	1,801	1,760	1,773	1,825	1,831	1,754
8	1,786	1,751	1,795	1,763	1,777	1,832	1,838
9	1,800	1,843	1,775	1,829	1,797	1,814	1,870
10	1,850	1,792	1,836	1,776	1,831	1,802	1,820
11	1,653	1,734	1,689	1,740	1,684	1,739	1,711
12	1,582	1,605	1,692	1,657	1,706	1,654	1,709
Total	22,419	22,253	22,772	22,551	22,999	23,061	23,212
K - 5	10,212	10,298	10,468	10,506	10,571	10,655	10,603
6 - 8	5,322	5,281	5,312	5,343	5,412	5,397	5,499
9 - 12	6,885	6,974	6,692	7,002	7,018	7,009	7,110

The modified cohort survival methodology in **Table 2.1** shows continued enrollment increases within the District through the six-year planning period. The methodology uses a “mid-range” projection. In total, the projected K-12 increase in enrollment is 660 students over the six-year period. The District’s enrollment projections were updated in February 2022 to consider the impacts of the global pandemic. NSD intends to watch enrollment closely and will update the projections and related planning as necessary based on actual results. However, given recent trends and knowledge of development within the pipeline, the District expects to see continued growth throughout the six-year planning period and beyond.

Long Range Forecasts

The modified cohort methodology described above was extrapolated to 2031 to produce a longer-range forecast (**Table 2.2**). Using this methodology, NSD’s enrollment shows continued growth from 2022 to 2031 of 839 students. This longer range model assumes that the state forecasts of births, K-12 growth, and continued population growth for the Puget Sound are reasonably accurate.

FTE Enrollment Forecast

Table 2.2

Grade Band	October 2022	October 2026	October 2031
Elementary	10,297	10,655	10,231
Middle	5,280	5,396	5,558
High	6,974	7,009	7,601
Total	22,551	23,060	23,390

Future growth trends are uncertain. Changes in population growth, fertility rates, new housing development slowdown, or a sharp downturn in the economic conditions in the Puget Sound region could have a major impact on long term enrollment, making it significantly lower or higher than the current estimate. Given this uncertainty, the current forecast should be considered a reasonable estimate based on the best information available, but subject to change as newer information about trends becomes available.

Snohomish County/OFM Forecasts

Using OFM/County data provided by Snohomish County, NSD projects a 2044 student FTE population of 30,924 (**Table 2.3**). For the six year period between 2016 and 2021, the District's actual enrollment averaged 39.7% of the OFM/County population estimates. Based on the 2020 Census data, the District's actual enrollment averaged 35.54% of the OFM/County population estimates. However, these figures are misleading in that they assumes that all of the District's students reside in Snohomish County. This is not the case given that the NSD's boundaries include both King and Snohomish County. As such, the projections are highly speculative and are used only for general planning and comparative purposes.

FTE Enrollment Forecast – 2044 OFM Estimates*

Table 2.3

grade band	2021	2027	2044
Elementary:	10,212	11,319	14,086
Middle School:	5,322	5,914	7,341
High School:	6,885	7,648	9,497
Total:	22,419	24,901	30,924

*Assumes that percentage per grade span will remain constant through 2044

District Standard of Service

Section 3

Primary Objective

Optimizing student learning is the heart of what the Northshore School District strives for in establishing its service standard for classroom capacity utilization. This requires a constant review and assessment of programs, curriculum and instructional changes, student learning behaviors, learning environments, technological innovations and program development. Equitable access to programs for all students is also a school board driven goal and NSD is continually striving for process and methods in which all students have the ability to access the best learning environment. Additional variables include changes in mandatory requirements dictated by the state, such as full-day kindergarten, Core 24 graduation requirements, and reduced K-3 class size ratios. These elements, as well as demographic projections, are weighed when determining service levels.

Existing Programs and Standards of Service

NSD currently provides traditional educational programs and nontraditional programs (**Table 3.1**). These programs are reviewed regularly to determine the optimum instructional methods and learning environments required at each school, with added attention to equitable access across the District. The required space for these programs, as well as any supporting space, is determined by noise, level of physical activity, teacher to student ratios, privacy, and/or the need for physical proximity to other services/facilities. Adequate space must exist for program flexibility, differing learning styles, program changes, project/problem-based learning and pre- and post-school activities. For example, service level capacities in rooms utilized in high schools for programs such as Special Education Functional Skills and Academics would reflect lower capacities of the defined service levels (**Table 3.2**), with eight students per classroom instead of 26 students per classroom.

Special teaching stations and programs offered by NSD at specific school sites are included in **Table 3.1**.

Programs and Teaching Stations

Table 3.1

	Elementary	Secondary
Group Activity Rooms	X	
Early Childhood Headstart (Federal)	X	X
ECEAP (State)		
Elementary Advanced Placement (EAP)	X	
Advanced Academic Placement (AAP)		X
Parents in Active Cooperative Education (PACE)	X	
Dual Language (DL)	X	
Special Education: <ul style="list-style-type: none"> • Learning Centers (LC) • Mid-Level (Sensory and Social Emotional at elementary. Positive Behavior Support at secondary.) • Mid-Level Blended • Functional Skills and Academics • Adult Transition Program (ATP) 	X	X
Learning Assistance Program (LAP)	X	X
Title I (elementary and middle school)	X	X
English Learners (EL)	X	X
Northshore Network		
Northshore Family Partnership	X	X
Northshore Virtual Program		
Alternative School Program		X
Career Technical Education (CTE) <ul style="list-style-type: none"> • Includes specialized programs such as Automotive, Composites, Culinary Arts, Robotics, Sustainable Engineering and Design, Project Lead the Way, Aeronautics 		X
International Baccalaureate (IB)		X
Advanced Placement (AP)		X
Running Start		X
College in the High School		X

Capacity is affected at those buildings that house special programs. These programs usually require space modifications and frequently have lower class sizes than other, more traditional programs; this potentially translates into greater space requirements. These requirements affect the utilization of rooms and result in school capacities varying from year to year. (As programs move or grow, depending on space needs, capacity can change or decline in a school).

Teaching station loading is identified in **Table 3.2**. Class sizes are averages based on actual

utilization as influenced by state funding and instructional program standards. NSD's standard of service is based on state and/or contractual requirements.

Standard of Service – Class Size

Table 3.2

Program a Classroom Serves	Elementary Target # of Students per Classroom	Middle Average Students per Classroom	High Average Students per Classroom
Base Standard, EAP, AAP, AP, IB	24	26	26
Early Childhood	16	NA	NA
Special Education Preschool	15	NA	NA
Kindergarten	22	NA	NA
Special Education Mid-Level Blended	12	NA	NA
Special Education Mid-Level Social Emotional	10	NA	NA
Special Education Sensory	10	NA	NA
Special Education Social Emotional	10	NA	NA
Special Education Mid-Level	12	10	10
Special Education Functional Skills and Academics	8	8	8
Special Education Positive Behavior Support	NA	10	10
CTE	NA	NA	NA
Alternative	NA	NA	15

Snohomish County requires that the District's plan include a report regarding NSD's compliance with the District's minimum levels of service for the school years 2019-2021. **Table 3.3** shows the District's average students per teaching station as a measurement of its **minimum levels of** service as of October 1 for each year.

Average Students per Scheduled Teaching Station (In classrooms without special programs)

Table 3.3

Grade Level	# of Scheduled Teaching Stations	Minimum Level of Service	2019- 2020	2020- 2021	2021- 2022
K – 5	489	24	22.2	21.4	20.9
6 – 8	212	26	26.0	25.4	25.1
9 – 12	303	26	21.8	22.5	22.7
Total / Average	1,004		23.3	23.1	22.9

Capital Facilities Inventory

Section 4

Inventory

Under the Growth Management Act, a public entity must periodically determine its capacity by conducting an inventory of its capital facilities. **Capacity** is a term that can be used in 3 different ways:

Design Capacity: The number of students a school was designed to hold.

Instructional Capacity: The design capacity is affected at buildings that house special programs or different grade levels. Some programs and grades require space modifications and frequently have lower class sizes. As a result, instructional capacity – **The true, functional capacity of a school for students**, is often lower than design capacity.

For example, an elementary school with 10 classrooms may have been designed for 300 students with 25 students in a classroom. However, the site might not be able to support the design capacity of 300 students for two primary reasons. The first is class size for different grade levels. For example, full-day Kindergarten classes become overloaded at 23 students. Instructional capacity can also be affected by programs in a school. Special Education often has several programs offered at each site. These programs have limited class sizes. The instructional capacity of a school must be recalculated every year to reflect the number of classrooms at different grade levels and the classrooms that hold special programs with limited class sizes.

Available Capacity: When the enrollment of a school is subtracted from the instructional capacity, the remaining number is the available capacity. **It represents how much room is left at a school for new students.**

If the available capacity is a negative number, that represents a school that has exceeded its instructional capacity. When this happens, class sizes may rise, or teachers may need to travel to find a room that is available for instruction.

Table 4.2 summarizes the instructional capacity owned and operated by the District. Information is also provided on relocatable classrooms (portables), school sites and other District owned facilities.

Variations in student instructional capacity between schools are often a result of the number of specialized programs offered at specific schools. As explained above, these programs require additional classroom space per student, which can reduce the instructional capacity of the school. Further, instructional capacities will change from year-to-year based on changes to existing programs, projected programs, and the resulting required space needed to deliver the instructional model at each site. To monitor this, and for use in preliminary instructional capacity planning, NSD establishes classroom design capacities for planning purposes. This is the maximum number of students a school can accommodate based on a standard room capacity. These figures are then compared to the actual room utilization rate on a regular basis.

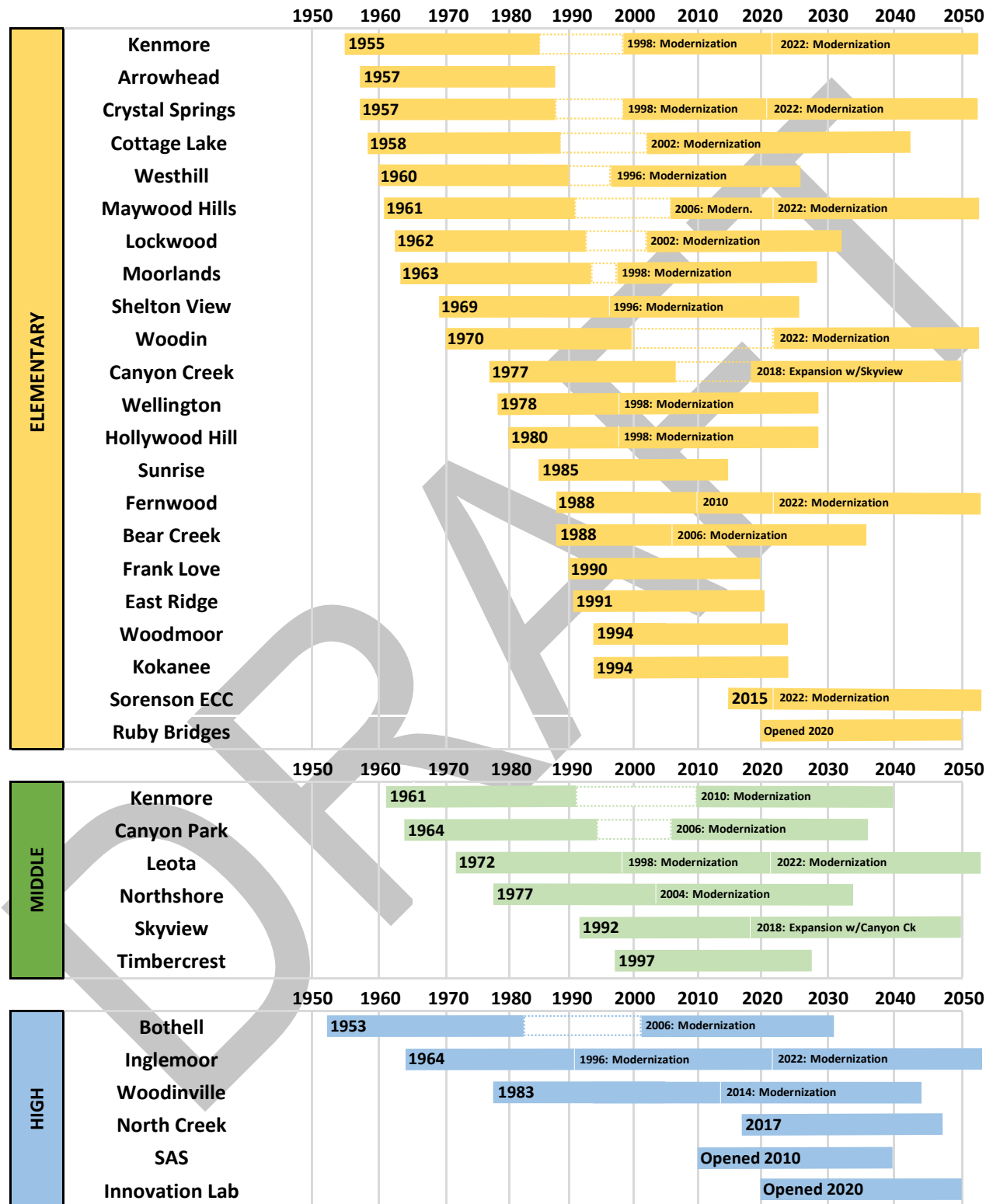
Capacity takes into consideration the specific programs that take place in each of the classrooms in a school every year. For example, capacities in rooms utilized for programs such as special education would reflect the defined service levels (**Table 3.2**), ranging from 8 to 26 students per room. Because of the need to provide planning time and space for teacher preparation or other required services, some facilities will only support a capacity utilization of 85%. In secondary schools, the utilization percentage may be higher. Capacities are updated annually in the CFP to reflect current program needs and classroom utilization.

Schools

Table 4.1 Illustrates the age of each school, the dates of modernizations and added capacity, and the historical timeline. **Table 4.2** shows the District's permanent and portable instructional student capacity for the 2021-22 school year.

Historical Timeline of School Construction and Modernization

Table 4.1



2021-22 Instructional Capacity Inventory
Table 4.2

	Permanent Instructional Capacity	# of Instructional Portables	Total # of Portables	Portable Instructional Capacity	Instructional Portable % of Total Capacity	Total Instructional Capacity
Elementary						
Arrowhead	330	0	0	72	17.9	402
Bear Creek*						
Canyon Creek	856	12	12	240	21.9	1096
Cottage Lake	378	0	0	0	0	378
Crystal Springs	400	8	10	192	32.4	592
East Ridge	426	0	0	0	0	426
Fernwood	492	14	18	336	40.6	828
Frank Love	350	10	14	240	40.7	590
Hollywood Hill	428	0	0	0	0	428
Kenmore	330	5	9	144	30.4	474
Kokanee	446	15	12	264	37.2	710
Lockwood	544	4	6	96	15.0	640
Maywood Hills	400	8	10	216	35.1	646
Moorlands	568	10	9	216	27.6	784
Ruby Bridges	568	0	0	0	0	568
Shelton View	426	1	4	48	10.1	474
Sorenson ECC**		2	2			
Sunrise	452	0	0	24	5.0	476
Wellington	450	0	0	72	13.8	522
Westhill	328	7	9	168	33.9	496
Woodin	424	4	6	120	22.1	544
Woodmoor	688	0	0	0	0	688
Elementary Totals	9,284	100	121	2,448	20.9	11,732
Middle School						
Canyon Park	884	4		104	11.7	988
Kenmore	796	1		26	3.0	822
Leota	774	7	7	182	23.5	956
Northshore	862	4		104	12.0	966
Skyview	1,150	4		104	9.0	1,254
Timbercrest	796	0		0	0	796
Middle School Totals	5,262	20	7	520	9.87	5,782
High School						
Bothell	1,515	0	4			1,515
Inglemoor	1,338	6	6	156	11.6	1,494
North Creek	1,404	0				1,404
Woodinville	1,470	0				1,470
Innovation Lab	468	0				468
SAS	270	0				270
High School Total	6,465	6	10	156	11.6	6,621
K12 Totals	21,011	126	138	3,124	14.12%	24,135

**Sorenson Early Childhood Center serves students age 3-5 yrs and does not provide any capacity for K-5 grades;

*Bear Creek provides programs for the Northshore Family Partnerships/Northshore Network and does not provide regular capacity.

Relocatable Classroom Facilities (Portables)

Portable classrooms provide temporary/interim classroom space to house students until permanent facilities can be constructed and to prevent over-building of permanent capacity. Traditionally, NSD has aimed to keep its total capacity provided by portables at or below 10% to a maximum of 15% percent of its total capacity. This percentage fluctuates, impacted by growth and changes in instructional program needs.

Table 4.2 shows all instructional portables at each school. Not included in the interim classroom capacity are portables that are used for daycare, PTA, conference rooms/resource rooms, OT/PT, LAP, science or other labs, ASB, music or other non-instructional uses.

Portables are utilized to help achieve efficient facility utilization and balance economic costs while encouraging innovation and new approaches, particularly for non-core or pilot programs. The District regularly reassesses the need for portables as permanent capacity is built or other changes occur (such as revisions to instructional programs. At this time, NSD anticipates a continued need for portables as a part of the capacity solution. In some cases, portables may be moved from one grade band to another to address capacity needs. Future updates to the CFP will note any adjustments.

A typical portable classroom provides capacity for approximately 25 students at the elementary level or 26 at the secondary level. Portables are used to meet a variety of instructional needs. Of the 147 portable classrooms that the District owns, 121 are currently being used as classrooms for scheduled classes. The District's Enrollment Demographics Task Force (EDTF) has recommended that the District begin to phase out the increasing number of older portables as capacity allows, but with recent growth trends, the District continues to be reliant on this interim capacity. All portables are inspected regularly and upgraded as needed, or as systems require.

The lifespan of a portable is approximately 20 years and up to 25 years with aggressive maintenance. Portables have been an effective method for meeting capacity needs in a district that has experienced rapid increases in enrollment. At this time, the District's inventory is aging with 97 of the 147 portables the district owns having reached 20 years of service. By 2026, 97 portables will be 20 years or older. Although the current bond replaces 67 aging portables, total capacity at schools with portables will be impacted in the future as the need to retire aging portables increases.

Other Facilities

In addition to 34 school sites, the District owns and operates sites that provide transportation, administration, maintenance and operational support to schools. The District also holds undeveloped properties that were acquired for potential development of a facility for instructional use. An inventory of these facilities is provided in **Table 4-4** below.

Inventory of Support Facilities & Underdeveloped Land
Table 4.4

Facility Name	Building Area (Sq. Feet)	Site Size (Acres)
Administrative Center (Monte Villa)	49,000	5
Support Services Building	41,000	5
Warehouse	44,000	2
Transportation	39,000	9
20521 48 th Dr SE (includes Ruby Bridges ES and remaining undeveloped portion planned for a future school site)		33
19827 88 th Ave NE		10
18416 88 th Ave NE		50,011 sf
15215, 15123, 15127 84 th Ave NE & 8305 NE 153 rd St (4 parcels adjacent to Moorlands ES)		49,993 sf
Paradise Lake Site*		26
Wellington Hills Site**		104

*Note: Paradise Lake property is located in King County, outside the Urban Growth Area. In 2012, King County prohibited the siting of schools outside the UGA; although the property was purchased prior to that change, it is not currently useable as a potential school site.

**Note: The Wellington property is located in Snohomish County, adjacent to the Maltby Urban Growth Area. In 2015, a purchase and sale agreement was signed and entered into between Snohomish County and Northshore School District, but legal challenges ensued and closing of the property sale was delayed until October 2017. A settlement agreement was reached in 2019 and recorded under Snohomish County Recording No. 201906210221. The District has no active project at this site, nor are there definitive short or long-term plans for siting a school at this location.

Projected Facility Needs

Section 5

Planning History

In 2001, Northshore School District Board of Directors established a board policy to create a standing, community-based taskforce to study District-wide enrollment and demographic changes and the resulting impacts on school capacity needs, instructional programs, or other variables. The Enrollment Demographic Task Force (EDTF) examines enrollment projections, capacity considerations, student impacts, cost impacts, program needs, etc., and boundary adjustments based upon the above. The committee recommends potential solutions to the school board. If approved by the board, these recommended actions are implemented by the District and incorporated into the Capital Facilities Plan.

Using October 2021 enrollment figures, the District enrollment grew by over 1.5% or 1,134 new students during the previous six year period. The high school grade span has grown by over 740 new students in that time; an 11% increase. As noted above, October 2021 enrollment figures were down slightly due to the impacts of the pandemic but are expected to return to pre-2020 figures post-pandemic. To accommodate the District's growth, EDTF identified mitigation strategies (in order of priority) for the District to employ when addressing existing and future capacity needs (**Table 5.1**).

EDTF continues to monitor development and growth across the district and has noted that although development in some northern areas of the District is slowing down, development is increasing in the western and southern regions. EDTF applies capacity mitigation tools to ease overcrowding and balance enrollments where and when necessary, making recommendations to the Superintendent and School Board.

Capacity Mitigation Tools
Table 5.1

Shorter Lead Time
Utilize existing spaces more creatively
Adjust waiver policies
Adjust program placements
Move classes to schools with capacity
Move existing portables
Install new portables
Lease space
Longer Lead Time
Adjust service areas
Adjust feeder patterns
New construction
Acquire new property

Planned Improvements - Construction to Accommodate New Growth

The continued increase in enrollment has fully exhausted capacity increases from relocating building programs, portable additions, grade reconfiguration, and boundary changes. Growth continues to outpace school capacity. Growth has been concentrated in northern, central, and southern portions of NSD and is accelerating at the secondary level.

The \$425 million 2022 capital bond approved by voters includes eight new projects to add permanent capacity across the District at all grade levels. Note that the number of new permanent classrooms is an early planning estimate. The District will be spending the next year working with architects and contractors to develop specific plans for each site. NSD will also take into consideration recent and future growth within each school's boundaries to inform any potential changes to the number of proposed classrooms.

- Inglemoor High School (IHS)
 - IHS currently has 6 portables on site. 5 portables are used for regular instruction and 1 is used for SPED instruction. The modernization project proposes replacing the 6 portables on site with permanent classrooms, and adding 10 additional permanent classrooms. Also proposed are a new athletic support space, a new commons, and a new main office complex to support increased capacity.
- Leota Middle School (LMS)
 - LMS currently has 7 portables on site. 4 portables are used for regular classroom instruction, 1 is used for SPED instruction, and 2 are for auxiliary classes. The modernization project proposes replacing the 7 portables with permanent classrooms, and adding 5 additional permanent classrooms. Also proposed are a new gym, commons, main office complex and improved site circulation to support

increased capacity.

- Kenmore Elementary School
 - Kenmore currently has 9 portables on site. 5 portables are used for regular instruction. 4 are used for specialists and programs. The modernization project
 - proposes replacing the 9 portables with permanent classrooms, adding 2 additional permanent classrooms. Also proposed are a new gym, commons, main office complex, a fully inclusive playground, and improved site circulation to support increased capacity.
- Crystal Springs Elementary School
 - Crystal Springs currently has 10 portables on site. 8 portables are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 10 portables with permanent classrooms, adding 2 additional permanent classrooms. Also proposed are a new gym, a fully inclusive playground, and improved site circulation to support increased capacity.
- Fernwood Elementary School
 - Fernwood currently has 18 portables on site. 14 are used for regular classroom instruction. 1 is a restroom portable. 3 are used for specialists and programs. The modernization project proposes replacing those 18 portables with permanent classrooms, adding 3 additional permanent classrooms including the conversion of the restroom portable to a classroom. Also proposed are an inclusive playground and improved site circulation to support increased capacity.
- Maywood Hills Elementary School
 - Maywood Hills currently has 10 portables on site. 8 are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 10 portables with permanent classrooms, and adding 2 additional permanent classrooms. Also proposed are a new gym, a fully inclusive playground, and improved site circulation to support increased capacity.
- Woodin Elementary School
 - Woodin currently has 6 portables on site. 4 are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 6 portables with permanent classrooms, and adding 6 additional permanent classrooms. Also proposed are a fully inclusive playground and improved site circulation to support increased capacity.

- Sorenson Early Childhood Center (SECC)
 - SECC currently has 2 portables on site. Both are used for regular instruction. The modernization project proposes replacing those 2 portables with permanent classrooms, and adding 6 additional permanent classrooms. Also proposed are a fully inclusive playground to support increased capacity.

Long-term projections from 2021 – 2031 indicate growth of 971 new students, with fluctuation of growth at all grade levels, by 2031. The District will continue to monitor the factors that shape our capacity needs, i.e.; statewide legislative changes, instructional delivery requirements, the economy, changes in planned land use, changes in mandated program requirements, equitable access to programs, building permit activity, and birth rates, in order to help ensure needed instructional space is available when/where needed and will pursue additional land acquisition should construction of additional sites be necessary to accommodate those needs. Future updates to this CFP will include relevant information.

Table 5.2 summarizes the schools that will be undergoing construction as a result of the 2022 bond. Each project will include both capacity for growth and modernization of key systems and structures.

[Planned Construction Projects](#)
Table 5.2

Growth Projects	Estimated Completion Date	Projected Student Capacity Added
Partial renovations and permanent capacity additions to Crystal Springs, Fernwood, Kenmore, Maywood Hills, and Woodin Elementary	2025	1,608
Construct and equip Part 1 of Leota Middle School phased replacement	2026	312
Construct and equip Part 1 of Inglemoor High School phased replacement	2026	416
Classroom addition at Sorenson Early Childhood Center	2025	128

Portable Location Adjustments

Where growth results in capacity deficits at a specific grade band, portables may be relocated from one grade band to another to assist with meeting enrollment projections. In addition, the District may adjust program space within permanent facilities to move programs to portables to free up space in permanent facilities for additional regular student capacity. See **Section 4** for more detail regarding portables.

Capacity Analysis

The District's six-year capacity analysis, considering projected enrollment and planned new capacity, is shown in **Table 5.3**. As with any long-term projections, many assumptions and estimates on housing must be made, increasing the risk associated with the accuracy of enrollment forecasts. However, NSD has trended above mid-range projections in years past, and with a continuing strong real estate and development market, the District will plan for continued growth as projected.

NSD is in a planning year for the modernizations of 8 school sites. Estimated capacities for each site are used in this CFP. Adjustments may be made to capacities during planning in response to updated development data within a school's boundary area, and/or other needs that impact enrollment and capacity.

School Enrollment and Instructional Classroom Capacity

Table 5.3

	2021-22*	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary Enrollment	10,212	10,297	10,469	10,506	10,571	10,655	10,603
Permanent Capacity – Existing	9,284	9,284	9,284	9,284	10,340	10,892	10,892
New Permanent Capacity – Crystal Springs				288			
New Permanent Capacity – Fernwood				480			
New Permanent Capacity – Kenmore					264		
New Permanent Capacity – Maywood Hills					288		
New Permanent Capacity – Woodin				288			
Capacity in Portables	2,448	2,448	2,448	1,632	1,176	1,176	1,176
Total Capacity including Portables	11,732	11,732	11,732	11,972	12,068	12,068	12,068
Permanent Capacity over/(short)	(928)	(1,013)	(1,185)	(166)	321	237	289
Total Capacity w/Portables over/(short)	1,520	1,435	1,263	1,466	1,497	1,413	1,465
Middle School Enrollment	5,322	5,280	5,311	5,344	5,411	5,396	5,499
Permanent Capacity – Existing	5,262	5,262	5,262	5,262	5,574	5,574	5,574
New Permanent Capacity – Leota				312			
Capacity in Portables	520	520	520	338	338	338	338
Total Capacity including Portables	5,782	5,782	5,782	5,912	5,912	5,912	5,912
Permanent Capacity over/(short)	(60)	(18)	(49)	230	163	178	75
Total Capacity w/Portables over/(short)	460	502	471	568	501	516	446
High School Enrollment	6,885	6,974	6,992	7,002	7,017	7,009	7,110
Permanent Capacity -Existing	6,465	6,465	6,465	6,465	6,465	6,881	6,881
New Permanent Capacity - Inglesmoor					416		
Capacity in Portables	156	156	156	156	0	0	0
Total Capacity including Portables	6,621	6,621	6,621	6,621	6,881	6,881	6,881
Permanent Capacity over/(short)	(420)	(509)	(527)	(537)	(136)	(128)	(229)
Total Capacity w/Portables over/(short)	(264)	(353)	(371)	(381)	(136)	(128)	(229)
Total Enrollment	22,419	22,551	22,772	22,852	22,999	23,060	23,211
Permanent Capacity – Existing	21,011	21,011	21,011	21,011	22,379	23,685	23,685
Capacity in New Permanent Facilities				1,368	1,306		
Capacity in Portables	3,124	3,124	3,124	2,126	1,514	1,514	1,514
Total Capacity including Portables	24,135	24,135	24,135	24,505	25,199	25,199	25,199
Permanent Capacity over/(short)	(1,408)	(1,540)	(1,761)	(1,841)	(620)	625	474
Total Capacity with Portables over/(short)	1,716	1,584	1,363	1,653	2,200	2,139	1,988

*Actual October 2021 enrollment

This table does not include new or relocated portable facilities over the six-year planning period; it also does not include the addition of permanent capacity at Sorenson Early Childhood Center.

For long-term planning purposes, a ten-year capacity analysis can be created. **Table 5.4** utilizes demographers' 10-year NSD forecast to create the best possible projection given the data available to us. Note that the longer the period of time that a forecast covers, the less accurate it becomes. Factors such as unforeseen changes in population and development may impact actual results. An example of this is the recent COVID-10 pandemic and the influence it has had on demographic and development trends in school districts, including NSD.

Year 2031 – Long-term Forecast of Enrollment and Instructional Capacity

Table 5.4

Assumes added new capacity projects included in this CFP but no future near-term planning in process and no adjustment of portable facilities.

Grade Level	Enrollment	Permanent Capacity	Total Capacity	Permanent surplus/(short)	Total surplus/(short)
Elementary	10,231	9,284	11,732	(947)	1,501
Middle School	5,558	5,262	5,782	(296)	224
High School	7,601	6,465	6,621	(1,136)	(980)
Total	23,390	21,011	24,135	(2,379)	745

Planned Improvements – Existing Facilities (Building Improvement Program)

In a number of sites (not identified for additional capacity in the 2022 bond) where the existing facility layout (building envelope) meets instructional needs and building structural integrity is good, individual building systems (such as HVAC, mechanical, flooring, roofing) are identified for replacement or modernization to extend the life of the overall site and ensure optimal learning environment for students. NSD continues to implement building improvement projects funded as a part of the 2018 Bond, and is currently planning implementation of improvements identified within the 2022 capital bond. See **Table 6.1** in Section 6.

Capital Facilities Financing Plan

Section 6

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, state matching funds, impact fees, and mitigation payments. Each of these funding sources are discussed below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue. They are then retired through collection of property taxes. The District's Board of Directors, upon the recommendation of the Capital Bond Planning Task Force, sent a \$425 million bond measure to the voters in February 2022 to provide funding for growth-related projects included in this Capital Facilities Plan, as well as other District-wide building improvement or capital infrastructure needs. The voters approved the bond measure by 61.2%.

State School Construction Assistance

State financial assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation funds or the Superintendent of Public Instruction can prioritize projects for funding.

State financial assistance is available for qualifying school construction projects, however these funds may not be received until two to three years after a matched project has been completed. This requires the District to finance the complete project with local funds. Site acquisition and site improvements are not eligible to receive matching funds. These funds, as with all state funded programs, have been reduced, and given the current state budget, could be eliminated or eligibility criteria and funding formulas revised. Eligibility for state match is continually reviewed. Future updates to this plan will include updated information, as it becomes available.

Impact Fees

(See Section 7 for background, detail, and methodology)

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities such as schools) needed to accommodate growth from new development. The statute is clear that the financing of needed public facilities to serve growth cannot be funded solely by impact fees but rather must be balanced with other sources of public funds.

Budget and Financing Plan

Table 6.1 is a summary of the budget that supports the Capital Facilities Plan. Each project budget represents the total project costs which include; construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingency. The table also identifies 2022 and future planned expenditures. It does not include project expenditures from previous years.

8-Year Capital Facilities Expenditures Finance Plan
Table 6.1

\$\$ in MILLIONS	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
PROJECTS ADDING CAPACITY								
Inglemoor HS Concert Hall & Instructional Space	17.0							
SMS/CC Elem & MS Capacity Addition	1.0							
Ruby Bridges Elementary (Maitby) Capacity 2020	1.0							
Innovation Lab High School (not bond funded)	0.1							
Inglemoor High School Modernization		5.0	60.0	30.0	5.0			
Leota Middle School Modernization		3.0	36.0	18.0	3.0			
Crystal Springs Elementary Modernization		1.5	18.5	9.2	1.5			
Fernwood Elementary Modernization		1.5	18.5	9.2	1.5			
Kenmore Elementary Modernization		1.5	18.5	9.2	1.5			
Maywood Hills Elementary Modernization		1.9	22.2	11.1	1.9			
Woodin Elementary Modernization		1.5	18.5	9.2	1.5			
Sorenson Early Childhood Center Modernization		0.6	7.2	3.6	0.6			
Future Middle School					1.0	5.0	60.0	30.0
TOTAL PROJECTS ADDING CAPACITY	19.1	16.5	199.4	99.5	17.5	5.0	60.0	30.0
PROJECTS NOT ADDING CAPACITY								
Building Improvement Program	5.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Technology	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Fields/Inclusive Learning	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Code Compliance/Small Works	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Site Purchase/Circulation	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Overhead/Bond Expenses	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Security	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
TOTAL PROJECTS NOT ADDING CAPACITY	15.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0
TOTAL PROJECT EXPENDITURES	34.1	39.5	222.4	122.5	40.5	28.0	83.0	53.0

Impact Fees

Section 7

School Impact Fees under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate growth/new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The basic underlying assumption is that growth pays for growth.

Enrollment declines beginning around 2002 kept NSD from meeting the required eligibility criteria to collect school impact fees. The District is spread across two counties and also across the urban growth boundary. While development picked up on the north end of NSD, there was still ample capacity in the southeast area of the District. Because of the statutes and ordinances governing school district eligibility criteria to be able to collect school impact fees, NSD was not able to re-establish eligibility for collection of school impact fees until 2016. King County and the cities of Bothell, Kenmore, and Woodinville have all adopted the District's 2021 CFP and are collecting impact fees identified in that plan. Snohomish County adopted the District's 2020 CFP and is collecting impact fees associated with that plan. We anticipate all the above jurisdictions to consider and adopt this 2022 CFP this fall either as part of their regular budget cycle.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees may be calculated based on the District's cost per dwelling unit to purchase/acquire land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables), all for purposes of growth-related needs. The costs of projects that do not add growth-related capacity are not included in the impact fee calculations. The impact fee formula calculates a "cost per dwelling unit". New capacity construction costs addressing NSD's growth-related needs, are used in the calculation

A student factor (or student generation rate) is used to identify the average cost per NEW dwelling unit by measuring the average number of students generated by each NEW (sold and occupied) housing type (single family dwelling units, townhomes, and multi-family dwelling units). The student generation rate used is an actual generation of students by grade level that came from new development over a period of five (5) years. NSD updated its student factor for

both single family and multi-family and townhome units in early 2022. The townhome generation factor will be new with this 2022 plan. The student factor analysis for NSD is included in **Appendix A**. The student factors in Appendix A are based on all newly constructed, sold, and occupied units.

The District's student-generation rate for multi-family dwelling units is much lower than the student generation rate for single-family homes. As available land for single family development is beginning to be constrained, and multi-family development – most notably townhomes, is increasing, we anticipate continued increases in student generation rates from those units over time. In particular, the District's student generation rates, when isolated for townhomes only, show that more students are residing in those units than in traditional multi-family units. NSD is requesting that each jurisdiction, if necessary, consider amendments to the school impact fee ordinance to recognize the impacts of townhome units as different from apartments and condominium units.

As required under GMA, credits are applied for State School Construction Assistance Funds to be reimbursed to the District, where expected, and projected future property taxes to be paid by the dwelling unit toward a capital bond/levy funding the capacity improvement. Formula driven fees are identified in **Appendix B**.

Snohomish County Code (30.66C) and King County Code (21A.43) establish each jurisdiction's authority to collect school impact fees on behalf of the District. The formula for calculating impact fees is substantively identical in each code (with one exception that Snohomish County has separate fees for Multi-Family Units with 1 bedroom or less and Multi-Family Units with 2+ bedrooms). The codes of each of the cities are similar to those of the counties. These codes establish the conditions, restrictions, and criteria for eligibility to collect impact fees. Both counties define a school district's "service area" to be the total geographic boundaries of the school district.

NSD updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of NSD.

The impact fees requested in this year's Capital Facilities Plan are based on growth related construction projects, including added permanent capacity at: Inglemoor High School (416), Leota Middle School (312), Kenmore Elementary (264), Crystal Springs Elementary (288), Fernwood Elementary (480), Maywood Hills Elementary (288), and Woodin Elementary (288).

Proposed School Impact Fees
Snohomish County, City of Woodinville^

Single Family Units	\$17,963
Townhome Units	\$7,152
Multi-Family Units – 2+ Bedrooms	\$0

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

^The District does not request that Snohomish County adopt a MF 1 bedroom/less fee on its behalf.

Proposed School Impact Fees
King County, Bothell, Kenmore*

Single Family Units	\$17,963
Multi-Family Units (incl. Townhomes)	\$2,625

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

*If Bothell or Kenmore determine the Snohomish County model, segregating townhomes separately from other multi-family units, then the Snohomish County fee proposal applies.

Factors for Impact Fee Calculations

Student Generation Factors: Single Family

Elementary	0.341
Middle	0.124
High	0.138
K-12	0.604

Student Generation Factors: Multi-Family

Elementary	0.076
Middle	0.026
High	0.026
K-12	0.128

Student Generation Factors: Townhomes

Elementary	0.238
Middle	0.072
High	0.070
K-12	0.380

Student Generation Factors: Apartments

Elementary	0.018
Middle	0.010
High	0.010
K-12	0.038

Projected New Capacity

Inglemoor High School (416)
Leota Middle School (312)
Kenmore Elementary (264)
Fernwood Elementary (480)
Crystal Springs Elementary (288)
Maywood Hills Elementary (288)
Woodin Elementary (288)

Capacity/Construction Costs (in millions)

Inglemoor High School	\$110
Leota Middle School	\$60
Kenmore Elementary	\$30.7
Fernwood Elementary	\$30.7
Crystal Springs Elementary	\$30.7
Maywood Hills Elementary	\$37.1
Woodin Elementary	\$30.7

Capacity/New Property Costs

\$0.00

Temporary Facility Capacity Costs

\$0.00

(Portable costs not included in the formula)

Permanent Facility Square Footage

94.55%

Temporary Facility Square Footage

5.45%

School Construction Assistance Program Credit

Current SCAP percentage 42.18%

Current Construction Cost Allocation 246.83

OSPI Sq/Ft/Student

ES: 90

MS: 108

HS: 130

Tax Payment Credit**Single Family AAV** \$1,405,644**Multi-Family Unit AAV** \$464,849**Debt Service Rate**

Current/\$1,000 \$1.47967

GO Bond Interest Rate – Bond Buyer Index

Avg – Feb. 2022 \$2.45

Developer Provided Sites/Facilities

None

APPENDIX A

2022 Student Generation Factors from New Development

All Units Constructed 2016 - 2020 (5 years)

Grade	Single-Family 2,574 Units		Multi-Family 3,296 Units	
	Students	Factor	Students	Factor
K	157	0.061	39	0.012
1	143	0.056	48	0.015
2	163	0.063	40	0.012
3	161	0.063	37	0.011
4	135	0.052	40	0.012
5	119	0.046	46	0.014
6	110	0.043	31	0.009
7	119	0.046	23	0.007
8	91	0.035	32	0.010
9	103	0.040	25	0.008
10	91	0.035	30	0.009
11	81	0.031	16	0.005
12	81	0.031	14	0.004
K-5	878	0.341	250	0.076
6-8	320	0.124	86	0.026
9-12	356	0.138	85	0.026
K-12	1,554	0.604	421	0.128

Grade	Townhome 866 Units		Apartments 2,430 Units	
	Students	Factor	Students	Factor
K	31	0.036	8	0.003
1	42	0.048	6	0.002
2	31	0.036	9	0.004
3	28	0.032	9	0.004
4	32	0.037	8	0.003
5	42	0.048	4	0.002
6	23	0.027	8	0.003
7	18	0.021	5	0.002
8	21	0.024	11	0.005
9	21	0.024	4	0.002
10	17	0.020	13	0.005
11	13	0.015	3	0.001
12	10	0.012	4	0.002
K-5	206	0.238	44	0.018
6-8	62	0.072	24	0.010
9-12	61	0.070	24	0.010
K-12	329	0.380	92	0.038

APPENDIX B.1

School Impact Fee Calculation: Single Family Dwelling Unit
Northshore School District, 2022 CFP

DRAFT

School Impact Fee Calculation - Single Family Dwelling Unit
Northshore School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	0	\$0	1608	\$0	0.3410	\$0
Middle	0	\$0	312	\$0	0.1240	\$0
Senior	0	\$0	416	\$0	0.1380	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.3410	\$22,036
Middle	94.55%	\$42,000,000	312	\$134,615	0.1240	\$15,783
Senior	94.55%	\$70,000,000	416	\$168,269	0.1380	\$21,956
TOTAL						\$59,774

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	5.45%	\$0	25	\$0	0.3410	\$0
Middle	5.45%	\$0	25	\$0	0.1240	\$0
Senior	5.45%	\$0	25	\$0	0.1380	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.3410	\$3,195
Middle	246.83	108.0	42.18%	\$11,244	0.1240	\$1,394
Senior	246.83	130.0	42.18%	\$13,535	0.1380	\$1,868
TOTAL						\$6,457

School Impact Fee Calculation - Single Family Dwelling Unit
Northshore School District 2022 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$1,405,649
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$1,981.80
Years Amortized	10
Current Bond Interest Rate	2.45%
 Present Value of Revenue Stream	 \$17,390

Impact Fee Summary - Single Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$59,774
Temporary Facility Cost	\$0
State SCFA Credit	(\$6,457)
Tax Payment Credit	(\$17,390)
 Unfunded Need	 \$35,927
 50% Required Adjustment	 \$17,963
 Single Family Impact Fee	 \$17,963

APPENDIX B.2

School Impact Fee Calculation: Townhome Dwelling Unit
Northshore School District, 2022 CFP

DRAFT

School Impact Fee Calculation - Townhomes
Northshore School District 2021 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	0	\$0	1608	\$0	0.2380	\$0
Middle	0	\$0	312	\$0	0.0720	\$0
Senior	0	\$0	416	\$0	0.0700	\$0
					TOTAL	\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.2380	\$15,380
Middle	94.55%	\$42,000,000	312	\$134,615	0.0720	\$9,164
Senior	94.55%	\$70,000,000	416	\$168,269	0.0700	\$11,137
					TOTAL	\$35,681

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	5.45%	\$0	25	\$0	0.2380	\$0
Middle	5.45%	\$0	25	\$0	0.0720	\$0
Senior	5.45%	\$0	25	\$0	0.0700	\$0
					TOTAL	\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.2380	\$2,230
Middle	246.83	108.0	42.18%	\$11,244	0.0720	\$810
Senior	246.83	130.0	42.18%	\$13,535	0.0700	\$947
					TOTAL	\$3,987

School Impact Fee Calculation - Townhomes
Northshore School District 2021 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$1,405,649
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$1,981.80
Years Amortized	10
Current Bond Interest Rate	2.45%

Present Value of Revenue Stream	\$17,390
---------------------------------	----------

Impact Fee Summary - Single Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$35,681
Temporary Facility Cost	\$0
State SCFA Credit	(\$3,987)
Tax Payment Credit	(\$17,390)

Unfunded Need	\$14,304
---------------	----------

50% Required Adjustment	\$7,152
-------------------------	---------

Single Family Impact Fee	\$7,152
---------------------------------	----------------

APPENDIX B.3

School Impact Fee Calculation: Multi-Family Dwelling Unit
(Townhome, Apartment, Condo blend)
Northshore School District, 2022 CFP

DRAFT

School Impact Fee Calculation - Multi-Family Dwelling Unit

Northshore School District 2022 CFP

(Townhomes, Apartments, Condos)

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	0	\$0	1608	\$0	0.0760	\$0
Middle	0	\$0	312	\$0	0.0260	\$0
Senior	0	\$0	416	\$0	0.0260	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.0760	\$4,911
Middle	94.55%	\$42,000,000	312	\$134,615	0.0260	\$3,309
Senior	94.55%	\$70,000,000	416	\$168,269	0.0260	\$4,137
TOTAL						\$12,357

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	5.45%	\$0	25	\$0	0.0760	\$0
Middle	5.45%	\$0	25	\$0	0.0260	\$0
Senior	5.45%	\$0	25	\$0	0.0260	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.0760	\$712
Middle	246.83	108.0	42.18%	\$11,244	0.0260	\$292
Senior	246.82	130.0	42.18%	\$13,534	0.0260	\$352
TOTAL						\$1,356

School Impact Fee Calculation - Multi-Family Dwelling Unit
Northshore School District 2022 CFP
(Townhomes, Apartments, Condos)

Tax Payment Credit Calculation:

Average MFR Assessed Value	\$464,849
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$655.38
Years Amortized	10
Current Bond Interest Rate	2.45%
 Present Value of Revenue Stream	 \$5,751

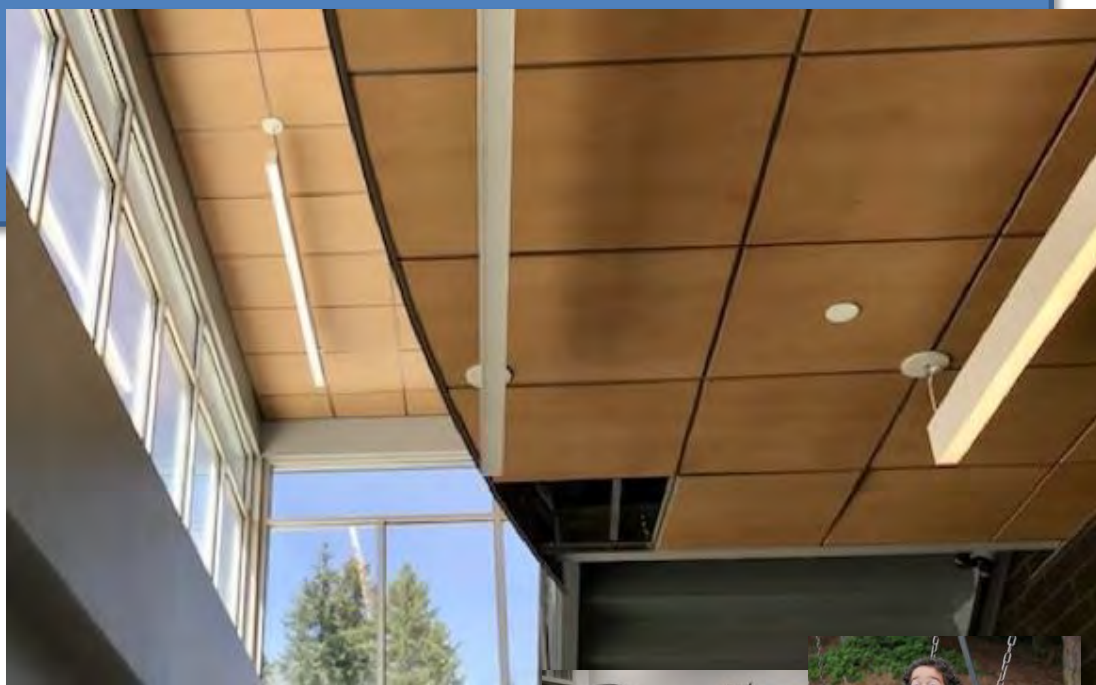
Impact Fee Summary - Multi-Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$12,357
Temporary Facility Cost	\$0
State SCFA Credit	(\$1,356)
Tax Payment Credit	(\$5,751)
 Unfunded Need	 \$5,250
 50% Required Adjustment	 \$2,625

Multi-Family Impact Fee	\$2,625
--------------------------------	----------------

Capital Facilities Plan 2022-28

Northshore School District
May 2022





CAPITAL FACILITIES PLAN

2022 - 2028

NORTHSHORE SCHOOL DISTRICT NO. 417

3330 Monte Villa Parkway, Bothell, Washington 98021-8972

STRENGTHENING OUR COMMUNITY THROUGH EXCELLENCE IN EDUCATION

Board of Directors

Jacqueline McGourty

David Cogan

Amy Cast

Sandy Hayes

Bob Swain

President

Vice President

Director

Director

Director

Superintendent

Dr. Michelle Reid

Prepared by

Dri Ralph

Dawn Mark

Todd Hall

Denise Stiffarm

Executive Director of Capital Projects & Operations

Director of Facilities Planning & Enrollment

Capital Projects Coordinator

Pacifica Law Group

Table of Contents

	PAGE
Section 1 Introduction	5
Section 2 Student Enrollment Trends and Forecasts	8
Section 3 District Standard of Service	12
Section 4 Capital Facilities Inventory	15
Section 5 Projected Facility Needs.....	21
Section 6 Capital Facilities Finance Plan	28
Section 7 Impact Fees	31
Appendix A Student Generation Factors	35
Appendix B School Impact Fee Calculations	36



● Elementary Schools	◆ Middle Schools	■ High Schools	Administrative Resources	Elementary Schools
▲ Administration	▼ Choice Schools		96 Administrative Building	1 Arrowhead Elementary
▲ Support Services	□ Adult Transition Programs		99 Support Services	25 Bear Creek Elementary
▲ Transportation Center			86 Transportation Center	20 Canyon Creek Elementary
			High Schools	3 Cottage Lake Elementary
			71 Bothell High School	4 Crystal Springs Elementary
			72 Inglemoor High School	14 East Ridge Elementary
			73 Woodinville High School	23 Fernwood Elementary
			74 North Creek High School	19 Frank Love Elementary
			81 Northshore Networks	22 Hollywood Hill Elementary
			77 Innovation Lab High School	5 Kenmore Elementary
			59 Secondary Academy for Success	15 Lockwood Elementary
			Middle Schools	6 Maywood Hills Elementary
			43 Canyon Park Middle School	10 Moorlands Elementary
			42 Kenmore Middle School	29 Ruby Bridges Elementary
			46 Leota Middle School	11 Shelton View Elementary
			47 Northshore Middle School	31 Sorenson Early Childhood Center
			44 Skyview Middle School	24 Sunrise Elementary
			45 Timbercrest Middle School	21 Wellington Elementary
				7 Westhill Elementary
				13 Woodin Elementary
				26 Woodmoor Elementary

2022 Northshore School District Map

Introduction

Section 1

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act outlines thirteen broad goals including the adequate provision of necessary public facilities and services. Public schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student population in their districts.

The Northshore School District (NSD/District) has prepared this six-year Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act, the Codes of King and Snohomish Counties, and the cities of Bothell, Kenmore, and Woodinville. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established levels of service over the six-year period 2022-2028. It also provides longer-term enrollment projections. The role of impact fees in funding school construction is addressed in **Section 7** of this report.

The District updates its Capital Facilities Plan on an annual basis. The most recent update previous to this version was adopted by the Board of Directors in June 2021.

Summary

NSD enrollment has grown by 1,134 students between 2016 and 2021, with an average growth rate of 1.15%. As a comparison, for the years 2015 to 2020, District enrollment grew by 1,740 students, with an average growth rate of 1.65%. Although growth is still forecast for the district, the impact of the global pandemic has been to slow it down. In October of 2021, the District's enrollment fell by 1.2% primarily as a result of the pandemic and its effects on in-school instruction. We expect fall of 2022-23 enrollment to start to return to pre-pandemic levels and thereafter increase to reflect continued residential development within the District. Enrollment growth from new development in the northern, central, and southern service areas of the District continues at a steady pace.

With the impact of the pandemic, there are questions about future growth in NSD and whether or not it will continue at a rate at or above forecasts, or if growth will begin to stabilize. The sale of existing homes continues to be strong, with over 2,800 existing homes sold in 2020-21, an increase of over 17% from 2019-20. There also continues to be strong growth in new townhome and multi-family projects that could produce enrollment gains. Recent figures allow us to segregate how many new students are generated from townhomes and to calculate a separate impact fee for

those jurisdictions that have a separate townhome fee category. In Spring of 2020, approximately 13 students were generated for every 100 townhomes. As of Spring 2022, 38 students are generated per 100 townhomes. See **Appendix A**.

Growth in NSD has largely been accommodated in recent years through the construction of new capacity, limiting waivers at most schools, converting special-use portables and non-classroom spaces into classroom space, adjusting boundaries, and adding portable classrooms. The 2022 bond projects, approved by our voters in February 2022, will provide for permanent capacity additions at all grade levels, as further detailed in this CFP.

Overview of the Northshore School District

The Northshore School District spans 60 square-miles and primarily serves five jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, and the City of Woodinville. There are some addresses located in the cities of Brier, Kirkland and Redmond, but they are either in areas not expected to experience any new residential development or in very small areas with previously developed residential areas. For the purposes of the District's CFP and long-term projections, those areas are considered de minimis impacts on NSD's grade bands. The King-Snohomish County line divides NSD such that roughly two-thirds of the District's is in King County and one-third in Snohomish County. According to the 2020 Census, the District has a total population of approximately 147,920. The Snohomish County portion of the district population was 63,086. The King County portion of the District population was 84,834.

The District currently operates twenty elementary schools, six middle schools, and four comprehensive high schools. NSD also has one choice high school (Innovation Lab High School), one alternative high school (Secondary Academy for Success), a hybrid combination of choice school with high levels of parent involvement (Northshore Networks), a home school program, (Northshore Family Partnership Program), a virtual learning school (Northshore Virtual Program) and an early childhood center (Sorenson Early Childhood Center). The current grade configuration is K-5, 6-8, and 9-12.

The Urban Growth Area boundary (UGA) divides NSD, creating capacity utilization challenges. As new residential development continues to occur even at more moderate rates, land for potential new school sites is scarce. King County does not allow for school siting outside the UGA, but Snohomish County does provide for school siting via a Conditional Use Permit (CUP) process.

The District participates in regular conversations regarding school facilities planning with jurisdictions in King County pursuant to regular meetings held to comply with Policy PF-22 (formerly PF-19A) of the King County Countywide Planning Policies. Snohomish County's

Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. NSD appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Student Enrollment Trends and Forecasts

Section 2

Background

Elementary enrollment in NSD has grown steadily in recent years, with a slight dip in 2020 and 2021 reflecting the global pandemic. Growth increases in recent years are a result of larger birth cohorts and a consistent increase in new residential development. This wave of elementary enrollment growth is beginning to move into the middle and high school grades and is anticipated to continue over the next 10 years. At the same time, elementary enrollment is projected to grow within and beyond the next 5 years.

Similar to past years, this year's forecasts consider regional and local trends in population growth, birth rates, and housing development, analyzing corresponding projections down to the school feeder pattern level. Growth rates were adjusted based on permit information specific to those respective areas. The resulting trends were used to further refine the projection methodology for enrollment forecasts. The following section describes in more detail the assumptions used to develop the forecast and compares the result of this projection to other available methodologies.

While new single family home construction and sales within NSD are continuing to slow, there is a marked increase in the development of townhomes and continued strong development of apartments and condominiums. The new townhome developments include units with 3 bedrooms or more. From a student generation perspective, we are seeing enrollment numbers affected, with increases in the number of students generated from townhomes that have completed construction, been sold, and become occupied.

As of December 2021, development data shows 887 single family homes and 3,537 multi-family units in the development pipeline within the District. It is significant to note that this data excludes short plat development. As larger tracts of land become more rare for developers to acquire within NSD, there is a trend towards more short plats as infill lots are purchased. The increasing number of short plats may impact enrollment, increasing what is forecast. In addition, if future adjustments are made to the UGA in Snohomish County, larger lots will once again become available to developers with the potential of increased NSD student enrollment.

Methodology

Numerous methodologies are available for projecting long-term enrollments. The most common method is known as the cohort survival method. This method tracks groups of students through

the system and adjusts the population to account for the average year-to-year growth. For example, this year's fourth grade is adjusted based on the average enrollment trend of the past in order to estimate next year's fifth grade enrollment. This calculation method considers the past five years' trends to determine the average adjustment factor for each grade, or cohort. The method works well for all grades except kindergarten, for which there is no previous year data. For kindergarten, two methodologies are generally used:

- A linear extrapolation from the previous five years of kindergarten enrollment, assuming that there is a trend;
- Or, alternatively, a comparison of the kindergarten enrollment to births from five years prior can be used to calculate a "birth-to-K" ratio. For example, kindergarten enrollment in 2021 is divided by the total births in King and Snohomish counties in 2016 to produce a "birth-to-K" ratio. The average ratio for the last five years can then be applied to births in subsequent years to estimate kindergarten enrollment.

OSPI uses the cohort survival method to predict enrollment for all school districts in the state for the limited purpose of the School Construction Assistance Program. The cohort survival method generally works well for districts that have a consistent trend of gradual increases or declines in enrollment. It is less reliable in districts where spikes in demographic trends (especially a marked increase or decrease in new housing) can lead to dramatic swings in enrollment from one year to the next. In addition, the use of the linear extrapolation method at the kindergarten level can result in a distorted trend since it does not consider changes in birth rate trends. The impact of COVID on enrollment has contributed to the cohort survival method being unreliable. This may continue for several years.

NSD works with professional demographers to combine the cohort survival methodology with other information about births, housing, regional population trends, mobility, and even trends in service area and private school enrollment. This modified cohort survival methodology provides a more accurate forecast. **Table 2.1** is a forecast of enrollment based on this model.

[Mid-Range Enrollment Forecast](#)

Table 2.1

Grade	Actual	Projections					
	21/22	22/23	23/24	24/25	25/26	26/27	27/28
K	1,622	1,636	1,602	1,586	1,567	1,531	1,572
1	1,603	1,743	1,807	1,735	1,726	1,710	1,671
2	1,751	1,658	1,818	1,866	1,792	1,780	1,763
3	1,776	1,746	1,674	1,836	1,894	1,815	1,803
4	1,733	1,784	1,772	1,699	1,873	1,928	1,847
5	1,727	1,731	1,795	1,784	1,719	1,891	1,947
6	1,791	1,729	1,757	1,807	1,810	1,734	1,907
7	1,745	1,801	1,760	1,773	1,825	1,831	1,754
8	1,786	1,751	1,795	1,763	1,777	1,832	1,838
9	1,800	1,843	1,775	1,829	1,797	1,814	1,870
10	1,850	1,792	1,836	1,776	1,831	1,802	1,820
11	1,653	1,734	1,689	1,740	1,684	1,739	1,711
12	1,582	1,605	1,692	1,657	1,706	1,654	1,709
Total	22,419	22,553	22,772	22,551	22,999	23,061	23,212
K - 5	10,212	10,298	10,468	10,506	10,571	10,655	10,603
6 - 8	5,322	5,281	5,312	5,343	5,412	5,397	5,499
9 - 12	6,885	6,974	6,692	7,002	7,018	7,009	7,110

The modified cohort survival methodology in **Table 2.1** shows continued enrollment increases within the District through the six-year planning period. The methodology uses a “mid-range” projection. In total, the projected K-12 increase in enrollment is 793 students over the six-year period. The District’s enrollment projections were updated in February 2022 to consider the impacts of the global pandemic. NSD intends to watch enrollment closely and will update the projections and related planning as necessary based on actual results. However, given recent trends and knowledge of development within the pipeline, the District expects to see continued growth throughout the six-year planning period and beyond.

[Long Range Forecasts](#)

The modified cohort methodology described above was extrapolated to 2031 to produce a longer-range forecast (**Table 2.2**). Using this methodology, NSD’s enrollment shows continued growth from 2022 to 2031 of 839 students. This longer range model assumes that the state forecasts of births, K-12 growth, and continued population growth for the Puget Sound are reasonably accurate.

FTE Enrollment Forecast

Table 2.2

Grade Band	October 2022	October 2027	October 2031
Elementary	10,298	10,603	10,231
Middle	5,281	5,499	5,558
High	6,974	7,110	7,601
Total	22,553	23,211	23,390

Future growth trends are uncertain. Changes in population growth, fertility rates, new housing development slowdown, or a sharp downturn in the economic conditions in the Puget Sound region could have a major impact on long term enrollment, making it significantly lower or higher than the current estimate. Given this uncertainty, the current forecast should be considered a reasonable estimate based on the best information available, but subject to change as newer information about trends becomes available.

Snohomish County/OFM Forecasts

Using OFM/County data provided by Snohomish County, NSD projects a 2044 student FTE population of 30,924 (**Table 2.3**). For the six year period between 2016 and 2021, the District's actual enrollment averaged 39.7% of the OFM/County population estimates. Based on the 2020 Census data, the District's actual enrollment averaged 35.54% of the OFM/County population estimates. However, these figures are misleading in that they assumes that all of the District's students reside in Snohomish County. This is not the case given that the NSD's boundaries include both King and Snohomish County. As such, the projections are highly speculative and are used only for general planning and comparative purposes.

FTE Enrollment Forecast – 2044 OFM Estimates*

Table 2.3

Grade Band	October 2021	October 2028	October 2044
Elementary	10,212	11,319	14,086
Middle	5,322	5,914	7,341
High	6,885	7,648	9,497
Total	22,419	24,881	30,924

*Assumes that percentage per grade span will remain constant through 2044

District Standard of Service

Section 3

Primary Objective

Optimizing student learning is the heart of what the Northshore School District strives for in establishing its service standard for classroom capacity utilization. This requires a constant review and assessment of programs, curriculum and instructional changes, student learning behaviors, learning environments, technological innovations and program development. Equitable access to programs for all students is also a school board driven goal and NSD is continually striving for process and methods in which all students have the ability to access the best learning environment. Additional variables include changes in mandatory requirements dictated by the state, such as full-day kindergarten, Core 24 graduation requirements, and reduced K-3 class size ratios. These elements, as well as demographic projections, are weighed when determining service levels.

Existing Programs and Standards of Service

NSD currently provides traditional educational programs and nontraditional programs (**Table 3.1**). These programs are reviewed regularly to determine the optimum instructional methods and learning environments required at each school, with added attention to equitable access across the District. The required space for these programs, as well as any supporting space, is determined by noise, level of physical activity, teacher to student ratios, privacy, and/or the need for physical proximity to other services/facilities. Adequate space must exist for program flexibility, differing learning styles, program changes, project/problem-based learning and pre- and post-school activities. For example, service level capacities in rooms utilized in high schools for programs such as Special Education Functional Skills and Academics would reflect lower capacities of the defined service levels (**Table 3.2**), with eight students per classroom instead of 26 students per classroom.

Special teaching stations and programs offered by NSD at specific school sites are included in **Table 3.1**.

Programs and Teaching Stations

Table 3.1

	Elementary	Secondary
Group Activity Rooms	X	
Early Childhood Headstart (Federal) ECEAP (State)	X	X
Elementary Advanced Placement (EAP)	X	
Advanced Academic Placement (AAP)		X
Parents in Active Cooperative Education (PACE)	X	
Dual Language (DL)	X	
Special Education: <ul style="list-style-type: none"> • Learning Centers (LC) • Mid-Level (Sensory and Social Emotional at elementary. Positive Behavior Support at secondary.) • Mid-Level Blended • Functional Skills and Academics • Adult Transition Program (ATP) 	X	X
Learning Assistance Program (LAP) Title I (elementary and middle school)	X	X
English Learners (EL)	X	X
Northshore Network Northshore Family Partnership Northshore Virtual Program	X	X
Alternative School Program		X
Career Technical Education (CTE) <ul style="list-style-type: none"> • Includes specialized programs such as Automotive, Composites, Culinary Arts, Robotics, Sustainable Engineering and Design, Project Lead the Way, Aeronautics 		X
International Baccalaureate (IB) Advanced Placement (AP)		X
Running Start		X
College in the High School		X

Capacity is affected at those buildings that house special programs. These programs usually require space modifications and frequently have lower class sizes than other, more traditional programs; this potentially translates into greater space requirements. These requirements affect the utilization of rooms and result in school capacities varying from year to year. (As programs move or grow, depending on space needs, capacity can change or decline in a school).

Teaching station loading is identified in **Table 3.2**. Class sizes are averages based on actual utilization as influenced by state funding and instructional program standards. NSD's standard of service is based on state and/or contractual requirements.

Standard of Service – Class Size

Table 3.2

Program a Classroom Serves	Elementary Target # of Students per Classroom	Middle Average Students per Classroom	High Average Students per Classroom
Base Standard, EAP, AAP, AP, IB	24	26	26
Early Childhood	16	NA	NA
Special Education Preschool	15	NA	NA
Kindergarten	22	NA	NA
Special Education Mid-Level Blended	12	NA	NA
Special Education Mid-Level Social Emotional	10	NA	NA
Special Education Sensory	10	NA	NA
Special Education Social Emotional	10	NA	NA
Special Education Mid-Level	12	10	10
Special Education Functional Skills and Academics	8	8	8
Special Education Positive Behavior Support	NA	10	10
CTE	NA	NA	NA
Alternative	NA	NA	15

Snohomish County requires that the District's plan include a report regarding NSD's compliance with the District's minimum levels of service for the school years 2019-2021. **Table 3.3** shows the District's average students per teaching station as a measurement of its minimum levels of service as of October 1 for each year.

Average Students per Scheduled Teaching Station (In classrooms without special programs)

Table 3.3

Grade Level	# of Scheduled Teaching Stations	Minimum Level of Service	2019- 2020	2020- 2021	2021- 2022
K – 5	489	24	22.2	21.4	20.9
6 – 8	212	26	26.0	25.4	25.1
9 – 12	303	26	21.8	22.5	22.7
Total / Average	1,004		23.3	23.1	22.9

Capital Facilities Inventory

Section 4

Inventory

Under the Growth Management Act, a public entity must periodically determine its capacity by conducting an inventory of its capital facilities. **Capacity** is a term that can be used in 3 different ways:

Design Capacity: The number of students a school was designed to hold.

Instructional Capacity: The design capacity is affected at buildings that house special programs or different grade levels. Some programs and grades require space modifications and frequently have lower class sizes. As a result, instructional capacity – **The true, functional capacity of a school for students**, is often lower than design capacity.

For example, an elementary school with 10 classrooms may have been designed for 300 students with 25 students in a classroom. However, the site might not be able to support the design capacity of 300 students for two primary reasons. The first is class size for different grade levels. For example, full-day Kindergarten classes become overloaded at 23 students. Instructional capacity can also be affected by programs in a school. Special Education often has several programs offered at each site. These programs have limited class sizes. The instructional capacity of a school must be recalculated every year to reflect the number of classrooms at different grade levels and the classrooms that hold special programs with limited class sizes.

Available Capacity: When the enrollment of a school is subtracted from the instructional capacity, the remaining number is the available capacity. **It represents how much room is left at a school for new students.**

If the available capacity is a negative number, that represents a school that has exceeded its instructional capacity. When this happens, class sizes may rise, or teachers may need to travel to find a room that is available for instruction.

Table 4.2 summarizes the instructional capacity owned and operated by the District. Information is also provided on relocatable classrooms (portables), school sites and other District owned facilities.

Variations in student instructional capacity between schools are often a result of the number of specialized programs offered at specific schools. As explained above, these programs require additional classroom space per student, which can reduce the instructional capacity of the school. Further, instructional capacities will change from year-to-year based on changes to existing programs, projected programs, and the resulting required space needed to deliver the instructional model at each site. To monitor this, and for use in preliminary instructional capacity planning, NSD establishes classroom design capacities for planning purposes. This is the maximum number of students a school can accommodate based on a standard room capacity. These figures are then compared to the actual room utilization rate on a regular basis.

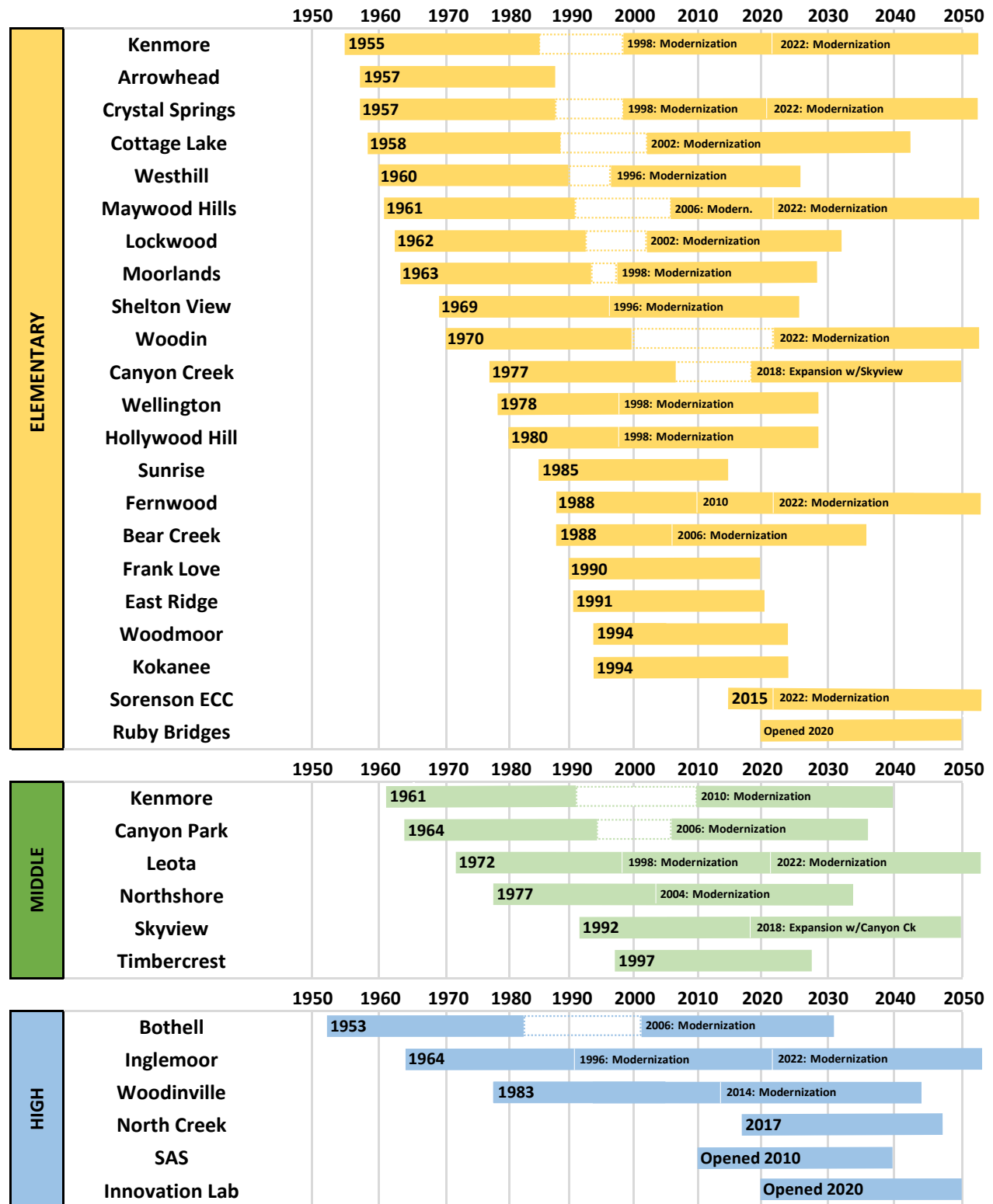
Capacity takes into consideration the specific programs that take place in each of the classrooms in a school every year. For example, capacities in rooms utilized for programs such as special education would reflect the defined service levels (**Table 3.2**), ranging from 8 to 26 students per room. Because of the need to provide planning time and space for teacher preparation or other required services, some facilities will only support a capacity utilization of 85%. In secondary schools, the utilization percentage may be higher. Capacities are updated annually in the CFP to reflect current program needs and classroom utilization.

Schools

Table 4.1 Illustrates the age of each school, the dates of modernizations and added capacity, and the historical timeline. **Table 4.2** shows the District's permanent and portable instructional student capacity for the 2021-22 school year.

Historical Timeline of School Construction and Modernization

Table 4.1



[2021-22 Instructional Capacity Inventory](#)
Table 4.2

	Permanent Instructional Capacity	# of Instructional Portables	Total # of Portables	Portable Instructional Capacity	Instructional Portable % of Total Capacity	Total Instructional Capacity
Elementary						
Arrowhead	330	0	0	72	17.9	402
Bear Creek*						
Canyon Creek	856	12	12	240	21.9	1096
Cottage Lake	378	0	0	0	0	378
Crystal Springs	400	8	10	192	32.4	592
East Ridge	426	0	0	0	0	426
Fernwood	492	14	18	336	40.6	828
Frank Love	350	10	14	240	40.7	590
Hollywood Hill	428	0	0	0	0	428
Kenmore	330	5	9	144	30.4	474
Kokanee	446	15	12	264	37.2	710
Lockwood	544	4	6	96	15.0	640
Maywood Hills	400	8	10	216	35.1	616
Moorlands	568	10	9	216	27.6	784
Ruby Bridges	568	0	0	0	0	568
Shelton View	426	1	4	48	10.1	474
Sorenson ECC**		2	2			
Sunrise	452	0	0	24	5.0	476
Wellington	450	0	0	72	13.8	522
Westhill	328	7	9	168	33.9	496
Woodin	424	4	6	120	22.1	544
Woodmoor	688	0	0	0	0	688
Elementary Totals	9,284	100	121	2,448	20.9	11,732
Middle School						
Canyon Park	884	4		104	11.7	988
Kenmore	796	1		26	3.0	822
Leota	774	7	7	182	23.5	956
Northshore	862	4		104	12.0	966
Skyview	1,150	4		104	9.0	1,254
Timbercrest	796	0		0	0	796
Middle School Totals	5,262	20	7	520	9.87	5,782
High School						
Bothell	1,515	0	4			1,515
Inglemoor	1,338	6	6	156	11.6	1,494
North Creek	1,404	0				1,404
Woodinville	1,470	0				1,470
Innovation Lab	468	0				468
SAS	270	0				270
High School Total	6,465	6	10	156	2.4	6,621
K12 Totals	21,011	126	138	3,124	12.94%	24,135

**Sorenson Early Childhood Center serves students age 3-5 yrs and does not provide any capacity for K-5 grades;

*Bear Creek provides programs for the Northshore Family Partnerships/Northshore Network and does not provide regular capacity.

Relocatable Classroom Facilities (Portables)

Portable classrooms provide temporary/interim classroom space to house students until permanent facilities can be constructed and to prevent over-building of permanent capacity. Traditionally, NSD has aimed to keep its total capacity provided by portables at or below 10% to a maximum of 15% percent of its total capacity. This percentage fluctuates, impacted by growth and changes in instructional program needs.

Table 4.2 shows all instructional portables at each school. Not included in the interim classroom capacity are portables that are used for daycare, PTA, conference rooms/resource rooms, OT/PT, LAP, science or other labs, ASB, music or other non-instructional uses.

Portables are utilized to help achieve efficient facility utilization and balance economic costs while encouraging innovation and new approaches, particularly for non-core or pilot programs. The District regularly reassesses the need for portables as permanent capacity is built or other changes occur (such as revisions to instructional programs. At this time, NSD anticipates a continued need for portables as a part of the capacity solution. In some cases, portables may be moved from one grade band to another to address capacity needs. Future updates to the CFP will note any adjustments.

A typical portable classroom provides capacity for approximately 25 students at the elementary level or 26 at the secondary level. Portables are used to meet a variety of instructional needs. Of the 147 portable classrooms that the District owns, 121 are currently being used as classrooms for scheduled classes. The District's Enrollment Demographics Task Force (EDTF) has recommended that the District begin to phase out the increasing number of older portables as capacity allows, but with recent growth trends, the District continues to be reliant on this interim capacity. All portables are inspected regularly and upgraded as needed, or as systems require.

The lifespan of a portable is approximately 20 years and up to 25 years with aggressive maintenance. Portables have been an effective method for meeting capacity needs in a district that has experienced rapid increases in enrollment. At this time, the District's inventory is aging with 97 of the 147 portables the district owns having reached 20 years of service. By 2026, 97 portables will be 20 years or older. Although the current bond replaces 67 aging portables, total capacity at schools with portables will be impacted in the future as the need to retire aging portables increases.

Other Facilities

In addition to 34 school sites, the District owns and operates sites that provide transportation,

administration, maintenance and operational support to schools. The District also holds undeveloped properties that were acquired for potential development of a facility for instructional use. An inventory of these facilities is provided in **Table 4-4** below.

Inventory of Support Facilities & Underdeveloped Land

Table 4.4

Facility Name	Building Area (Sq. Feet)	Site Size (Acres)
Administrative Center (Monte Villa)	49,000	5
Support Services Building	41,000	5
Warehouse	44,000	2
Transportation	39,000	9
20521 48 th Dr SE (includes Ruby Bridges ES and remaining undeveloped portion planned for a future school site)		33
19827 88 th Ave NE		10
18416 88 th Ave NE		50,011 sf
15215, 15123, 15127 84 th Ave NE & 8305 NE 153 rd St (4 parcels adjacent to Moorlands ES)		49,993 sf
Paradise Lake Site*		26
Wellington Hills Site**		104

*Note: Paradise Lake property is located in King County, outside the Urban Growth Area. In 2012, King County prohibited the siting of schools outside the UGA; although the property was purchased prior to that change, it is not currently useable as a potential school site.

**Note: The Wellington property is located in Snohomish County, adjacent to the Maltby Urban Growth Area. In 2015, a purchase and sale agreement was signed and entered into between Snohomish County and Northshore School District, but legal challenges ensued and closing of the property sale was delayed until October 2017. A settlement agreement was reached in 2019 and recorded under Snohomish County Recording No. 201906210221. The District has no active project at this site, nor are there definitive short or long-term plans for siting a school at this location.

Projected Facility Needs

Section 5

Planning History

In 2001, Northshore School District Board of Directors established a board policy to create a standing, community-based taskforce to study District-wide enrollment and demographic changes and the resulting impacts on school capacity needs, instructional programs, or other variables. The Enrollment Demographic Task Force (EDTF) examines enrollment projections, capacity considerations, student impacts, cost impacts, program needs, etc., and boundary adjustments based upon the above. The committee recommends potential solutions to the school board. If approved by the board, these recommended actions are implemented by the District and incorporated into the Capital Facilities Plan.

Using October 2021 enrollment figures, the District enrollment grew by over 1.5% or 1,134 new students during the previous six year period. The high school grade span has grown by over 740 new students in that time; an 11% increase. As noted above, October 2021 enrollment figures were down slightly due to the impacts of the pandemic but are expected to return to pre-2020 figures post-pandemic. To accommodate the District's growth, EDTF identified mitigation strategies (in order of priority) for the District to employ when addressing existing and future capacity needs (**Table 5.1**).

EDTF continues to monitor development and growth across the district and has noted that although development in some northern areas of the District is slowing down, development is increasing in the western and southern regions. EDTF applies capacity mitigation tools to ease overcrowding and balance enrollments where and when necessary, making recommendations to the Superintendent and School Board.

Capacity Mitigation Tools

Table 5.1

Shorter Lead Time
Utilize existing spaces more creatively
Adjust waiver policies
Adjust program placements
Move classes to schools with capacity
Move existing portables
Install new portables
Lease space
Longer Lead Time
Adjust service areas
Adjust feeder patterns
New construction
Acquire new property

Planned Improvements - Construction to Accommodate New Growth

The continued increase in enrollment has fully exhausted capacity increases from relocating building programs, portable additions, grade reconfiguration, and boundary changes. Growth continues to outpace school capacity. Growth has been concentrated in northern, central, and southern portions of NSD and is accelerating at the secondary level.

The \$425 million 2022 capital bond approved by voters includes eight new projects to add permanent capacity across the District at all grade levels. Note that the number of new permanent classrooms is an early planning estimate. The District will be spending the next year working with architects and contractors to develop specific plans for each site. NSD will also take into consideration recent and future growth within each school's boundaries to inform any potential changes to the number of proposed classrooms.

- Inglemoor High School (IHS)
 - IHS currently has 6 portables on site. 5 portables are used for regular instruction and 1 is used for SPED instruction. The modernization project proposes replacing the 6 portables on site with permanent classrooms, and adding 10 additional permanent classrooms. Also proposed are a new athletic support space, a new commons, and a new main office complex to support increased capacity.
- Leota Middle School (LMS)
 - LMS currently has 7 portables on site. 4 portables are used for regular classroom instruction, 1 is used for SPED instruction, and 2 are for auxiliary classes. The modernization project proposes replacing the 7 portables with permanent classrooms, and adding 5 additional permanent classrooms. Also proposed are a new gym, commons, main office complex and improved site circulation to support

increased capacity.

- Kenmore Elementary School
 - Kenmore currently has 9 portables on site. 5 portables are used for regular instruction. 4 are used for specialists and programs. The modernization project
 - proposes replacing the 9 portables with permanent classrooms, adding 2 additional permanent classrooms. Also proposed are a new gym, commons, main office complex, a fully inclusive playground, and improved site circulation to support increased capacity.

- Crystal Springs Elementary School
 - Crystal Springs currently has 10 portables on site. 8 portables are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 10 portables with permanent classrooms, adding 2 additional permanent classrooms. Also proposed are a new gym, a fully inclusive playground, and improved site circulation to support increased capacity.

- Fernwood Elementary School
 - Fernwood currently has 18 portables on site. 14 are used for regular classroom instruction. 1 is a restroom portable. 3 are used for specialists and programs. The modernization project proposes replacing those 18 portables with permanent classrooms, adding 3 additional permanent classrooms including the conversion of the restroom portable to a classroom. Also proposed are an inclusive playground and improved site circulation to support increased capacity.

- Maywood Hills Elementary School
 - Maywood Hills currently has 10 portables on site. 8 are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 10 portables with permanent classrooms, and adding 2 additional permanent classrooms. Also proposed are a new gym, a fully inclusive playground, and improved site circulation to support increased capacity.

- Woodin Elementary School
 - Woodin currently has 6 portables on site. 4 are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 6 portables with permanent classrooms, and adding 6 additional permanent classrooms. Also proposed are a fully inclusive playground

and improved site circulation to support increased capacity.

- Sorenson Early Childhood Center (SECC)
 - SECC currently has 2 portables on site. Both are used for regular instruction. The modernization project proposes replacing those 2 portables with permanent classrooms, and adding 6 additional permanent classrooms. Also proposed are a fully inclusive playground to support increased capacity.

Long-term projections from 2021 – 2031 indicate growth of 971 new students, with fluctuation of growth at all grade levels, by 2031. The District will continue to monitor the factors that shape our capacity needs, i.e.; statewide legislative changes, instructional delivery requirements, the economy, changes in planned land use, changes in mandated program requirements, equitable access to programs, building permit activity, and birth rates, in order to help ensure needed instructional space is available when/where needed and will pursue additional land acquisition should construction of additional sites be necessary to accommodate those needs. Future updates to this CFP will include relevant information.

Table 5.2 summarizes the schools that will be undergoing construction as a result of the 2022 bond. Each project will include both capacity for growth and modernization of key systems and structures.

Planned Construction Projects

Table 5.2

Growth Projects	Estimated Completion Date	Projected Student Capacity Added
Partial renovations and permanent capacity additions to Crystal Springs, Fernwood, Kenmore, Maywood Hills, and Woodin Elementary	2025	1,608
Construct and equip Part 1 of Leota Middle School phased replacement	2026	312
Construct and equip Part 1 of Inglemoor High School phased replacement	2026	416
Classroom addition at Sorenson Early Childhood Center	2025	128

Portable Location Adjustments

Where growth results in capacity deficits at a specific grade band, portables may be relocated from one grade band to another to assist with meeting enrollment projections. In addition, the District may adjust program space within permanent facilities to move programs to portables to free up space in permanent facilities for additional regular student capacity. See **Section 4** for more detail regarding portables.

Capacity Analysis

The District's six-year capacity analysis, considering projected enrollment and planned new capacity, is shown in **Table 5.3**. As with any long-term projections, many assumptions and estimates on housing must be made, increasing the risk associated with the accuracy of enrollment forecasts. However, NSD has trended above mid-range projections in years past, and with a continuing strong real estate and development market, the District will plan for continued growth as projected.

NSD is in a planning year for the modernizations of 8 school sites. Estimated capacities for each site are used in this CFP. Adjustments may be made to capacities during planning in response to updated development data within a school's boundary area, and/or other needs that impact enrollment and capacity.

School Enrollment and Instructional Classroom Capacity

Table 5.3

	2021-22*	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary Enrollment	10,212	10,297	10,469	10,506	10,571	10,655	10,603
Permanent Capacity - Existing	9,284	9,284	9,284	9,284	10,340	10,892	10,892
New Permanent Capacity - Crystal Springs				288			
New Permanent Capacity - Fernwood				480			
New Permanent Capacity - Kenmore					264		
New Permanent Capacity - Maywood Hills					288		
New Permanent Capacity - Woodin				288			
Capacity in Portables	2,448	2,448	2,448	1,632	1,176	1,176	1,176
Total Capacity including Portables	11,732	11,732	11,732	11,972	12,068	12,068	12,068
Permanent Capacity over/(short)	(928)	(1,013)	(1,185)	(166)	321	237	289
Total Capacity w/Portables over/(short)	1,520	1,435	1,263	1,466	1,497	1,413	1,465
Middle School Enrollment	5,322	5,280	5,311	5,344	5,411	5,396	5,499
Permanent Capacity - Existing	5,262	5,262	5,262	5,262	5,574	5,574	5,574
New Permanent Capacity - Leota				312			
Capacity in Portables	520	520	520	338	338	338	338
Total Capacity including Portables	5,782	5,782	5,782	5,912	5,912	5,912	5,912
Permanent Capacity over/(short)	(60)	(18)	(49)	230	163	178	75
Total Capacity w/Portables over/(short)	460	502	471	568	501	516	446
High School Enrollment	6,885	6,974	6,992	7,002	7,017	7,009	7,110
Permanent Capacity - Existing	6,465	6,465	6,465	6,465	6,465	6,881	6,881
New Permanent Capacity - Inglesmoor					416		
Capacity in Portables	156	156	156	156	0	0	0
Total Capacity including Portables	6,621	6,621	6,621	6,621	6,881	6,881	6,881
Permanent Capacity over/(short)	(420)	(509)	(527)	(537)	(136)	(128)	(229)
Total Capacity w/Portables over/(short)	(264)	(353)	(371)	(381)	(136)	(128)	(229)
Total Enrollment	22,419	22,551	22,772	22,852	22,999	23,060	23,212
Permanent Capacity - Existing	21,011	21,011	21,011	21,011	22,379	23,347	23,347
Capacity in New Permanent Facilities				1,368	968		
Capacity in Portables	3,124	3,124	3,124	2,126	1,514	1,514	1,514
Total Capacity including Portables	24,135	24,135	24,135	24,505	24,861	24,861	24,861
Permanent Capacity over/(short)	(1,408)	(1,540)	(1,761)	(1,841)	(620)	287	135
Total Capacity with Portables over/(short)	1,716	1,584	1,363	1,653	2,200	1,801	1,650

*Actual October 2021 enrollment

This table does not include new or relocated portable facilities over the six-year planning period; it also does not include the addition of permanent capacity at Sorenson Early Childhood Center.

For long-term planning purposes, a ten-year capacity analysis can be created. **Table 5.4** utilizes demographers' 10-year NSD forecast to create the best possible projection given the data available to us. Note that the longer the period of time that a forecast covers, the less accurate it becomes. Factors such as unforeseen changes in population and development may impact actual results. An example of this is the recent COVID-10 pandemic and the influence it has had on demographic and development trends in school districts, including NSD.

Year 2031 – Long-term Forecast of Enrollment and Instructional Capacity

Table 5.4

Assumes added new capacity projects included in this CFP but no future near-term planning in process and no adjustment of portable facilities.

Grade Level	Enrollment	Permanent Capacity	Total Capacity	Permanent surplus/(short)	Total surplus/(short)
Elementary	10,231	9,284	11,732	(947)	1,501
Middle School	5,558	5,262	5,782	(296)	224
High School	7,601	6,465	6,621	(1,136)	(980)
Total	23,390	21,011	24,135	(2,379)	745

Planned Improvements – Existing Facilities (Building Improvement Program)

In a number of sites (not identified for additional capacity in the 2022 bond) where the existing facility layout (building envelope) meets instructional needs and building structural integrity is good, individual building systems (such as HVAC, mechanical, flooring, roofing) are identified for replacement or modernization to extend the life of the overall site and ensure optimal learning environment for students. NSD continues to implement building improvement projects funded as a part of the 2018 Bond, and is currently planning implementation of improvements identified within the 2022 capital bond. See **Table 6.1** in Section 6.

Capital Facilities Financing Plan

Section 6

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, state matching funds, impact fees, and mitigation payments. Each of these funding sources are discussed below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue. They are then retired through collection of property taxes. The District's Board of Directors, upon the recommendation of the Capital Bond Planning Task Force, sent a \$425 million bond measure to the voters in February 2022 to provide funding for growth-related projects included in this Capital Facilities Plan, as well as other District-wide building improvement or capital infrastructure needs. The voters approved the bond measure by 61.2%.

State School Construction Assistance

State financial assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation funds or the Superintendent of Public Instruction can prioritize projects for funding.

State financial assistance is available for qualifying school construction projects, however these funds may not be received until two to three years after a matched project has been completed. This requires the District to finance the complete project with local funds. Site acquisition and site improvements are not eligible to receive matching funds. These funds, as with all state funded programs, have been reduced, and given the current state budget, could be eliminated or eligibility criteria and funding formulas revised. Eligibility for state match is continually reviewed. Future updates to this plan will include updated information, as it becomes available.

Impact Fees
(See Section 7 for background, detail, and methodology)

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities such as schools) needed to accommodate growth from new development. The statute is clear that the financing of needed public facilities to serve growth cannot be funded solely by impact fees but rather must be balanced with other sources of public funds.

Budget and Financing Plan

Table 6.1 is a summary of the budget that supports the Capital Facilities Plan. Each project budget represents the total project costs which include; construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingency. The table also identifies 2022 and future planned expenditures. It does not include project expenditures from previous years.

8-Year Capital Facilities Expenditures Finance Plan
Table 6.1

\$\$ in MILLIONS	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
PROJECTS ADDING CAPACITY								
Inglemoor HS Concert Hall & Classrooms*	17.0							
SMS/CC Elem & MS Capacity Addition*	1.0							
Ruby Bridges Elementary (Maltby)*	1.0							
Innovation Lab High School (not bond funded)*	0.1							
Inglemoor High School Modernization*		5.0	60.0	30.0	5.0			
Leota Middle School Modernization*		3.0	36.0	18.0	3.0			
Crystal Springs Elementary Modernization*		1.5	18.5	9.2	1.5			
Fernwood Elementary Modernization*		1.5	18.5	9.2	1.5			
Kenmore Elementary Modernization*		1.5	18.5	9.2	1.5			
Maywood Hills Elementary Modernization*		1.9	22.2	11.1	1.9			
Woodin Elementary Modernization*		1.5	18.5	9.2	1.5			
Sorenson Early Childhood Center Modernization		0.6	7.2	3.6	0.6			
Future Middle School*					1.0	5.0	60.0	30.0
TOTAL PROJECTS ADDING CAPACITY	19.1	16.5	199.4	99.5	17.5	5.0	60.0	30.0
PROJECTS NOT ADDING CAPACITY								
Building Improvement Program	5.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Technology	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Fields/Inclusive Learning	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Code Compliance/Small Works	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Site Purchase/Circulation	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Overhead/Bond Expenses	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Security	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
TOTAL PROJECTS NOT ADDING CAPACITY	15.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0
TOTAL PROJECT EXPENDITURES	34.1	39.5	222.4	122.5	40.5	28.0	83.0	53.0

* Signifies schools with growth-related capacity improvements and eligible for funding with impact fee revenue. Listed modernization projects include added permanent capacity for growth.

Note: Costs for Inglemoor High School do not reflect expenses from years prior to 2021-22. Total project cost is \$110M.

Impact Fees

Section 7

School Impact Fees under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate growth/new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The basic underlying assumption is that growth pays for growth.

Enrollment declines beginning around 2002 kept NSD from meeting the required eligibility criteria to collect school impact fees. The District is spread across two counties and also across the urban growth boundary. While development picked up on the north end of NSD, there was still ample capacity in the southeast area of the District. Because of the statutes and ordinances governing school district eligibility criteria to be able to collect school impact fees, NSD was not able to re-establish eligibility for collection of school impact fees until 2016. King County and the cities of Bothell, Kenmore, and Woodinville have all adopted the District's 2021 CFP and are collecting impact fees identified in that plan. Snohomish County adopted the District's 2020 CFP and is collecting impact fees associated with that plan. We anticipate all the above jurisdictions to consider and adopt this 2022 CFP this fall either as part of their regular budget cycle.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees may be calculated based on the District's cost per dwelling unit to purchase/acquire land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables), all for purposes of growth-related needs. The costs of projects that do not add growth-related capacity are not included in the impact fee calculations. The impact fee formula calculates a "cost per dwelling unit". New capacity construction costs addressing NSD's growth-related needs, are used in the calculation

A student factor (or student generation rate) is used to identify the average cost per NEW dwelling unit by measuring the average number of students generated by each NEW (sold and occupied) housing type (single family dwelling units, townhomes, and multi-family dwelling units). The student generation rate used is an actual generation of students by grade level that came from new development over a period of five (5) years. NSD updated its student factor for both single family and multi-family and townhome units in early 2022. The townhome generation

factor will be new with this 2022 plan. The student factor analysis for NSD is included in **Appendix A**. The student factors in Appendix A are based on all newly constructed, sold, and occupied units.

The District's student-generation rate for multi-family dwelling units is much lower than the student generation rate for single-family homes. As available land for single family development is beginning to be constrained, and multi-family development – most notably townhomes, is increasing, we anticipate continued increases in student generation rates from those units over time. In particular, the District's student generation rates, when isolated for townhomes only, show that more students are residing in those units than in traditional multi-family units. NSD is requesting that each jurisdiction, if necessary, consider amendments to the school impact fee ordinance to recognize the impacts of townhome units as different from apartments and condominium units.

As required under GMA, credits are applied for State School Construction Assistance Funds to be reimbursed to the District, where expected, and projected future property taxes to be paid by the dwelling unit toward a capital bond/levy funding the capacity improvement. Formula driven fees are identified in **Appendix B**.

Snohomish County Code (30.66C) and King County Code (21A.43) establish each jurisdiction's authority to collect school impact fees on behalf of the District. The formula for calculating impact fees is substantively identical in each code (with one exception that Snohomish County has separate fees for Multi-Family Units with 1 bedroom or less and Multi-Family Units with 2+ bedrooms). The codes of each of the cities are similar to those of the counties. These codes establish the conditions, restrictions, and criteria for eligibility to collect impact fees. Both counties define a school district's "service area" to be the total geographic boundaries of the school district.

NSD updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of NSD.

The impact fees requested in this year's Capital Facilities Plan are based on growth related construction projects, including added permanent capacity at: Inglemoor High School (416), Leota Middle School (312), Kenmore Elementary (264), Crystal Springs Elementary (288), Fernwood Elementary (480), Maywood Hills Elementary (288), and Woodin Elementary (288).

Proposed School Impact Fees
 Snohomish County, City of Woodinville^

Single Family Units	\$17,963
Townhome Units	\$7,152
Multi-Family Units – 2+ Bedrooms	\$0

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

^The District does not request that Snohomish County adopt a MF 1 bedroom/less fee on its behalf.

Proposed School Impact Fees
 King County, Bothell, Kenmore*

Single Family Units	\$17,963
Multi-Family Units (incl. Townhomes)	\$2,625

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

*If Bothell or Kenmore determine the Snohomish County model, segregating townhomes separately from other multi-family units, then the Snohomish County fee proposal applies.

Factors for Impact Fee Calculations

Student Generation Factors: Single Family

Elementary	0.341
Middle	0.124
High	0.138
K-12	0.604

Student Generation Factors: Multi-Family

Elementary	0.076
Middle	0.026
High	0.026
K-12	0.128

Student Generation Factors: Townhomes

Elementary	0.238
Middle	0.072
High	0.070
K-12	0.380

Student Generation Factors: Apartments

Elementary	0.018
Middle	0.010
High	0.010
K-12	0.038

Projected New Capacity

Inglemoor High School (416)
 Leota Middle School (312)
 Kenmore Elementary (264)
 Fernwood Elementary (480)
 Crystal Springs Elementary (288)
 Maywood Hills Elementary (288)
 Woodin Elementary (288)

Capacity/Construction Costs (in millions)

Inglemoor High School	\$110
Leota Middle School	\$60
Kenmore Elementary	\$30.7
Fernwood Elementary	\$30.7
Crystal Springs Elementary	\$30.7
Maywood Hills Elementary	\$37.1
Woodin Elementary	\$30.7

Capacity/New Property Costs

\$0.00

Temporary Facility Capacity Costs

\$0.00

(Portable costs not included in the formula)

Permanent Facility Square Footage

94.55%

Temporary Facility Square Footage

5.45%

School Construction Assistance Program Credit

Current SCAP percentage	42.18%
Current Construction Cost Allocation	246.83
OSPI Sq/Ft/Student	
ES:	90
MS:	108
HS:	130

Tax Payment Credit

Single Family AAV	\$1,405,644
Multi-Family Unit AAV	\$464,849

Debt Service Rate

Current/\$1,000	\$1.47967
-----------------	-----------

GO Bond Interest Rate – Bond Buyer Index

Avg – Feb. 2022	\$2.45
-----------------	--------

Developer Provided Sites/Facilities

None

APPENDIX A

2022 Student Generation Factors from New Development

All Units Constructed 2016 - 2020 (5 years)

Grade	Single-Family 2,574 Units		Multi-Family 3,296 Units	
	Students	Factor	Students	Factor
K	157	0.061	39	0.012
1	143	0.056	48	0.015
2	163	0.063	40	0.012
3	161	0.063	37	0.011
4	135	0.052	40	0.012
5	119	0.046	46	0.014
6	110	0.043	31	0.009
7	119	0.046	23	0.007
8	91	0.035	32	0.010
9	103	0.040	25	0.008
10	91	0.035	30	0.009
11	81	0.031	16	0.005
12	81	0.031	14	0.004
K-5	878	0.341	250	0.076
6-8	320	0.124	86	0.026
9-12	356	0.138	85	0.026
K-12	1,554	0.604	421	0.128

Grade	Townhome 866 Units		Apartments 2,430 Units	
	Students	Factor	Students	Factor
K	31	0.036	8	0.003
1	42	0.048	6	0.002
2	31	0.036	9	0.004
3	28	0.032	9	0.004
4	32	0.037	8	0.003
5	42	0.048	4	0.002
6	23	0.027	8	0.003
7	18	0.021	5	0.002
8	21	0.024	11	0.005
9	21	0.024	4	0.002
10	17	0.020	13	0.005
11	13	0.015	3	0.001
12	10	0.012	4	0.002
K-5	206	0.238	44	0.018
6-8	62	0.072	24	0.010
9-12	61	0.070	24	0.010
K-12	329	0.380	92	0.038

APPENDIX B.1

School Impact Fee Calculation: Single Family Dwelling Unit
Northshore School District, 2022 CFP

School Impact Fee Calculation - Single Family Dwelling Unit
Northshore School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	0	\$0	1608	\$0	0.3410	\$0
Middle	0	\$0	312	\$0	0.1240	\$0
Senior	0	\$0	416	\$0	0.1380	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.3410	\$22,036
Middle	94.55%	\$42,000,000	312	\$134,615	0.1240	\$15,783
Senior	94.55%	\$70,000,000	416	\$168,269	0.1380	\$21,956
TOTAL						\$59,774

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	5.45%	\$0	25	\$0	0.3410	\$0
Middle	5.45%	\$0	25	\$0	0.1240	\$0
Senior	5.45%	\$0	25	\$0	0.1380	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.3410	\$3,195
Middle	246.83	108.0	42.18%	\$11,244	0.1240	\$1,394
Senior	246.83	130.0	42.18%	\$13,535	0.1380	\$1,868
TOTAL						\$6,457

School Impact Fee Calculation - Single Family Dwelling Unit
Northshore School District 2022 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$1,405,649
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$1,981.80
Years Amortized	10
Current Bond Interest Rate	2.45%
Present Value of Revenue Stream	\$17,390

Impact Fee Summary - Single Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$59,774
Temporary Facility Cost	\$0
State SCFA Credit	(\$6,457)
Tax Payment Credit	(\$17,390)
Unfunded Need	\$35,927
50% Required Adjustment	\$17,963
Single Family Impact Fee	\$17,963

APPENDIX B.2

School Impact Fee Calculation: Townhome Dwelling Unit
Northshore School District, 2022 CFP

School Impact Fee Calculation - Townhomes
Northshore School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ THDU</u>
Elementary	0	\$0	1608	\$0	0.2380	\$0
Middle	0	\$0	312	\$0	0.0720	\$0
Senior	0	\$0	416	\$0	0.0700	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ THDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.2380	\$15,380
Middle	94.55%	\$42,000,000	312	\$134,615	0.0720	\$9,164
Senior	94.55%	\$70,000,000	416	\$168,269	0.0700	\$11,137
TOTAL						\$35,681

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ THDU</u>
Elementary	5.45%	\$0	25	\$0	0.2380	\$0
Middle	5.45%	\$0	25	\$0	0.0720	\$0
Senior	5.45%	\$0	25	\$0	0.0700	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ THDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.2380	\$2,230
Middle	246.83	108.0	42.18%	\$11,244	0.0720	\$810
Senior	246.83	130.0	42.18%	\$13,535	0.0700	\$947
TOTAL						\$3,987

School Impact Fee Calculation - Townhomes
Northshore School District 2022 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$1,405,649
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$1,981.80
Years Amortized	10
Current Bond Interest Rate	2.45%
Present Value of Revenue Stream	\$17,390

Impact Fee Summary - Townhome Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$35,681
Temporary Facility Cost	\$0
State SCFA Credit	(\$3,987)
Tax Payment Credit	(\$17,390)
Unfunded Need	\$14,304
50% Required Adjustment	\$7,152
Townhome Impact Fee	\$7,152

APPENDIX B.3

School Impact Fee Calculation: Multi-Family Dwelling Unit
(Townhome, Apartment, Condo blend)
Northshore School District, 2022 CFP

School Impact Fee Calculation - Multi-Family Dwelling Unit

Northshore School District 2022 CFP

(Townhomes, Apartments, Condos)

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	0	\$0	1608	\$0	0.0760	\$0
Middle	0	\$0	312	\$0	0.0260	\$0
Senior	0	\$0	416	\$0	0.0260	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.0760	\$4,911
Middle	94.55%	\$42,000,000	312	\$134,615	0.0260	\$3,309
Senior	94.55%	\$70,000,000	416	\$168,269	0.0260	\$4,137
TOTAL						\$12,357

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	5.45%	\$0	25	\$0	0.0760	\$0
Middle	5.45%	\$0	25	\$0	0.0260	\$0
Senior	5.45%	\$0	25	\$0	0.0260	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.0760	\$712
Middle	246.83	108.0	42.18%	\$11,244	0.0260	\$292
Senior	246.82	130.0	42.18%	\$13,534	0.0260	\$352
TOTAL						\$1,356

School Impact Fee Calculation - Multi-Family Dwelling Unit

Northshore School District 2022 CFP
(Townhomes, Apartments, Condos)

Tax Payment Credit Calculation:

Average MFR Assessed Value	\$464,849
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$655.38
Years Amortized	10
Current Bond Interest Rate	2.45%
Present Value of Revenue Stream	\$5,751

Impact Fee Summary - Multi-Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$12,357
Temporary Facility Cost	\$0
State SCFA Credit	(\$1,356)
Tax Payment Credit	(\$5,751)
Unfunded Need	\$5,250
50% Required Adjustment	\$2,625

Multi-Family Impact Fee	\$2,625
--------------------------------	----------------

MARYSVILLE SCHOOL DISTRICT NO. 25

CAPITAL FACILITIES PLAN

2022-2027



MARYSVILLE
SCHOOL DISTRICT

Engage. Inspire. Prepare.

Adopted: _____, 2022

MARYSVILLE SCHOOL DISTRICT NO. 25

CAPITAL FACILITIES PLAN

2022-2027

BOARD OF DIRECTORS

Paul Galovin, President

Keira Atchley

Katie Jackson

Connor Krebbs

Wade Rinehart

Dr. Chris Pearson, Interim Superintendent

Table of Contents

	<i>Page</i>
Introduction.....	1
Educational Program Standard	5
Capital Facilities Inventory	8
Student Enrollment Trends and Projections	13
Capital Facilities Projections for Future Needs	16
Financing Plan	18
School Impact Fees	20
Appendix A.....	Population and Enrollment Data
Appendix B.....	School Impact Fee Calculations
Appendix C	Student Generation Rates

For information regarding the Marysville School District 2022-2027 Capital Facilities Plan, contact the Finance and Operations Department, Marysville School District No. 25, 4220 80th Street N.E., Marysville, Washington 98270-3498. Telephone: (360) 965-0094.

SECTION ONE: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) outlines 13 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Marysville School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”), the City of Marysville (the “City”), and the City of Everett (“Everett”) with a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the Growth Management Act, adopted County policy, Snohomish County Ordinance Nos. 97-095 and 99-107, and the City of Marysville Ordinance Nos. 2306 and 2213, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary schools, middle level schools, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- Where applicable, a calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in Appendix F of Snohomish County's General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate

their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (OFM) population forecasts. Student generation rates must be independently calculated by each school district.

- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with Chapter 82.02 RCW. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

Overview of the Marysville School District

The District encompasses most of the City of Marysville, a small portion of the City of Everett, and portions of unincorporated Snohomish County. The District's boundaries also include the Tulalip Indian Reservation. The District encompasses a total of 72 square miles.

The District currently serves an approximate student population of 9,587 (February 1, 2021 FTE enrollment) with ten elementary schools, four middle level school, and four high schools (including two comprehensive high schools). For the purposes of facility planning, this CFP considers grades K-5 as elementary school, grades 6-8 as middle level school, and grades 9-12 as high school. The District also operates the Early Learning Center, housing ECEAP (Early Childhood Education and Assistance Program) as well as special education preschool programs.

The District has experienced enrollment declines in recent years, with the COVID-19 pandemic accelerating previously anticipated declines. The District intends to monitor enrollment particularly closely and will make adjustments as necessary should recent trends begin to change as the pandemic wanes, as growth continues in the District, and/or in response to any other circumstance influencing District enrollment. While the District is not requesting school impact fees as a part of this CFP update, this scenario could change as student enrollment growth changes. Future updates to the CFP will include relevant information.

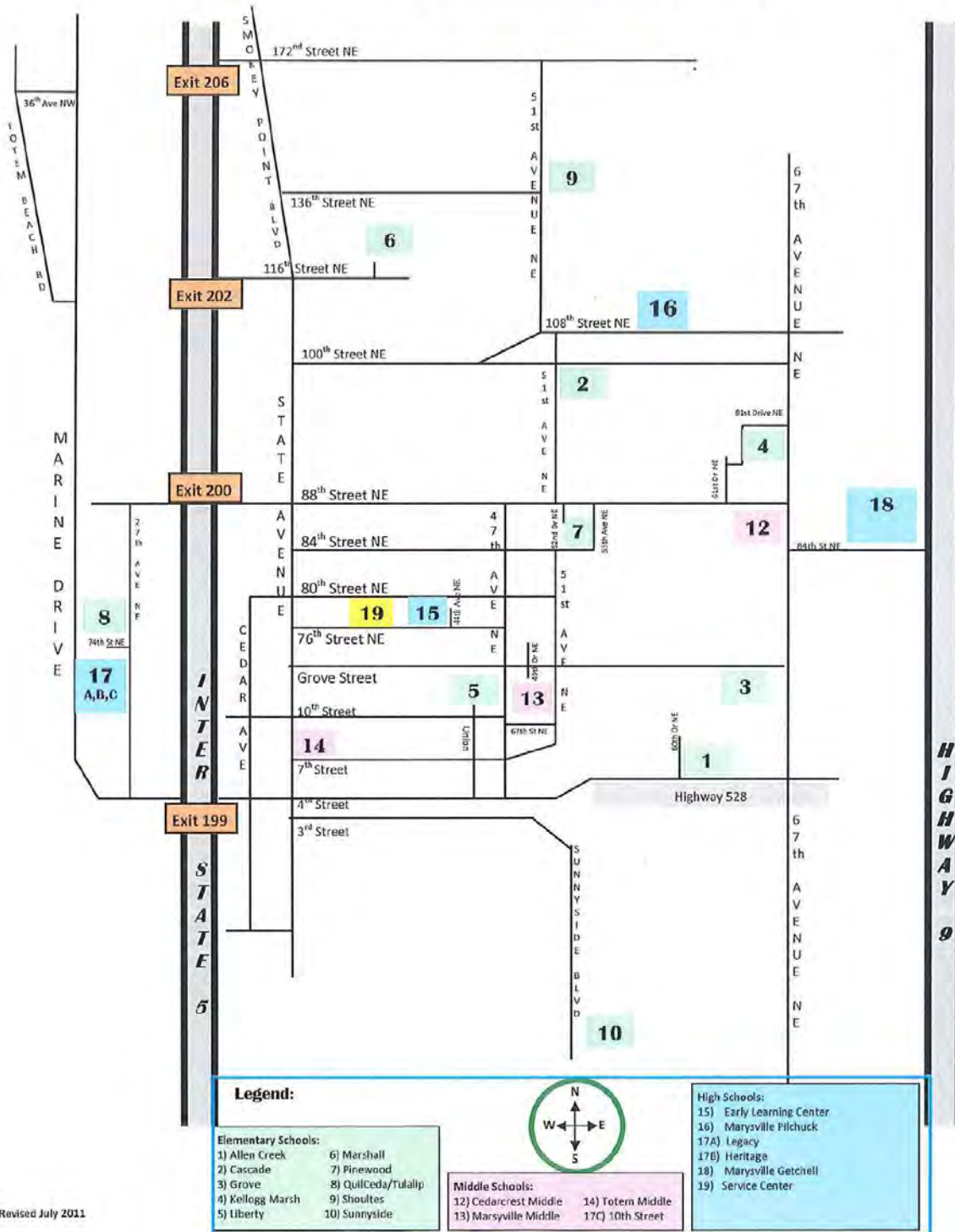
Facilities and Capacity Needs

The District encounters a variety of issues that affect the capital facilities planning process. Historically, affordable housing (as compared to Seattle and adjacent cities) in the District tended to draw young families, which puts demands on the school facilities. The 2005 amendments to the Snohomish County Comprehensive Plan expanded the Marysville urban growth boundary to include an additional 560.4 acres zoned for residential development. Also, a significant amount of acreage already within the Marysville UGA was rezoned to accommodate more density in housing developments. Initially, there was little housing growth in the Marysville School District boundaries. Between 2017 and 2021, single family permit activity started to pick up, as well as some activity, though at lower numbers, in multi-family unit development. The District is watching this pipeline carefully so that it may make adjustments as necessary should new

development planning start to shift toward more expected residential development within the District.

In February of 2006, the District's voters approved a school construction bond for approximately \$118 million. The bond helped to pay for the construction of Marysville Getchell High School and Grove Elementary School. The District also used the bond proceeds to acquire future school sites. In 2014, District voters approved a \$12 million technology (and a replacement levy was approved in 2018). The District presented a \$120 million capital levy measure to the voters in February 2020 to fund school safety and security improvements and to rebuild Cascade and Liberty Elementary Schools. The District failed to receive sufficient votes for approval of the capital levy proposal. There are no currently anticipated bond or capital levy proposals. The District's Board of Directors will evaluate the scope and timing of future proposals.

Welcome to the Marysville School District No. 25



Revised July 2011

SECTION 2 -- EDUCATIONAL PROGRAM STANDARDS

The District acknowledges and realizes that classroom population impacts the quality of instruction provided. 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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, remediation, alcohol and drug education, computer labs, music, art, and other programs. These programs can have a significant impact on the available student capacity of school facilities.

District educational program standards may change in the future as a result of changes in the program year, special programs class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. The State Legislature's requirements for full-day kindergarten and reduced K-3 class size impact school capacity and educational program standards. The District has implemented full-day kindergarten classes and K-3 class size reduction. 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.

Within the context of this topic, there are at least three methodologies that can be applied to capacity forecasting. Those include a maximum class size based on contractual obligations, a maximum class size target, and a minimum service level.

The District has internal targets, which predicate staffing decisions. These internal targets are the District's preferred capacity levels. In comparison, class size based on a maximum number of students is predicated on contractual language in the contract with the Marysville Education Association. This contract specifies a maximum number of students in a classroom above which the District must fund additional classroom assistance. Finally, the minimum service level represents the capacity level that the District will not exceed. This is determined by an average maximum number of students in a classroom by grade (for K-8 classes) or by a course of study (for the 9-12 grade level). For example, grade 8 may have an average class size (and minimum level of service) of 32 students. Some classrooms might have less than 32 students and some classrooms might have more than 32 students; however the average of grade 8 classrooms district-wide will not exceed 32 students. At the secondary school level, some classes will exceed 34 students (band, physical education, etc.). This minimum service level is defined for core classes and is an average of all core classes for the secondary level. Table 1 compares class size methodologies.

Table 1
Class Size Methodologies

Grade Level	District Targets	Maximum (Per Contract)	Minimum Service Level
Kindergarten	17	24	27
Grades 1 – 3	17	24	27
Grades 4 – 5	25	27	30
Grades 6 – 8	25	30	32
Grades 9 – 12	25	30	34

Educational Program Standards Based Upon Internal Targets

Elementary Schools:

- Average class size for Kindergarten should not exceed 17 students.
- Average class size for grades 1-3 should not exceed 17 students.
- Average class size for grades 4-5 should not exceed 25 students.
- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.

Middle and Junior High Schools:

- Average class size for grades 6-8 should not exceed 25 students.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of available teaching stations depending on the physical characteristics of the facility and program needs.
- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.
- Identified students will also be provided other programs in “resource rooms (i.e., computer labs, study rooms), and program specific classrooms (i.e., music, drama, art, home and family education).

High Schools:

- Average class size for grades 9-12 should not exceed 25 students.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of available teaching stations depending on the physical characteristics of the facility and program needs.

- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.
- Identified students will also be provided other programs in “resource rooms (i.e., computer labs, study rooms), and program specific classrooms (i.e., music, drama, art, home and family education).

For the school years of 2019-20 and 2020-21, the District’s compliance with the minimum educational service standards was as follows (with MLOS set as applicable for those school years):

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	29	23.87	32	25.42	34	21.04

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations (excludes portables).

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	29	22.17	32	25.04	34	21.07

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations (excludes portables).

SECTION THREE: CAPITAL FACILITIES INVENTORY

Under the GMA, public entities are required to inventory capital facilities used to serve existing development. 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 levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms (portables), undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section Two: Educational Program Standards.* A map showing locations of District facilities is provided on page 4.

Schools

See *Section One and Two* for a description of the District's schools and programs.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program and internal targets. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 2, 3, and 4. In addition to the school capacity inventory identified in these tables, the District operates the Early Learning Center (ECEAP program and special education preschool programs).

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 60 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 5.

Table 2
Elementary School Inventory

<i>Elementary School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Allen Creek	11.0	47,594	21.0	412
Cascade	9.5	38,923	21.0	412
Grove	6.2	54,000	24.0	470
Kellogg Marsh	12.8	47,816	21.0	412
Liberty	9.1	40,459	20.0	392
Marshall	13.7	53,063	14.0	274
Pinewood	10.5	40,073	17.0	333
Quil Ceda	10.0	47,594	27.0	529
Shoultes	9.5	40,050	16.0	314
Sunnyside	10.4	39,121	22.0	431
<i>TOTAL</i>	102.7	448,693	203	3,979

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms; includes reduced K-3 class size.

Table 3
Middle Level School Inventory

<i>Middle Level School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Cedarcrest	27.0	83,128	29.0	725
Marysville Middle	21.0	99,617	32.0	800
Marysville Tulalip Campus*** (6-8)	***	15,000	7.0	175
Totem	15.2	124,822	30.0	750
<i>TOTAL</i>	63.2	322,567	98	2,450

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***The Marysville Tulalip Campus includes the following schools co-located on one campus: Legacy High School, Heritage High School, and the 10th Street School. Grades 6-12 are served at the Marysville Tulalip Campus. The above chart identifies information relevant to grades 6-8.

Table 4
High School Inventory

<i>High School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Marysville Pilchuck	83.0	259,033	56.0	1,400
Marysville Getchell	38.0	193,000	61.0	1,525
Marysville Tulalip Campus*** (9-12)	39.4	70,000	19.0	475
<i>TOTAL</i>	160.4	522,033	136	3,400

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***The Marysville Tulalip Campus includes the following schools co-located on one campus: Legacy High School, Heritage High School, and the 10th Street School. Grades 6-12 are served at the Marysville Tulalip Campus. The above chart identifies information relevant to grades 9-12.

Table 5
Relocatable Classroom (Portable) Inventory*

<i>Elementary School</i> [^]	<i>Relocatables</i> **	<i>Other Relocatables</i> ***	<i>Interim Capacity</i>
Allen Creek	7	0	137
Cascade	3	2	59
Kellogg Marsh	5	2	98
Liberty	6	2	118
Marshall	3	3	59
Pinewood	3	4	59
Quil Ceda	4	4	78
Shoultes	5	3	98
Sunnyside	4	5	78
<i>SUBTOTAL</i>	40	25	784

<i>Middle Level School</i>	<i>Relocatables</i> **	<i>Other Relocatables</i> ***	<i>Interim Capacity</i>
Cedarcrest	11	2	275
Marysville Middle	7	2	175
Marysville Tulalip Campus	0	0	0
Totem	0	0	0
<i>SUBTOTAL</i>	18	4	450

<i>High School</i>	<i>Relocatables</i> **	<i>Other Relocatables</i> ***	<i>Interim Capacity</i>
Marysville-Getchell	0	0	0
Marysville-Pilchuck	1	0	25
Marysville Tulalip Campus	1	1	25
<i>SUBTOTAL</i>	2	1	50

<i>TOTAL</i>	60	30	1,284
---------------------	-----------	-----------	--------------

* Each portable is 600 square feet. The District's relocatable facilities identified above have adequate useful remaining life and are evaluated regularly.

**Used for regular classroom capacity.

***The relocatables referenced under "other relocatables" are used for special pull-out programs.

[^]Four portables are located at the Early Learning Center (on the Marysville Tulalip Campus) and used for pre-kindergarten/early learning instruction. These portables are not available for regular K-5 capacity.

Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 6.

***Table 6
Support Facility Inventory***

<i>Facility</i>	<i>Building Area (Square Feet)</i>	<i>Site Size (Acres)</i>
Service Center		11.35
Administration	33,028	
Grounds	3,431	
Maintenance	12,361	
Engineering	7,783	
Warehouse	16,641	

Land Inventory

The District owns a number of undeveloped sites. An inventory of these sites is provided in Table 7.

***Table 7
Undeveloped Site Inventory***

<i>Site</i>	<i>Site Size (Acres)</i>
152nd Street Site	35.02
84 th Street NE Site – Parcel 0500	4.5
84 th Street NE Site – Parcel 0300	27.75
84 th Street NE Site - Parcel 0700	30.40

Development on some of these sites may be restricted due to significant wetlands, limited site sizes, high utility costs, and/or inappropriate locations. In addition to these sites, the District owns one site of less than two acres that is currently under contract for sale.

SECTION FOUR: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Generally, enrollment projections using historical calculations are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. Monitoring birth rates in the County and population growth for the area are essential yearly activities in the ongoing management of the CFP. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections.

For this year's CFP update, the District considered several sources for enrollment projections. See Appendix A.

- The Office of the Superintendent of Public Instruction (OSPI) prepares six year projections based upon the cohort survival method. Using this methodology, a total of 8,531 (headcount) students are expected to be enrolled in the District by 2027, a decrease from the October 2021 headcount enrollment of 9,897. The projected decline reflects the District's experience in recent years of declining enrollment growth at all grade levels (though predominantly at the elementary school level). Notably, the cohort survival method does not anticipate changing development patterns, so it may not capture new development from increased (or decreased) residential construction activity and as anticipated in the Snohomish County/OFM projections. Also, the cohort projections do not consider the impact of anomalies in enrollment, such as the COVID-19 pandemic and its effects on enrollment during the last two years. As such, the OSPI projections are only reliable in school districts with little to no variation in enrollment patterns.
- The District in May of 2019 received a modified enrollment forecast from a professional demographer, William L. (Les) Kendrick, Ph.D. The Kendrick analysis utilized historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the City of Marysville, census data, Snohomish County/OFM forecasts and trends, and Washington State Department of Health birth data, all as current as of early 2019. The low range projection of the Kendrick analysis show a total enrollment of 10,532 expected by the 2027-28 school year. However, the 2019 Kendrick projections were performed prior to the pandemic and also do not reflect updated birth rate and development information. In view of current enrollment data and information, the District believes that the 2019 Kendrick projections are optimistic.
- The District reviewed the population-based enrollment projection estimated for the District using OFM population forecasts for Snohomish County. The County provided the District with the estimated total population in the District by year. Using 2020 census data, the District's student enrollment constituted approximately 12.93% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 12.93% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 10,502 in 2027.

- The District prepares its own enrollment forecast for internal planning purposes. This forecast is based on recent trends in enrollment, information relevant to the current planning year, current birth rate data, and known development information. The District's projections factor in up to date and key information relative to the District's expectation of student enrolment in the near future including (1) the pandemic's effect on District enrollment, including analysis of students returning to in-person learning as based on February 2022 counts, and (2) recent Snohomish County birth rate data, which declined between 2016 and 2020. The District's projections are also the only projections that use a true full-time equivalent count, more reflective of District facilities planning. Using these projections, the District anticipates flat enrollment through the six year planning period, with total student enrollment of 9,245 by 2027.

The comparison of the projected enrollment under each methodology is contained in Table 8.

Table 8
Projected Student Enrollment**
2022-2027

<i>Projection</i>	<i>2021*</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>Actual Change</i>	<i>Percent Change</i>
OFM/County	9,897	9,905	10,025	10,145	10,265	10,385	10,502	717	7.33%
OSPI Cohort	9,897	9,724	9,486	9,289	9,043	8,737	8,531	(1,366)	(13.8)%
District (Kendrick)	9,897	10,113	10,141	10,256	10,335	10,373	10,532	635	6.42%
District (Internal Analysis)	9,785	9,245	9,245	9,245	9,245	9,245	9,245	(540)	(5.52)%

*Actual October 2021 Headcount for all but District's internal analysis, which uses actual October 2021 FTE enrollment; note that February 2022 FTE enrollment dropped to 9,587

**All projections, with the exception of the District's Internal Analysis use a headcount enrollment assumption. The District finds that a full-time equivalent analysis is more appropriate for assessing facility needs.

Based upon the immediate dynamics of the District, as discussed above, the District has chosen to follow the District's own internal analysis for purposes of this CFP update. The District will closely monitor enrollment and, if actual enrollment notably shifts from the projections, will update the CFP accordingly.

2044 Enrollment Projections

Student enrollment projections beyond 2027 and to the future are highly speculative. Assuming that the District's enrollment will continue to constitute 12.93% of the District's population through 2044, and assuming that the ratio of students in each grade level stays constant, the projected enrollment by grade span *based upon the County/OFM projections* is as follows:

Table 9
Projected FTE Student Enrollment – County/OFM
2044

<i>Grade Span</i>	<i>Projected FTE Enrollment</i>
Elementary (K-5)	5,571
Middle Level School (6-8)	2,917
High School (9-12)	3,668
<i>TOTAL (K-12)</i>	12,156

Again, these estimates are highly speculative given current information and the length of the planning period. The District will continue to monitor enrollment growth and make appropriate adjustments in future updates to the CFP.

SECTION FIVE: CAPITAL FACILITIES PROJECTIONS FOR FUTURE NEEDS

Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2022-2027). Capacity needs are expressed in terms of “unhoused students”

Table 10 identifies the District’s current permanent capacity needs (based upon information contained in Table 12):

Table 10
Unhoused Students – Based on October 2021 Enrollment/Capacity

<i>Grade Span</i>	<i>Unhoused Students/(Available Capacity</i>
Elementary Level (K-5)	(415)
Middle Level (6-8)	--
High School Level (9-12)	--

Assuming no permanent capacity additions or adjustments, Table 11 identifies the additional permanent classroom capacity that will be needed in 2027:

Table 11
Unhoused Students – 2027

<i>Grade Span</i>	<i>Unhoused Students/(Available Capacity</i>
Elementary Level (K-5)	(277)
Middle Level (6-8)	--
High School Level (9-12)	--

Interim capacity provided by relocatable classrooms is not included, though the District expects to continue to use relocatable classrooms to provide for a portion of the capacity needs. Relocatables may be moved from one grade level to another grade level as needed for capacity. (Information on relocatable classrooms by grade level and interim capacity can be found in Table 5.)

The District has no currently planned construction projects during this six-year planning period. Future updates to this CFP will include any identified projects.

Table 12 - Projected Student Capacity***Elementary School -- Surplus/Deficiency***

	21-22*	2022	2023	2024	2025	2026	2027
Existing Permanent Capacity	3,979	3,979	3,979	3,979	3,979	3,979	3,979
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	3,979	3,979	3,979	3,979	3,979	3,979	3,979
Enrollment	4,394	4,256	4,256	4,256	4,256	4,256	4,256
Permanent Capacity Surplus (Deficiency)**	(415)	(277)	(277)	(277)	(277)	(277)	(277)

*Actual February 2022 FTE enrollment

**Does not include relocatable capacity.

Middle School Level -- Surplus/Deficiency

	21-22*	2022	2023	2024	2025	2026	2027
Existing Permanent Capacity	2,450	2,450	2,450	2,450	2,450	2,450	2,450
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	2,450	2,450	2,450	2,450	2,450	2,450	2,450
Enrollment	2,236	2,116	2,116	2,116	2,116	2,116	2,116
Permanent Capacity Surplus (Deficiency)**	214	334	324	334	334	334	334

*Actual February 2022 enrollment

**Does not include relocatable capacity.

High School Level -- Surplus/Deficiency

	21-22*	2022	2023	2024	2025	2026	2027
Existing Permanent Capacity	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Enrollment	2,744	2,675	2,675	2,675	2,675	2,675	2,675
Permanent Capacity Surplus (Deficiency)**	656	725	725	725	725	725	725

*Actual February 2022 enrollment

**Does not include relocatable capacity.

SECTION SIX: FINANCING PLAN***Planned Improvements***

At the present time, the District does not have specific plans to construct new permanent capacity during the six-year planning period. The District may, as needed purchase and site new portable facilities to address capacity needs. The District intends to monitor closely enrollment and capacity needs and will update the CFP in the future as appropriate.

Financing for Planned Improvements

Where applicable, funding for planned improvements is typically secured from a number of sources including voter-approved bonds, State match funds, and impact fees.

General Obligation Bonds/Capital Levies: Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. Capital levies require a 50% voter approval and can be used for certain capital improvement projects. The District presented a \$120 million capital levy in February 2020 to the voters to fund safety/security upgrades and to replace Cascade and Liberty elementary schools. The levy failed to reach the required threshold for approval. Future updates to the CFP will include information related to future bond planning and projects.

State School Construction Assistance Funds: State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance funds for certain projects at the 61.87% funding percentage level.

Impact Fees: Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. *See Section 7 School Impact Fees.*

The Six-Year Financing Plan shown on Table 13 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include bonds, State School Construction Assistance funds, and impact fees. The Financing Plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. As previously stated, with the exception of portable purchases, the District currently does not plan to construct new permanent capacity projects within the six-year planning period.

*Table 13 - Capital Facilities Financing Plan***Improvements Adding Permanent Capacity (Costs in Millions)****

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Local Funds	Projected State Funds	Impact Fees
Elementary										
Middle School										
High School										
Portables			\$0.118	\$0.118			\$0.360	X		

**Growth-related

Improvements Not Adding New Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levies	Projected State Funds	Impact Fees
Elementary										
Middle										
High School										
District-wide										

SECTION SEVEN: SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

School Impact Fees in Snohomish County and the City of Marysville

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Data must be accurate, reliable, and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or one-bedroom; and multi-family/two or more-bedroom.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

The City of Marysville also adopted a school impact fee program consistent with the Growth Management Act in November 1998 (with subsequent amendments).

Methodology Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Code and the Municipal Code for the City of Marysville. Where applicable, the resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities (portables), all as related to growth needs. As required

under the GMA, credits are applied in the formula to account for State School Construction Assistance Funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

When an impact fee is calculated, the District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. The student generation rate is the average number of students generated by each housing type -- in this case, single family dwellings and multi-family dwellings. Pursuant to the Snohomish County and the City of Marysville School Impact Fee Ordinances, multi-family dwellings are separated into one-bedroom and two-plus bedroom units. The District does not request school impact fees from the City of Everett as the portion of the District within City of Everett boundaries is largely undevelopable.

The District, for information purposes only, conducted a student generation study for this CFP even though it is not requesting school impact fees. The result of that report are included in Appendix C. Future updates to this CFP, where impact fees are requested, will include an updated student generation rate study.

Proposed Marysville School District Impact Fee Schedule for Snohomish County and the City of Marysville

The District does not have capacity projects planned as a part of the 2022 CFP. See discussion in Section 6 above. As such, the District is not requesting the collection of impact fees as a part of this Capital Facilities Plan. The District expects that future project planning and stabilization of enrollment will lead to a renewed request for impact fees in future updates to the Capital Facilities Plan.

Table 12
School Impact Fees
2022

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$0
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$0

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family			Average Site Cost/Acre	
	Elementary	.263	N/A	
	Middle	.079		
	Senior	.086		
	Total	.428		
Student Generation Factors – Multi Family (1 Bdrm)			Temporary Facility Capacity	
	Elementary	.000	Capacity	
	Middle	.000	Cost	
	Senior	.000		
	Total	.000		
Student Generation Factors – Multi Family (2+ Bdrm)			State School Construction Assistance	
	Elementary	.083	Current Funding Percentage	61.87%
	Middle	.117		
	Senior	.100		
	Total	.300		
Projected Student Capacity per Facility			Construction Cost Allocation	
	N/A		Current CCA	246.83
Required Site Acreage per Facility			District Average Assessed Value	
	N/A		Single Family Residence	\$449,490
Facility Construction Cost			District Average Assessed Value	
	N/A		Multi Family (1 Bedroom)	\$169,461
			District Average Assessed Value	
			Multi Family (2+ Bedroom)	\$239,336
SPI Square Footage per Student				
			Elementary	90
			Middle	108
			High	130
District Property Tax Levy Rate (Bonds)				
			Current/\$1,000	\$0.81496
General Obligation Bond Interest Rate				
			Current Bond Buyer Index	2.45%
			(2/22 average)	
Developer Provided Sites/Facilities				
			Value	0
			Dwelling Units	0
Permanent Facility Square Footage				
	Elementary	448,693		
	Middle	322,567		
	Senior	522,033		
	Total	95.99%	1,293,293	
Temporary Facility Square Footage				
	Elementary	39,000		
	Middle	13,200		
	Senior	1,800		
	Total	4.01%	54,000	
Total Facility Square Footage				
	Elementary	487,693	Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.	
	Middle	335,767		
	Senior	523,833		
	Total	100%			1,347,293

Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.

APPENDIX A

POPULATION AND ENROLLMENT DATA



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Marysville(31025)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	836	808	788	810	683	757		706	684	663	641	620	599
Grade 1	859	877	810	781	714	740	100.14%	758	707	685	664	642	621
Grade 2	781	867	891	797	738	736	99.69%	738	756	705	683	662	640
Grade 3	942	765	863	853	769	740	97.99%	721	723	741	691	669	649
Grade 4	897	940	782	834	802	792	99.12%	733	715	717	734	685	663
Grade 5	810	889	945	770	795	771	97.90%	775	718	700	702	719	671
K-5 Sub-Total	5,125	5,146	5,079	4,845	4,501	4,536		4,431	4,303	4,211	4,115	3,997	3,843
Grade 6	802	779	848	897	765	777	96.71%	746	750	694	677	679	695
Grade 7	766	800	779	838	866	735	98.23%	763	733	737	682	665	667
Grade 8	788	759	791	756	823	863	98.57%	724	752	723	726	672	655
6-8 Sub-Total	2,356	2,338	2,418	2,491	2,454	2,375		2,233	2,235	2,154	2,085	2,016	2,017
Grade 9	840	815	744	777	760	814	99.81%	861	723	751	722	725	671
Grade 10	890	824	814	754	791	763	100.29%	816	863	725	753	724	727
Grade 11	747	798	705	657	661	735	87.30%	666	712	753	633	657	632
Grade 12	739	722	752	674	654	674	97.59%	717	650	695	735	618	641
9-12 Sub-Total	3,216	3,159	3,015	2,862	2,866	2,986		3,060	2,948	2,924	2,843	2,724	2,671
DISTRICT K-12 TOTAL	10,697	10,643	10,512	10,198	9,821	9,897		9,724	9,486	9,289	9,043	8,737	8,531

Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Feb 23, 2022

Low Range Projection

Marysville Enrollment History

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
County Births	8675	8924	9070	9570	9795	9237	9001	8925	9226	9406
% of Cohort	10.2%	9.5%	9.4%	9.4%	9.5%	8.8%	9.4%	9.4%	8.8%	8.4%
City of Marysville	648	716	808	846	877	849	847	860	864	893
K % of City Cohort	136.3%	118.9%	105.8%	106.1%	106.4%	95.3%	100.1%	97.3%	93.5%	88.4%

	<u>Oct-09</u>	<u>Oct-10</u>	<u>Oct-11</u>	<u>Oct-12</u>	<u>Oct-13</u>	<u>Oct-14</u>	<u>Oct-15</u>	<u>Oct-16</u>	<u>Oct-17</u>	<u>Oct-18</u>
K	883	851	855	898	933	809	848	837	808	789
1	859	890	861	830	903	957	771	859	878	810
2	871	843	879	860	848	891	952	781	867	891
3	904	846	830	857	844	848	874	942	764	863
4	886	899	858	834	824	827	838	897	939	782
5	917	874	885	844	834	816	843	810	889	945
6	879	891	853	845	830	802	775	802	779	848
7	851	859	903	874	855	826	793	767	799	779
8	866	831	852	895	843	866	812	791	759	791
9	881	852	838	876	919	864	895	842	815	744
10	874	892	900	854	905	926	860	892	825	815
11	849	862	842	821	793	828	828	753	802	706
12	<u>980</u>	<u>987</u>	<u>943</u>	<u>900</u>	<u>877</u>	<u>874</u>	<u>796</u>	<u>746</u>	<u>723</u>	<u>756</u>
Total	11500	11377	11299	11188	11208	11134	10885	10719	10647	10519

Change	-165	-123	-78	-111	20	-74	-249	-166	-72	-128
% Change	-1.4%	-1.1%	-0.7%	-1.0%	0.2%	-0.7%	-2.2%	-1.5%	-0.7%	-1.2%

K-5	5320	5203	5168	5123	5186	5148	5126	5126	5145	5080
6-8	2596	2581	2608	2614	2528	2494	2380	2360	2337	2418
9-12	3584	3593	3523	3451	3494	3492	3379	3233	3165	3021

Low Range Projection

	<i>Projected Births</i>									
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
County Births	9524	9766	10045	9877	10034	10124	10062	10088	10114	10142
K % of Cohort	8.6%	8.5%	8.7%	8.7%	8.7%	9.1%	9.1%	9.1%	9.1%	9.1%
City of Marysville	885	901	956	962	961	963	965	969	968	971
K % of City Cohort	92.2%	92.0%	91.9%	89.8%	91.3%	96.0%	95.3%	95.1%	95.4%	95.5%

	<u>Oct-19</u>	<u>Oct-20</u>	<u>Oct-21</u>	<u>Oct-22</u>	<u>Oct-23</u>	<u>Oct-24</u>	<u>Oct-25</u>	<u>Oct-26</u>	<u>Oct-27</u>	<u>Oct-28</u>
K	816	829	879	864	878	925	919	922	924	926
1	796	813	826	876	862	880	928	922	924	927
2	803	784	813	828	882	870	889	937	931	933
3	867	782	766	796	814	869	858	876	923	917
4	847	867	785	770	803	824	879	868	886	934
5	767	830	852	773	761	796	817	872	861	879
6	894	722	784	806	734	725	759	779	831	821
7	833	878	712	774	799	730	721	755	774	826
8	759	813	860	698	762	789	721	712	746	765
9	792	760	814	861	698	765	792	723	715	748
10	728	775	746	800	849	691	757	784	716	707
11	701	626	668	645	695	740	602	659	683	623
12	<u>658</u>	<u>654</u>	<u>584</u>	<u>623</u>	<u>604</u>	<u>652</u>	<u>694</u>	<u>565</u>	<u>618</u>	<u>641</u>
	10251	10132	10087	10113	10141	10256	10335	10373	10532	10648

Change	-268	-119	-45	26	27	116	79	37	159	116
% Change	-2.6%	-1.2%	-0.4%	0.3%	0.3%	1.1%	0.8%	0.4%	1.5%	1.1%

K-5	4886	4904	4920	4906	4999	5165	5290	5396	5449	5517
6-8	2486	2413	2355	2278	2295	2244	2201	2245	2351	2411
9-12	2879	2815	2812	2929	2846	2847	2845	2731	2732	2719

APPENDIX B

SCHOOL IMPACT FEE CALCULATIONS

This section is not updated for the 2022-2027 Capital Facilities Plan since no Impact Fee is requested. Future updates to this CFP may include an Impact Fee.

APPENDIX C

STUDENT GENERATION RATES (SGR)

Student Generation Rate Report

for the Marysville School District

Date: March 7, 2022

Student Generation Rate Report

Prepared for

Peggy King

Finance & Operations Analyst – Marysville School District

4220 80th St NE, Marysville, WA 98270

Blueline Job No. 22-038

Prepared by: Chase Killebrew, AICP

Reviewed by: Eric Jensen

This report shows the estimated number of students for each grade that is typically generated by different dwelling unit types within the Marysville School District (MSD). These student generation rates (SGRs) assist in predicting future enrollment for the short term and long-term planning horizons as development and redevelopment change the mix of housing types in the district. SGRs are also used in the school impact fee formula to determine the per dwelling unit cost of needed new school capacity.

This document describes the methodology used to calculate SGRs for the MSD and provides the findings of those calculations. SGRs were calculated for two types of residential construction: single-family detached and multifamily. Manufactured homes are included in the single-family detached classification. Single-family attached units such as condominiums, townhomes, and multiplexes are included in the multifamily classification.

Electronic records were pulled from the Snohomish County Assessor's FTP Data Downloads webpage. The specific dataset titled *Improvement Records* was filtered to only contain residential development data from the past 5 years (2017 – 2021). This table was brought into ArcGIS. Using a shapefile of the MSD boundary, all the records attached to parcels located within MSD were selected, creating a new MSD-specific table. The table was divided by single-family versus multifamily development. Then the multifamily list was divided by number of bedrooms, where all units containing 1 bedroom or less are grouped and units containing 2 or more bedrooms are grouped. No multifamily units containing 1 bedroom or less were found in this data. Also, no developments containing more units than a quadplex (four units) were found in this data.

The School District provided Blueline with student records data including the addresses and grade levels of all P2-12 students attending the Marysville School District as of January 2022. This data containing 10,682 students was reformatted so the addresses matched the style of the MSD Improvement Records address data.

There were 681 records indicating construction of new single-family detached units. These were cross-referenced and matched with the student records data, and the matches were tallied by grade level. The same was done for the 60 multifamily (2+ bedroom) records. The tables showing the results are shown on the following page.

	SINGLE-FAMILY	MULTIFAMILY (0-1 BR)	MULTIFAMILY (2+ BR)	TOTAL
UNITS CONSTRUCTED IN MSD (2017 - 2021)	687	0	60	747
NUMBER OF STUDENTS ATTENDING MARYSVILLE SCHOOL DISTRICT	10,682			



SUMMARY OF STUDENT GENERATION RATES FOR MARYSVILLE SCHOOL DISTRICT (2017 – 2021)

Single-family SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	4	0.006
P3	6	0.009
P4	5	0.007
K1	26	0.038
1	36	0.052
2	27	0.039
3	24	0.035
4	30	0.044
5	23	0.033
6	17	0.025
7	17	0.025
8	20	0.029
9	16	0.023
10	15	0.022
11	16	0.023
12	12	0.017
P2 - 5	181	0.263
6 - 8	54	0.079
9 - 12	59	0.086
P2 - 12	294	0.428

Multifamily (2+ BR) SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	0	0.000
P3	0	0.000
P4	0	0.000
K1	0	0.000
1	2	0.033
2	1	0.017
3	0	0.000
4	1	0.017
5	1	0.017
6	2	0.033
7	1	0.017
8	4	0.067
9	0	0.000
10	1	0.017
11	4	0.067
12	1	0.017
P2 - 5	5	0.083
6 - 8	7	0.117
9 - 12	6	0.100
P2 - 12	18	0.300

SGRs Summary Table

	P2 - 5	6 - 8	9 - 12	P2 - 12
SINGLE-FAMILY	0.263	0.079	0.086	0.428
MULTIFAMILY (0-1 BR)	0.000	0.000	0.000	0.000
MULTIFAMILY (2+ BR)	0.083	0.117	0.100	0.300



Snohomish School District

1601 Avenue D
Snohomish, Washington 92890
(360) 563-7239

CAPITAL FACILITIES PLAN

2022 – 2027

Adopted
_____, 2022

Snohomish School District

CAPITAL FACILITIES PLAN

Board of Directors

Jay Hagen, President
Shaunna Ballas, Vice President
Josh Seek
Dr. Sara Fagerlie
Brandy Hekker

Superintendent

Dr. Kent Kultgen

For information on the Snohomish School District Facilities Plan,
contact the Business Office at (360) 563-7240.

TABLE OF CONTENTS

	Page
Section 1 Introduction.....	1
Section 2. District Educational Program Standards.....	5
Section 3 Capital Facilities Inventory.....	10
Section 4 Student Enrollment.....	14
Section 5 Capital Facilities Needs.....	17
Section 6 Capital Facility Financing Plan.....	20
Section 7 School Impact Fees.....	24
Appendix A .....Population and Enrollment Data	
Appendix B .....Student Generation Factor Review	
Appendix C .....School Impact Fee Calculations	

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The purpose of this report is to update the Capital Facilities Plan (CFP) for the Snohomish School District pursuant to the Washington State Growth Management Act (GMA). The GMA includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This CFP is intended to provide the Snohomish School District (District), Snohomish County and other jurisdictions a description of the facilities needed to accommodate projected student enrollment at acceptable levels of service, including a detailed schedule and financing program for capital improvements, over the six year period of 2022-2027.

The CFP for the District was first prepared in 1994 in accordance with the specifications set down by the GMA. When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital plans in Appendix F of the General Policy Plan. This part of the plan established the criteria for all future updates of the District CFP that are to occur every two years. This CFP updates the 2020 GMA-based CFP that was adopted by the District and the County in 2020.

In accordance with GMA mandates, and Snohomish County Ordinance Nos. 97-095 and 99-107, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- If impact fees are requested, a calculation of impact fees to be assessed and supporting data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.
- The methodology used to calculate impact fees complies with the criteria and the formulas established by the County.

Overview of the Snohomish School District

The Snohomish School District serves a population of about 9,256¹ students in kindergarten through grade 12. The City of Snohomish has a population of approximately 10,126² people while the County encompasses a larger population of approximately 827,957³ people. The District is located 35 miles north of Seattle in the heart of the Puget Sound region of Washington.

The District has preschool and Early Childhood Education and Assistance Program (ECEAP) programs, ten elementary schools (one grades K-2, one grades 3-6 and eight grades K-6), two middle schools (grades 7 and 8), two high schools (grades 9-12), and one alternative school (grades 9-12) (AIM), and a Parent Partnership Program (PPP) (grades K-12).

The District opened Glacier Peak High School in the fall of 2008. The District’s voters approved a construction bond in May 2008 to fund the renovation of Snohomish High School, the replacement of Valley View Middle School, the expansion of Centennial Middle School, the replacement/expansion of Machias and Riverview elementary schools, construction of a new aquatics center, and technology improvements. All of these projects are now complete.

The District convened a Citizens’ Facility Advisory Committee (CFAC) in 2019 to review the conditions of our school buildings, explore demographic and enrollment projections and prioritize needs. Based on this information, the CFAC recommended, and the Board authorized for the February 2020 ballot, a \$470 million bond proposal to fund six elementary school replacement

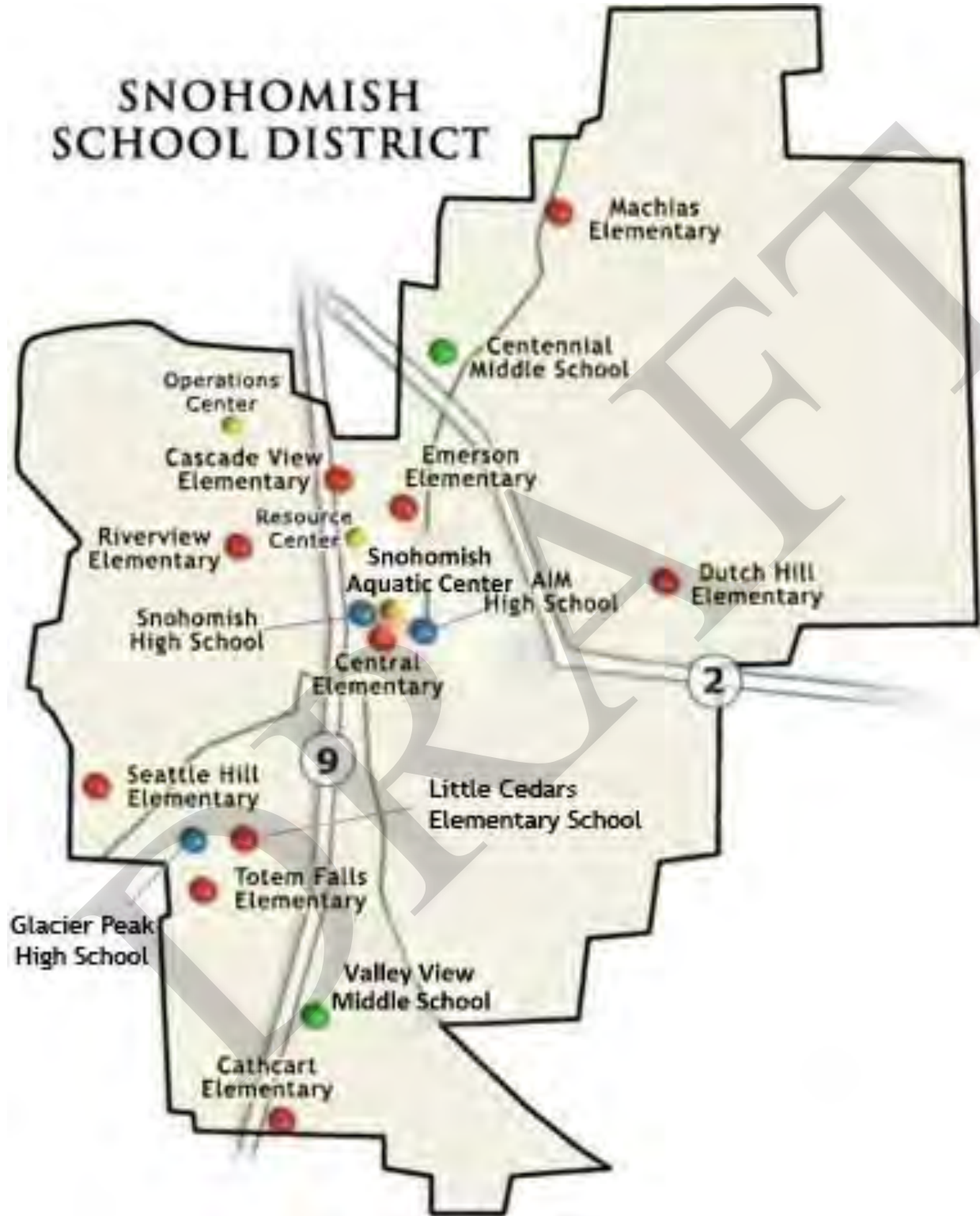
¹ October 1, 2021 FTE. Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in terms of FTE (full time equivalent).

² 2020 United States Census Bureau data

³ 2044 GMA Population Forecasts by School District – Adopted in the Snohomish County Countywide Planning Policies Appendix B (February 23, 2022).

projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District. The District failed to achieve the required 60% margin for bond approval. The District's Board of Directors is considering options for a subsequent bond proposal but has not made any decisions relative to the six year planning period of this CFP. However, the capacity needs remain, as reflected in this CFP. The District will update the CFP as needed, including consideration of an interim update, to reflect updated planning decisions.

**FIGURE 1
MAP OF DISTRICT¹**



¹ Please contact the District's Business Office at (360) 563-7240 for a copy of the map in color.

SECTION 2: DISTRICT STANDARDS

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 facility standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). The facility standards that also typically drive facility space needs include educational program offerings, classroom utilization and scheduling requirements.

Facility Standards

Creating a quality educational environment is the first priority of the Snohomish School District. It is the District's standard at this time that all students will be housed in permanent facilities and that classes will be run in one shift on a traditional school year schedule. Because of fluctuations in student population as a result of growth from new development and changing age demographics in different parts of the District, portables (temporary housing) are used in some locations. Portables will not be added if the quality of education at the facility is deemed by the District to be compromised by either total school size, impact upon core facilities such as restrooms, library space, playground space, hallways, etc. In addition, some facilities may not accommodate portables because of limitations on septic capacity. When it is not possible to increase population at a particular site, even with portables, the District will have the option of redistricting school boundaries if space is available at other facilities. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The use of temporary housing (portables) is considered strictly temporary and this CFP outlines the future permanent facility needs of the District. Where adequate funding for new construction is not available from State match and impact fees, local bonds will be sought to construct the new facilities.

The State Legislature's implementation of requirements for full-day kindergarten and reduced K-3 class size impact school capacity and educational program standards. The District implemented full-day kindergarten in 2018 at all elementary schools. The District has also reduced K-3 class sizes in accordance with state funding and has therefore adjusted educational program standards and school capacity inventory as necessary.

Facility Standards for Elementary Schools:

- The facility standard for grades K-3 is 18 students per classroom. For grades 4-6, the facility standard is 27 students per classroom.

- Optimum design capacity for new elementary schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Facility Standards for Secondary Schools:

- The facility standard for grades 7-8 is 28 students per classroom (except PE and Music).
- The facility standard for grades 9-12 is 30 students per classroom (except PE and Music).
- Optimum design capacity for new middle schools is 900 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for high schools is 1,500 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards

In addition to factors that affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by non-traditional, or special programs, such as:

- Secondary Academy
- Special education pre-school
- Special education – inclusion, resource, moderate and profound
- Highly Capable
- Bilingual education
- Preschool and early childhood programs
- Technology education
- Title I / LAP
- Drug and alcohol education
- Vocational and career education
- Music
- Daycare – before and after school
- Primary Intervention Program
- Physical education
- Outdoor education
- Multi-age classrooms
- Secondary Academies
- Parent Partnership Program
- Alternative Education (AIM High, Re Entry Program)
- USDA Food Service Program
- Extra-Curricular, co-curricular and athletic programs

These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space that can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs and, in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, 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 Capital Facilities Plan.

The District educational program standards that directly affect school capacity are outlined below for the elementary, middle and high school grade levels.

Educational Program Standards for Elementary Schools

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extended learning opportunities (remedial education) for selected students.
- Educational programs will be provided on the traditional school year schedule.
- Special education for students may be provided in a self-contained classroom.
- All students may be provided music instruction in a separate classroom.
- All students may be provided physical education instruction outside their regular classroom and outside of the cafeteria space.
- All students may be provided technology instruction outside of their regular classroom.
- Specialized work spaces for testing, specialists (i.e. OTPT/SLP's/psychologists), remedial programs, small group tutoring, and ESL programs.

Educational Program Standards for Middle and High Schools

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extra-curricular activities and for extended learning opportunities (remedial education) for selected students.
- Educational programs will be provided on a traditional school year schedule.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is

not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity should be adjusted to reflect the use of one period per day for teacher planning.

- Special education for students may be provided in a self-contained classroom.
- Specialized work spaces for testing, specialists (i.e. OTPT/SLP's/psychologists), remedial programs, small group tutoring, and ESL programs.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Vocational Classrooms (i.e. business, manufacturing, biotechnology, CAD)
 - Program Specific Classrooms (i.e. music, drama, art, physical education, technology)
 - High School Academies
 - Alternative High School Programming

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole, while meeting the District's paramount duties under the State Constitution. A boundary change or a significant programmatic change would be made by the District's Board of Directors following appropriate public review and comment.

The District's intent is to adhere to the target facility service standards noted above without making significant changes in program delivery. At a minimum, average class size in the grade K-8 classrooms will not exceed 35 students and average class size in 9-12 classrooms will not exceed 40 students. The foregoing average class sizes set forth the District's "minimum level of service." For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education, and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom or to classes held in assembly halls, gyms, cafeterias, or other common areas.

The minimum educational service standards are not the District's desired or accepted operating standard.

For the school years of 2019-20 and 2020-21, the District's compliance with the minimum educational service standards (as applicable for those years) is as follows:

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
*Snohomish No. 201	35	22.65	35	17.1	40	22.95

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
*Snohomish No. 201	35	20.63	35	16.53	40	22.46

*The District determines these figures by taking the sum of all students in regular classrooms at a grade level and dividing that by the number of teaching stations at that grade level.

SECTION 3: CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See* Section 2. A map showing locations of District facilities is provided as Figure 1.

Schools

The District currently has ten (10) elementary schools (one grades K-2, one grades 3-6 and eight grades K-6), two (2) middle schools (grades 7-8), and two high schools (grades 9-12). Machias and Riverview Elementary Schools and Valley View and Centennial Middle Schools were renovated and expanded in 2011 and 2012. The District had an additional facility, the Maple Avenue Campus (the former "Freshman Campus"), which was used as interim capacity to accommodate the District's renovation program, but it has been demolished and replaced by the Aquatic Center.

School capacity is based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. The school capacity inventory is summarized in Tables 1, 2, and 3.

Table 1
Elementary School Capacity Inventory

Elementary School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations(1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Cascade View	10.5	45,629	18	359	413	1990	yes
Cathcart	12.8	36,231	19	420	474	1994	yes
Central Primary	4.5	45,239	10	204	204	1994	yes
Dutch Hill	13.9	42,357	24	356	626	1985	yes
Emerson	6.9	40,038	13	375	375	1989	yes
Little Cedars	11.3	76,071	31	621	711	2007	yes
Machias	9.2	78,137	23	481	526	2011	yes
Riverview	9.6	78,740	25	515	542	2011	no
Seattle Hill	9.7	42,357	29	405	666	1982	yes
Totem Falls	10.0	44,877	18	376	376	1991	yes
Total		529,676		4,112	4,913		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that a teaching station may only be used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables and is based on target class sizes.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property

Table 2
Middle School Capacity Inventory

Middle School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations(1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Centennial	19.3	123,744	45	900	900	2011	yes
Valley View	38.6	168,725	45	950	950	2012	yes
Total		292,469		1,850	1,850		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that each teaching station is only used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property

Table 3
High School Capacity Inventory

High School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations (1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Snohomish H.S.	28.6	270,089	74	1,800	1,800	2012	No
Glacier Peak H.S.	50.9	245,229	74	1,500	1,692	2008	Yes
AIM Alternative(4)	3.25	13,873		100	100	2008	No
Total		529,161		3,400	3,592		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that each teaching station is only used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property.

(4) Note that the AIM Alternative High School is housed in the larger Parkway Facility. The Parkway Facility has both programmatic and non-programmatic uses including the Parent Partnership Program and the transition programs. The information here is specific to the AIM Alternative High School and not the entire Parkway Facility.

Portables

Portables are used as interim classroom space to house students until permanent classroom facilities can be provided and to prevent overbuilding. Portables are not a solution for housing students on a permanent basis. The District currently uses 68 portables at various sites throughout the District. The number of portables and their capacities are summarized in Table 4.

School Name	Table 4 Portables		Capacity
	Portables Classrooms	Portables Other	
ELEMENTARY:			
Cascade View	2	3	54
Cathcart	2	4	54
Central Primary	0	2	0
Dutch Hill	10	1	270
Emerson		4	0
Machias	2		45
Riverview	1	3	27
Seattle Hill	10	3	261
Totem Falls	0	6	0
Little Cedars	5	2	90
Total	32	28	801
MIDDLE:			
Centennial	0	0	0
Valley View	0	0	0
Total	0	0	0
HIGH			
Snohomish	0	0	0
Glacier Peak	8	0	192
Total	8	0	192
GRAND TOTAL	40	28	993

Each portable classroom is 896 square feet.

The District portables identified in Table 4 have adequate useful remaining life and are evaluated regularly.

Support Facilities

In addition to schools, the District owns and operates facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5
Support Facilities

Facility Name	Building Area (Sq. Ft.)	Site Size (Acres)
Operations Center^	15,073	6.3
Resource and Service Center	22,296	6.0
Parkway Campus	9,536*	3.25
District Warehouse	3,936	**
Aquatic Center	52,023	21.0

*^In process of demolition and replacement by summer 2022;
new square footage will equal 15,673 (including maintenance and transportation).
*Does not include education-related square footage.
**Located on the same site as Cathcart Elementary School.*

Land

The District currently owns two undeveloped sites. The District owns 15 acres in the Three Lakes area that could potentially be used as an elementary school site in the future (assuming that land use approvals/permits could be obtained); however that property does have some notable wetland concerns that are likely to limit potential use. The District also owns an additional 23 acres behind Valley View Middle School. The 23 acre site has topography concerns and accessibility issues that could limit the District's ability to use the property as an additional school site.

Leased Facilities

The District currently does not lease any facilities.

SECTION 4: STUDENT ENROLLMENT

Historical Trends

Student enrollment in the District remained relatively constant between 1973 and 1983 and increased steadily between 1984 and 1997. The growth in student enrollment leveled out in 1998 and dipped a little in 1999. Student enrollment then grew steadily and peaked in 2016. Enrollment in the 2020-21 and 2021-22 school years declined due to the impacts of COVID-19 pandemic on available school service models and related uncertainties. The district anticipates enrollment to rebound during the duration of this plan and return and exceed levels projected by our third-party demographer pre-COVID. See additional information below.

The October 1, 2021 FTE enrollment was 9,256. See Appendix A. Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

Six Year Enrollment Projections

The Office of the Superintendent of Public Instruction prepares cohort survival projections based upon historical enrollment trends. The OSPI projections are limited in that they fail to account for development fluctuations and other anomalies such as the COVID-19 pandemic. The OSPI projections also utilize a headcount factor that misrepresents students in Snohomish School District facilities. See Appendix A-1.

The District utilizes a third party demographer, FLO Analytics, for forecasting future enrollments. This methodology, a modified cohort survival method, considers historic enrollment, economic trends, housing projections and birth rates, among other factors. Based upon this analysis, the District expects enrollment to grow over the six year planning period to a total FTE student population of 9,666, or an increase of 4.43%. See Appendix A-2.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. In 2020, the District's enrollment constituted approximately 15.69% of the District's total population. Assuming that, between 2022 and 2027, the District's enrollment will continue to constitute 15.69% of the District's population, using OFM/County data, the District projects a total enrollment of 10,071 students in 2027. See Table 6.

Table 6									
Comparison of Student Enrollment Projections 2021-2027									
Projection	October 2021*	2022	2021	2022	2023	2024	2027	Projected Change 2021-2027	Percent Change 2021-2027
County/OFM**	9,256	9,392	9,528	9,664	9,800	9,936	10,071	815	8.8%
District	9,256	9,287	9,388	9,469	9,508	9,587	9,666	410	4.43%
Total Population Projection for District (OFM)							64,190		
Student to Population Ratio	15.69%								

*Actual Oct 2021 FTE

**Based on 2044 GMA Population Forecasts by School District (information provided by Snohomish County).

The District uses the FLO Analytics modified cohort survival projections for purposes of predicting enrollment during the six years of this Plan. As noted above, the growth factor used in the modified cohort survival projections reflects an analysis of historic average housing development and enrollment in the District within the last six years and knowledge of active known and proposed future housing developments, as well as factors in pandemic-related anomalies. The District believes this projection to be an accurate measure of future growth given that it is based upon actual circumstances within the District. The District will monitor actual enrollment over the next two years and, if necessary, make appropriate adjustments in the next Plan update.

2044 Enrollment Projections

Student enrollment projections beyond the 2027 school year are highly speculative. Using OFM/County data as a base, the District projects a 2044 student population of 11,374. This assumes that the District's enrollment will continue to constitute 15.69% of the District's total population through 2044.

The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7
Projected Student Enrollment
2044

Grade Span	FTE Enrollment – October 2021	Projected Enrollment 2044**
Elementary (K-6)	4,488	5,515
Middle School (7-8)	1,423	1,748
High School (9-12)	3,345	4,111
TOTAL (K-12)	9,256	11,374

Note: Snohomish County Planning and Development Services provided the underlying data for the 2044 projections.

**The 2044 enrollment projections assume that the percentage of students per grade level will remain consistent between 2021 and 2044.

SECTION 5: CAPITAL FACILITIES NEEDS

Facility Needs (2022-2027)

Schools

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2022-2027).

Capacity needs are expressed in terms of “unhoused students.”

The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor is added later (if applicable, see Table 11).

Projected future capacity needs are depicted on Table 8 and are derived by applying the District’s modified cohort projected enrollment to the permanent capacity existing in 2021. This table shows actual permanent space needs and the portion of those needs that are “growth related” for the years 2022-2027. Importantly, capacity needs existing as of the 2021 base year include impacts from recent growth within the District and should also be considered as growth-related.

Table 8
Additional Capacity Needs
2022-2027

Grade Span	2021*	2022	2021	2022	2023	2024	2027	Pct. Growth Related
Elementary (K-6)								
Total	376**	515	626	814	900	956	960	
Growth Related		139	250	438	524	580	584	60.83%
Middle School (7-8)								
Total	---	---	---	---	---	---	---	
Growth Related	--	--	--	--	--	--	--	--%
High School								
Total	---	---	---	---	---	---	---	
Growth Related	--	--	--	--	--	--	--	--%

* Actual 2021 FTE Enrollment

**Represents capacity needs (including those related to recent growth) existing as of the date of this Plan.

The capacity improvements that are required to meet the District's growth-related and non-growth related capacity needs are identified in Table 9-B below.

By the end of the six-year forecast period (2027-2028), additional permanent classroom capacity will be needed as follows:

Table 9
Estimated Unhoused Students (2027-2028)*

Grade Span	Unhoused Students (Post-2021 Growth Related)	Unhoused Students (Pre-2021 Existing and Recent-Growth Related)
Elementary (K-6)	584	960
Middle School (7-8)	--	--
High School (9-12)	--	--
TOTAL UNHOUSED (K-12)	584	984

*Reflects needs assuming no construction projects

It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 9.

Recent and Planned Improvements

To accommodate growth in previous years, the District constructed and opened in 2007 a new elementary school and constructed a second high school, Glacier Peak, which opened in 2008. The District's voters approved a bond in May 2004 for these projects. In 2008, the District's voters approved additional construction bonds to replace and expand Machias and Riverview elementary schools to address the need for elementary student capacity. The 2008 Bond also provided for finishing the renovation of Snohomish High School, enlarging and modernizing Valley View Middle School and enlarging Centennial Middle School, and building a new aquatics center. The District also purchased an existing building, the "Parkway Building", and renovated it to house its AIM Alternative High School and Transition programs and the Parent Partnership Program.

The District convened a Citizens' Facility Advisory Committee (CFAC) in 2019 to review the conditions of our school buildings, explore demographic and enrollment projections and prioritize needs. Based on this information, the CFAC recommended, and the Board authorized for the February 2022 ballot, a \$470 million bond proposal to fund six elementary school replacement projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District. The District failed to achieve the required 60% margin for bond approval.

The District, in view of current and anticipated capacity needs, is continuing to plan for elementary capacity additions during the six-year planning period and beyond. The District may also purchase and site new portable facilities to address capacity needs.

Elementary Schools

The District opened Little Cedars Elementary School with a permanent capacity of 621, with 27 teaching stations. The elementary was completed and put into use for the 2007-08 school year. The total cost of the new elementary school was approximately \$25.0 million excluding the land purchase.

In addition, the District requested as a component of its 2008 bond proposal to replace and expand two elementary schools, Machias and Riverview. The projects are complete and the capacity of the two schools was expanded from 481 and 515 respectively to 600 each. These schools opened at the new capacity in January of 2011.

This CFP includes planning for classroom additions as a part of replacement projects at three elementary schools (Cathcart, Dutch Hill, and Seattle Hill) to address growth-related needs. The District is also considering replacement/addition projects at other elementary schools in the future (likely outside of the six year planning period). The replacement/addition projects are subject to funding secured through a future capital bond, all contingent on future action by the Board of Directors and ultimately the voters.

Middle Schools

To address overcrowding at the middle school level, the District constructed a new-in-lieu Valley View Middle School to house 950 students and modernized and enlarged Centennial Middle School to house 900 students. Centennial opened in 2011 and Valley View opened in fall 2012.

High Schools

The District opened Glacier Peak High School, with a capacity of 1,500 students in fall of 2008. In addition, the District recently completed modernization of the existing Snohomish High School campus. In the summer of 2012 three portables were added (total of six classrooms) at Glacier Peak. In 2017, an additional portable (two classrooms) was added at Glacier Peak.

Interim Classroom Facilities

The District plans to add two portables at Dutch Hill in the summer of 2022. It may purchase additional portables as needed to address growth-related needs (See Table 10). As necessary, the District will also continue to utilize portables as temporary housing of students until permanent facilities are constructed. However, it remains a District goal to house all students in permanent facilities.

SECTION 6: CAPITAL FACILITIES FINANCING

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, State matching funds and development impact fees. Each of these funding sources is discussed in greater detail below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. Snohomish School District voters rejected a bond proposal in 2001 for \$14.5 million to finance the acquisition of sites, planning for a new elementary school, planning for a new high school, the acquisition of modular classrooms, and the purchase and installation of technology equipment and systems.

Voters in May of 1998 approved a \$3.9 million bond issue to construct 11 classrooms at Snohomish High School and to finance mechanical and technology improvements throughout the District. On March 14, 2000, Snohomish School District voters approved a \$6.12 million dollar bond issue to finance certain capital improvements to the District's educational facilities.

In March of 2003, the school board appointed a 35-member Citizens' Facilities Advisory Committee to complete an in-depth study of our school facilities. This committee found that Snohomish schools are overcrowded and reported that half of our school buildings are at or near the end of their useful life. The committee then created a long-range plan for school construction, modernization and renovation to address those issues.

The District's voters approved a \$141,570,000 bond issue on May 18, 2004, to fund a new high school, modernization of the existing Snohomish High School, a new elementary school, acquisition of two new school sites, and various health, safety, energy and infrastructure improvements throughout the District.

The District's voters approved a \$261.6 million bond in May 2008 to fund the renovation of Snohomish High School, the renovation/expansion of Valley View Middle School, the expansion of Centennial Middle School, the replacement/expansion of Machias and Riverview elementary schools, construction of a new aquatics center, to make District-wide capital improvements, and acquire classroom technology to improve student learning.

The District's voters considered in February 2020 but did not approve a \$470 million bond proposal to fund six elementary school replacement projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District.

State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. For eligible projects, the District's funding level under the State School Construction Assistance fund is at the 56.04% percentage level (July 2022 release).

Impact Fees

Development impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. (See additional discussion in Section 7).

Six Year Financing Plan

The Six-Year Financing Plan shown in Table 10 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components includes bond issues, impact fees, and State School Construction Assistance funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

The District's six year finance plan is outlined in Table 10 below.

As previously stated, the District's CFP plans for classroom additions at three elementary schools, all subject to future funding approval. The District will update this CFP, including a potential interim update, to reflect relevant planning decisions. The District anticipates also purchasing portable facilities to address growth-related capacity needs.

Table 10
Finance Plan
(dollars in 1,000s)

	2022	2023	2024	2025	2026	2027	Total Cost*	Bond/Levy/ Impact Fee	State Match	Other	Added Capacity	Growth Related
Dutch Hill Elementary Replacement/Addition				\$46,300	\$37,000		\$83,300	X	X		X	X
Cathcart Elementary Replacement/Addition				\$45,000	\$34,700		\$79,700	X	X		X	X
Seattle Hill Elementary Replacement				\$45,100	\$34,700		\$79,700	X	X		X	X
District wide Capital Improvements (including portables)	\$300	\$300	\$300				\$900	X			X	X

*Reflects total projects costs using 2022 estimates, subject to escalation. The impact fees are calculated based on construction costs only with anticipated escalation. Construction costs for the impact fee calculation reflect average construction costs of the four elementary school capacity projects.

Table 11 - Projected Student Capacity (2022-2027)

Elementary School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	4,112	4,112	4,112	4,112	4,112	4,112	4,757
Added Capacity						645^	
Portable Capacity	801	855*	855	855	855	855	855
Total Capacity	4,913	4,967	4,967	4,967	4,967	5,612	5,612
Enrollment	4,488	4,627	4,738	4,926	5,012	5,068	5,072
Surplus (Deficiency) – Permanent Capacity	(376)	(515)	(626)	(814)	(900)	(311)	(315)
Surplus (Deficiency) – All Capacity**	425	340	229	41	(45)	544	540

^Capacity additions resulting from replacement and expansion of Cathcart, Dutch Hill, and Seattle Hill Elementary Schools

*Added portables at Dutch Hill (summer 2022)

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

Middle School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	1,850	1,850	1,850	1,850	1,850	1,850	1,850
Added Capacity							
Portable Capacity							
Total Capacity	1,850	1,850	1,850	1,850	1,850	1,850	1,850
Enrollment	1,423	1,365	1,359	1,340	1,356	1,470	1,521
Surplus (Deficiency) – Permanent Capacity	427	485	491	510	494	380	329
Surplus (Deficiency) – All Capacity***	427	485	491	510	494	380	329

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

High School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Added Capacity							
Portable Capacity	192	192	192	192	192	192	192
Total Capacity	3,592	3,592	3,592	3,592	3,592	3,592	3,592
Enrollment	3,345	3,295	3,291	3,204	3,140	3,049	3,045
Surplus (Deficiency) – Permanent Capacity	55	105	109	196	260	351	355
Surplus (Deficiency) – All Capacity***	247	301	301	388	452	543	547

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student factor methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds expected to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit toward a capital levy/bond that would fund the capacity improvements. The costs of projects that do not add capacity are not included in the impact fee

calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs. Furthermore, impact fees will not be used to address existing deficiencies.

The District’s school impact fees are calculated to include the elementary capacity additions identified in this 2022 CFP update. See discussion in Sections 5 and 6 above.

Proposed Snohomish School District Impact Fee Schedule

Using the variables on the following page and formula described above, impact fees proposed for the District are summarized in Table 12. See also Appendix C.

Table 12
School Impact Fees
2022

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$6,495
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$4,514

**Table 12 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family			Average Site Cost/Acre	
Elementary	.221		Elementary	\$0
Middle	.080			
Senior	.085			
Total	.387			
Student Generation Factors – Multi Family (1 Bdrm)			Temporary Facility Capacity	
Elementary	.000		Capacity	
Middle	.000		Cost	
Senior	.000			
Total	.000			
Student Generation Factors – Multi Family (2+ Bdrm)			State Match Credit	
Elementary	.118		Current State Match Percentage	56.04%
Middle	.059			
Senior	.059			
Total	.235			
Projected Student Capacity per Facility			Construction Cost Allocation	
Elementary	600		July 2022 Release	246.83
Middle	-			
Senior	-			
Net Site Acreage per Facility			District Average Assessed Value	
Elementary	-		Single Family Residence	\$635,321
New Facility Construction Cost/Average			District Average Assessed Value	
Elementary - 600 students	\$80,900,000		Multi Family (1 Bedroom)	\$169,461
(average of three capacity projects)				
Permanent Facility Square Footage			District Average Assessed Value	
Elementary	529,676		Multi Family (2+ Bedroom)	\$239,226
Middle	292,469			
Senior	529,161			
Total	97.41%	1,351,306		
Temporary Facility Square Footage			SPI Square Footage per Student	
Elementary	28,800		Elementary	90
Middle	0		Middle	117
Senior	7,200		Senior	130
Total	2.59%	36,000		
Total Facility Square Footage			District Debt Service Tax Rate	
Elementary	558,476		Current/\$1,000	\$2.383
Middle	292,469			
Senior	536,361			
Total	100.00%	1,387,306		
			General Obligation Bond Interest Rate	
			Bond Buyer Index (2/22 avg)	2.45%
			Developer Provided Sites/Facilities	
			Value	0
			Dwelling Units	0

Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.

APPENDIX A

POPULATION AND ENROLLMENT DATA

Table A-1
OSPI Cohort Survival Projections (Headcount)



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

Snohomish/Snohomish(31201)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---					AVERAGE %		--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021	SURVIVAL	2022	2023	2024	2025	2026	2027
Kindergarten	627	605	634	659	554	644		616	615	614	613	611	610
Grade 1	620	646	621	646	604	643	103.05%	664	635	634	633	632	630
Grade 2	649	647	663	624	611	644	101.73%	654	675	646	645	644	643
Grade 3	706	695	675	689	583	654	103.15%	664	675	696	666	665	664
Grade 4	741	729	706	690	657	594	100.85%	660	670	681	702	672	671
Grade 5	674	761	724	715	639	664	99.38%	590	656	666	677	698	668
Grade 6	770	713	779	734	685	637	101.00%	671	596	663	673	684	705
K-6 Sub-Total	4,787	4,796	4,802	4,757	4,333	4,480		4,519	4,522	4,600	4,609	4,606	4,591
Grade 7	754	785	724	790	726	700	101.19%	645	679	603	671	681	692
Grade 8	824	769	775	749	762	719	99.92%	699	644	678	603	670	680
7-8 Sub-Total	1,578	1,554	1,499	1,539	1,488	1,419		1,344	1,323	1,281	1,274	1,351	1,372
Grade 9	868	891	884	839	857	854	111.56%	802	780	718	756	673	747
Grade 10	903	877	908	897	822	857	100.47%	858	806	784	721	760	676
Grade 11	873	877	839	841	821	776	94.26%	808	809	760	739	680	716
Grade 12	907	905	848	819	824	843	99.72%	774	806	807	758	737	678
9-12 Sub-Total	3,551	3,550	3,479	3,396	3,324	3,330		3,242	3,201	3,069	2,974	2,850	2,817
DISTRICT K-12 TOTAL	9,916	9,900	9,780	9,692	9,145	9,229		9,105	9,046	8,950	8,857	8,807	8,780

Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Feb 23, 2022

Table A-2
PROJECTED STUDENT ENROLLMENT (FTE)
FLO Analytics

Grade	2021*	2022	2023	2024	2025	2026	2027
K-6	4488	4627	4738	4926	5012	5068	5072
7-8	1423	1365	1359	1340	1356	1470	1521
9-12	3345	3295	3291	3204	3140	3049	3045
Total	9256	9287	9388	9469	9509	9587	9638

*October 1, 2021 actual FTE

Table A-3
AVERAGE PERCENTAGE ENROLLMENT BY GRADE SPAN
(COUNTY/OFM Enrollment Projections)

Enrollment by Grade Span	2021*	2022	2021	2022	2023	2024	2027^
Elementary (K-6)	4,448	4,518	4,583	4,649	4,714	4,779	4,844
Middle School (7-8)	1,423	1,447	1,467	1,489	1,509	1,530	1,551
High School (9-12)	3,345	3,400	3,449	3,499	3,548	3,597	3,646
TOTAL**	9,256	9,393	9,528	9,664	9,800	9,936	10,071

*Actual October 2021 FTE Student Enrollment.

** Totals will vary due to rounding.

^Assumes grade level percentage stays consistent through 2027.

The District finds the OFM enrollment projections as not a reliable source given the need to apply assumptions for consistent grade level percentages and the inherent flaws due to rounding.

APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: Tom Laufmann
Executive Director, Business Services
Snohomish School District

Date: March 18, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F1371.01.004

Re: Student Generation Report—Snohomish School District

At the request of the Snohomish School District (District/SSD), FLO Analytics (FLO) has prepared an analysis of student generation rates (SGRs) resulting from recent (2017 to 2021) residential construction within the district. This document details the methodology FLO used to create the SGRs for SSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF housing, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was not included in the analysis. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace for SF housing with 1,172 units completed between 2017 and 2021. Over the same period, three comparatively small MF buildings were constructed. While the majority of the SF construction consisted of "Single Family Residence – Detached" (989 units), a variety of other SF use codes were also constructed, including duplexes, triplexes, condominiums, and manufactured homes (owned and leased). MF activity consisted of 17 2+ BR units.

All students (grades kindergarten [K] through 12) in the October 1, 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F1371.01 Snohomish School District\Document\04_2022.03.18 Student Generation Report
2022\Snohomish_SD_Student_Generation_Report 2022.docx

Tom Laufmann
March 18, 2022

Project No. F1371.01.004
Page 2

students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level residing within those units were determined. The 1,172 SF units were compared with the 9,257 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	61	0.052
1	42	0.036
2	47	0.040
3	48	0.041
4	28	0.024
5	33	0.028
6	29	0.025
7	31	0.026
8	34	0.029
9	27	0.023
10	32	0.027
11	20	0.017
12	21	0.018
K–5	259	0.221
6–8	94	0.080
9–12	100	0.085
K–12	453	0.387

*Calculated rates for grade level groups may not equal the sum of individual grade rates due to rounding.

Multifamily Developments

While SF data are nearly completely accounted for within the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

Information gleaned from parcel records in conjunction with a visual remote analysis, allowed FLO to determine that MF construction (17 units) between 2017 and 2021 consisted of 2+ BR units. 161 Lincoln Ave is a mixed-use building with 8 units completed in 2021. 110 Lincoln Ave is a triplex building completed in 2017. Four students reside in these two (of three) MF buildings built between 2017 and 2021. 700 Pine Ave is a 6-unit building that does not currently house students.

Tom Laufmann
March 18, 2022

Project No. F1371.01.004
Page 3

Multifamily 0–1 BR Rates

The multifamily 0–1 BR SGRs are calculated by comparing data on 0–1 BR multifamily units with the District's student record data. However, as of this writing, no 0–1 BR units were constructed from 2017 to 2021.

Multifamily 2+ BR Rates

The multifamily 2+ BR SGRs were calculated by comparing data on 2+ BR multifamily units with the District's student record data, and the number of students at each grade level living in those units was determined. It is estimated that 17 2+ BR units in total were constructed from 2017 to 2021. While the calculated multifamily 2+ BR SGRs are in line with what we would expect to see for this area, it should be noted that 17 units is not a statistically significant enough number upon which to reliably calculate a rate. These yields should be used with care.

Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	2	0.118
1	0	0.000
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	1	0.059
8	0	0.000
9	1	0.059
10	0	0.000
11	0	0.000
12	0	0.000
K–5	2	0.118
6–8	1	0.059
9–12	1	0.059
K–12	4	0.235

Summary of Student Generation Rates

Table 3. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K–5	6–8	9–12	K–12
Single-family	0.221	0.080	0.085	0.387
Multi-family 0–1 BR	0.000	0.000	0.000	0.000
Multi-family 2+ BR	0.118	0.059	0.059	0.235

Tom Laufmann
March 18, 2022

Project No. F1371.01.004
Page 4

Summary of 2017–2021 Multifamily Developments

Table 4. Summary of Multifamily Developments by Elementary School Boundary

Address	Number of Units	School
700 Pine Ave	6	Emerson ES
161 Lincoln Ave	8	Emerson ES
110 Lincoln Ave	3	Emerson ES

Summary of Single-Family Housing Built by Year

Table 5. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
271	171	222	256	252

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

C-1

Snohomish School District

1601 Avenue D
Snohomish, Washington 92890
(360) 563-7239

CAPITAL FACILITIES PLAN

2022 – 2027

Adopted
_____, **2022**

Snohomish School District

CAPITAL FACILITIES PLAN

Board of Directors

Jay Hagen, President
Shaunna Ballas, Vice President
Josh Seek
Dr. Sara Fagerlie
Brandy Hekker

Superintendent

Dr. Kent Kultgen

For information on the Snohomish School District Facilities Plan,
contact the Business Office at (360) 563-7240.

TABLE OF CONTENTS

	Page
Section 1 Introduction.....	1
Section 2. District Educational Program Standards.....	5
Section 3 Capital Facilities Inventory.....	10
Section 4 Student Enrollment.....	14
Section 5 Capital Facilities Needs.....	17
Section 6 Capital Facility Financing Plan.....	20
Section 7 School Impact Fees.....	24
Appendix A .....Population and Enrollment Data	
Appendix B .....Student Generation Factor Review	
Appendix C .....School Impact Fee Calculations	

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The purpose of this report is to update the Capital Facilities Plan (CFP) for the Snohomish School District pursuant to the Washington State Growth Management Act (GMA). The GMA includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This CFP is intended to provide the Snohomish School District (District), Snohomish County and other jurisdictions a description of the facilities needed to accommodate projected student enrollment at acceptable levels of service, including a detailed schedule and financing program for capital improvements, over the six year period of 2022-2027.

The CFP for the District was first prepared in 1994 in accordance with the specifications set down by the GMA. When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital plans in Appendix F of the General Policy Plan. This part of the plan established the criteria for all future updates of the District CFP that are to occur every two years. This CFP updates the 2020 GMA-based CFP that was adopted by the District and the County in 2020.

In accordance with GMA mandates, and Snohomish County Ordinance Nos. 97-095 and 99-107, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- If impact fees are requested, a calculation of impact fees to be assessed and supporting data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.
- The methodology used to calculate impact fees complies with the criteria and the formulas established by the County.

Overview of the Snohomish School District

The Snohomish School District serves a population of about 9,256¹ students in kindergarten through grade 12. The City of Snohomish has a population of approximately 10,126² people while the County encompasses a larger population of approximately 827,957³ people. The District is located 35 miles north of Seattle in the heart of the Puget Sound region of Washington.

The District has preschool and Early Childhood Education and Assistance Program (ECEAP) programs, ten elementary schools (one grades K-2, one grades 3-6 and eight grades K-6), two middle schools (grades 7 and 8), two high schools (grades 9-12), and one alternative school (grades 9-12) (AIM), and a Parent Partnership Program (PPP) (grades K-12).

The District opened Glacier Peak High School in the fall of 2008. The District’s voters approved a construction bond in May 2008 to fund the renovation of Snohomish High School, the replacement of Valley View Middle School, the expansion of Centennial Middle School, the replacement/expansion of Machias and Riverview elementary schools, construction of a new aquatics center, and technology improvements. All of these projects are now complete.

The District convened a Citizens’ Facility Advisory Committee (CFAC) in 2019 to review the conditions of our school buildings, explore demographic and enrollment projections and prioritize needs. Based on this information, the CFAC recommended, and the Board authorized for the February 2020 ballot, a \$470 million bond proposal to fund six elementary school replacement

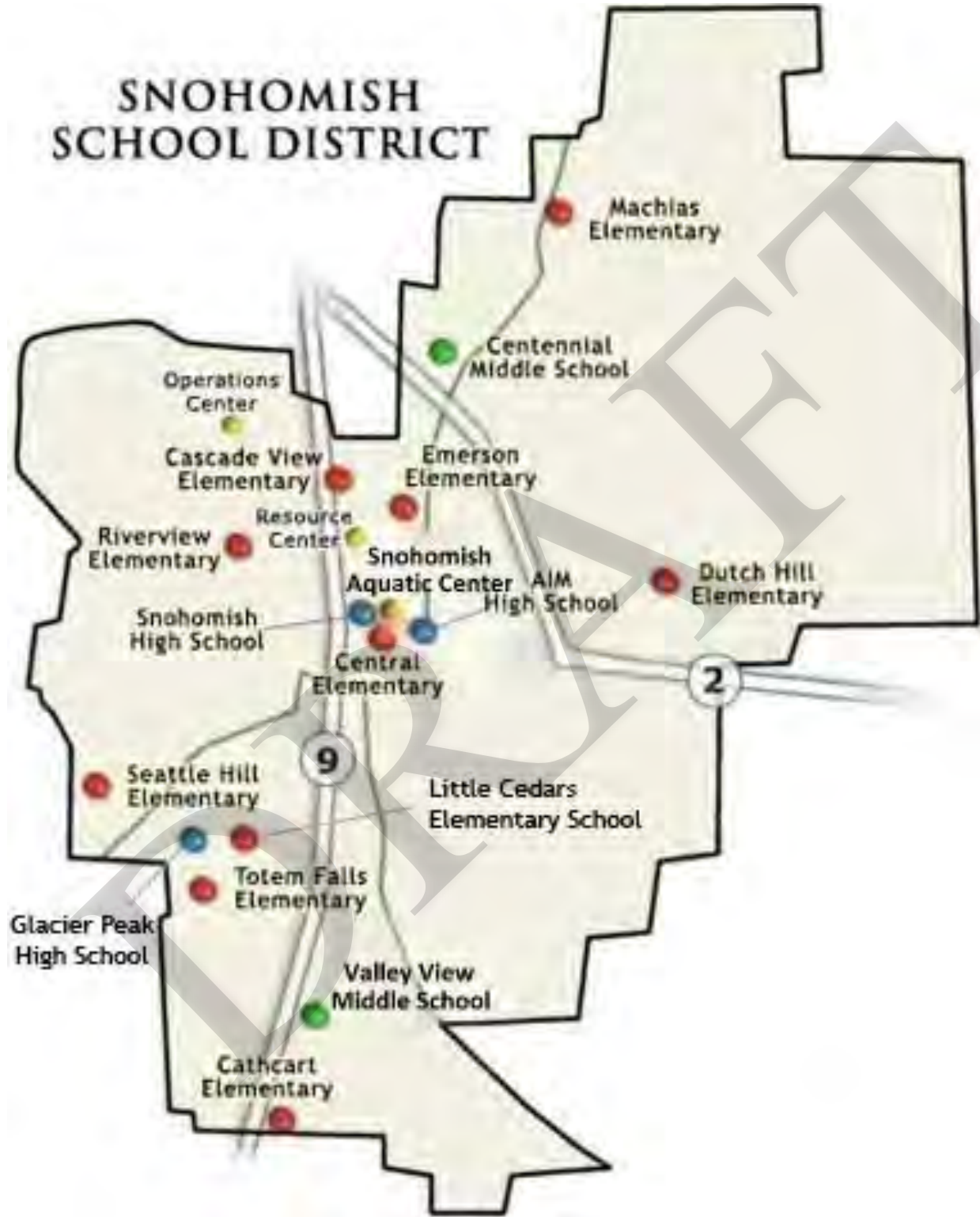
¹ October 1, 2021 FTE. Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in terms of FTE (full time equivalent).

² 2020 United States Census Bureau data

³ 2044 GMA Population Forecasts by School District – Adopted in the Snohomish County Countywide Planning Policies Appendix B (February 23, 2022).

projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District. The District failed to achieve the required 60% margin for bond approval. The District's Board of Directors is considering options for a subsequent bond proposal but has not made any decisions relative to the six year planning period of this CFP. However, the capacity needs remain, as reflected in this CFP. The District will update the CFP as needed, including consideration of an interim update, to reflect updated planning decisions.

**FIGURE 1
MAP OF DISTRICT¹**



¹ Please contact the District's Business Office at (360) 563-7240 for a copy of the map in color.

SECTION 2: DISTRICT STANDARDS

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 facility standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). The facility standards that also typically drive facility space needs include educational program offerings, classroom utilization and scheduling requirements.

Facility Standards

Creating a quality educational environment is the first priority of the Snohomish School District. It is the District's standard at this time that all students will be housed in permanent facilities and that classes will be run in one shift on a traditional school year schedule. Because of fluctuations in student population as a result of growth from new development and changing age demographics in different parts of the District, portables (temporary housing) are used in some locations. Portables will not be added if the quality of education at the facility is deemed by the District to be compromised by either total school size, impact upon core facilities such as restrooms, library space, playground space, hallways, etc. In addition, some facilities may not accommodate portables because of limitations on septic capacity. When it is not possible to increase population at a particular site, even with portables, the District will have the option of redistricting school boundaries if space is available at other facilities. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The use of temporary housing (portables) is considered strictly temporary and this CFP outlines the future permanent facility needs of the District. Where adequate funding for new construction is not available from State match and impact fees, local bonds will be sought to construct the new facilities.

The State Legislature's implementation of requirements for full-day kindergarten and reduced K-3 class size impact school capacity and educational program standards. The District implemented full-day kindergarten in 2018 at all elementary schools. The District has also reduced K-3 class sizes in accordance with state funding and has therefore adjusted educational program standards and school capacity inventory as necessary.

Facility Standards for Elementary Schools:

- The facility standard for grades K-3 is 18 students per classroom. For grades 4-6, the facility standard is 27 students per classroom.

- Optimum design capacity for new elementary schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Facility Standards for Secondary Schools:

- The facility standard for grades 7-8 is 28 students per classroom (except PE and Music).
- The facility standard for grades 9-12 is 30 students per classroom (except PE and Music).
- Optimum design capacity for new middle schools is 900 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for high schools is 1,500 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards

In addition to factors that affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by non-traditional, or special programs, such as:

- Secondary Academy
- Special education pre-school
- Special education – inclusion, resource, moderate and profound
- Highly Capable
- Bilingual education
- Preschool and early childhood programs
- Technology education
- Title I / LAP
- Drug and alcohol education
- Vocational and career education
- Music
- Daycare – before and after school
- Primary Intervention Program
- Physical education
- Outdoor education
- Multi-age classrooms
- Secondary Academies
- Parent Partnership Program
- Alternative Education (AIM High, Re Entry Program)
- USDA Food Service Program
- Extra-Curricular, co-curricular and athletic programs

These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space that can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs and, in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, 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 Capital Facilities Plan.

The District educational program standards that directly affect school capacity are outlined below for the elementary, middle and high school grade levels.

Educational Program Standards for Elementary Schools

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extended learning opportunities (remedial education) for selected students.
- Educational programs will be provided on the traditional school year schedule.
- Special education for students may be provided in a self-contained classroom.
- All students may be provided music instruction in a separate classroom.
- All students may be provided physical education instruction outside their regular classroom and outside of the cafeteria space.
- All students may be provided technology instruction outside of their regular classroom.
- Specialized work spaces for testing, specialists (i.e. OTPT/SLP's/psychologists), remedial programs, small group tutoring, and ESL programs.

Educational Program Standards for Middle and High Schools

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extra-curricular activities and for extended learning opportunities (remedial education) for selected students.
- Educational programs will be provided on a traditional school year schedule.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is

not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity should be adjusted to reflect the use of one period per day for teacher planning.

- Special education for students may be provided in a self-contained classroom.
- Specialized work spaces for testing, specialists (i.e. OTPT/SLP's/psychologists), remedial programs, small group tutoring, and ESL programs.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Vocational Classrooms (i.e. business, manufacturing, biotechnology, CAD)
 - Program Specific Classrooms (i.e. music, drama, art, physical education, technology)
 - High School Academies
 - Alternative High School Programming

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole, while meeting the District's paramount duties under the State Constitution. A boundary change or a significant programmatic change would be made by the District's Board of Directors following appropriate public review and comment.

The District's intent is to adhere to the target facility service standards noted above without making significant changes in program delivery. At a minimum, average class size in the grade K-8 classrooms will not exceed 35 students and average class size in 9-12 classrooms will not exceed 40 students. The foregoing average class sizes set forth the District's "minimum level of service." For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education, and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom or to classes held in assembly halls, gyms, cafeterias, or other common areas.

The minimum educational service standards are not the District's desired or accepted operating standard.

For the school years of 2019-20 and 2020-21, the District's compliance with the minimum educational service standards (as applicable for those years) is as follows:

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
*Snohomish No. 201	35	22.65	35	17.1	40	22.95

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
*Snohomish No. 201	35	20.63	35	16.53	40	22.46

*The District determines these figures by taking the sum of all students in regular classrooms at a grade level and dividing that by the number of teaching stations at that grade level.

SECTION 3: CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See* Section 2. A map showing locations of District facilities is provided as Figure 1.

Schools

The District currently has ten (10) elementary schools (one grades K-2, one grades 3-6 and eight grades K-6), two (2) middle schools (grades 7-8), and two high schools (grades 9-12). Machias and Riverview Elementary Schools and Valley View and Centennial Middle Schools were renovated and expanded in 2011 and 2012. The District had an additional facility, the Maple Avenue Campus (the former "Freshman Campus"), which was used as interim capacity to accommodate the District's renovation program, but it has been demolished and replaced by the Aquatic Center.

School capacity is based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. The school capacity inventory is summarized in Tables 1, 2, and 3.

**Table 1
Elementary School Capacity Inventory**

Elementary School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations(1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Cascade View	10.5	45,629	18	359	413	1990	yes
Cathcart	12.8	36,231	19	420	474	1994	yes
Central Primary	4.5	45,239	10	204	204	1994	yes
Dutch Hill	13.9	42,357	24	356	626	1985	yes
Emerson	6.9	40,038	13	375	375	1989	yes
Little Cedars	11.3	76,071	31	621	711	2007	yes
Machias	9.2	78,137	23	481	526	2011	yes
Riverview	9.6	78,740	25	515	542	2011	no
Seattle Hill	9.7	42,357	29	405	666	1982	yes
Totem Falls	10.0	44,877	18	376	376	1991	yes
Total		529,676		4,112	4,913		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that a teaching station may only be used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables and is based on target class sizes.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property

Table 2
Middle School Capacity Inventory

Middle School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations(1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Centennial	19.3	123,744	45	900	900	2011	yes
Valley View	38.6	168,725	45	950	950	2012	yes
Total		292,469		1,850	1,850		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that each teaching station is only used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property

Table 3
High School Capacity Inventory

High School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations (1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Snohomish H.S.	28.6	270,089	74	1,800	1,800	2012	No
Glacier Peak H.S.	50.9	245,229	74	1,500	1,692	2008	Yes
AIM Alternative(4)	3.25	13,873		100	100	2008	No
Total		529,191		3,400	3,592		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that each teaching station is only used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property.

(4) Note that the AIM Alternative High School is housed in the larger Parkway Facility. The Parkway Facility has both programmatic and non-programmatic uses including the Parent Partnership Program and the transition programs. The information here is specific to the AIM Alternative High School and not the entire Parkway Facility.

Portables

Portables are used as interim classroom space to house students until permanent classroom facilities can be provided and to prevent overbuilding. Portables are not a solution for housing students on a permanent basis. The District currently uses 68 portables at various sites throughout the District. The number of portables and their capacities are summarized in Table 4.

Table 4			
Portables			
School Name	Portables Classrooms	Portables Other	Capacity
ELEMENTARY:			
Cascade View	2	3	54
Cathcart	2	4	54
Central Primary	0	2	0
Dutch Hill	10	1	270
Emerson		4	0
Machias	2		45
Riverview	1	3	27
Seattle Hill	10	3	261
Totem Falls	0	6	0
Little Cedars	5	2	90
Total	32	28	801
MIDDLE:			
Centennial	0	0	0
Valley View	0	0	0
Total	0	0	0
HIGH			
Snohomish	0	0	0
Glacier Peak	8	0	192
Total	8	0	192
GRAND TOTAL	40	28	993

Each portable classroom is 896 square feet.

The District portables identified in Table 4 have adequate useful remaining life and are evaluated regularly.

Support Facilities

In addition to schools, the District owns and operates facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5
Support Facilities

Facility Name	Building Area (Sq. Ft.)	Site Size (Acres)
Operations Center^	15,073	6.3
Resource and Service Center	22,296	6.0
Parkway Campus	9,536*	3.25
District Warehouse	3,936	**
Aquatic Center	52,023	21.0

^In process of demolition and replacement by summer 2022;

new square footage will equal 15,673 (including maintenance and transportation).

**Does not include education-related square footage.*

***Located on the same site as Cathcart Elementary School.*

Land

The District currently owns two undeveloped sites. The District owns 15 acres in the Three Lakes area that could potentially be used as an elementary school site in the future (assuming that land use approvals/permits could be obtained); however that property does have some notable wetland concerns that are likely to limit potential use. The District also owns an additional 23 acres behind Valley View Middle School. The 23 acre site has topography concerns and accessibility issues that could limit the District's ability to use the property as an additional school site.

Leased Facilities

The District currently does not lease any facilities.

SECTION 4: STUDENT ENROLLMENT

Historical Trends

Student enrollment in the District remained relatively constant between 1973 and 1983 and increased steadily between 1984 and 1997. The growth in student enrollment leveled out in 1998 and dipped a little in 1999. Student enrollment then grew steadily and peaked in 2016. Enrollment in the 2020-21 and 2021-22 school years declined due to the impacts of COVID-19 pandemic on available school service models and related uncertainties. The district anticipates enrollment to rebound during the duration of this plan and return and exceed levels projected by our third-party demographer pre-COVID. See additional information below.

The October 1, 2021 FTE enrollment was 9,256. See Appendix A. Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

Six Year Enrollment Projections

The Office of the Superintendent of Public Instruction prepares cohort survival projections based upon historical enrollment trends. The OSPI projections are limited in that they fail to account for development fluctuations and other anomalies such as the COVID-19 pandemic. The OSPI projections also utilize a headcount factor that misrepresents students in Snohomish School District facilities. See Appendix A-1.

The District utilizes a third party demographer, FLO Analytics, for forecasting future enrollments. This methodology, a modified cohort survival method, considers historic enrollment, economic trends, housing projections and birth rates, among other factors. Based upon this analysis, the District expects enrollment to grow over the six year planning period to a total FTE student population of 9,638, or an increase of 4.127%. See Appendix A-2.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. In 2020, the District's enrollment constituted approximately 15.69% of the District's total population. Assuming that, between 2022 and 2027, the District's enrollment will continue to constitute 15.69% of the District's population, using OFM/County data, the District projects a total enrollment of 10,071 students in 2027. See Table 6.

Table 6									
Comparison of Student Enrollment Projections 2021-2027									
Projection	October 2021*	2022	2023	2024	2025	2026	2027	Projected Change 2021-2027	Percent Change 2021-2027
County/OFM**	9,256	9,393	9,528	9,664	9,800	9,936	10,071	815	8.8%
District	9,256	9,287	9,388	9,469	9,508	9,587	9,638	382	4.127%
Total Population Projection for District (OFM)							64,190		
Student to Population Ratio	15.69%								

*Actual Oct 2021 FTE

**Based on 2044 GMA Population Forecasts by School District (information provided by Snohomish County).

The District uses the FLO Analytics modified cohort survival projections for purposes of predicting enrollment during the six years of this Plan. As noted above, the growth factor used in the modified cohort survival projections reflects an analysis of historic average housing development and enrollment in the District within the last six years and knowledge of active known and proposed future housing developments, as well as factors in pandemic-related anomalies. The District believes this projection to be an accurate measure of future growth given that it is based upon actual circumstances within the District. The District will monitor actual enrollment over the next two years and, if necessary, make appropriate adjustments in the next Plan update.

2044 Enrollment Projections

Student enrollment projections beyond the 2027 school year are highly speculative. Using OFM/County data as a base, the District projects a 2044 student population of 11,374. This assumes that the District's enrollment will continue to constitute 15.69% of the District's total population through 2044.

The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7
Projected Student Enrollment
2044

Grade Span	FTE Enrollment – October 2021	Projected Enrollment 2044**
Elementary (K-6)	4,488	5,515
Middle School (7-8)	1,423	1,748
High School (9-12)	3,345	4,111
TOTAL (K-12)	9,256	11,374

Note: Snohomish County Planning and Development Services provided the underlying data for the 2044 projections.

**The 2044 enrollment projections assume that the percentage of students per grade level will remain consistent between 2021 and 2044.

SECTION 5: CAPITAL FACILITIES NEEDS

Facility Needs (2022-2027)

Schools

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2022-2027).

Capacity needs are expressed in terms of “unhoused students.”

The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor is added later (if applicable, see Table 11).

Projected future capacity needs are depicted on Table 8 and are derived by applying the District’s modified cohort projected enrollment to the permanent capacity existing in 2021. This table shows actual permanent space needs and the portion of those needs that are “growth related” for the years 2022-2027. Importantly, capacity needs existing as of the 2021 base year include impacts from recent growth within the District and should also be considered as growth-related.

**Table 8
Additional Capacity Needs
2022-2027**

Grade Span	2021*	2022	2023	2024	2025	2026	2027	Pct. Growth Related
Elementary (K-6)								
Total	376**	515	626	814	900	956	960	
Growth Related		139	250	438	524	580	584	60.83%
Middle School (7-8)								
Total	---	---	---	---	---	---	---	
Growth Related	--	--	--	--	--	--	--	--%
High School								
Total	---	---	---	---	---	---	---	
Growth Related	--	--	--	--	--	--	--	--%

* Actual 2021 FTE Enrollment

**Represents capacity needs (including those related to recent growth) existing as of the date of this Plan.

The capacity improvements that are required to meet the District's growth-related and non-growth related capacity needs are identified in Table 9-B below.

By the end of the six-year forecast period (2027-2028), additional permanent classroom capacity will be needed as follows:

Table 9
Estimated Unhoused Students (2027-2028)*

Grade Span	Unhoused Students (Post-2021 Growth Related)	Unhoused Students (Pre-2021 Existing and Recent-Growth Related)
Elementary (K-6)	584	960
Middle School (7-8)	--	--
High School (9-12)	--	--
TOTAL UNHOUSED (K-12)	584	984

*Reflects needs assuming no construction projects

It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 9.

Recent and Planned Improvements

To accommodate growth in previous years, the District constructed and opened in 2007 a new elementary school and constructed a second high school, Glacier Peak, which opened in 2008. The District's voters approved a bond in May 2004 for these projects. In 2008, the District's voters approved additional construction bonds to replace and expand Machias and Riverview elementary schools to address the need for elementary student capacity. The 2008 Bond also provided for finishing the renovation of Snohomish High School, enlarging and modernizing Valley View Middle School and enlarging Centennial Middle School, and building a new aquatics center. The District also purchased an existing building, the "Parkway Building", and renovated it to house its AIM Alternative High School and Transition programs and the Parent Partnership Program.

The District convened a Citizens' Facility Advisory Committee (CFAC) in 2019 to review the conditions of our school buildings, explore demographic and enrollment projections and prioritize needs. Based on this information, the CFAC recommended, and the Board authorized for the February 2022 ballot, a \$470 million bond proposal to fund six elementary school replacement projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District. The District failed to achieve the required 60% margin for bond approval.

The District, in view of current and anticipated capacity needs, is continuing to plan for elementary capacity additions during the six-year planning period and beyond. The District may also purchase and site new portable facilities to address capacity needs.

Elementary Schools

The District opened Little Cedars Elementary School with a permanent capacity of 621, with 27 teaching stations. The elementary was completed and put into use for the 2007-08 school year. The total cost of the new elementary school was approximately \$25.0 million excluding the land purchase.

In addition, the District requested as a component of its 2008 bond proposal to replace and expand two elementary schools, Machias and Riverview. The projects are complete and the capacity of the two schools was expanded from 481 and 515 respectively to 600 each. These schools opened at the new capacity in January of 2011.

This CFP includes planning for classroom additions as a part of replacement projects at three elementary schools (Cathcart, Dutch Hill, and Seattle Hill) to address growth-related needs. The District is also considering replacement/addition projects at other elementary schools in the future (likely outside of the six year planning period). The replacement/addition projects are subject to funding secured through a future capital bond, all contingent on future action by the Board of Directors and ultimately the voters.

Middle Schools

To address overcrowding at the middle school level, the District constructed a new-in-lieu Valley View Middle School to house 950 students and modernized and enlarged Centennial Middle School to house 900 students. Centennial opened in 2011 and Valley View opened in fall 2012.

High Schools

The District opened Glacier Peak High School, with a capacity of 1,500 students in fall of 2008. In addition, the District recently completed modernization of the existing Snohomish High School campus. In the summer of 2012 three portables were added (total of six classrooms) at Glacier Peak. In 2017, an additional portable (two classrooms) was added at Glacier Peak.

Interim Classroom Facilities

The District plans to add two portables at Dutch Hill in the summer of 2022. It may purchase additional portables as needed to address growth-related needs (See Table 10). As necessary, the District will also continue to utilize portables as temporary housing of students until permanent facilities are constructed. However, it remains a District goal to house all students in permanent facilities.

SECTION 6: CAPITAL FACILITIES FINANCING

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, State matching funds and development impact fees. Each of these funding sources is discussed in greater detail below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. Snohomish School District voters rejected a bond proposal in 2001 for \$14.5 million to finance the acquisition of sites, planning for a new elementary school, planning for a new high school, the acquisition of modular classrooms, and the purchase and installation of technology equipment and systems.

Voters in May of 1998 approved a \$3.9 million bond issue to construct 11 classrooms at Snohomish High School and to finance mechanical and technology improvements throughout the District. On March 14, 2000, Snohomish School District voters approved a \$6.12 million dollar bond issue to finance certain capital improvements to the District's educational facilities.

In March of 2003, the school board appointed a 35-member Citizens' Facilities Advisory Committee to complete an in-depth study of our school facilities. This committee found that Snohomish schools are overcrowded and reported that half of our school buildings are at or near the end of their useful life. The committee then created a long-range plan for school construction, modernization and renovation to address those issues.

The District's voters approved a \$141,570,000 bond issue on May 18, 2004, to fund a new high school, modernization of the existing Snohomish High School, a new elementary school, acquisition of two new school sites, and various health, safety, energy and infrastructure improvements throughout the District.

The District's voters approved a \$261.6 million bond in May 2008 to fund the renovation of Snohomish High School, the renovation/expansion of Valley View Middle School, the expansion of Centennial Middle School, the replacement/expansion of Machias and Riverview elementary schools, construction of a new aquatics center, to make District-wide capital improvements, and acquire classroom technology to improve student learning.

The District's voters considered in February 2020 but did not approve a \$470 million bond proposal to fund six elementary school replacement projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District.

State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. For eligible projects, the District's funding level under the State School Construction Assistance fund is at the 56.04% percentage level (July 2022 release).

Impact Fees

Development impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. (See additional discussion in Section 7).

Six Year Financing Plan

The Six-Year Financing Plan shown in Table 10 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components includes bond issues, impact fees, and State School Construction Assistance funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

The District's six year finance plan is outlined in Table 10 below.

As previously stated, the District's CFP plans for classroom additions at three elementary schools, all subject to future funding approval. The District will update this CFP, including a potential interim update, to reflect relevant planning decisions. The District anticipates also purchasing portable facilities to address growth-related capacity needs.

Table 10
Finance Plan
(dollars in 1,000s)

	2022	2023	2024	2025	2026	2027	Total Cost*	Bond/Levy/ Impact Fee	State Match	Other	Added Capacity	Growth Related
Dutch Hill Elementary Replacement/Addition				\$46,300	\$37,000		\$83,300	X	X		X	X
Cathcart Elementary Replacement/Addition				\$45,000	\$34,700		\$79,700	X	X		X	X
Seattle Hill Elementary Replacement				\$45,100	\$34,700		\$79,700	X	X		X	X
District wide Capital Improvements (including portables)	\$300	\$300	\$300				\$900	X			X	X

*Reflects total projects costs using 2022 estimates, subject to escalation. The impact fees are calculated based on construction costs only with anticipated escalation. Construction costs for the impact fee calculation reflect average construction costs of the three elementary school capacity projects, with replacements average total capacity of 600 seats..

Table 11 - Projected Student Capacity (2022-2027)**Elementary School Surplus/Deficiency**

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	4,112	4,112	4,112	4,112	4,112	4,112	4,731
Added Capacity						619^	
Portable Capacity	801	855*	855	855	855	855	855
Total Capacity	4,913	4,967	4,967	4,967	4,967	5,586	5,586
Enrollment	4,488	4,627	4,738	4,926	5,012	5,068	5,072
Surplus (Deficiency) – Permanent Capacity	(376)	(515)	(626)	(814)	(900)	(337)	(342)
Surplus (Deficiency) – All Capacity**	425	340	229	41	(45)	518	514

^Capacity additions resulting from replacement and expansion of Cathcart, Dutch Hill, and Seattle Hill Elementary Schools

*Added portables at Dutch Hill (summer 2022)

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

Middle School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	1,850	1,850	1,850	1,850	1,850	1,850	1,850
Added Capacity							
Portable Capacity							
Total Capacity	1,850	1,850	1,850	1,850	1,850	1,850	1,850
Enrollment	1,423	1,365	1,359	1,340	1,356	1,470	1,521
Surplus (Deficiency) – Permanent Capacity	427	485	491	510	494	380	329
Surplus (Deficiency) – All Capacity***	427	485	491	510	494	380	329

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

High School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Added Capacity							
Portable Capacity	192	192	192	192	192	192	192
Total Capacity	3,592	3,592	3,592	3,592	3,592	3,592	3,592
Enrollment	3,345	3,295	3,291	3,204	3,140	3,049	3,045
Surplus (Deficiency) – Permanent Capacity	55	105	109	196	260	351	355
Surplus (Deficiency) – All Capacity***	247	301	301	388	452	543	547

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student factor methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds expected to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit toward a capital levy/bond that would fund the capacity improvements. The costs of projects that do not add capacity are not included in the impact fee

calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs. Furthermore, impact fees will not be used to address existing deficiencies.

The District’s school impact fees are calculated to include the elementary capacity additions identified in this 2022 CFP update. See discussion in Sections 5 and 6 above.

Proposed Snohomish School District Impact Fee Schedule

Using the variables on the following page and formula described above, impact fees proposed for the District are summarized in Table 12. See also Appendix C.

Table 12
School Impact Fees
2022

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$6,495
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$4,514

**Table 12 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family			Average Site Cost/Acre	
Elementary	.221		Elementary	\$0
Middle	.080			
Senior	.085			
Total	.387			
Student Generation Factors – Multi Family (1 Bdrm)			Temporary Facility Capacity	
Elementary	.000		Capacity	
Middle	.000		Cost	
Senior	.000			
Total	.000			
Student Generation Factors – Multi Family (2+ Bdrm)			State Match Credit	
Elementary	.118		Current State Match Percentage	56.04%
Middle	.059			
Senior	.059			
Total	.235			
Projected Student Capacity per Facility			Construction Cost Allocation	
Elementary	600		July 2022 Release	246.83
Middle	-			
Senior	-			
Net Site Acreage per Facility			District Average Assessed Value	
Elementary	-		Single Family Residence	\$635,321
New Facility Construction Cost/Average			District Average Assessed Value	
Elementary - 600 students	\$80,900,000		Multi Family (1 Bedroom)	\$169,461
(average of three capacity projects)				
Permanent Facility Square Footage			District Average Assessed Value	
Elementary	529,676		Multi Family (2+ Bedroom)	\$239,226
Middle	292,469			
Senior	529,161			
Total 97.41%	1,351,306			
Temporary Facility Square Footage			SPI Square Footage per Student	
Elementary	28,800		Elementary	90
Middle	0		Middle	117
Senior	7,200		Senior	130
Total 2.59%	36,000			
Total Facility Square Footage			District Debt Service Tax Rate	
Elementary	558,476		Current/\$1,000	\$2.383
Middle	292,469			
Senior	536,361			
Total 100.00%	1,387,306			
			General Obligation Bond Interest Rate	
			Bond Buyer Index (2/22 avg)	2.45%
			Developer Provided Sites/Facilities	
			Value	0
			Dwelling Units	0
			Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.	

APPENDIX A

POPULATION AND ENROLLMENT DATA

Table A-1
OSPI Cohort Survival Projections (Headcount)



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Snohomish(31201)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---					AVERAGE %		--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021	SURVIVAL	2022	2023	2024	2025	2026	2027
Kindergarten	627	605	634	659	554	644		616	615	614	613	611	610
Grade 1	620	646	621	646	604	643	103.05%	664	635	634	633	632	630
Grade 2	649	647	663	624	611	644	101.73%	654	675	646	645	644	643
Grade 3	706	695	675	689	583	654	103.15%	664	675	696	666	665	664
Grade 4	741	729	706	690	657	594	100.85%	660	670	681	702	672	671
Grade 5	674	761	724	715	639	664	99.38%	590	656	666	677	698	668
Grade 6	770	713	779	734	685	637	101.00%	671	596	663	673	684	705
K-6 Sub-Total	4,787	4,796	4,802	4,757	4,333	4,480		4,519	4,522	4,600	4,609	4,606	4,591
Grade 7	754	785	724	790	726	700	101.19%	645	679	603	671	681	692
Grade 8	824	769	775	749	762	719	99.92%	699	644	678	603	670	680
7-8 Sub-Total	1,578	1,554	1,499	1,539	1,488	1,419		1,344	1,323	1,281	1,274	1,351	1,372
Grade 9	868	891	884	839	857	854	111.56%	802	780	718	756	673	747
Grade 10	903	877	908	897	822	857	100.47%	858	806	784	721	760	676
Grade 11	873	877	839	841	821	776	94.26%	808	809	760	739	680	716
Grade 12	907	905	848	819	824	843	99.72%	774	806	807	758	737	678
9-12 Sub-Total	3,551	3,550	3,479	3,396	3,324	3,330		3,242	3,201	3,069	2,974	2,850	2,817
DISTRICT K-12 TOTAL	9,916	9,900	9,780	9,692	9,145	9,229		9,105	9,046	8,950	8,857	8,807	8,780

Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Feb 23, 2022

Table A-2
PROJECTED STUDENT ENROLLMENT (FTE)
FLO Analytics

Grade	2021*	2022	2023	2024	2025	2026	2027
K-6	4488	4627	4738	4926	5012	5068	5072
7-8	1423	1365	1359	1340	1356	1470	1521
9-12	3345	3295	3291	3204	3140	3049	3045
Total	9256	9287	9388	9469	9509	9587	9638

*October 1, 2021 actual FTE

Table A-3
AVERAGE PERCENTAGE ENROLLMENT BY GRADE SPAN
(COUNTY/OFM Enrollment Projections)

Enrollment by Grade Span	2021*	2022	2023	2024	2025	2026	2027^
Elementary (K-6)	4,488	4,554	4,620	4,686	4,752	4,818	4,883
Middle School (7-8)	1,423	1,444	1,465	1,486	1,507	1,528	1,548
High School (9-12)	3,345	3,395	3,443	3,492	3,542	3,591	3,640
TOTAL**	9,256	9,393	9,528	9,664	9,800	9,936	10,071

*Actual October 2021 FTE Student Enrollment.

** Totals will vary due to rounding.

^Assumes grade level percentage stays consistent through 2027.

The District finds the OFM enrollment projections as not a reliable source given the need to apply assumptions for consistent grade level percentages and the inherent flaws due to rounding.

APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: Tom Laufmann
Executive Director, Business Services
Snohomish School District

Date: March 18, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F1371.01.004

Re: **Student Generation Report—Snohomish School District**

At the request of the Snohomish School District (District/SSD), FLO Analytics (FLO) has prepared an analysis of student generation rates (SGRs) resulting from recent (2017 to 2021) residential construction within the district. This document details the methodology FLO used to create the SGRs for SSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF housing, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was not included in the analysis. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace for SF housing with 1,172 units completed between 2017 and 2021. Over the same period, three comparatively small MF buildings were constructed. While the majority of the SF construction consisted of "Single Family Residence – Detached" (989 units), a variety of other SF use codes were also constructed, including duplexes, triplexes, condominiums, and manufactured homes (owned and leased). MF activity consisted of 17 2+ BR units.

All students (grades kindergarten [K] through 12) in the October 1, 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F1371.01 Snohomish School District\Document\04_2022.03.18 Student Generation Report
2022\Snohomish_SD_Student_Generation_Report 2022.docx

Tom Laufmann
March 18, 2022

Project No. F1371.01.004
Page 2

students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level residing within those units were determined. The 1,172 SF units were compared with the 9,257 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	61	0.052
1	42	0.036
2	47	0.040
3	48	0.041
4	28	0.024
5	33	0.028
6	29	0.025
7	31	0.026
8	34	0.029
9	27	0.023
10	32	0.027
11	20	0.017
12	21	0.018
K–5	259	0.221
6–8	94	0.080
9–12	100	0.085
K–12	453	0.387

*Calculated rates for grade level groups may not equal the sum of individual grade rates due to rounding.

Multifamily Developments

While SF data are nearly completely accounted for within the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

Information gleaned from parcel records in conjunction with a visual remote analysis, allowed FLO to determine that MF construction (17 units) between 2017 and 2021 consisted of 2+ BR units. 161 Lincoln Ave is a mixed-use building with 8 units completed in 2021. 110 Lincoln Ave is a triplex building completed in 2017. Four students reside in these two (of three) MF buildings built between 2017 and 2021. 700 Pine Ave is a 6-unit building that does not currently house students.

Tom Laufmann
March 18, 2022

Project No. F1371.01.004
Page 3

Multifamily 0–1 BR Rates

The multifamily 0–1 BR SGRs are calculated by comparing data on 0–1 BR multifamily units with the District's student record data. However, as of this writing, no 0–1 BR units were constructed from 2017 to 2021.

Multifamily 2+ BR Rates

The multifamily 2+ BR SGRs were calculated by comparing data on 2+ BR multifamily units with the District's student record data, and the number of students at each grade level living in those units was determined. It is estimated that 17 2+ BR units in total were constructed from 2017 to 2021. While the calculated multifamily 2+ BR SGRs are in line with what we would expect to see for this area, it should be noted that 17 units is not a statistically significant enough number upon which to reliably calculate a rate. These yields should be used with care.

Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	2	0.118
1	0	0.000
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	1	0.059
8	0	0.000
9	1	0.059
10	0	0.000
11	0	0.000
12	0	0.000
K-5	2	0.118
6-8	1	0.059
9-12	1	0.059
K-12	4	0.235

Summary of Student Generation Rates

Table 3. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K-5	6-8	9-12	K-12
Single-family	0.221	0.080	0.085	0.387
Multi-family 0–1 BR	0.000	0.000	0.000	0.000
Multi-family 2+ BR	0.118	0.059	0.059	0.235

Tom Laufmann
March 18, 2022

Project No. F1371.01.004
Page 4

Summary of 2017–2021 Multifamily Developments

Table 4. Summary of Multifamily Developments by Elementary School Boundary

Address	Number of Units	School
700 Pine Ave	6	Emerson ES
161 Lincoln Ave	8	Emerson ES
110 Lincoln Ave	3	Emerson ES

Summary of Single-Family Housing Built by Year

Table 5. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
271	171	222	256	252

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Snohomish School District								
YEAR	2022								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	10.00	\$ -	600	0.221	0.000	0.118	\$0	\$0	\$0
Middle	20.00	\$ -	900	0.080	0.000	0.059	\$0	\$0	\$0
High	40.00	\$ -	1,800	0.085	0.000	0.059	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	97.41%	\$ 80,900,000	600	0.221	0.000	0.118	\$29,026	\$0	\$15,498
Middle	97.41%	\$ -	900	0.080	0.000	0.059	\$0	\$0	\$0
High	97.41%	\$ -	1800	0.085	0.000	0.059	\$0	\$0	\$0
						TOTAL	\$29,026	\$0	\$15,498
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	2.59%	\$ -	25	0.221	0.000	0.118	\$0	\$0	\$0
Middle	2.59%	\$ -	30	0.080	0.000	0.059	\$0	\$0	\$0
High	2.59%	\$ -	32	0.085	0.000	0.059	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student	Cost/	Cost/	Cost/
		Footage	Asst %	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	\$ 246.83	90	56.04%	0.221	0.000	0.118	\$2,751	\$0	\$1,469
Middle	\$ 246.83	117	0.00%	0.080	0.000	0.059	\$0	\$0	\$0
High	\$ 246.83	130	0.00%	0.085	0.000	0.059	\$0	\$0	\$0
						TOTAL	\$2,751	\$0	\$1,469
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							\$635,321	\$169,461	\$239,226
Capital Bond Interest Rate							2.45%	2.45%	2.45%
Net Present Value of Average Dwelling							\$5,574,764	\$1,486,973	\$2,099,141
Years Amortized							10	10	10
Property Tax Levy Rate							\$2.38	\$2.38	\$2.38
Present Value of Revenue Stream							\$13,285	\$3,543	\$5,002
Fee Summary:				Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$29,026	\$0	\$15,498			
Temporary Facility Cost				\$0	\$0	\$0			
State SCFA Credit				(\$2,751)	\$0	(\$1,469)			
Tax Payment Credit				(\$13,285)	(\$3,543)	(\$5,002)			
FEE (AS CALCULATED)				\$12,990	(\$3,543)	\$9,027			
Fee (AS DISCOUNTED)				\$6,495	\$0	\$4,514			

2044 GMA Population Forecast by School District
Based on the 2044 Initial Population Targets Adopted in the Snohomish County Countywide Planning Policies, Appendix B
by the Snohomish County Council on February 23, 2022

School District	2000 Census	2010 Census	2020 Census	2027 Forecast	2044 Forecast	Average Annual Population Change		
						2010-2020	2020-2027	2027-2044
Arlington #16	23,682	29,735	33,589	37,500	46,998	385	559	559
Darrington #330	2,632	2,892	3,089	3,213	3,514	20	18	18
Edmonds #15	140,714	154,583	177,466	202,610	263,675	2,288	3,592	3,592
Everett #2	113,230	129,842	148,194	163,257	214,341	1,835	2,152	3,005
Granite Falls #332	10,494	13,285	16,005	17,703	19,408	272	243	100
Index #63	511	526	609	614	627	8	1	1
Lake Stevens #4	29,888	39,977	50,461	55,687	67,294	1,048	747	683
Lakewood #306	11,723	13,926	16,780	18,912	24,090	285	305	305
Marysville #25	57,398	69,169	75,955	81,223	94,017	679	753	753
Monroe #103	32,211	37,606	40,986	43,839	47,028	338	408	188
Mukilteo #6	77,219	93,222	108,383	119,770	152,495	1,516	1,627	1,925
Northshore #417	36,731	46,346	63,086	70,065	87,013	1,674	997	997
Snohomish #201	43,461	51,850	58,269	64,190	72,493	642	846	488
Stanwood #401	14,506	17,246	20,155	21,762	24,241	291	230	146
Sultan #311	11,624	13,130	14,930	17,549	19,078	180	374	90
Total	606,024	713,335	827,957	917,893	1,136,310	11,462	12,848	12,848

Notes:

1. The 2027 population forecasts by school district were derived using a straight-line interpolation of the 2020 and 2044 population figures. Adjustments were subsequently made as follows: growth through 2027 was frontloaded in some areas to account for known pending projects, while in others it was backloaded after 2027 to better coincide with the planned delivery of high-capacity transit service during the second half of the 20-year planning period.
2. 2000, 2010 and 2020 Census population data by school district were obtained from the Washington State Office of Financial Management (OFM).
3. For school districts which extend outside of Snohomish County's borders, the population information shown above only includes the population estimated or forecasted to reside within the Snohomish County portion of the districts.

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.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[County Website: snohomishcountywa.gov](http://snohomishcountywa.gov)

County Telephone: (425) 388-3494

[Code Publishing Company](#)

EVERETT SCHOOL DISTRICT No. 2

CAPITAL FACILITIES PLAN

2022-27

1st DRAFT

SUBMITTED TO

SNOHOMISH COUNTY

For Technical Review

April 29, 2022



CAPITAL FACILITIES PLAN 2022-27 EVERETT SCHOOL DISTRICT No. 2

BOARD OF DIRECTORS

Pam LeSesne, President
Traci Mitchell, Vice President
April Berg, Director
Caroline Mason, Director
Andrew Nicholls, Director

SUPERINTENDENT

Dr. Ian Saltzman

April 29, 2022

For information on the Everett School District's Capital Facilities Plan, please contact Facilities and Planning, Everett School District No. 2, P.O. Box 2098, Everett WA 98213, Phone (425) 385-4190, email: facilitiesplanning@everettsd.org

EVERETT SCHOOL DISTRICT No. 2
CAPITAL FACILITIES PLAN
2022-27

TABLE OF CONTENTS

Section 1	Introduction
Section 2	Educational Program Standards
Section 3	Capital Facilities Inventory
Section 4	Student Enrollment
Section 5	Capital Facilities Plan

LIST OF APPENDICES

Appendix A	Impact Fee Calculations
Appendix B	Student Generation Rate Study
Appendix C	OSPI Enrollment Projection Methodology
Appendix D	OFM Ratio Enrollment Projection Methodology
Appendix E	Kendrick Enrollment Projection Methodology
Appendix F	Levels of Service Report

LIST OF FIGURES & TABLES

Figure 1	Map of School Facilities (page 1-3)
Table 1	School Capacity Inventory (page 3-3)
Table 2	Portable Capacity Inventory (page 3-4)
Table 3	Support Facility Inventory (page 3-5)
Table 4	Enrollment 2012-21 & Projections 2022-27 (page 4-2)
Table 5	Comparison of Enrollment Projections 2021-27 (page 4-2)
Table 6	OSPI Actual 2021 Enrollment & Kendrick Medium-Range Projections 2022-27 (page 4-2)
Table 7	OFM Ratio Enrollment Projections 2044 (page 4-2)
Table 8	Permanent Facility Capacity Calculations 2021-2027 & 2044 (page 4-3)
Table 9	Capital Facilities Plan (page 5-6)
Table 10	Student Generation Rates (page 5-9)
Table 11	School Impact Fees (page 5-9)
Table 12	Impact Fee Variables (page 5-10)

Section 1

Introduction



SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. Public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Everett School District (District), Snohomish County, and other jurisdictions with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service through the year 2044, and a detailed schedule and financing program for capital improvements over the six years, 2022-2027.

In accordance with GMA mandates, and Chapter 30.66C Snohomish County Code (SCC), this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary K-5, middle 6-8, and high 9-12).
- An inventory of existing capital facilities owned by the district, showing the locations, sizes, and student capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites, distinguishing between existing and projected deficiencies.
- The proposed capacities of expanded or new capital facilities.
- A 6-year plan for financing capital facilities within projected funding capacities, which identifies sources of public money for such purposes. The financing plan separates 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.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the guidelines of Appendix F of the General Policy Plan were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council.
- School districts may generate their own data if it is derived through statistically reliable methodologies.
- Information is to be consistent with the State Office of Financial Management (OFM) population forecasts and those of Snohomish County.

- Chapter 30.66C SCC requires that student generation rates be independently calculated by each school district. Rates were updated for this CFP.
- The CFP complies with RCW 36.70A (the Growth Management Act) and, where impact fees are to be assessed, RCW 82.02.
- The calculation methodology for impact fees meets the conditions and tests of RCW 82.02. Districts that propose the use of impact fees should identify in future plan updates alternative funding sources if impact fees are not available due to action by the state, county, or the cities within their district boundaries.

Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in Full-Time Equivalent (FTE) as of October 1 of the year indicated. For this CFP, kindergarten through grade twelve students are considered 1.0 FTE. The FTE enrollment and Headcount (HC) enrollment are equivalent.

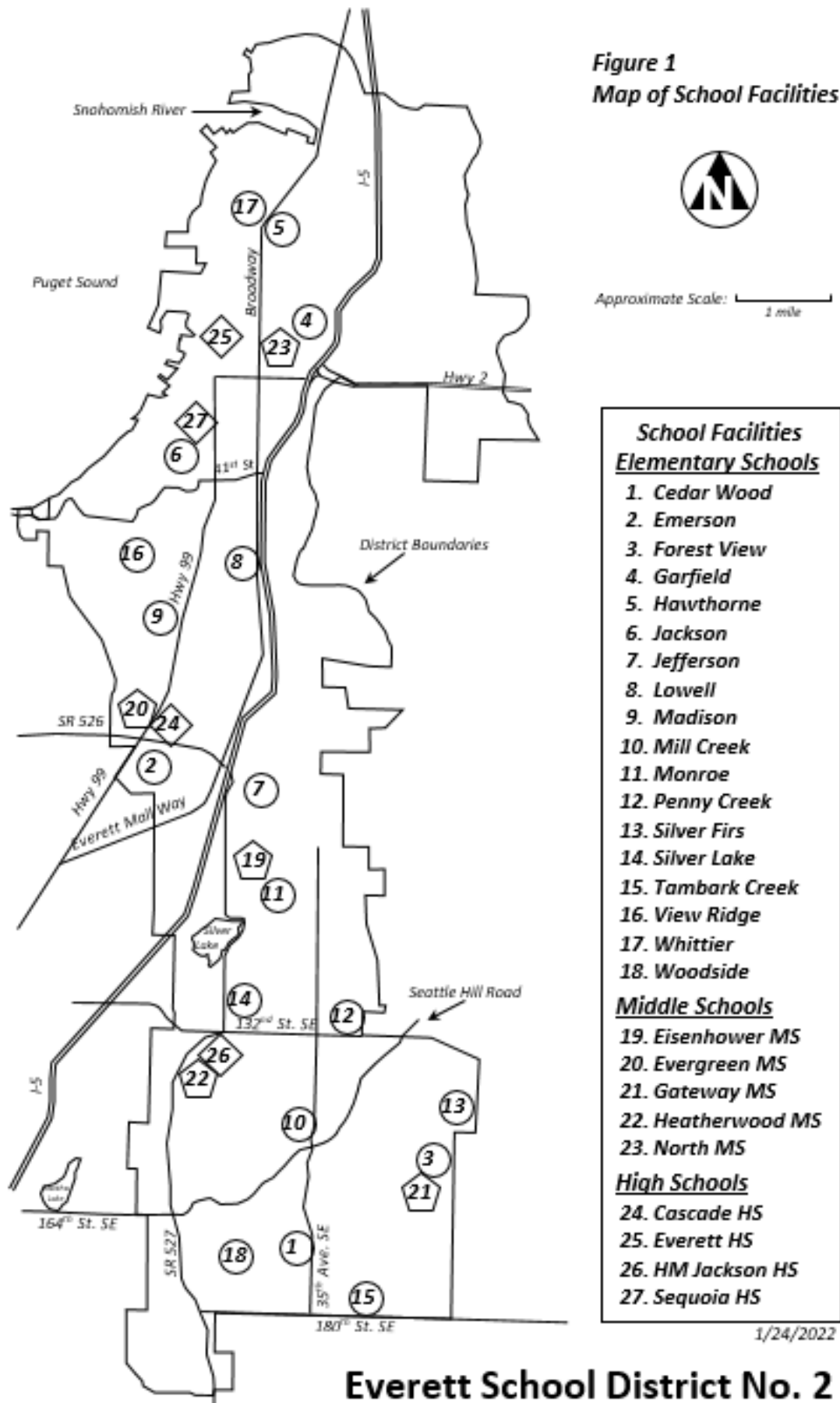
Overview of the Everett School District

The Everett School District stretches approximately fifteen miles from its northernmost boundary at the Union Slough to its southernmost boundary at 194th Street S.E. The average width is a little more than two and a half miles. The district covers an area of approximately 39 square miles. The district includes most of the City of Everett, all but a very small portion of the City of Mill Creek, and portions of unincorporated Snohomish County. The total population within the district in 2020 is estimated at 148,194 (Snohomish County GMA Population Forecast).

The district serves 19,620 students (October 2021 – OSPI Report 1049) in eighteen elementary schools, five middle schools, three comprehensive high schools, one alternative high school, one virtual academy (K-8), and 140 portable classrooms. The full and part-time district staff is approximately 2,550.

Significant Issues Related to Facility Planning in the Everett School District

The most significant school facility-related issues facing the Everett School District are 1) finding space to implement new state initiatives, such as K-3 class size reduction (17:1 student to teacher ratio), Career-Ready & College-Ready Graduation Requirements (24 credits – additional fine arts and lab science), etc.; 2) the need to construct new facilities to meet student enrollment growth; 3) the need to upgrade older facilities so they can continue to serve students in the decades ahead; 4) the availability of real property appropriately sized for anticipated future school facilities' needs.



Section 2

Educational Program Standards

SECTION 2: EDUCATIONAL PROGRAM STANDARDS

Educational Program Standards – Districtwide

School facility and student capacity needs are dictated by the types and amount of space required to accommodate the school board adopted educational programs. The educational program standards, which typically drive facility space needs, include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization, scheduling requirements, and use of relocatable classroom facilities (portables).

In addition, government initiatives and community expectations may affect how classroom space is used. The district has implemented full-day kindergarten and reduced class sizes for grades K-3, all as required by the state legislature. Traditional educational programs offered by the Everett School District are supplemented by nontraditional or specialized programs.

Examples of specialized teaching stations and programs:

- Advanced Placement
- Athletics, Health, and Fitness
- Career and Technical Education (CTE)
 - Auto Shop
 - Business and Marketing
 - Health and Human Services
 - Career Pathways
 - Business & Professional Services
 - Engineering & Advanced Manufacturing
 - Health Science & Medical Careers
 - Communication & Information Technology
 - Energy & Sustainability
 - Education Careers
 - Horticulture, Agriculture, and Floriculture
- Cares Room
- Contract Learning
- Counseling (career and mental health)
- Early Childhood Educational Assistance Program (ECEAP)
- Elementary Music (designated classroom)
- Family Resource Centers
- Health Education
- Health Services
- High school credit classes offered at middle schools
- Highly Capable Programs
- Intervention Programs
- Learning Assistance Programs
- Leadership and Activities
- Library Instruction
- Multilingual Programs (MLL)

- Online High School
- Partnerships
 - Lighthouse Cooperative
 - Parent-Teacher-Student Association (PTSA)
 - Port Gardner Parent Partnership
 - Mental Health providers
 - Natural Leaders
- Readiness to Learn Parent Centers
- Science Resource Center
- Special Education
 - Achieve (behavior support)
 - Deaf and Hard of Hearing Specialists
 - Developmental Kindergarten
 - Developmental Pre-School
 - Extended Resource Room
 - Life Skills
 - Occupational / Physical Therapy
 - 18-21 programs
 - GOAL – Gaining Ownership of Addult Life
 - STRIVE – Students Transitioning Responsibly into Vocational Experiences
 - Resource Room
 - School Psychologists
 - Speech and Hearing Therapy
 - Vision Impaired Service
- Technology Instruction & Labs - Video Production, Programing, Robotics, etc.
- Transitional Kindergarten
- Title I Programs – Math & Reading
- Virtual Academy
- Wireless Computer Carts

These specialized or nontraditional educational programs can have a significant impact on the student capacity of school facilities. Variations in student capacity between schools are often a result of the number of specialized programs offered at specific schools. These specialized programs require classroom space, which can reduce the permanent capacity of the buildings housing these programs. For example, some students leave their regular classroom for some time to receive instruction in these specialized programs. Newer schools within the district have been designed to accommodate many of these programs. However, older schools often require space modifications to accommodate specialized programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the building.

District educational program standards will undoubtedly change over time as a result of changes in the program year, specialized programs, class size, grade span configurations, use of new technology, and other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for changes to the revised educational program standards.

Educational Program Standards - Elementary Schools

- School capacity is determined using the following:

<u>Students per room</u>	<u>Grade level / Program</u>
20.5	Kindergarten
20.5	General Education - Grades 1-3
24	General Education - Grades 4-5
10	Special Education - Pre-School (Developmental)
10	Special Education - Kindergarten (Developmental)
10	Special Education - Achieve (behavior support)
15	Special Education - Extended Resource Room
10	Special Education - Life Skills
- Students are provided music and technology instruction.
- At least one Special Education Resource Room is part of the curriculum.
- Design capacity for new schools:
 - 600 students
- Actual capacity of individual schools may vary depending on the educational programs offered and/or housed at a particular school.

Educational Program Standards – Middle Schools and High Schools

As a result of scheduling conflicts for student programs, the need for specialized rooms for specific programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of teaching stations. Based on an analysis of the actual utilization of secondary schools, the standard utilization rate is ~85%, resulting in the following target class sizes.

Middle School

- School capacity is determined using the following:

<u>Students per room</u>	<u>Grade level / Program</u>
24	General Education - Grades 6-8
24	Special Education - Resource Room
10	Special Education - Achieve (behavior support)
15	Special Education - Extended Resource Room
10	Special Education - Life Skills
18	Multilingual Learner (MLL)

High School

- School capacity is determined using the following:

<u>Students per room</u>	<u>Grade level / Program</u>
24	General Education - Grades 9-12
24	Special Education - Resource Room
10	Special Education - Achieve (behavior support)
15	Special Education - Extended Resource Room
10	Special Education - Life Skills
18	Multilingual Learner (MLL)

Middle School and/or High School

- Students are also provided educational opportunities such as:
 - Art Labs
 - Auto Shop (high school only)
 - Career & Technical Education (CTE)
 - Challenge and Advanced Placement Program
 - Dual Credit Programs – College in the High School
 - Drama rooms (high school only)
 - Health and Fitness
 - Marketing (high school only)
 - Music rooms – Band, Orchestra, Strings, Jazz Band, Choir
 - Navy Junior Reserve Officer Training Corps (high school only)
 - Technology Labs
 - Science / STEM Labs
- Design capacity for new schools:
 - Middle schools = 825 students
 - High schools = 1,500 students
- Actual capacity of individual schools may vary depending on the educational programs offered and/or housed at a particular school.

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. These “minimum levels of service” in the Everett School District are established as an average class size no larger than the following:

- **Class Size Goals**
 - 24 Kindergarten
 - 25 Grades 1-3 General Education
 - 26 Grade 4 General Education
 - 27 Grade 5 General Education
 - 29 Grades 6-8 General Education
 - 30 Grades 9-12 General Education
- **2021 Actual Class Size Average - based on the October 1, 2021 count of student enrollment**
 - 20.0 Kindergarten
 - 20.6 Grades 1-3 General Education
 - 24.2 Grades 4-5 General Education
 - 24.1 Grades 6-8 General Education
 - 24.5 Grades 9-12 General Education

School Boundary Changes

The Everett School District recognizes that school boundaries need to be modified occasionally to respond to changes in student enrollment and/or educational programs. **Boundary changes can be an effective method of reducing the need for new school construction** and are also necessary when new schools or classroom additions are built.

A good example of changing school boundaries to reduce the need for additional classroom space began with the 2020-21 school year. The district instituted a limited re-configuration of high school boundaries in response to significant enrollment growth in the southern end of the district. The re-configuration will be phased in over four years through 2023.

Trends in Programs, with Potential Impacts on district facilities

- Aerospace & Advanced Manufacturing Pathway
- Medical & Health Pathway
- Information & Communication Pathway
- STEM (Science, Technology, Engineering, and Mathematics), CTE (Career and Technical Education), and AP (Advanced Placement) program growth
- Flexible space for multiple uses – “maker” spaces, robotics, project-based learning, etc.
- Extended learning opportunities – after-school and/or summer activities
- Expansion of high school credit class offerings at middle schools (science, languages, etc.)
- 1:1 technology for students
- Early learning programs - Birth to 3 years and 3 to 5 years
- Industry pathway partnerships
- Post high school support opportunities
- Technology accessibility for community
- Support for strategic partners whose work is aligned with the district’s student learning mission
- Centralized storage and staging facilities for assessment, curriculum and textbooks, and STEM materials
- Expanded course offerings - Orchestra (strings), etc.
- Cost-effective solutions for serving high-need students that are currently outsourced to programs, such as the NW Regional Learning Center and Denny Youth Center

Section 3

Capital Facilities Inventory

SECTION 3: CAPITAL FACILITIES INVENTORY

Under the GMA, cities, and counties are required to inventory capital facilities used to serve existing development. The purpose of the following facilities inventory is to establish a baseline for determining what facilities will be required to address existing deficiencies and 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 Everett School District including schools, portables, developed school sites, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the district's educational program standards outlined in Section 2. A map showing the locations of district school facilities is provided in Figure 1 on page 1-3.

Schools

Everett School District's elementary schools include grades K-5, middle schools include grades 6-8, and high schools include grades 9-12.

OSPI calculates school capacity by dividing the **gross square footage of a building by a standard square footage per student**. OSPI uses the following in their calculations: 90 sq. ft. per kindergarten through grade six student, 117 sq. ft. per grade seven and grade eight student, 130 sq. ft. per grade nine through grade twelve student, and 144 sq. ft. per disabled student (WAC 392-343-035). This method is used by the state as a simple and uniform approach for determining school capacity for purposes of allocating available state funding assistance to school districts for school construction.

This method is not considered an accurate reflection of the actual capacity required to accommodate the educational programs of each school and/or the district.

For this CFP, capacity is based on the number of teaching stations within each building and the space requirements of the specific educational program as described in Section 2. The school capacity inventory is summarized in Table 1.

Portables

Portables are used as interim classroom space to house students until permanent classroom facilities can be provided, and as a way to help prevent overbuilding. Portables are not a solution for housing students on a permanent basis. The typical useful life of a portable is 30 to 40 years. The ages of the district's portables range from 4 to 55 years. The portables capacity inventory is summarized in Table 2.

For this CFP, the costs of portable relocations have not been included in the formula for determining developer impact fees.

Support Facilities

In addition to schools, the Everett School District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 3.

Undeveloped Land

The Everett School District owns the following additional sites not currently used for school purposes:

- 35th Street & Grand Avenue
 - 1.38 acres
 - Long-term lease with the City of Everett - Doyle Park
- 36th Street & Norton Avenue
 - 2.96 acres
 - Long-term ground lease with Housing Hope
- Cadet Way Property
 - 9.25 acres
 - Located north of Jefferson ES
- Seattle Hill Road & State Route 527
 - 18.94 acres
 - Future school site
- 180th Street SE
 - 24.81 acres
 - Future site of comprehensive high school #4
- Strumme Road
 - 10.55 acres
 - Future site of elementary school #19

Table 1
School Capacity Inventory

School Name	Site Size (acres)	Building Area (Sq. Ft.) (1)	Teaching Stations General Education	Teaching Stations Special Education	2021 Permanent Student Capacity (2)	Teaching Stations Not Generating Capacity (3)
Elementary Schools						
Cedar Wood	14.40	55,454	20	2	440	5
Emerson	8.05	52,796	22	2	434	3
Forest View	15.30	66,629	23	1	489	4
Garfield	5.60	52,744	21	2	485	1
Hawthorne	8.84	72,395	24	4	517	5
Jackson	5.16	51,652	15	1	329	3
Jefferson (4)	18.81	55,154	19	3	443	2
Lowell	9.34	58,690	20	3	441	1
Madison	9.64	58,063	19	3	420	4
Mill Creek	9.69	55,646	23	2	536	1
Monroe	9.15	69,463	20	4	450	4
Penny Creek	13.90	64,882	29	0	624	2
Silver Firs	12.02	55,839	21	3	444	2
Silver Lake	11.09	56,774	20	2	440	3
Tambark Creek	18.64	83,665	29	1	598	3
View Ridge	9.47	66,154	24	2	554	2
Whittier	5.20	54,084	20	1	446	1
Woodside	10.84	55,587	21	1	430	2
Totals:	195.14	1,085,671	390	37	8,520	48
Middle Schools						
Eisenhower	19.67	107,252	34	5	913	
Evergreen	21.74	116,526	41	4	1,017	
Gateway	43.70	110,181	37	4	955	
Heatherwood	29.21	117,051	34	3	862	
North	10.66	101,770	34	6	887	0
Totals:	124.98	552,780	180	22	4,634	0
High Schools						
Cascade	38.85	244,345	70	11	1,849	0
Everett	11.12	280,459	74	11	1,973	
Jackson	42.79	247,043	69	11	1,840	
Sequoia (5)	3.02	67,007	17	1	432	
Totals:	95.78	838,854	230	34	6,094	0
	415.90	2,477,305				

Updated: 4/27/2022

Notes:

- (1) Building areas do not include covered play areas
- (2) Permanent student capacity figures are based on Educational Program Standards - Section 3 and are exclusive of portables
- (3) Programs not generating capacity: care rooms, computer labs, specialists (reading, art, science, etc.), elementary music, ECEAP, developmental pre-school, and elementary resource rooms
- (4) Jefferson Elementary School's acreage excludes adjacent undeveloped site of 9.81 acres
- (5) Sequoia High School's acreage excludes two nearby sites - playfield at 36th Street and Norton Avenue - 2.96 acres and Doyle Park at 35th Street and Grand Avenue - 1.38 acres

Table 2
Portable Capacity Inventory

School Name	Teaching Stations General Education	Teaching Stations Special Education	2019 Portable Student Capacity (1)	Teaching Stations Not Generating Capacity (2)
Elementary Schools				
Cedar Wood	12		275	
Emerson	9		216	
Forest View	5		106	
Garfield	1		24	
Hawthorne	1		24	
Jackson	3	1	82	
Jefferson	4		96	
Lowell	5		85	3
Madison	1		24	
Mill Creek	7		123	
Monroe	4		96	
Penny Creek	4		96	
Silver Firs	3		72	
Silver Lake	8		192	2
Tambark Creek	3		72	
View Ridge	2		41	
Whittier				3
Woodside	9		206	1
Totals:	81	1	1,830	9
Middle Schools				
Eisenhower	7		156	
Evergreen	5	2	144	
Gateway	3		72	
Heatherwood	13		288	
North	0		0	
Totals:	28	2	660	0
High Schools				
Cascade	2		36	
Everett			0	
Jackson	15		360	
Sequoia			0	
Totals:	17	0	396	0

Updated: 4/27/2022

Notes:

- (1) Portable student capacity figures are based on Educational Program Standards - Section 3
- (2) Programs not generating capacity: computer labs, specialists (reading, art, STEM, etc.), elementary music, ECEAP, developmental pre-school, and elementary resource rooms

Table 3
Support Facility Inventory

Support Facility	Site Size (acres)	Building Area (Sq. Ft.)
Maintenance Facility	1.5	29,080
Vehicle Repair Building	-	7,851
Maintenance Storage Building	0.4	10,594
North Satellite Bus & Storage Facility	2.42	12,600
Central Bus Facility	5.25	24,102
Community Resource Center ⁽¹⁾	3.6	68,531
Longfellow Building & Annex	2.34	32,200
Lively Environmental Center	19.45	3,885
Memorial Stadium	22.79	-
Athletics Building	-	11,925
FB Press Box	-	1,602
Baseball Facility	-	7,625
Batting Cage/Storage	-	2,800
Other Buildings	-	5,639
Totals:	57.75	218,434

Updated: 4/27/2022

Note:

1. Building area does not include unheated garage space (18,409 sq. ft.)

Section 4

Student Enrollment

SECTION 4: STUDENT ENROLLMENT

Historical and Current Enrollment Trends

From the early 1970s through the early 1980s, student enrollment in the district was relatively constant. Beginning in 1983 student enrollment showed a steady increase through 2001. Fueled by historically low-interest rates and an active housing market in the Mill Creek East UGA Plan area, district enrollment rose again through 2009. Shortly thereafter district's enrollment felt the effect of the economic recession. The district's enrollment declined through 2012. Between 2012 and 2019 the district's enrollment has increased each year. Due to COVID-19 related issues, district enrollment decreased in 2020, with a slight increase in 2021. Districtwide enrollment is projected to increase through 2031. Enrollment projections from 2032 to 2044 are linked directly to OFM population forecasts and show a steady increase as well.

2022-2027 Enrollment Projections

This CFP has been prepared using enrollment projections, for 2022 through 2027, as provided by W. Les Kendrick of Educational Data Solutions (Kendrick). This enrollment projection method was chosen because it uses a grade progression method (cohort survival analysis) that tracks the progress of students as they progress from grade to grade. This method tracks enrollment each year at each grade span as students move through the K-12 system, and projects enrollment based on actual enrollment changes over the previous five years. After completing the initial forecast, the numbers were adjusted using new home construction data, county population forecasts, and forecasts of the future K-12 population in the county. The Kendrick methodology is described in more detail in Appendix E. The Kendrick enrollment projections (medium) are presented in Tables 4, 5, and 6. All enrollment figures shown in this CFP are FTE as of October 1 of the year indicated.

For comparison purposes, Table 5 also contains enrollment forecasts from two other sources. A historical cohort-survival projection was prepared by OSPI (detailed projections in Appendix C) and an OFM Ratio projection was prepared by Shockey Planning Group. The OFM Ratio method (described in more detail in Appendix D) is based on a percentage of the district's population as predicted by OFM and Snohomish County.

Based on the Kendrick enrollment projections (medium-range), overall district enrollment will increase by **628 students over the next six years**, reflecting an increase of approximately **3.20%** over the 2021 enrollment levels. Table 6 provides a breakdown of the Kendrick enrollment projections by grade level span for every year from 2022 to 2027.

2044 Enrollment Projections

Long-range enrollment projections are much more speculative than short-range projections. They are still useful in developing comprehensive plans for future facilities and sites. Kendrick produces projections through 2031 and OSPI produces projections through 2027. Therefore, enrollment projections for 2044 are presented in Table 7 using just the OFM Ratio Method.

The OFM projections for 2044 indicate that total enrollment in the district will increase by 3,958 students to 23,578, an increase of **20.17% over the 2021 enrollment levels**. Enrollment in 2044 is projected to be higher at all levels. An analysis of future capacities and facility needs is provided in Section 5.

Table 4
Enrollment 2012-21 & Projections 2022-27

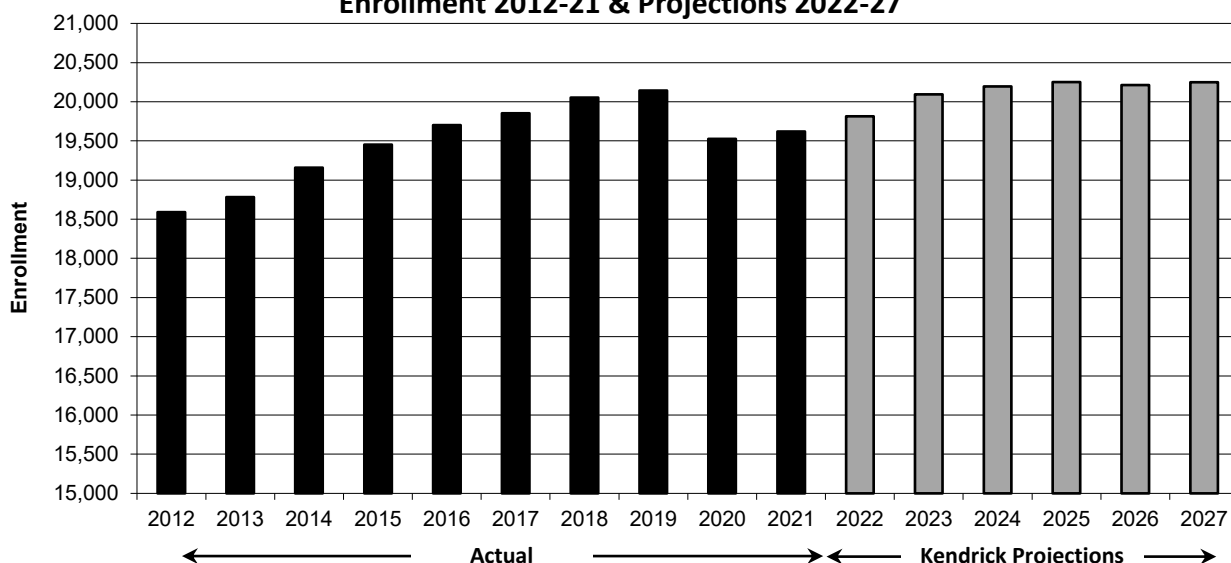


Table 5
Comparison of Enrollment Projections 2022-27

	<i>Actual*</i>							Projected Total Change 2021-27	Projected Percent Change 2021-27
	2021	2022	2023	2024	2025	2026	2027		
Kendrick	19,620	19,814	20,095	20,195	20,251	20,213	20,248	628	3.20%
OFM	19,620	19,673	19,756	19,828	19,891	19,977	19,987	367	1.87%
OSPI	19,620	19,523	19,446	19,347	19,258	19,054	18,891	(729)	-3.72%

* Actual enrolment from OSPI Form 1049

Table 6
**OSPI Actual 2021 Enrollment 2021 &
Kendrick Medium-Range Projections 2022-27**

	<i>Actual*</i>							Projected Total Change 2021-27	Projected Percent Change 2021-27
	2021	2022	2023	2024	2025	2026	2027		
Elementary	9,437	9,635	9,867	9,859	9,803	9,802	9,747	310	3.28%
Middle	4,640	4,533	4,518	4,701	4,780	4,806	4,832	192	4.14%
High	5,543	5,646	5,710	5,635	5,668	5,605	5,669	126	2.27%
Total:	19,620	19,814	20,095	20,195	20,251	20,213	20,248	628	3.20%

* Actual enrolment from OSPI Form 1049

Table 7
OFM Enrollment Projections 2044

	2044
Elementary School	11,350
Middle School	5,627
High School	6,601
Total:	23,578

Table 8
Permanent Facility Capacity Calculations 2021-2027 & 2044

Elementary School	2021	2022	2023	2024	2025	2026	2027	2044
Enrollment	9,437	9,635	9,867	9,859	9,803	9,802	9,747	11,350
Capacity Change Due to Construction Projects		0	0	0	220	0	0	2,610
Total Capacity (after construction projects)	8,520	8,520	8,520	8,520	8,740	8,740	8,740	11,350
Amount of Enrollment Above or (Below) Capacity	917	1,115	1,347	1,339	1,063	1,062	1,007	0

Growth Related Capacity Need 430 / 1,347 = 31.92%

Middle School	2021	2022	2023	2024	2025	2026	2027	2044
Enrollment	4,640	4,533	4,518	4,701	4,780	4,806	4,832	5,627
Capacity Change Due to Construction Projects		0	0	0	0	0	0	993
Total Capacity (after construction projects)	4,634	4,634	4,634	4,634	4,634	4,634	4,634	5,627
Amount of Enrollment Above or (Below) Capacity	6	-101	-116	67	146	172	198	0

Growth Related Capacity Need 192 / 198 = 96.97%

High School	2021	2022	2023	2024	2025	2026	2027	2044
Enrollment	5,543	5,646	5,710	5,635	5,668	5,605	5,669	6,601
Capacity Change Due to Construction Projects		0	0	0	0	0	0	507
Total Capacity (after construction projects)	6,094	6,094	6,094	6,094	6,094	6,094	6,094	6,601
Amount of Enrollment Above or (Below) Capacity	-551	-448	-384	-459	-426	-489	-425	0

Growth Related Capacity Need 0 / 0 = 0.00%

Section 5

Capital Facilities Plan



SECTION 5: CAPITAL FACILITIES PLAN

Facilities Needs 2022-27

Elementary School

There are currently existing permanent capacity deficiencies at the elementary school level. As of 2021, the district elementary enrollment was 917 students over the permanent building capacity. These students are housed in ninety-three (93) portable classrooms. Twelve of the district's eighteen elementary schools are currently over their permanent building capacity. By 2027, the district is projected to grow by an additional 310 elementary students. In 2023, the district is projected to have the highest elementary enrollment at 9,867, a growth of 430 students. The plan to address these needs is through the construction of additional classroom space, and the purchase and/or relocation of portables. The plan, as detailed in the CFP, is to construct 10 additional classrooms with a capacity of 220.

Middle School

There are existing permanent capacity deficiencies at the middle school level. As of 2021, the district middle school enrollment was six (6) students over the permanent building capacity. These students are housed in thirty (30) portable classrooms. Only one of the district's five middle schools is over the permanent building capacity. Middle school enrollment is projected to continue to grow through 2027, with a growth of 192 students. The plan is to address the needs at individual schools through the purchase and placement and/or relocation of portables. The plan, as detailed in the CFP, does not include the construction of any new classroom space.

High School

District-wide, the high schools do not have existing permanent capacity deficiencies. Nonetheless, one of the district's three high schools is currently 228 students over the permanent building capacity. By 2027, the high school enrollment is projected to grow by an additional 126 students. At that time, two of the district's three high schools are projected to be over permanent building capacity. The district is projected to have the highest high school enrollment in 2023 with 5,710 students, a growth of 167 students. The plan to address part of these needs is through a phased-in modified attendance boundary adjustment (2020-2023) and the purchase and placement and/or relocation of portables at the affected schools. The plan, as detailed in the CFP, does not include the construction of any new classroom space.

District-wide

Enrollment

The district-wide enrollment is projected to gradually increase each year from 2021 to 2025, and then level off through 2027. During this same period, the anticipated enrollment levels will continue to exceed the 2021 capacities at the elementary and middle school levels. The increase in enrollment can be seen in all areas of the district. Enrollment and capacity projections are presented together for comparison purposes in Table 8 – *Permanent Facility Capacity Calculations 2021-2027 & 2044*.

Land

Most of the recent housing development and, as a result, the increase in our student enrollment has been and is anticipated to continue to be, in the southern part of the district. Most of the developable land in that part of the district within the urban growth area has already been developed. This trend could increase the need for school facilities in this area beyond those described below.

State law, Vision 2050, and the Snohomish County Code each address school facilities planning. To help plan for anticipated growth in student enrollment, especially in the southern part of the district, the district has been searching for developable assemblages of property large enough to site another elementary school. However, the availability of undeveloped land within this part of Snohomish County's Urban Growth Area (UGA) is extremely limited.

It would be more efficient from a student accessibility and transportation perspective to look at sites closer to the anticipated growth and outside the UGA rather than further away and within the UGA. It would be burdensome and inequitable to displace residents and diminish housing stock with school facilities where other alternatives exist that require less family displacement, less housing stock demolition, and are more proximate to the students than potential school sites further north.

The district anticipates the need to continue to look outside of the UGA to locate parcels large enough to accommodate a school, where appropriate. The district is allowed to locate elementary schools outside the UGA. Under Snohomish County's zoning code, elementary schools are allowed in rural areas, although RCW 36.70A.213 imposes certain conditions on the extension of public facilities and utilities to serve schools sited in rural areas. RCW 36.70A.213(1)(b) & (c)

Busing

Due to the impacts, difficulties, and high cost of transporting students over long distances, the district believes busing students long distances from the south end of the district to the north end is not the most appropriate method of addressing all the expected south-end growth.

Planned Improvements Adding Student Capacity

The following is an outline of the projects that add capacity and are considered necessary to accommodate the students forecasted in the Kendrick enrollment projections for the district through 2027. Timelines for these projects can be found in Table 9 – *Capital Facilities Plan*.

Elementary Schools

District-wide elementary school enrollment is projected to reach 9,747 in 2027 as shown in Table 8, an increase of 310 students from the 2021 enrollment of 9,437. This is 1,227 more students than the existing 2021 elementary school capacity of 8,520. In response to this increase in enrollment, the district is planning:

- 1) Additional classroom space as part of two new in lieu of modernization projects – 14 classrooms with a projected capacity of 308 will be constructed. The location of these additional classrooms (estimated costs between 2022-2027): Jackson ES – 10 classrooms (\$10,852,000); Madison ES – 4 classrooms (\$2,692,000)*. (*anticipated project completion - Fall 2028)
Total estimate - \$13,544,000
- 2) Portable classrooms (7) will need to be relocated or purchased to provide enough classroom space at individual schools.

Total estimate - \$1,825,000

The estimated cost of elementary school permanent facility improvements is: \$13,544,000

Middle Schools

District-wide middle school enrollment is projected to increase to its highest level of 4,832 in 2027. The existing 2021 middle school capacity of 4,634 will not be adequate to accommodate the projected enrollment. To provide for the enrollment increases at individual schools, portable classrooms (8) will need to be purchased or relocated to provide sufficient classroom space while avoiding additional permanent facility construction expenses. No other projects adding capacity are planned through 2027. Total estimate - \$1,825,000

The estimated cost of middle school permanent facility improvements is: \$0.

High Schools

District-wide high school enrollment is projected to increase to its highest level of 5,710 in 2023. At that point, only one of the district's three high schools is projected to be over their permanent building capacity. The plan to address the needs, between 2022 and 2027, is through the continuation of a modified attendance boundary adjustment and the purchase or relocation of portables at the affected schools. As enrollment increases at individual schools, portable classrooms (6) will need to be purchased or relocated to provide enough classroom space. Total estimate - \$1,050,000

The estimated cost of high school permanent facility improvements is: \$0

Future School Site Properties

180th Street SE

In 2007 the district purchased property on 180th St. SE as a future site for two schools. The construction of the first school, Tambark Creek ES, was completed in 2020. The remainder of the site remains undeveloped and is the planned location of a future high school. As part of the purchase and sale agreement the district issued, to the developer, the equivalent of \$4,660,000 worth of Mitigation Fee Credits toward future impact/mitigation fees. The developer can use the certificates in lieu of paying impact/mitigation fees. This practice will continue until the retirement of the current credit balance of \$79,750.

Seattle Hill Road & SR 527

In 1997 & 1998 the district purchased an assemblage of properties for a future school site at the southeast corner of Seattle Hill Rd and Bothell-Everett Highway. Over the years the district demolished and removed all structures from the site. There is an established wetland on the property. The site remains undeveloped and is the planned location of a future middle school.

Property Purchases

To accommodate future growth and the facilities needs of the district, the district plans to continue to acquire approximately 11 acres of additional property in the southeastern portion of the district in the vicinity of Strumme Road for a future elementary school. The district currently owns 2 properties in this area. In accordance with applicable state, regional, and county planning policies, the district finds that this property is an appropriate location for a future elementary school, given the anticipated student enrollment area and growth, and the limited availability of suitable land in south Snohomish County to equitably meet the anticipated student demand.

The cost to purchase these properties is estimated at: \$5,000,000

Planned Improvements Not Adding Student Capacity

The following is an outline of the projects that do not add capacity but are considered necessary to accommodate and support the educational program in the district through 2027. Timelines for these projects can be found in Table 9 – *Capital Facilities Plan*.

Elementary Schools

- Jackson Elementary School - new in lieu of modernization
- Madison Elementary School - new in lieu of modernization

The cost of these improvements is estimated at: \$73,808,000

Middle Schools

- Nothing planned

The cost to complete this improvement is estimated at: \$0

High Schools

- Cascade High School - Science Building - new in lieu of modernization
- Cascade High School - Cafeteria and kitchen upgrades
- Cascade High School - Bleacher replacement
- Everett High School - Cafeteria & classroom modernization
- HM Jackson High School - STEM classroom upgrades
- HM Jackson High School - Bleacher replacement

The cost of these improvements is estimated at: \$32,797,000

Safety and Security Projects & ADA Upgrades

- Upgrades to building access and controls, fire alarms, site security, and ADA upgrades

The cost of these improvements is estimated at: \$7,458,000

Clean Buildings Act

- Upgrades to building to meet the requirements of the Clean Building Act – HVAC, roofing, and flooring systems

The cost of these improvements is estimated at: \$48,490,000

Technology Projectors and infrastructure (included in 2016 Bond & Levy)

- Classroom devices, related infrastructure, support, training, professional development

The cost of these improvements is estimated at: \$17,432,000

Technology Infrastructure & Upgrades

- WIFI-mobile devices, multi-media classroom display systems, security cameras, network/data security, cybersecurity systems, data center systems, WIFI
- Upgrade electrical systems district-wide - Including data server rooms emergency backup generators and fiber optic network systems
- Student Information System - including software and staff development

The cost of these improvements is estimated at: \$73,381,000

Other School Projects

- District-wide upgrades to heating, ventilation, and air conditioning systems, exterior and interior finishes, roofing, electrical, site work, freezer & cooler replacement (3 schools), and other miscellaneous systems upgrades

The cost of these improvements is estimated at: \$9,089,000

Other Projects

- Replace playground equipment – 8 schools
- Replace Readerboards – 19 schools
- Memorial Stadium - replace synthetic turf and track; Baseball stadium upgrades
- South satellite bus facility

The cost of these improvements is estimated at: \$16,621,000

Facilities Needs 2027-2044

Planned Improvements

To house the district-wide projected enrollment (OFM) from 2027 through 2044, the district would need to construct new schools and/or classroom additions at various school sites throughout the district. To prepare for this projected growth, the district will need to acquire additional sites for new schools.

To accommodate the enrollment growth from 2027 to 2044 the district anticipates the need for the following facilities:

- Elementary school level
 - 119 Classrooms / 2,610 capacity
 - Equivalent to four (4) new schools and additions to existing schools
- Middle school level
 - 41 Classrooms / 993 capacity
 - Equivalent to one (1) new school and additions to existing schools
- High school level
 - 21 Classrooms / 507 capacity

Table 9
Capital Facilities Plan

Estimated Project Cost by Year - in \$ Millions							Total Cost	Secured Bond/Levy ¹	Secured Other ²	Unsecured Other ³
2022	2023	2024	2025	2026	2027					
Improvements Adding Student Capacity										
Elementary School										
Jackson ES - Part of new in lieu of modernization project - 10 CR	\$0.050	\$0.100	\$4.700	\$6.002			\$10.852	\$10.852		
Madison ES - Part of new in lieu of modernization project - 4 CR					\$0.861	\$1.831	\$2.692	\$2.692		
Portable Relocations / Purchase ⁴	\$0.175	\$0.500	\$0.175	\$0.325	\$0.325	\$0.325	\$1.825	\$1.000	\$0.825	
Middle School										
Portable Relocations / Purchase ⁴		\$0.175	\$0.650	\$0.650	\$0.175	\$0.175	\$1.825		\$1.825	
High School										
Portable Relocations / Purchase ⁴	\$0.175	\$0.175	\$0.175	\$0.175	\$0.175	\$0.175	\$1.050	\$1.000	\$0.050	
Subtotal	\$0.400	\$0.950	\$5.700	\$7.152	\$1.536	\$2.506	\$18.244	\$15.544	\$2.700	
Property Adding Student Capacity										
180th Street SE Site ⁴	0.080						\$0.080		0.080	
Purchase property for future elementary school		\$5.000					\$5.000	\$5.000		
Subtotal	\$0.080	\$5.000					\$5.080	\$5.000	\$0.080	
Improvements Not Adding Student Capacity										
Local Projects - Sitework, finishes, Mechanical, Electrical	\$1.775	\$1.900	\$1.125	\$1.150	\$1.050	\$1.100	\$8.100	\$8.100		
Freezer & Cooler replacement - 3 schools	\$0.010	\$0.385	\$0.594				\$0.989	\$0.989		
ADA Upgrades	\$0.045	\$0.115	\$0.220	\$0.240	\$0.240	\$0.200	\$1.060	\$1.060		
Jackson ES - New in lieu of modernization project	\$0.175	\$0.350	\$16.450	\$21.011			\$37.986	\$37.986		
Madison ES - New in lieu of modernization project				\$0.063	\$11.439	\$24.320	\$35.822	\$35.822		
Cascade HS - Science building new in lieu of modernization						\$0.600	\$0.600	\$0.600		
Everett HS - Cafeteria & classroom modernization			\$0.150	\$0.600	\$12.300	\$16.652	\$29.702	\$29.702		
HM Jackson HS - STEM classroom upgrades		\$0.610					\$0.610	\$0.610		
Cascade HS - Cafeteria & kitchen upgrade					\$0.525		\$0.525	\$0.525		
Everett Memorial Stadium - Baseball Stadium upgrades	\$0.486	\$5.650	\$2.200				\$8.336			\$8.336
Safety and security upgrades / Fire Alarm systems upgrades / DAS systems	\$0.925	\$1.767	\$0.585	\$1.801	\$0.820	\$0.500	\$6.398	\$6.398		
Bleacher Replacement - 2 schools - HM Jackson HS & Cascade HS			\$1.360				\$1.360	\$1.360		
Replace playground equipment - 8 schools		\$0.283	\$0.283	\$0.283	\$0.283	\$0.566	\$1.698	\$1.698		
Memorial stadium - replace synthetic turf and track		\$2.564					\$2.564	\$2.564		
Readerboards - 19 Schools		\$0.463	\$0.463	\$0.463	\$0.463	\$0.371	\$2.223	\$2.223		
South satellite bus facility					\$0.900	\$0.900	\$1.800	\$1.800		
Clean Building Act - Upgrade HVAC/Roofing/Floor systems	\$2.154	\$6.358	\$13.212	\$8.113	\$16.178	\$2.475	\$48.490	\$48.490		
Technology Projectors and infrastructure - 2016 Bond	\$2.400						\$2.400	\$2.400		
Technology Projects - 2016 levy	\$8.423	\$6.609					\$15.032	\$15.032		
District-wide technology infrastructure & upgrades		\$7.846	\$14.739	\$16.481	\$16.778	\$17.538	\$73.381	\$73.381		
Subtotal	\$16.393	\$34.900	\$51.381	\$50.205	\$60.451	\$65.747	\$279.076	\$270.740		\$8.336
Total	\$16.873	\$40.850	\$57.081	\$57.357	\$61.987	\$68.253	\$302.400	\$291.284	\$2.780	\$8.336

Source: Everett School District

Updated: 3/29/2022

1. Secured Bond/Levy - bond and levy funding already approved by voters

2. Secured Other - funds currently available to the District including proceeds from property sales, school mitigation and impact fees, state funding assistance from prior construction projects, and impact/mitigation fee credits from the 2007 purchase of the 30-acre property on 180th Street SE

3. Unsecured future - school mitigation and impact fees not yet collected, bonds and levies not yet approved, grants, donations, and other miscellaneous sources

4. Costs are not included in the calculations of the impact fees

CAPITAL FACILITIES FINANCING PLAN

Six-Year Finance Plan

The *Capital Facilities Plan* (Table 9) demonstrates how the Everett School District intends to fund new construction and improvements to school facilities for the years 2022 through 2027. The financing components include 1) secured funding from capital projects bonds and levies; 2) secured funding from other sources - property sales, school mitigation, and impact fees, state funding assistance from prior construction projects, and mitigation fee credits from the 2007 purchase of the 30-acre property on 180th St SE; and 3) unsecured future funding sources - school mitigation and impact fees not yet collected, bonds and levies not yet approved and grants. The financing plan also separates projects and portions of projects which add permanent building capacity from those which do not.

Funding for the Plan

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 sold and then retired through the collection of property taxes. The Everett School District passed capital improvements bonds for \$96.5 million in 1990, \$68.5 million in 1996, \$74.0 million in 2002, \$198.9 million in 2006, and \$149.7 million in 2016. Historically, most major projects have been financed by these bonds.

Capital Levies

In February 2022, the voters of the district approved a \$325.5 million replacement Capital Levy. In April 2016, the voters of the district approved an \$89.6 million replacement Capital Levy for Safety, Building, and Instructional Technology Improvements. In 2010, voters approved a Building Repair and Technology levy authorizing the district to collect \$48 million from property taxes over six years for capital improvements to facilities and technology.

School Construction Assistance Program (SCAP)

State funding assistance comes from the Common School Construction Fund (28A.515 RCW). Bonds are sold on behalf of the fund and then retired from revenues accruing predominantly from the sale of renewable resources (i.e. - timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for state funding assistance for a specific capital project. To qualify, a project must first meet a state-established criterion of need. This is determined through a formula that specifies the amount of square footage the state will help finance to house the enrollment projected for the district. If a project qualifies, it can become part of a state prioritization system. This system prioritizes the allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula that calculates district assessed valuation per pupil relative to the whole state assessed valuation per pupil to establish the percent of the total project cost to be paid by the state for eligible projects. The 2022 state funding assistance percentages, for recognized project costs, range from a minimum of 19.47% to a maximum of 95.46%. The district's current state funding assistance percentage is: 55.05%.

State funding assistance can only be applied for and received for major school construction projects. Site acquisition and minor improvements are not eligible to receive funding assistance from the state. Because the availability of state funding assistance has not kept pace with the rapid enrollment growth occurring in many of Washington's school districts, sometimes funding assistance from the state is not received by a school district until after a school has been constructed. In such cases, the district must "front fund" a project. That is, the district must finance the complete project with local funds. Sometimes borrowing funds that are allocated to future projects, until the state distributes their funding assistance. When the state funding assistance is received, the future projects' accounts are reimbursed.

Currently, the state has determined that the Everett School District has excess student capacity, and, therefore, is not currently eligible for state funding assistance on projects that provide increased student capacity. The district remains eligible for state funding assistance for modernization and new in lieu of modernization projects.

Construction Cost Allocation (CCA): This number is generated by OSPI as a guide for determining the area cost allocation for new school construction. The CCA is adjusted regularly for inflation. As of July 1, 2022, the CCA has been adjusted to \$246.83 per square foot.

School Impact Fees

Impact fees, assessed on new housing developments, have been adopted by several jurisdictions as a means of supplementing traditional funding sources for the construction of public facilities needed to accommodate the population growth attributed to the new development. School impact fees are generally collected by the permitting agency at the time of issuance of building permits or, in a limited number of instances, the issuance of certificates of occupancy. The district's impact fees are calculated on worksheets contained in Appendix A and are summarized in Table 11.

Impact fees have been calculated utilizing the formula in Chapter 30.66C SCC. The resulting figures are based on the district's cost per dwelling unit: to purchase land for school sites, make site improvements, construct schools, and purchase, install or relocate portables. Credits have also been applied in the formula to account for state funding assistance to be reimbursed to the district and projected future property taxes to be paid by the owner of a dwelling unit. The costs of projects that do not add capacity or which only address existing deficiencies have been eliminated from the variables used in the calculations as indicated in Table 12 – *Impact Fee Variables*.

Calculation Criteria / Impact Fee Variables (See Table 12 – *Impact Fee Variables*)

Student Factor: The student factor or Student Generation Rate (SGR) is the average number of students generated by each housing type, whether single-family detached dwellings or multiple-family dwellings. Multiple-family dwellings in a single structure, are broken out into zero-to-one bedroom units and two or more bedroom units.

Pursuant to a requirement of Chapter 30.66C SCC, each school district is required to conduct a student generation study within their jurisdiction. This is done to "localize" generation rates for purposes of calculating impact fees. A description of this methodology is contained in Appendix B.

The current student generation rates for the district are:

Table 10
Student Generation Rates

Housing Type	K-5	6-8	9-12	K-12
Single Family	0.301	0.088	0.069	0.458
Multiple Family, 0-1 BR	0.011	.000	.000	0.011
Multiple Family, 2+ BR*	0.173	0.094	0.087	0.354

* Includes duplexes, condominiums, and townhouses

Note: Due to rounding, calculated K-12 Student Generation Rate totals may not equal the sum of individual grade rates

Impact Fee Schedule

Table 11
Calculated Impact Fees
Everett School District

Housing Type	Impact Fee Per Unit
Single Family	\$12,572
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR*	\$7,668

School Impact Fees with 50% discount
Everett School District

Housing Type	Impact Fee Per Unit
Single Family	\$6,286
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR*	\$3,834

* Includes duplexes, condominiums, and townhomes

Table 12
Impact Fee Variables
Everett School District

Criteria	Elementary	Middle	High
Site Acquisition Cost Element			
Site Size (acres)	11		
Growth Related (2022-27)			
Average Land Cost Per Acre	\$267,858		
Growth Related (2022-27)	\$85,500		
Total Land Cost	\$2,946,435		
Growth Related (2022-27)	\$940,502		
Additional Land Capacity	600		
Growth Related (2022-27)	192		
Student Factor			
Single Family	0.301	0.088	0.069
Multiple Family 0-1 Bedroom	0.011	.000	0.000
Multiple Family 2+ Bedrooms	0.173	0.094	0.087
	Ten (10)		
School Construction Cost Element	Additional Classrooms		
Additional Building Capacity	220	0	0
Growth Related (2022-27)	70	0	0
Current Facility Square Footage	1,085,671	552,780	838,854
Estimated Facility Construction Cost	\$13,544,000	\$0	\$0
Growth Related (2022-27)	\$4,323,245	\$0	\$0
State Financing Assistance Credit*			
Construction Cost Allotment -- July 2022	\$246.83	\$246.83	\$246.83
School Space per Student (OSPI)	90	117	130
State Financing Assistance Percentage	55.05%	55.05%	55.05%
Tax Payment Credit			
Interest Rate	2.45%	2.45%	2.45%
Loan Payoff (Years)	10	10	10
Levy Rate	0.001327	0.001327	0.001327
Average Assessed Value	\$567,005 (Single Family)	\$203,899 (MF 0-1 bdrm)	\$287,840 (MF 2+ bdrm)
Growth-Related Capacity Need			
Permanent Facilities	31.92%	96.97%	0.00%
Discount	50%	50%	50%

* The district is currently not eligible for state funding assistance on new construction.

Appendix A

Impact Fee Calculations



EVERETT SCHOOL DISTRICT
SINGLE-FAMILY RESIDENTIAL

Everett School District

A - 1

Capital Facilities Plan 2022-27

SITE ACQUISITION COST

acres needed	11.00	x	cost per acre	\$85,500	/	capacity (# students)	192	x	student factor	0.301	=	\$1,474	(elementary)
acres needed	0.00	x	cost per acre	\$0	/	capacity (# students)	0	x	student factor	0.088	=	\$0	(middle school)
acres needed	0.00	x	cost per acre	\$0	/	capacity (# students)	0	x	student factor	0.069	=	\$0	(high school)
TOTAL SITE ACQUISITION COST											=	\$1,474	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$4,323,245</u>	/	capacity (# students)	<u>70</u>	x	student factor	<u>0.301</u>	=	<u>\$18,590</u>	(elementary)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.088</u>	=	<u>\$0</u>	(middle school)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.069</u>	=	<u>\$0</u>	(high school)
							Subtotal		<u>\$18,590</u>	
Total Square Feet of Permanent Space (District)	<u>2,477,305</u>	/	Total Square Feet of School Facilities	<u>2,601,905</u>				=	<u>95.21%</u>	
TOTAL FACILITY CONSTRUCTION COST								=	<u>\$17,700</u>	

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	\$246.83	x	OSPI Allowance	90	x	State Financing Assistance %	0.00%	x	student factor	0.301	=	\$0	(elementary)
Const. Cost Allocation	\$246.83	x	OSPI Allowance	117	x	State Financing Assistance %	0.00%	x	student factor	0.088	=	\$0	(middle school)
Const. Cost Allocation	\$246.83	x	OSPI Allowance	130	x	State Financing Assistance %	0.00%	x	student factor	0.069	=	\$0	(high school)
TOTAL STATE MATCH CREDIT											=	\$0	

TAX PAYMENT CREDIT

(((1+ interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond) - 1	/	[interest rate	<u>2.45%</u>	x					
(1 + interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond]	x	<u>0.001327</u>	Property tax levy rate	x					
assessed value	<u>\$567,005</u>												
											=	<u>\$6,602</u>	(tax payment credit)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$1,474
FACILITY CONSTRUCTION COST	\$17,700
RELOCATABLE FACILITIES COST (PORTABLES)	\$0
(LESS STATE FINANCING ASSISTANCE CREDIT)	\$0
(LESS TAX PAYMENT CREDIT)	(\$6,602)
(LESS COUNTY DISCOUNT)	(\$6,286)
(LESS ELECTIVE DISTRICT DISCOUNT)	\$0

FINAL IMPACT FEE PER UNIT

\$6,286

MULTIPLE FAMILY RESIDENTIAL -- 1 BEDROOM OR LESS

SITE ACQUISITION COST

acres needed	<u>11.00</u>	x	cost per acre	<u>\$85,500</u>	/	capacity (# students)	<u>192</u>	x	student factor	<u>0.011</u>	=	<u>\$54</u>	(elementary)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(middle school)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$54</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$4,323,245</u>	/	capacity (# students)	<u>70</u>	x	student factor	<u>0.011</u>	=	<u>\$679</u>	(elementary)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(middle school)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(high school)
									Subtotal	<u>\$679</u>
Total Square Feet of Permanent Space (District)	<u>2,477,305</u>	/	Total Square Feet of School Facilities	<u>2,601,905</u>			=	95.21%		
TOTAL FACILITY CONSTRUCTION COST								=	<u>\$646</u>	

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	<u>\$246.83</u>	x OSPI Allowance	<u>90</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.011</u>	=	<u>\$0</u>	(elementary)
Const. Cost Allocation	<u>\$246.83</u>	x OSPI Allowance	<u>117</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(middle school)
Const. Cost Allocation	<u>\$246.83</u>	x OSPI Allowance	<u>130</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(high school)
TOTAL STATE MATCH CREDIT										=	<u>\$0</u>	

TAX PAYMENT CREDIT

(((1+ interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond) - 1] /	[interest rate	<u>2.45%</u>	x	
(1 + interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond] x	<u>0.001327</u>	Property tax levy rate x		
assessed value	<u>\$203,899</u>						=	<u>\$2,374</u> (tax payment credit)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$54</u>
FACILITY CONSTRUCTION COST	<u>\$646</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE FINANCING ASSISTANCE CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$2,374)</u>
(LESS COUNTY DISCOUNT)	<u>\$0</u>
(LESS ELECTIVE DISTRICT DISCOUNT)	<u>\$0</u>

FINAL IMPACT FEE PER UNIT

\$0

MULTIPLE FAMILY RESIDENTIAL -- 2 BEDROOM OR MORE

SITE ACQUISITION COST

acres needed	<u>11.00</u>	x	cost per acre	<u>\$85,500</u>	/	capacity (# students)	<u>192</u>	x	student factor	<u>0.173</u>	=	<u>\$847</u>	(elementary)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.094</u>	=	<u>\$0</u>	(middle school)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.087</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$847</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$4,323,245</u>	/	capacity (# students)	<u>70</u>	x	student factor	<u>0.173</u>	=	<u>\$10,685</u>	(elementary)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.094</u>	=	<u>\$0</u>	(middle school)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.087</u>	=	<u>\$0</u>	(high school)
Subtotal									<u>\$10,685</u>	
Total Square Feet of Permanent Space (District)	<u>2,477,305</u>	/	Total Square Feet of School Facilities	<u>2,601,905</u>				=	<u>95.21%</u>	
TOTAL FACILITY CONSTRUCTION COST								=	<u>\$10,173</u>	

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>90</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.173</u>	=	<u>\$0</u>	(elementary)
Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>117</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.094</u>	=	<u>\$0</u>	(middle school)
Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>130</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.087</u>	=	<u>\$0</u>	(high school)
TOTAL STATE MATCH CREDIT											=	<u>\$0</u>	

TAX PAYMENT CREDIT

(((1+ interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond) - 1	/	[interest rate	<u>2.45%</u>	x					
(1 + interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond]	x	<u>0.001327</u>	Property tax levy rate	x					
assessed value	<u>\$287,840</u>								=	<u>\$3,352</u>	(tax payment credit)		

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$847</u>
FACILITY CONSTRUCTION COST	<u>\$10,173</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE FINANCING ASSISTANCE CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$3,352)</u>
(LESS COUNTY DISCOUNT)	<u>(\$3,834)</u>
(LESS ELECTIVE DISTRICT DISCOUNT)	<u>\$0</u>

FINAL IMPACT FEE PER UNIT

\$3,834

Appendix B

Student Generation Rate Study





MEMORANDUM

To: Charles Booth
Facilities & Planning Specialist
Everett School District

Date: March 31, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F2253.01.001

Re: Student Generation Report— Everett School District

At the request of the Everett Public Schools (District/EPS), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent single-family (2014–2021) and multifamily (2017–2021) construction within the district. This document details the methodology FLO used to create the SGRs for EPS; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2014 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) March 2022 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of two residential construction developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of two mobile home sites that have been present since at least 2010. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 2,757 SF units and 27 MF buildings completed between 2014 and 2021 (SF) and the period between 2017 and 2021 (MF). While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (2,440 units), a variety of units with other SF use codes were also constructed, including duplexes, condominiums, and manufactured homes (owned and leased). MF development ranged from three and four family residences to 301+ unit construction. About 66 percent (1,105 units) of these new MF units were 2+ BR units, while the remainder (577 units) were 0–1 units.

All students (grades kindergarten [K] through 12) in the March 1, 2022, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2014–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2014 and 2021) from the SCAO were compared with the District's March 2021 SIS, and the number of students at each grade level living in those units was determined. The 2,757 SF units were compared to the 20,608 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	159	0.058
1	147	0.053
2	138	0.050
3	147	0.053
4	125	0.045
5	113	0.041
6	88	0.032
7	83	0.030
8	72	0.026
9	51	0.018
10	48	0.017
11	41	0.015
12	50	0.018
K–5	829	0.301
6–8	243	0.088
9–12	190	0.069
K–12	1,262	0.458

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

FLO reached out to the building management at the seven projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Farm By Vintage, Gateway, Silver Creek Apartment Homes, and Riverview Apartments. Despite numerous attempts, no bedroom information could be received from Kinect at Broadway, The Landing at Port Gardner, and HopeWorks Station II for the 28 students living at units within these buildings. Based on trends within and surrounding the district, we assumed 90 percent of the students would reside within a 2+ BR unit with the remaining 10 percent residing within a 0–1 BR unit.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's March 2022 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 577 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	3	0.005
1	2	0.004
2	1	0.002
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	6	0.011
6–8	0	0.000
9–12	0	0.000
K–12	6	0.011

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's March 2022 SIS and determining the number of students at each grade level living in those units. It is estimated that 1,105 2+ BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	38	0.034
1	33	0.030
2	33	0.030
3	25	0.023
4	39	0.035
5	23	0.021
6	34	0.031
7	27	0.024
8	43	0.039
9	16	0.014
10	32	0.029
11	23	0.021
12	25	0.023
K-5	191	0.173
6-8	104	0.094
9-12	96	0.087
K-12	391	0.354

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K-5	6-8	9-12	K-12
Single-family	0.301	0.088	0.069	0.458
Multifamily 0-1 BR	0.011	0.000	0.000	0.011
Multifamily 2+ BR	0.173	0.094	0.087	0.354

Summary of 2017–2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units
The Nines	9
Kinect at Broadway	140
Marquee Apartments	77
The Landing at Port Gardner	51
Riverview Apartments	203
Gateway	177
Hamptons at Mill Creek Apartments	70
Harmony	50
Silver Creek Apartment Homes	41
North Creek Landing Apartments	19
Farm By Vintage	354
Vintage at Mill Creek	220
Koz on N Broadway	124
HopeWorks Station II	65
19th St Condos	12
Artesia Apartments	14

This table does not include three and four family residences along with a 16–20 unit unnamed garden apartment.

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2014	2015	2016	2017	2018	2019	2020	2021
345	435	538	478	405	232	224	80

Appendix C

OSPI Enrollment Projection Methodology

OSPI PROJECTED STUDENT ENROLLMENT 2020-2027

School Type	Grade Level	School Year & Grade Progression Percentage												AVG GP%
		2022	GP%	2023	GP%	2024	GP%	2025	GP%	2026	GP%	2027	GP%	
Elementary	K	1,528	--	1,513	--	1,497	--	1,482	--	1,467	--	1,451	--	--
	1	1,599	101.5%	1,551	101.5%	1,536	101.5%	1,519	101.5%	1,504	101.5%	1,489	101.5%	101.5%
	2	1,558	100.5%	1,607	100.5%	1,559	100.5%	1,544	100.5%	1,526	100.5%	1,511	100.5%	100.5%
	3	1,582	99.4%	1,549	99.4%	1,598	99.4%	1,550	99.4%	1,535	99.4%	1,517	99.4%	99.4%
	4	1,605	98.8%	1,564	98.9%	1,531	98.8%	1,579	98.8%	1,532	98.8%	1,517	98.8%	98.8%
Middle	5	1,547	99.3%	1,593	99.3%	1,553	99.3%	1,520	99.3%	1,567	99.2%	1,521	99.3%	99.3%
	6	1,512	98.3%	1,521	98.3%	1,566	98.3%	1,527	98.3%	1,494	98.3%	1,541	98.3%	98.3%
	7	1,436	98.4%	1,488	98.4%	1,496	98.4%	1,541	98.4%	1,502	98.4%	1,470	98.4%	98.4%
	8	1,546	98.7%	1,417	98.7%	1,469	98.7%	1,477	98.7%	1,521	98.7%	1,482	98.7%	98.7%
High	9	1,583	98.1%	1,516	98.1%	1,390	98.1%	1,441	98.1%	1,448	98.0%	1,491	98.0%	98.1%
	10	1,422	97.7%	1,546	97.7%	1,481	97.7%	1,358	97.7%	1,408	97.7%	1,414	97.7%	97.7%
	11	1,328	91.6%	1,303	91.6%	1,417	91.7%	1,357	91.6%	1,244	91.6%	1,290	91.6%	91.6%
	12	1,277	96.2%	1,278	96.2%	1,254	96.2%	1,363	96.2%	1,306	96.2%	1,197	96.2%	96.2%
		Growth%			Growth%			Growth%			Growth%			AVG%
Elementary Middle High TOTAL	Elementary	9,419	99.8%	9,377	99.6%	9,274	98.9%	9,194	99.1%	9,131	99.3%	9,006	98.6%	99.2%
	Middle	4,494	96.9%	4,426	98.5%	4,531	102.4%	4,545	100.3%	4,517	99.4%	4,493	99.5%	99.5%
	High	5,610	101.2%	5,643	100.6%	5,542	98.2%	5,519	99.6%	5,406	98.0%	5,392	99.7%	99.5%
	TOTAL	19,523	99.5%	19,446	99.6%	19,347	99.5%	19,258	99.5%	19,054	98.9%	18,891	99.1%	99.4%

Source: OSPI Report 1049

Note: All projected enrollments shown are Full Time Equivalents (FTE).

ACTUAL STUDENT ENROLLMENT 2011-2021

School Type	Grade Level	School Year & Growth Progression Percentage																											
		2011	GP%	2012	GP%	2013	GP%	2014	GP%	2015	GP%	2016	GP%	2017	GP%	2018	GP%	2019	GP%	2020	GP%	2021	GP%	Avg GP%					
Elementary	K	1,566	--	1,492	--	1,592	--	1,545	--	1,464	--	1,571	--	1,623	--	1,657	--	1,624	--	1,445	--	1,576	--	--					
	1	1,549	105.5%	1,547	98.8%	1,569	105.2%	1,678	105.4%	1,622	105.0%	1,519	103.8%	1,596	101.6%	1,652	101.8%	1,688	101.9%	1,542	95.0%	1,550	107.3%	102.8%					
	2	1,425	89.3%	1,472	95.0%	1,517	98.1%	1,605	102.3%	1,693	100.9%	1,666	102.7%	1,524	100.3%	1,619	101.4%	1,646	99.6%	1,653	97.9%	1,591	103.2%	99.2%					
	3	1,500	99.9%	1,550	108.8%	1,461	99.3%	1,530	100.9%	1,636	101.9%	1,699	100.4%	1,682	101.0%	1,549	101.6%	1,638	101.2%	1,566	95.1%	1,624	98.2%	100.7%					
	4	1,445	103.0%	1,437	95.8%	1,528	98.6%	1,499	102.6%	1,585	103.6%	1,616	98.8%	1,691	99.5%	1,671	99.3%	1,567	101.2%	1,552	94.7%	1,558	99.5%	99.7%					
Middle	5	1,481	103.8%	1,341	92.8%	1,419	98.7%	1,546	101.2%	1,512	100.9%	1,589	100.3%	1,620	100.2%	1,710	101.1%	1,653	98.9%	1,520	97.0%	1,538	99.1%	99.5%					
	6	1,425	100.0%	1,429	96.5%	1,341	100.0%	1,400	98.7%	1,570	101.6%	1,486	98.3%	1,598	100.6%	1,593	98.3%	1,715	100.3%	1,593	96.4%	1,460	96.1%	98.8%					
	7	1,380	92.1%	1,406	98.7%	1,454	101.7%	1,366	101.9%	1,380	98.6%	1,566	99.7%	1,504	101.2%	1,587	99.3%	1,564	98.2%	1,628	94.9%	1,566	98.3%	98.6%					
	8	1,426	101.3%	1,437	104.1%	1,406	100.0%	1,449	99.7%	1,372	100.4%	1,424	103.2%	1,557	99.4%	1,485	98.7%	1,585	99.9%	1,507	96.4%	1,614	99.1%	100.2%					
High	9	1,389	100.7%	1,440	101.0%	1,441	100.3%	1,438	102.3%	1,481	102.2%	1,375	100.2%	1,425	100.1%	1,565	100.5%	1,455	98.0%	1,508	95.1%	1,456	96.6%	99.7%					
	10	1,438	100.4%	1,361	98.0%	1,422	98.8%	1,414	98.1%	1,422	98.9%	1,479	99.9%	1,366	99.3%	1,398	98.1%	1,510	96.5%	1,432	98.4%	1,449	96.1%	98.4%					
	11	1,384	101.4%	1,306	90.8%	1,275	93.7%	1,346	94.7%	1,318	93.2%	1,359	95.6%	1,328	89.8%	1,273	93.2%	1,291	92.3%	1,363	90.3%	1,327	92.7%	93.4%					
	12	1,421	104.1%	1,372	99.1%	1,357	103.9%	1,343	105.3%	1,398	103.9%	1,351	102.5%	1,340	98.6%	1,292	97.3%	1,207	94.8%	1,216	94.2%	1,311	96.2%	100.0%					
		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%											
Elementary		8,966	101.7%	8,839	98.6%	9,086	102.8%	9,403	103.5%	9,512	101.2%	9,660	101.6%	9,736	100.8%	9,858	101.3%	9,816	99.6%	9,278	94.5%	9,437	101.7%	100.6%					
	Middle School	4,231	98.7%	4,272	101.0%	4,201	98.3%	4,215	100.3%	4,322	102.5%	4,476	103.6%	4,659	104.1%	4,665	100.1%	4,864	104.3%	4,728	97.2%	4,640	98.1%	100.8%					
		High School	5,632	100.5%	5,479	97.3%	5,495	100.3%	5,541	100.8%	5,619	101.4%	5,564	99.0%	5,459	98.1%	5,528	101.3%	5,463	98.8%	5,519	101.0%	5,543	100.4%	99.9%				
	TOTAL:		18,829	100.6%	18,590	98.7%	18,782	101.0%	19,159	102.0%	19,453	101.5%	19,700	101.3%	19,854	100.8%	20,051	101.0%	20,143	100.5%	19,525	96.9%	19,620	100.5%	100.4%				

Appendix D

OFM Ratio Enrollment Projection Methodology

Enrollment Forecasts OFM Ratio Method

The Growth Management Act requires that capital facility plans for schools consider *enrollment* forecasts that are related to official *population* forecasts for the district. Snohomish County prepares the population estimates by **distributing official estimates from the Washington Office of Financial Management (OFM)** to the school district level. In February 2022 the County adopted updated official school district population projections through 2044 (the horizon year for its GMA planning).

Table D-1			
Historical Student/Population Ratio			
Year	Population*	FTE Student Enrollment	Ratio
2006	122,733	18,538	15.10%
2007	124,578	18,573	14.91%
2008	126,150	18,743	14.86%
2009	127,730	18,828	14.74%
2010	129,842	18,660	14.37%
2011	130,441	18,613	14.27%
2012	131,111	18,590	14.18%
2013	132,833	18,272	13.76%
2014	135,654	19,159	14.15%
2015	138,715	19,453	14.02%
2016	142,060	19,700	13.87%
2017	145,052	19,854	13.69%
2018	147,361	20,051	13.61%
2019	150,119	20,143	13.42%
2020	148,194	19,525	13.18%
2021	150,347	19,620	13.05%

Population: 2010 and 2020: Federal Census.

Other: Official County Estimate Enrollment: OSPI

The official Census population count for Snohomish County in 2020 was 827,957. The official population projection for all of Snohomish County is 1,136,310 in 2044. For the Everett School District, the County's official Census total in 2020 is 148,194, increasing to an estimated 214,341 in 2044.

The OFM ratio method computes past enrollment as a percentage of the past population and then projects how those percentage trends will continue into the future. Table D-1 shows population estimates developed by Snohomish County over the past 15 years. **Enrollments as reported by the Office of the Superintendent of Public Instruction (OSPI) are shown along with the computed ratio of the two figures.**

Ratio estimates have shown a continual decline since 2006, reflecting a decline in the number of students per household as the population grows. A more significant decline in the ratio occurred in 2020 and 2021, likely due to the effects of the COVID-19 pandemic with its remote teaching, homeschooling, student transfers, and other anomalies. For this reason, future ratios and enrollment estimates (Table D-2) did not rely solely on the 2020 and 2021 numbers.

For its planning purposes, the district has accepted the County's estimated population for 2044 (214,341). The 2022-2044 population estimates were prorated using that figure, an average of 2811 new residents per year. The district assumes that the student population ratio will decline to 11.00% in 2044. The resulting enrollment forecasts are presented in Table D-2.

Readers are reminded that long-range enrollment forecasts are general estimates only. They will be reviewed and revised every two years as part of the updates required by the County Code (SCC 30.66C).

Table D-2								
Future Enrollments - Ratio Method								
Actual		Estimated						
2020	2021	2022	2023	2024	2025	2026	2027	2044
Population								
148,194	150,347	152,500	155,311	158,122	160,933	163,744	166,555	214,341
Ratio								
13.18%	13.05%	12.90%	12.72%	12.54%	12.36%	12.20%	12.00%	11.00%
Enrollment								
19,525	19,620	19,673	19,756	19,828	19,891	19,977	19,987	23,578

Appendix E

Kendrick Enrollment Projection Methodology

Kendrick Enrollment Projection Methodology

W. Les Kendrick, Ph.D., Educational Data Solutions, LLC

Enrollment for the Everett School District was projected using grade progression methods (cohort survival ratios) that track the progress of students as they progress from grade to grade. This method compares the enrollment in a given year at a specific grade (e.g., 2nd grade) to the enrollment at the previous grade from the previous year (1st grade). The ratio of these two numbers provides an indication of whether enrollment typically stays the same, grows, or declines as students progress from one grade to the next. The progression ratios at each grade level were averaged over several years and then applied to the current year's grade level enrollment (e.g., 2nd grade) to predict next year's enrollment at the subsequent grade (e.g., 3rd grade). This was done for every grade except kindergarten. The numbers were then adjusted and modified based on additional information about housing and population growth within the District (more on this below).

Kindergarten enrollment was projected by comparing the kindergarten enrollment in a given year to county births 5 years prior to that year (birth-to-k ratio). The average of this number for the last several years was then used to predict next year's enrollment. The average was also applied to future known birth cohorts to project subsequent years. For years in which birth data was not available, births were projected based on forecasts of the county population available from State and local jurisdictions, State birth forecasts, the correlation between State and County birth rates, and an assessment of the most recently available fertility rates for the county.

After completing the initial forecast, the numbers were adjusted using new home construction data, county population forecasts, and forecasts of the future K-12 population in the county. New Home construction data was obtained from New Home Trends, including information about currently permitted units as well as information about future planned development within the Everett School District. Population forecasts for the county were obtained from State and county planning offices. And a forecast of the population for the Everett School District was created based on forecasts of growth for neighborhoods in and around the District and recent population estimates for the District. All of this information was considered and used to adjust the final forecast numbers so that they would more closely reflect expected changes in housing and population growth within the District's boundary area in the coming years.

Kendrick Enrollment Projections – Medium Range 2022-27

Enrollment Projections by Grade

Grade Level	Actual 2021	Projections					
		2022	2023	2024	2025	2026	2027
K	1,577	1,617	1,654	1,611	1,530	1,577	1,588
1	1,550	1,651	1,667	1,684	1,650	1,546	1,611
2	1,593	1,579	1,685	1,676	1,693	1,659	1,554
3	1,625	1,609	1,602	1,684	1,676	1,692	1,659
4	1,560	1,623	1,622	1,592	1,673	1,665	1,681
5	1,540	1,558	1,637	1,612	1,582	1,663	1,654
6	1,460	1,528	1,550	1,632	1,607	1,577	1,658
7	1,567	1,449	1,529	1,551	1,633	1,608	1,578
8	1,614	1,556	1,439	1,518	1,540	1,621	1,597
9	1,456	1,602	1,544	1,421	1,499	1,521	1,601
10	1,449	1,420	1,562	1,506	1,385	1,462	1,483
11	1,330	1,336	1,309	1,440	1,388	1,277	1,348
12	1,312	1,288	1,294	1,268	1,395	1,345	1,237
Total	19,633	19,816	20,094	20,195	20,251	20,213	20,249

Enrollment Projections by Level

K-5	9,445	9,637	9,867	9,859	9,804	9,802	9,747
6-8	4,641	4,533	4,518	4,701	4,780	4,806	4,833
9-12	5,547	5,646	5,709	5,635	5,667	5,605	5,669

Appendix F

Levels of Service Report



2021-22**Levels of Service Report***(October 2021 Enrollment)***Minimum Levels of service**

Washington state law (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 (minimum levels of services).

The Everett School District sets the minimum levels of service as the district-wide average class size and no larger than the class size goals. The class size goals are listed on page 2-4. The average class sizes for the 2021-22 school year are shown below.

Average Class Size	
	Elementary
Kindergarten	20.0
Grades 1 - 3	20.6
Grades 4 - 5	24.2
	Middle School
Grades 6 - 8	24.1
	High School
Grades 9 - 12	24.5

EVERETT SCHOOL DISTRICT No. 2

CAPITAL FACILITIES PLAN

2022-27

SECOND DRAFT

***SUBMITTED TO
SNOHOMISH COUNTY***

June 24, 2022



CAPITAL FACILITIES PLAN 2022-27 EVERETT SCHOOL DISTRICT No. 2

BOARD OF DIRECTORS

Pam LeSesne, President
Traci Mitchell, Vice President
Jen Hirman, Director
Caroline Mason, Director
Andrew Nicholls, Director

SUPERINTENDENT

Dr. Ian Saltzman

June 24, 2022

For information on the Everett School District's Capital Facilities Plan, please contact: Facilities and Planning, Everett School District No. 2, P.O. Box 2098, Everett WA 98213, Phone (425) 385-4190, email: FacilitiesPlanning@everettsd.org

EVERETT SCHOOL DISTRICT No. 2
CAPITAL FACILITIES PLAN
2022-27

TABLE OF CONTENTS

Section 1	Introduction
Section 2	Definitions
Section 3	Educational Program Standards
Section 4	Capital Facilities Inventory
Section 5	Student Enrollment
Section 6	Capital Facilities Plan

LIST OF APPENDICES

Appendix A	Impact Fee Calculations
Appendix B	Student Generation Rate Study
Appendix C	OSPI Enrollment Projection Methodology
Appendix D	OFM Ratio Enrollment Projection Methodology
Appendix E	Kendrick Enrollment Projection Methodology
Appendix F	Levels of Service Report

LIST OF FIGURES & TABLES

Figure 1	Map of School Facilities (page 1-3)
Table 1	School Capacity Inventory (page 3-3)
Table 2	Portable Capacity Inventory (page 3-4)
Table 3	Support Facility Inventory (page 3-5)
Table 4	Enrollment 2012-21 & Projections 2022-27 (page 4-2)
Table 5	Comparison of Enrollment Projections 2022-27 (page 4-2)
Table 6	OSPI Actual 2021 Enrollment & Kendrick Medium-Range Projections 2022-27 (page 4-2)
Table 7	OFM Enrollment Projections 2044 (page 4-2)
Table 8	Permanent Facility Capacity Calculations 2021-2027 & 2044 (page 4-3)
Table 9	Capital Facilities Plan (page 5-6)
Table 10	Student Generation Rates (page 5-9)
Table 11	Calculated Impact Fees (page 5-9)
Table 12	Impact Fee Variables (page 5-10)

Section 1

Introduction

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. Public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Everett School District (District), Snohomish County, and other jurisdictions with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service through the year 2044, and a detailed schedule and financing program for capital improvements over the six years, 2022-2027.

In accordance with GMA mandates, and Chapter 30.66C Snohomish County Code (SCC), this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary K-5, middle 6-8, and high 9-12).
- An inventory of existing capital facilities owned by the district, showing the locations, sizes, and student capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites, distinguishing between existing and projected deficiencies.
- The proposed capacities of expanded or new capital facilities.
- A 6-year plan for financing capital facilities within projected funding capacities, which identifies sources of public money for such purposes. The financing plan separates 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.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the guidelines of Appendix F of the General Policy Plan were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council.
- School districts may generate their own data if it is derived through statistically reliable methodologies.
- Information is to be consistent with the State Office of Financial Management (OFM) population forecasts and those of Snohomish County.

- Chapter 30.66C SCC requires that student generation rates be independently calculated by each school district. Rates were updated for this CFP.
- The CFP complies with RCW 36.70A (the Growth Management Act) and, where impact fees are to be assessed, RCW 82.02.
- The calculation methodology for impact fees meets the conditions and tests of RCW 82.02. Districts that propose the use of impact fees should identify in future plan updates alternative funding sources if impact fees are not available due to action by the state, county, or the cities within their district boundaries.

Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in Full-Time Equivalent (FTE) as of October 1 of the year indicated. For this CFP, kindergarten through grade twelve students are considered 1.0 FTE. The FTE enrollment and Headcount (HC) enrollment are equivalent.

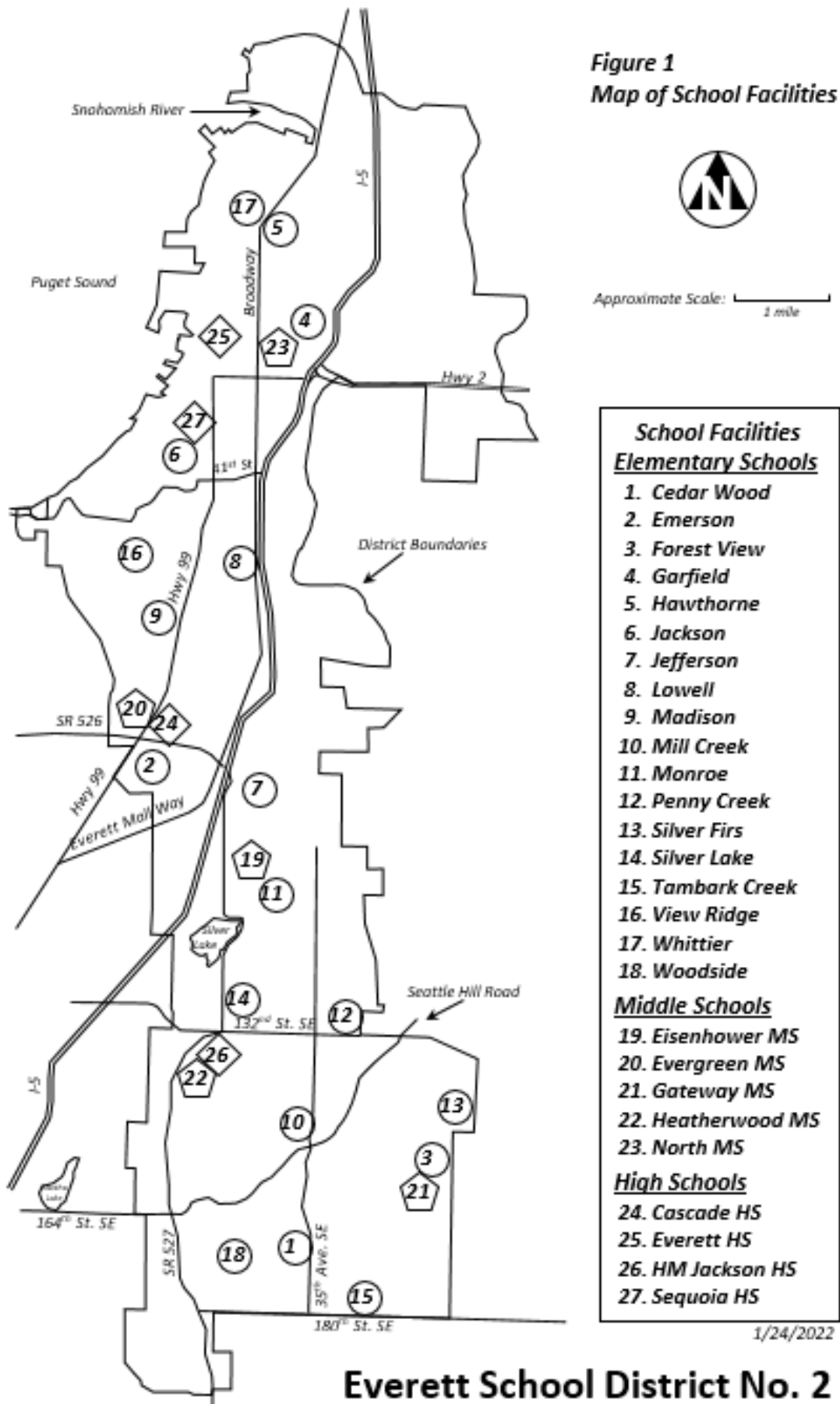
Overview of the Everett School District

The Everett School District stretches approximately fifteen miles from its northernmost boundary at the Union Slough to its southernmost boundary at 194th Street S.E. The average width is a little more than two and a half miles. The district covers an area of approximately 39 square miles. The district includes most of the City of Everett, all but a very small portion of the City of Mill Creek, and portions of unincorporated Snohomish County. The total population within the district in 2020 is estimated at 148,194 (Snohomish County GMA Population Forecast).

The district serves 19,620 students (October 2021 – OSPI Report 1049) in eighteen elementary schools, five middle schools, three comprehensive high schools, one alternative high school, one virtual academy (K-8), and 140 portable classrooms. The full and part-time district staff is approximately 2,550.

Significant Issues Related to Facility Planning in the Everett School District

The most significant school facility-related issues facing the Everett School District are 1) finding space to implement new state initiatives, such as K-3 class size reduction (17:1 student to teacher ratio), Career-Ready & College-Ready Graduation Requirements (24 credits – additional fine arts and lab science), etc.; 2) the need to construct new facilities to meet student enrollment growth; 3) the need to upgrade older facilities so they can continue to serve students in the decades ahead; 4) the availability of real property appropriately sized for anticipated future school facilities' needs.



Section 2

Educational Program Standards



SECTION 2: EDUCATIONAL PROGRAM STANDARDS

Educational Program Standards – Districtwide

School facility and student capacity needs are dictated by the types and amount of space required to accommodate the school board adopted educational programs. The educational program standards, which typically drive facility space needs, include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization, scheduling requirements, and use of relocatable classroom facilities (portables).

In addition, government initiatives and community expectations may affect how classroom space is used. The district has implemented full-day kindergarten and reduced class sizes for grades K-3, all as required by the state legislature. Traditional educational programs offered by the Everett School District are supplemented by nontraditional or specialized programs.

Examples of specialized teaching stations and programs:

- Advanced Placement
- Athletics, Health, and Fitness
- Career and Technical Education (CTE)
 - Auto Shop
 - Business and Marketing
 - Health and Human Services
 - Career Pathways
 - Business & Professional Services
 - Engineering & Advanced Manufacturing
 - Health Science & Medical Careers
 - Communication & Information Technology
 - Energy & Sustainability
 - Education Careers
 - Horticulture, Agriculture, and Floriculture
- Cares Room
- Contract Learning
- Counseling (career and mental health)
- Early Childhood Educational Assistance Program (ECEAP)
- Elementary Music (designated classroom)
- Family Resource Centers
- Health Education
- Health Services
- High school credit classes offered at middle schools
- Highly Capable Programs
- Intervention Programs
- Learning Assistance Programs
- Leadership and Activities
- Library Instruction
- Multilingual Programs (MLL)

- Online High School
- Partnerships
 - Lighthouse Cooperative
 - Parent-Teacher-Student Association (PTSA)
 - Port Gardner Parent Partnership
 - Mental Health providers
 - Natural Leaders
- Readiness to Learn Parent Centers
- Science Resource Center
- Special Education
 - Achieve (behavior support)
 - Deaf and Hard of Hearing Specialists
 - Developmental Kindergarten
 - Developmental Pre-School
 - Extended Resource Room
 - Life Skills
 - Occupational / Physical Therapy
 - 18-21 programs
 - GOAL – Gaining Ownership of Addult Life
 - STRIVE – Students Transitioning Responsibly into Vocational Experiences
 - Resource Room
 - School Psychologists
 - Speech and Hearing Therapy
 - Vision Impaired Service
- Technology Instruction & Labs - Video Production, Programing, Robotics, etc.
- Transitional Kindergarten
- Title I Programs – Math & Reading
- Virtual Academy
- Wireless Computer Carts

These specialized or nontraditional educational programs can have a significant impact on the student capacity of school facilities. Variations in student capacity between schools are often a result of the number of specialized programs offered at specific schools. These specialized programs require classroom space, which can reduce the permanent capacity of the buildings housing these programs. For example, some students leave their regular classroom for some time to receive instruction in these specialized programs. Newer schools within the district have been designed to accommodate many of these programs. However, older schools often require space modifications to accommodate specialized programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the building.

District educational program standards will undoubtedly change over time as a result of changes in the program year, specialized programs, class size, grade span configurations, use of new technology, and other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for changes to the revised educational program standards.

Educational Program Standards - Elementary Schools

- School capacity is determined using the following:

<u>Students per room</u>	<u>Grade level / Program</u>
20.5	Kindergarten
20.5	General Education - Grades 1-3
24	General Education - Grades 4-5
10	Special Education - Pre-School (Developmental)
10	Special Education - Kindergarten (Developmental)
10	Special Education - Achieve (behavior support)
15	Special Education - Extended Resource Room
10	Special Education - Life Skills
- Students are provided music and technology instruction.
- At least one Special Education Resource Room is part of the curriculum.
- Design capacity for new schools:
 - 600 students
- Actual capacity of individual schools may vary depending on the educational programs offered and/or housed at a particular school.

Educational Program Standards – Middle Schools and High Schools

As a result of scheduling conflicts for student programs, the need for specialized rooms for specific programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of teaching stations. Based on an analysis of the actual utilization of secondary schools, the standard utilization rate is ~85%, resulting in the following target class sizes.

Middle School

- School capacity is determined using the following:

<u>Students per room</u>	<u>Grade level / Program</u>
24	General Education - Grades 6-8
24	Special Education - Resource Room
10	Special Education - Achieve (behavior support)
15	Special Education - Extended Resource Room
10	Special Education - Life Skills
18	Multilingual Learner (MLL)

High School

- School capacity is determined using the following:

<u>Students per room</u>	<u>Grade level / Program</u>
24	General Education - Grades 9-12
24	Special Education - Resource Room
10	Special Education - Achieve (behavior support)
15	Special Education - Extended Resource Room
10	Special Education - Life Skills
18	Multilingual Learner (MLL)

Middle School and/or High School

- Students are also provided educational opportunities such as:
 - Art Labs
 - Auto Shop (high school only)
 - Career & Technical Education (CTE)
 - Challenge and Advanced Placement Program
 - Dual Credit Programs – College in the High School
 - Drama rooms (high school only)
 - Health and Fitness
 - Marketing (high school only)
 - Music rooms – Band, Orchestra, Strings, Jazz Band, Choir
 - Navy Junior Reserve Officer Training Corps (high school only)
 - Technology Labs
 - Science / STEM Labs
- Design capacity for new schools:
 - Middle schools = 825 students
 - High schools = 1,500 students
- Actual capacity of individual schools may vary depending on the educational programs offered and/or housed at a particular school.

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. These “minimum levels of service” in the Everett School District are established as an average class size no larger than the following:

- **Class Size Goals**
 - 24 Kindergarten
 - 25 Grades 1-3 General Education
 - 26 Grade 4 General Education
 - 27 Grade 5 General Education
 - 29 Grades 6-8 General Education
 - 30 Grades 9-12 General Education
- **2021 Actual Class Size Average - based on the October 1, 2021 count of student enrollment**
 - 20.0 Kindergarten
 - 20.6 Grades 1-3 General Education
 - 24.2 Grades 4-5 General Education
 - 24.1 Grades 6-8 General Education
 - 24.5 Grades 9-12 General Education

School Boundary Changes

The Everett School District recognizes that school boundaries need to be modified occasionally to respond to changes in student enrollment and/or educational programs. Boundary changes can be an effective method of reducing the need for new school construction and are also necessary when new schools or classroom additions are built.

A good example of changing school boundaries to reduce the need for additional classroom space began with the 2020-21 school year. The district instituted a limited re-configuration of high school boundaries in response to significant enrollment growth in the southern end of the district. The re-configuration will be phased in over four years through 2023.

Trends in Programs, with Potential Impacts on district facilities

- Aerospace & Advanced Manufacturing Pathway
- Medical & Health Pathway
- Information & Communication Pathway
- STEM (Science, Technology, Engineering, and Mathematics), CTE (Career and Technical Education), and AP (Advanced Placement) program growth
- Flexible space for multiple uses – “maker” spaces, robotics, project-based learning, etc.
- Extended learning opportunities – after-school and/or summer activities
- Expansion of high school credit class offerings at middle schools (science, languages, etc.)
- 1:1 technology for students
- Early learning programs - Birth to 3 years and 3 to 5 years
- Industry pathway partnerships
- Post high school support opportunities
- Technology accessibility for community
- Support for strategic partners whose work is aligned with the district’s student learning mission
- Centralized storage and staging facilities for assessment, curriculum and textbooks, and STEM materials
- Expanded course offerings - Orchestra (strings), etc.
- Cost-effective solutions for serving high-need students that are currently outsourced to programs, such as the NW Regional Learning Center and Denny Youth Center

Section 3

Capital Facilities Inventory

SECTION 3: CAPITAL FACILITIES INVENTORY

Under the GMA, cities, and counties are required to inventory capital facilities used to serve existing development. The purpose of the following facilities inventory is to establish a baseline for determining what facilities will be required to address existing deficiencies and 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 Everett School District including schools, portables, developed school sites, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the district's educational program standards outlined in Section 2. A map showing the locations of district school facilities is provided in Figure 1 on page 1-3.

Schools

Everett School District's elementary schools include grades K-5, middle schools include grades 6-8, and high schools include grades 9-12.

OSPI calculates school capacity by dividing the gross square footage of a building by a standard square footage per student. OSPI uses the following in their calculations: 90 sq. ft. per kindergarten through grade six student, 117 sq. ft. per grade seven and grade eight student, 130 sq. ft. per grade nine through grade twelve student, and 144 sq. ft. per disabled student (WAC 392-343-035). This method is used by the state as a simple and uniform approach for determining school capacity for purposes of allocating available state funding assistance to school districts for school construction.

This method is not considered an accurate reflection of the actual capacity required to accommodate the educational programs of each school and/or the district.

For this CFP, capacity is based on the number of teaching stations within each building and the space requirements of the specific educational program as described in Section 2. The school capacity inventory is summarized in Table 1.

Portables

Portables are used as interim classroom space to house students until permanent classroom facilities can be provided, and as a way to help prevent overbuilding. Portables are not a solution for housing students on a permanent basis. The typical useful life of a portable is 30 to 40 years. The ages of the district's portables range from 4 to 55 years. The portables capacity inventory is summarized in Table 2.

For this CFP, the costs of portable relocations have not been included in the formula for determining developer impact fees.

Support Facilities

In addition to schools, the Everett School District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 3.

Undeveloped Land

The Everett School District owns the following additional sites not currently used for school purposes:

- 35th Street & Grand Avenue
 - 1.38 acres
 - Long-term lease with the City of Everett - Doyle Park
- 36th Street & Norton Avenue
 - 2.96 acres
 - Long-term ground lease with Housing Hope
- Cadet Way Property
 - 9.25 acres
 - Located north of Jefferson ES
- Seattle Hill Road & State Route 527
 - 18.94 acres
 - Future school site
- 180th Street SE
 - 24.81 acres
 - Future site of comprehensive high school #4
- Strumme Road
 - 10.55 acres
 - Future site of elementary school #19

Table 1
School Capacity Inventory

School Name	Site Size (acres)	Building Area (Sq. Ft.) (1)	Teaching Stations General Education	Teaching Stations Special Education	2021 Permanent Student Capacity (2)	Teaching Stations Not Generating Capacity (3)
Elementary Schools						
Cedar Wood	14.40	55,454	20	2	440	5
Emerson	8.05	52,796	22	2	434	3
Forest View	15.30	66,629	23	1	489	4
Garfield	5.60	52,744	21	2	485	1
Hawthorne	8.84	72,395	24	4	517	5
Jackson	5.16	51,652	15	1	329	3
Jefferson (4)	18.81	55,154	19	3	443	2
Lowell	9.34	58,690	20	3	441	1
Madison	9.64	58,063	19	3	420	4
Mill Creek	9.69	55,646	23	2	536	1
Monroe	9.15	69,463	20	4	450	4
Penny Creek	13.90	64,882	29	0	624	2
Silver Firs	12.02	55,839	21	3	444	2
Silver Lake	11.09	56,774	20	2	440	3
Tambark Creek	18.64	83,665	29	1	598	3
View Ridge	9.47	66,154	24	2	554	2
Whittier	5.20	54,084	20	1	446	1
Woodside	10.84	55,587	21	1	430	2
Totals:	195.14	1,085,671	390	37	8,520	48
Middle Schools						
Eisenhower	19.67	107,252	34	5	913	
Evergreen	21.74	116,526	41	4	1,017	
Gateway	43.70	110,181	37	4	955	
Heatherwood	29.21	117,051	34	3	862	
North	10.66	101,770	34	6	887	0
Totals:	124.98	552,780	180	22	4,634	0
High Schools						
Cascade	38.85	244,345	70	11	1,849	0
Everett	11.12	280,459	74	11	1,973	
Jackson	42.79	247,043	69	11	1,840	
Sequoia (5)	3.02	67,007	17	1	432	
Totals:	95.78	838,854	230	34	6,094	0
	415.90	2,477,305				

Updated: 4/27/2022

Notes:

- (1) Building areas do not include covered play areas
- (2) Permanent student capacity figures are based on Educational Program Standards - Section 3 and are exclusive of portables
- (3) Programs not generating capacity: care rooms, computer labs, specialists (reading, art, science, etc.), elementary music, ECEAP, developmental pre-school, and elementary resource rooms
- (4) Jefferson Elementary School's acreage excludes adjacent undeveloped site of 9.81 acres
- (5) Sequoia High School's acreage excludes two nearby sites - playfield at 36th Street and Norton Avenue - 2.96 acres and Doyle Park at 35th Street and Grand Avenue - 1.38 acres

Table 2
Portable Capacity Inventory

School Name	Teaching Stations General Education	Teaching Stations Special Education	2019 Portable Student Capacity (1)	Teaching Stations Not Generating Capacity (2)
Elementary Schools				
Cedar Wood	12		275	
Emerson	9		216	
Forest View	5		106	
Garfield	1		24	
Hawthorne	1		24	
Jackson	3	1	82	
Jefferson	4		96	
Lowell	5		85	3
Madison	1		24	
Mill Creek	7		123	
Monroe	4		96	
Penny Creek	4		96	
Silver Firs	3		72	
Silver Lake	8		192	2
Tambark Creek	3		72	
View Ridge	2		41	
Whittier				3
Woodside	9		206	1
Totals:	81	1	1,830	9
Middle Schools				
Eisenhower	7		156	
Evergreen	5	2	144	
Gateway	3		72	
Heatherwood	13		288	
North	0		0	
Totals:	28	2	660	0
High Schools				
Cascade	2		36	
Everett			0	
Jackson	15		360	
Sequoia			0	
Totals:	17	0	396	0

Updated: 4/27/2022

Notes:

- (1) Portable student capacity figures are based on Educational Program Standards - Section 3
- (2) Programs not generating capacity: computer labs, specialists (reading, art, STEM, etc.), elementary music, ECEAP, developmental pre-school, and elementary resource rooms

Table 3
Support Facility Inventory

Support Facility	Site Size (acres)	Building Area (Sq. Ft.)
Maintenance Facility	1.5	29,080
Vehicle Repair Building	-	7,851
Maintenance Storage Building	0.4	10,594
North Satellite Bus & Storage Facility	2.42	12,600
Central Bus Facility	5.25	24,102
Community Resource Center ⁽¹⁾	3.6	68,531
Longfellow Building & Annex	2.34	32,200
Lively Environmental Center	19.45	3,885
Memorial Stadium	22.79	-
Athletics Building	-	11,925
FB Press Box	-	1,602
Baseball Facility	-	7,625
Batting Cage/Storage	-	2,800
Other Buildings	-	5,639
Totals:	57.75	218,434

Updated: 4/27/2022

Note:

1. Building area does not include unheated garage space (18,409 sq. ft.)

Section 4

Student Enrollment



SECTION 4: STUDENT ENROLLMENT

Historical and Current Enrollment Trends

From the early 1970s through the early 1980s, student enrollment in the district was relatively constant. Beginning in 1983 student enrollment showed a steady increase through 2001. Fueled by historically low-interest rates and an active housing market in the Mill Creek East UGA Plan area, district enrollment rose again through 2009. Shortly thereafter district's enrollment felt the effect of the economic recession. The district's enrollment declined through 2012. Between 2012 and 2019 the district's enrollment has increased each year. Due to COVID-19 related issues, district enrollment decreased in 2020, with a slight increase in 2021. Districtwide enrollment is projected to increase through 2031. Enrollment projections from 2032 to 2044 are linked directly to OFM population forecasts and show a steady increase as well.

2022-2027 Enrollment Projections

This CFP has been prepared using enrollment projections, for 2022 through 2027, as provided by W. Les Kendrick of Educational Data Solutions (Kendrick). This enrollment projection method was chosen because it uses a grade progression method (cohort survival analysis) that tracks the progress of students as they progress from grade to grade. This method tracks enrollment each year at each grade span as students move through the K-12 system, and projects enrollment based on actual enrollment changes over the previous five years. After completing the initial forecast, the numbers were adjusted using new home construction data, county population forecasts, and forecasts of the future K-12 population in the county. The Kendrick methodology is described in more detail in Appendix E. The Kendrick enrollment projections (medium) are presented in Tables 4, 5, and 6. All enrollment figures shown in this CFP are FTE as of October 1 of the year indicated.

For comparison purposes, Table 5 also contains enrollment forecasts from two other sources. A historical cohort-survival projection was prepared by OSPI (detailed projections in Appendix C) and an OFM Ratio projection was prepared by Shockey Planning Group. The OFM Ratio method (described in more detail in Appendix D) is based on a percentage of the district's population as predicted by OFM and Snohomish County.

Based on the Kendrick enrollment projections (medium-range), overall district enrollment will increase by 628 students over the next six years, reflecting an increase of approximately 3.20% over the 2021 enrollment levels. Table 6 provides a breakdown of the Kendrick enrollment projections by grade level span for every year from 2022 to 2027.

2044 Enrollment Projections

Long-range enrollment projections are much more speculative than short-range projections. They are still useful in developing comprehensive plans for future facilities and sites. Kendrick produces projections through 2031 and OSPI produces projections through 2027. Therefore, enrollment projections for 2044 are presented in Table 7 using just the OFM Ratio Method.

The OFM projections for 2044 indicate that total enrollment in the district will increase by 3,958 students to 23,578, an increase of 20.17% over the 2021 enrollment levels. Enrollment in 2044 is projected to be higher at all levels. An analysis of future capacities and facility needs is provided in Section 5.

Table 4
Enrollment 2012-21 & Projections 2022-27

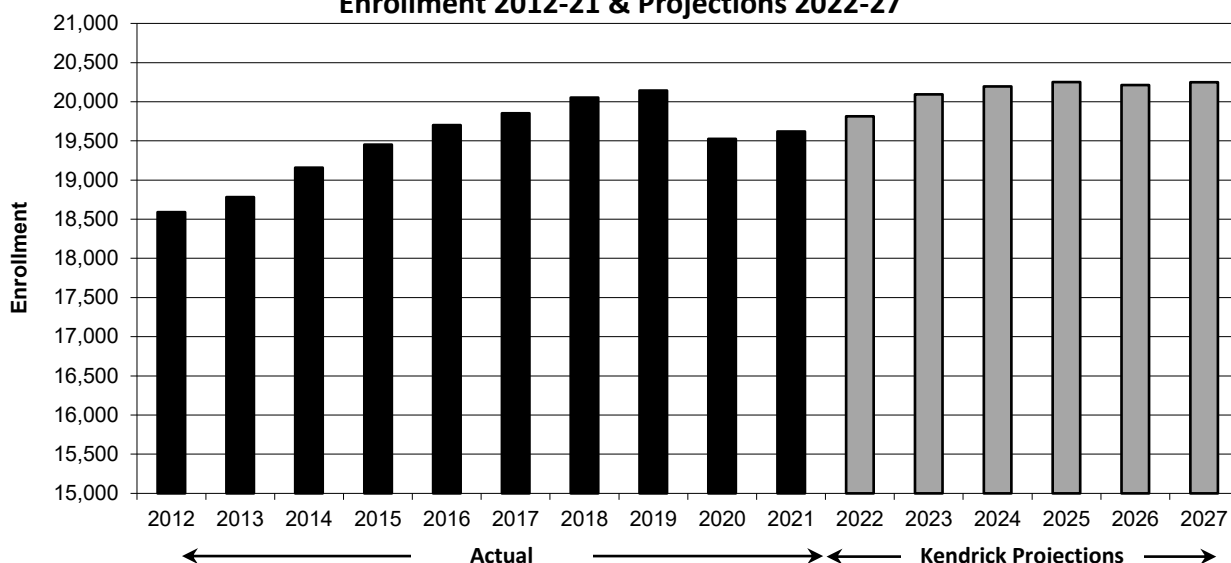


Table 5
Comparison of Enrollment Projections 2022-27

	<i>Actual*</i>							Projected Total Change	Projected Percent Change
	2021	2022	2023	2024	2025	2026	2027	2021-27	2021-27
Kendrick	19,620	19,814	20,095	20,195	20,251	20,213	20,248	628	3.20%
OFM	19,620	19,673	19,756	19,828	19,891	19,977	19,987	367	1.87%
OSPI	19,620	19,523	19,446	19,347	19,258	19,054	18,891	(729)	-3.72%

* Actual enrolment from OSPI Form 1049

Table 6
OSPI Actual 2021 Enrollment & Kendrick Medium-Range Projections 2022-27

	<i>Actual*</i>							Projected Total Change	Projected Percent Change
	2021	2022	2023	2024	2025	2026	2027	2021-27	2021-27
Elementary	9,437	9,635	9,867	9,859	9,803	9,802	9,747	310	3.28%
Middle	4,640	4,533	4,518	4,701	4,780	4,806	4,832	192	4.14%
High	5,543	5,646	5,710	5,635	5,668	5,605	5,669	126	2.27%
Total:	19,620	19,814	20,095	20,195	20,251	20,213	20,248	628	3.20%

* Actual enrolment from OSPI Form 1049

Table 7
OFM Enrollment Projections 2044

	2044
Elementary School	11,350
Middle School	5,627
High School	6,601
Total:	23,578

Table 8
Permanent Facility Capacity Calculations 2021-2027 & 2044

Elementary School	2021	2022	2023	2024	2025	2026	2027	2044
Enrollment	9,437	9,635	9,867	9,859	9,803	9,802	9,747	11,350
Capacity Change Due to Construction Projects		0	0	0	220	0	0	2,610
Total Capacity (after construction projects)	8,520	8,520	8,520	8,520	8,740	8,740	8,740	11,350
Amount of Enrollment Above or (Below) Capacity	917	1,115	1,347	1,339	1,063	1,062	1,007	0

Growth Related Capacity Need 430 / 1,347 = 31.92%

Middle School	2021	2022	2023	2024	2025	2026	2027	2044
Enrollment	4,640	4,533	4,518	4,701	4,780	4,806	4,832	5,627
Capacity Change Due to Construction Projects		0	0	0	0	0	0	993
Total Capacity (after construction projects)	4,634	4,634	4,634	4,634	4,634	4,634	4,634	5,627
Amount of Enrollment Above or (Below) Capacity	6	-101	-116	67	146	172	198	0

Growth Related Capacity Need 192 / 198 = 96.97%

High School	2021	2022	2023	2024	2025	2026	2027	2044
Enrollment	5,543	5,646	5,710	5,635	5,668	5,605	5,669	6,601
Capacity Change Due to Construction Projects		0	0	0	0	0	0	507
Total Capacity (after construction projects)	6,094	6,094	6,094	6,094	6,094	6,094	6,094	6,601
Amount of Enrollment Above or (Below) Capacity	-551	-448	-384	-459	-426	-489	-425	0

Growth Related Capacity Need 0 / 0 = 0.00%

Section 5

Capital Facilities Plan



SECTION 5: CAPITAL FACILITIES PLAN

Facilities Needs 2022-27

Elementary School

There are currently existing permanent capacity deficiencies at the elementary school level. As of 2021, the district elementary enrollment was 917 students over the permanent building capacity. These students are housed in ninety-three (93) portable classrooms. Twelve of the district's eighteen elementary schools are currently over their permanent building capacity. By 2027, the district is projected to grow by an additional 310 elementary students. In 2023, the district is projected to have the highest elementary enrollment at 9,867, a growth of 430 students. The plan to address these needs is through the construction of additional classroom space, and the purchase and/or relocation of portables. The plan, as detailed in the CFP, is to construct 10 additional classrooms with a capacity of 220.

Middle School

There are existing permanent capacity deficiencies at the middle school level. As of 2021, the district middle school enrollment was six (6) students over the permanent building capacity. These students are housed in thirty (30) portable classrooms. Only one of the district's five middle schools is over the permanent building capacity. Middle school enrollment is projected to continue to grow through 2027, with a growth of 192 students. The plan is to address the needs at individual schools through the purchase and placement and/or relocation of portables. The plan, as detailed in the CFP, does not include the construction of any new classroom space.

High School

District-wide, the high schools do not have existing permanent capacity deficiencies. Nonetheless, one of the district's three high schools is currently 228 students over the permanent building capacity. By 2027, the high school enrollment is projected to grow by an additional 126 students. At that time, two of the district's three high schools are projected to be over permanent building capacity. The district is projected to have the highest high school enrollment in 2023 with 5,710 students, a growth of 167 students. The plan to address part of these needs is through a phased-in modified attendance boundary adjustment (2020-2023) and the purchase and placement and/or relocation of portables at the affected schools. The plan, as detailed in the CFP, does not include the construction of any new classroom space.

District-wide

Enrollment

The district-wide enrollment is projected to gradually increase each year from 2021 to 2025, and then level off through 2027. During this same period, the anticipated enrollment levels will continue to exceed the 2021 capacities at the elementary and middle school levels. The increase in enrollment can be seen in all areas of the district. Enrollment and capacity projections are presented together for comparison purposes in Table 8 – *Permanent Facility Capacity Calculations 2021-2027 & 2044*.

Land

Most of the recent housing development and, as a result, the increase in our student enrollment has been and is anticipated to continue to be, in the southern part of the district. Most of the developable land in that part of the district within the urban growth area has already been developed. This trend could increase the need for school facilities in this area beyond those described below.

State law, Vision 2050, and the Snohomish County Code each address school facilities planning. To help plan for anticipated growth in student enrollment, especially in the southern part of the district, the district has been searching for developable assemblages of property large enough to site another elementary school. However, the availability of undeveloped land within this part of Snohomish County's Urban Growth Area (UGA) is extremely limited.

It would be more efficient from a student accessibility and transportation perspective to look at sites closer to the anticipated growth and outside the UGA rather than further away and within the UGA. It would be burdensome and inequitable to displace residents and diminish housing stock with school facilities where other alternatives exist that require less family displacement, less housing stock demolition, and are more proximate to the students than potential school sites further north.

The district anticipates the need to continue to look outside of the UGA to locate parcels large enough to accommodate a school, where appropriate. The district is allowed to locate elementary schools outside the UGA. Under Snohomish County's zoning code, elementary schools are allowed in rural areas, although RCW 36.70A.213 imposes certain conditions on the extension of public facilities and utilities to serve schools sited in rural areas. RCW 36.70A.213(1)(b) & (c)

Busing

Due to the impacts, difficulties, and high cost of transporting students over long distances, the district believes busing students long distances from the south end of the district to the north end is not the most appropriate method of addressing all the expected south-end growth.

Planned Improvements Adding Student Capacity

The following is an outline of the projects that add capacity and are considered necessary to accommodate the students forecasted in the Kendrick enrollment projections for the district through 2027. Timelines for these projects can be found in Table 9 – *Capital Facilities Plan*.

Elementary Schools

District-wide elementary school enrollment is projected to reach 9,747 in 2027 as shown in Table 8, an increase of 310 students from the 2021 enrollment of 9,437. This is 1,227 more students than the existing 2021 elementary school capacity of 8,520. In response to this increase in enrollment, the district is planning:

- 1) Additional classroom space as part of two new in lieu of modernization projects – 14 classrooms with a projected capacity of 308 will be constructed. The location of these additional classrooms (estimated costs between 2022-2027): Jackson ES – 10 classrooms (\$10,852,000); Madison ES – 4 classrooms (\$2,692,000)*. (*anticipated project completion - Fall 2028)
Total estimate - \$13,544,000
- 2) Portable classrooms (7) will need to be relocated or purchased to provide enough classroom space at individual schools.

Total estimate - \$1,825,000

The estimated cost of elementary school permanent facility improvements is: \$13,544,000

Middle Schools

District-wide middle school enrollment is projected to increase to its highest level of 4,832 in 2027. The existing 2021 middle school capacity of 4,634 will not be adequate to accommodate the projected enrollment. To provide for the enrollment increases at individual schools, portable classrooms (8) will need to be purchased or relocated to provide sufficient classroom space while avoiding additional permanent facility construction expenses. No other projects adding capacity are planned through 2027. Total estimate - \$1,825,000

The estimated cost of middle school permanent facility improvements is: \$0.

High Schools

District-wide high school enrollment is projected to increase to its highest level of 5,710 in 2023. At that point, only one of the district's three high schools is projected to be over their permanent building capacity. The plan to address the needs, between 2022 and 2027, is through the continuation of a modified attendance boundary adjustment and the purchase or relocation of portables at the affected schools. As enrollment increases at individual schools, portable classrooms (6) will need to be purchased or relocated to provide enough classroom space. Total estimate - \$1,050,000

The estimated cost of high school permanent facility improvements is: \$0

Future School Site Properties

180th Street SE

In 2007 the district purchased property on 180th St. SE as a future site for two schools. The construction of the first school, Tambark Creek ES, was completed in 2020. The remainder of the site remains undeveloped and is the planned location of a future high school. As part of the purchase and sale agreement the district issued, to the developer, the equivalent of \$4,660,000 worth of Mitigation Fee Credits toward future impact/mitigation fees. The developer can use the certificates in lieu of paying impact/mitigation fees. This practice will continue until the retirement of the current credit balance of \$79,750.

Seattle Hill Road & SR 527

In 1997 & 1998 the district purchased an assemblage of properties for a future school site at the southeast corner of Seattle Hill Rd and Bothell-Everett Highway. Over the years the district demolished and removed all structures from the site. There is an established wetland on the property. The site remains undeveloped and is the planned location of a future middle school.

Property Purchases

To accommodate future growth and the facilities needs of the district, the district plans to continue to acquire approximately 11 acres of additional property in the southeastern portion of the district in the vicinity of Strumme Road for a future elementary school. The district currently owns 2 properties in this area. In accordance with applicable state, regional, and county planning policies, the district finds that this property is an appropriate location for a future elementary school, given the anticipated student enrollment area and growth, and the limited availability of suitable land in south Snohomish County to equitably meet the anticipated student demand.

The cost to purchase these properties is estimated at: \$5,000,000

Planned Improvements Not Adding Student Capacity

The following is an outline of the projects that do not add capacity but are considered necessary to accommodate and support the educational program in the district through 2027. Timelines for these projects can be found in Table 9 – *Capital Facilities Plan*.

Elementary Schools

- Jackson Elementary School - new in lieu of modernization
- Madison Elementary School - new in lieu of modernization

The cost of these improvements is estimated at: \$73,808,000

Middle Schools

- Nothing planned

The cost to complete this improvement is estimated at: \$0

High Schools

- Cascade High School - Science Building - new in lieu of modernization
- Cascade High School - Cafeteria and kitchen upgrades
- Cascade High School - Bleacher replacement
- Everett High School - Cafeteria & classroom modernization
- HM Jackson High School - STEM classroom upgrades
- HM Jackson High School - Bleacher replacement

The cost of these improvements is estimated at: \$32,797,000

Safety and Security Projects & ADA Upgrades

- Upgrades to building access and controls, fire alarms, site security, and ADA upgrades

The cost of these improvements is estimated at: \$7,458,000

Clean Buildings Act

- Upgrades to building to meet the requirements of the Clean Building Act – HVAC, roofing, and flooring systems

The cost of these improvements is estimated at: \$48,490,000

Technology Projectors and infrastructure (included in 2016 Bond & Levy)

- Classroom devices, related infrastructure, support, training, professional development

The cost of these improvements is estimated at: \$17,432,000

Technology Infrastructure & Upgrades

- WIFI-mobile devices, multi-media classroom display systems, security cameras, network/data security, cybersecurity systems, data center systems, WIFI
- Upgrade electrical systems district-wide - Including data server rooms emergency backup generators and fiber optic network systems
- Student Information System - including software and staff development

The cost of these improvements is estimated at: \$73,381,000

Other School Projects

- District-wide upgrades to heating, ventilation, and air conditioning systems, exterior and interior finishes, roofing, electrical, site work, freezer & cooler replacement (3 schools), and other miscellaneous systems upgrades

The cost of these improvements is estimated at: \$9,089,000

Other Projects

- Replace playground equipment – 8 schools
- Replace Readerboards – 19 schools
- Memorial Stadium - replace synthetic turf and track; Baseball stadium upgrades
- South satellite bus facility

The cost of these improvements is estimated at: \$16,621,000

Facilities Needs 2027-2044

Planned Improvements

To house the district-wide projected enrollment (OFM) from 2027 through 2044, the district would need to construct new schools and/or classroom additions at various school sites throughout the district. To prepare for this projected growth, the district will need to acquire additional sites for new schools.

To accommodate the enrollment growth from 2027 to 2044 the district anticipates the need for the following facilities:

- Elementary school level
 - 119 Classrooms / 2,610 capacity
 - Equivalent to four (4) new schools and additions to existing schools
- Middle school level
 - 41 Classrooms / 993 capacity
 - Equivalent to one (1) new school and additions to existing schools
- High school level
 - 21 Classrooms / 507 capacity

Table 9
Capital Facilities Plan

	Estimated Project Cost by Year - in \$ Millions						Total Cost	Secured Bond/Levy ¹	Secured Other ²	Unsecured Other ³
	2022	2023	2024	2025	2026	2027				
Improvements Adding Student Capacity										
Elementary School										
Jackson ES - Part of new in lieu of modernization project - 10 CR	\$0.050	\$0.100	\$4.700	\$6.002			\$10.852			
Madison ES - Part of new in lieu of modernization project - 4 CR				\$0.861	\$1.831		\$2.692			
Portable Relocations / Purchase ⁴	\$0.175	\$0.500	\$0.175	\$0.325	\$0.325	\$0.325	\$1.825	\$0.825		
Middle School										
Portable Relocations / Purchase ⁴		\$0.175	\$0.650	\$0.650	\$0.175	\$0.175	\$1.825		\$1.825	
High School										
Portable Relocations / Purchase ⁴	\$0.175	\$0.175	\$0.175	\$0.175	\$0.175	\$0.175	\$1.050	\$0.050		
Subtotal	\$0.400	\$0.950	\$5.700	\$7.152	\$1.536	\$2.506	\$18.244	\$15.544	\$2.700	
Property Adding Student Capacity										
180th Street SE Site ⁴	0.080						\$0.080		0.080	
Purchase property for future elementary school	\$5.000						\$5.000			
Subtotal	\$0.080	\$5.000					\$5.080	\$0.080		
Improvements Not Adding Student Capacity										
Local Projects - Sitework, finishes, Mechanical, Electrical	\$1.775	\$1.900	\$1.125	\$1.150	\$1.050	\$1.100	\$8.100			
Freezer & Cooler replacement - 3 schools	\$0.010	\$0.385	\$0.594				\$0.989			
ADA Upgrades	\$0.045	\$0.115	\$0.220	\$0.240	\$0.240	\$0.200	\$1.060	\$1.060		
Jackson ES - New in lieu of modernization project	\$0.175	\$0.350	\$16.450	\$21.011			\$37.986	\$37.986		
Madison ES - New in lieu of modernization project				\$0.063	\$11.439	\$24.320	\$35.822	\$35.822		
Cascade HS - Science building new in lieu of modernization				\$0.600	\$12.300	\$0.600	\$0.600	\$0.600		
Everett HS - Cafeteria & classroom modernization			\$0.150	\$0.600	\$16.652		\$29.702	\$29.702		
HM Jackson HS - STEM classroom upgrades		\$0.610					\$0.610	\$0.610		
Cascade HS - Cafeteria & kitchen upgrade					\$0.525		\$0.525	\$0.525		\$8.336
Everett Memorial Stadium - Baseball Stadium upgrades	\$0.486	\$5.650	\$2.200				\$8.336			
Safety and security upgrades / Fire Alarm systems upgrades / DAS systems	\$0.925	\$1.767	\$0.585	\$1.801	\$0.820	\$0.500	\$6.398	\$6.398		
Bleacher Replacement - 2 schools - HM Jackson HS & Cascade HS			\$1.360				\$1.360	\$1.360		
Replace playground equipment - 8 schools		\$0.283	\$0.283	\$0.283	\$0.283	\$0.566	\$1.698	\$1.698		
Memorial stadium - replace synthetic turf and track		\$2.564					\$2.564	\$2.564		
Readerboards - 19 Schools		\$0.463	\$0.463	\$0.463	\$0.463	\$0.371	\$2.223	\$2.223		
South satellite bus facility						\$0.900	\$1.800	\$1.800		
Clean Building Act - Upgrade HVAC/Roofing/Floor systems	\$2.154	\$6.358	\$13.212	\$8.113	\$16.178	\$2.475	\$48.490	\$48.490		
Technology Projectors and infrastructure - 2016 Bond	\$2.400						\$2.400	\$2.400		
Technology Projects - 2016 levy	\$8.423	\$6.609					\$15.032	\$15.032		
District-wide technology infrastructure & upgrades		\$7.846	\$14.739	\$16.481	\$16.778	\$17.538	\$73.381	\$73.381		
Subtotal	\$16.393	\$34.900	\$51.381	\$50.205	\$60.451	\$65.747	\$279.076	\$270.740		\$8.336
Total	\$16.873	\$40.850	\$57.081	\$57.357	\$61.987	\$68.253	\$302.400	\$291.284	\$2.780	\$8.336

Source: Everett School District
Updated: 3/29/2022

Source: Everett School District

1. Secured Bond/Levy - bond and levy funding already approved by voters
2. Secured Other - funds currently available to the District including proceeds from property sales, school mitigation and impact fees, state funding assistance from prior construction projects, and impact/mitigation fee credits from the 2007 purchase of the 30-acre property on 180th Street SE
3. Unsecured future - school mitigation and impact fees not yet collected, bonds and levies not yet approved, grants, donations, and other miscellaneous sources
4. Costs are not included in the calculations of the impact fees

Updated: 3/29/2022

CAPITAL FACILITIES FINANCING PLAN

Six-Year Finance Plan

The *Capital Facilities Plan* (Table 9) demonstrates how the Everett School District intends to fund new construction and improvements to school facilities for the years 2022 through 2027. The financing components include 1) secured funding from capital projects bonds and levies; 2) secured funding from other sources - property sales, school mitigation, and impact fees, state funding assistance from prior construction projects, and mitigation fee credits from the 2007 purchase of the 30-acre property on 180th St SE; and 3) unsecured future funding sources - school mitigation and impact fees not yet collected, bonds and levies not yet approved and grants. The financing plan also separates projects and portions of projects which add permanent building capacity from those which do not.

Funding for the Plan

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 sold and then retired through the collection of property taxes. The Everett School District passed capital improvements bonds for \$96.5 million in 1990, \$68.5 million in 1996, \$74.0 million in 2002, \$198.9 million in 2006, and \$149.7 million in 2016. Historically, most major projects have been financed by these bonds.

Capital Levies

In February 2022, the voters of the district approved a \$325.5 million replacement Capital Levy. In April 2016, the voters of the district approved an \$89.6 million replacement Capital Levy for Safety, Building, and Instructional Technology Improvements. In 2010, voters approved a Building Repair and Technology levy authorizing the district to collect \$48 million from property taxes over six years for capital improvements to facilities and technology.

School Construction Assistance Program (SCAP)

State funding assistance comes from the Common School Construction Fund (28A.515 RCW). Bonds are sold on behalf of the fund and then retired from revenues accruing predominantly from the sale of renewable resources (i.e. - timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for state funding assistance for a specific capital project. To qualify, a project must first meet a state-established criterion of need. This is determined through a formula that specifies the amount of square footage the state will help finance to house the enrollment projected for the district. If a project qualifies, it can become part of a state prioritization system. This system prioritizes the allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula that calculates district assessed valuation per pupil relative to the whole state assessed valuation per pupil to establish the percent of the total project cost to be paid by the state for eligible projects. The 2022 state funding assistance percentages, for recognized project costs, range from a minimum of 19.47% to a maximum of 95.46%. The district's current state funding assistance percentage is: 55.05%.

State funding assistance can only be applied for and received for major school construction projects. Site acquisition and minor improvements are not eligible to receive funding assistance from the state. Because the availability of state funding assistance has not kept pace with the rapid enrollment growth occurring in many of Washington's school districts, sometimes funding assistance from the state is not received by a school district until after a school has been constructed. In such cases, the district must "front fund" a project. That is, the district must finance the complete project with local funds. Sometimes borrowing funds that are allocated to future projects, until the state distributes their funding assistance. When the state funding assistance is received, the future projects' accounts are reimbursed.

Currently, the state has determined that the Everett School District has excess student capacity, and, therefore, is not currently eligible for state funding assistance on projects that provide increased student capacity. The district remains eligible for state funding assistance for modernization and new in lieu of modernization projects.

Construction Cost Allocation (CCA): This number is generated by OSPI as a guide for determining the area cost allocation for new school construction. The CCA is adjusted regularly for inflation. As of July 1, 2022, the CCA has been adjusted to \$246.83 per square foot.

School Impact Fees

Impact fees, assessed on new housing developments, have been adopted by several jurisdictions as a means of supplementing traditional funding sources for the construction of public facilities needed to accommodate the population growth attributed to the new development. School impact fees are generally collected by the permitting agency at the time of issuance of building permits or, in a limited number of instances, the issuance of certificates of occupancy. The district's impact fees are calculated on worksheets contained in Appendix A and are summarized in Table 11.

Impact fees have been calculated utilizing the formula in Chapter 30.66C SCC. The resulting figures are based on the district's cost per dwelling unit: to purchase land for school sites, make site improvements, construct schools, and purchase, install or relocate portables. Credits have also been applied in the formula to account for state funding assistance to be reimbursed to the district and projected future property taxes to be paid by the owner of a dwelling unit. The costs of projects that do not add capacity or which only address existing deficiencies have been eliminated from the variables used in the calculations as indicated in Table 12 – *Impact Fee Variables*.

Calculation Criteria / Impact Fee Variables (See Table 12 – *Impact Fee Variables*)

Student Factor: The student factor or Student Generation Rate (SGR) is the average number of students generated by each housing type, whether single-family detached dwellings or multiple-family dwellings. Multiple-family dwellings in a single structure, are broken out into zero-to-one bedroom units and two or more bedroom units.

Pursuant to a requirement of Chapter 30.66C SCC, each school district is required to conduct a student generation study within their jurisdiction. This is done to "localize" generation rates for purposes of calculating impact fees. A description of this methodology is contained in Appendix B.

The current student generation rates for the district are:

Table 10
Student Generation Rates

Housing Type	K-5	6-8	9-12	K-12
Single Family	0.301	0.088	0.069	0.458
Multiple Family, 0-1 BR	0.011	.000	.000	0.011
Multiple Family, 2+ BR*	0.173	0.094	0.087	0.354

* Includes duplexes, condominiums, and townhouses

Note: Due to rounding, calculated K-12 Student Generation Rate totals may not equal the sum of individual grade rates

Impact Fee Schedule

Table 11
Calculated Impact Fees
Everett School District

Housing Type	Impact Fee Per Unit
Single Family	\$12,572
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR	\$7,668
Duplexes and Townhouses	\$7,668

School Impact Fees with 50% discount
Everett School District

Housing Type	Impact Fee Per Unit
Single Family	\$6,286
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR	\$3,834
Duplexes and Townhouses	\$3,834

Table 12
Impact Fee Variables
Everett School District

Criteria	Elementary	Middle	High
Site Acquisition Cost Element			
Site Size (acres)	11		
<i>Growth Related (2022-27)</i>			
Average Land Cost Per Acre	\$267,858		
<i>Growth Related (2022-27)</i>	\$85,500		
Total Land Cost	\$2,946,435		
<i>Growth Related (2022-27)</i>	\$940,502		
Additional Land Capacity	600		
<i>Growth Related (2022-27)</i>	192		
Student Factor			
Single Family	0.301	0.088	0.069
Multiple Family 0-1 Bedroom	0.011	.000	0.000
Multiple Family 2+ Bedrooms	0.173	0.094	0.087
	Ten (10)		
School Construction Cost Element	Additional Classrooms		
Additional Building Capacity	220	0	0
<i>Growth Related (2022-27)</i>	70	0	0
Current Facility Square Footage	1,085,671	552,780	838,854
Estimated Facility Construction Cost	\$13,544,000	\$0	\$0
<i>Growth Related (2022-27)</i>	\$4,323,245	\$0	\$0
State Financing Assistance Credit*			
Construction Cost Allotment -- July 2022	\$246.83	\$246.83	\$246.83
School Space per Student (OSPI)	90	117	130
State Financing Assistance Percentage	55.05%	55.05%	55.05%
Tax Payment Credit			
Interest Rate	2.45%	2.45%	2.45%
Loan Payoff (Years)	10	10	10
Levy Rate	0.001327	0.001327	0.001327
Average Assessed Value	\$567,005 (Single Family)	\$203,899 (MF 0-1 bdrm)	\$287,840 (MF 2+ bdrm)
Growth-Related Capacity Need			
Permanent Facilities	31.92%	96.97%	0.00%
Discount	50%	50%	50%

* The district is currently not eligible for state funding assistance on new construction.

Appendix A

Impact Fee Calculations



EVERETT SCHOOL DISTRICT
SINGLE-FAMILY RESIDENTIAL

SITE ACQUISITION COST

acres needed	11.00	x	cost per acre	\$85,500	/	capacity (# students)	192	x	student factor	0.301	=	\$1,474	(elementary)
acres needed	0.00	x	cost per acre	\$0	/	capacity (# students)	0	x	student factor	0.088	=	\$0	(middle school)
acres needed	0.00	x	cost per acre	\$0	/	capacity (# students)	0	x	student factor	0.069	=	\$0	(high school)
TOTAL SITE ACQUISITION COST											=	\$1,474	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$4,323,245</u>	/	capacity (# students)	<u>70</u>	x	student factor	<u>0.301</u>	=	<u>\$18,590</u>	(elementary)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.088</u>	=	<u>\$0</u>	(middle school)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.069</u>	=	<u>\$0</u>	(high school)
							Subtotal		<u>\$18,590</u>	
Total Square Feet of Permanent Space (District)	<u>2,477,305</u>	/	Total Square Feet of School Facilities	<u>2,601,905</u>				=	<u>95.21%</u>	
TOTAL FACILITY CONSTRUCTION COST								=	<u>\$17,700</u>	

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	\$246.83	x	OSPI Allowance	90	x	State Financing Assistance %	0.00%	x	student factor	0.301	=	\$0	(elementary)
Const. Cost Allocation	\$246.83	x	OSPI Allowance	117	x	State Financing Assistance %	0.00%	x	student factor	0.088	=	\$0	(middle school)
Const. Cost Allocation	\$246.83	x	OSPI Allowance	130	x	State Financing Assistance %	0.00%	x	student factor	0.069	=	\$0	(high school)
TOTAL STATE MATCH CREDIT											=	\$0	

TAX PAYMENT CREDIT

(((1+ interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond) - 1]	/	[interest rate	<u>2.45%</u>	x					
(1 + interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond]	x	<u>0.001327</u>	Property tax levy rate	x					
assessed value	<u>\$567,005</u>													
									=	<u>\$6,602</u>	(tax payment credit)			

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$1,474
FACILITY CONSTRUCTION COST	\$17,700
RELOCATABLE FACILITIES COST (PORTABLES)	\$0
(LESS STATE FINANCING ASSISTANCE CREDIT)	\$0
(LESS TAX PAYMENT CREDIT)	(\$6,602)
(LESS COUNTY DISCOUNT)	(\$6,286)
(LESS ELECTIVE DISTRICT DISCOUNT)	\$0

FINAL IMPACT FEE PER UNIT

\$6,286

MULTIPLE FAMILY RESIDENTIAL -- 1 BEDROOM OR LESS

SITE ACQUISITION COST

acres needed	<u>11.00</u>	x	cost per acre	<u>\$85,500</u>	/	capacity (# students)	<u>192</u>	x	student factor	<u>0.011</u>	=	<u>\$54</u>	(elementary)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(middle school)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$54</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$4,323,245</u>	/	capacity (# students)	<u>70</u>	x	student factor	<u>0.011</u>	=	<u>\$679</u>	(elementary)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(middle school)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(high school)
							Subtotal		<u>\$679</u>	
Total Square Feet of Permanent Space (District)	<u>2,477,305</u>	/	Total Square Feet of School Facilities	<u>2,601,905</u>				=	95.21%	
TOTAL FACILITY CONSTRUCTION COST								=	<u>\$646</u>	

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>90</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.011</u>	=	<u>\$0</u>	(elementary)
Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>117</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(middle school)
Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>130</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>.000</u>	=	<u>\$0</u>	(high school)
TOTAL STATE MATCH CREDIT											=	<u>\$0</u>	

TAX PAYMENT CREDIT

(((1+ interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond) - 1] /	[interest rate	<u>2.45%</u>	x							
(1 + interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond] x	<u>0.001327</u>	Property tax levy rate x								
assessed value	<u>\$203,899</u>												=	<u>\$2,374</u>	(tax payment credit)

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$54</u>
FACILITY CONSTRUCTION COST	<u>\$646</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE FINANCING ASSISTANCE CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$2,374)</u>
(LESS COUNTY DISCOUNT)	<u>\$0</u>
(LESS ELECTIVE DISTRICT DISCOUNT)	<u>\$0</u>

FINAL IMPACT FEE PER UNIT

\$0

MULTIPLE FAMILY RESIDENTIAL -- 2 BEDROOM OR MORE

SITE ACQUISITION COST

acres needed	<u>11.00</u>	x	cost per acre	<u>\$85,500</u>	/	capacity (# students)	<u>192</u>	x	student factor	<u>0.173</u>	=	<u>\$847</u>	(elementary)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.094</u>	=	<u>\$0</u>	(middle school)
acres needed	<u>0.00</u>	x	cost per acre	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.087</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$847</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$4,323,245</u>	/	capacity (# students)	<u>70</u>	x	student factor	<u>0.173</u>	=	<u>\$10,685</u>	(elementary)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.094</u>	=	<u>\$0</u>	(middle school)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.087</u>	=	<u>\$0</u>	(high school)
Subtotal									<u>\$10,685</u>	
Total Square Feet of Permanent Space (District)	<u>2,477,305</u>	/	Total Square Feet of School Facilities	<u>2,601,905</u>				=	<u>95.21%</u>	
TOTAL FACILITY CONSTRUCTION COST								=	<u>\$10,173</u>	

STATE FINANCING ASSISTANCE CREDIT

Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>90</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.173</u>	=	<u>\$0</u>	(elementary)
Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>117</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.094</u>	=	<u>\$0</u>	(middle school)
Const. Cost Allocation	<u>\$246.83</u>	x	OSPI Allowance	<u>130</u>	x	State Financing Assistance %	<u>0.00%</u>	x	student factor	<u>0.087</u>	=	<u>\$0</u>	(high school)
TOTAL STATE MATCH CREDIT											=	<u>\$0</u>	

TAX PAYMENT CREDIT

(((1+ interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond) - 1	/	[interest rate	<u>2.45%</u>	x					
(1 + interest rate	<u>2.45%</u>	) ^	<u>10</u>	years to pay off bond]	x	<u>0.001327</u>	Property tax levy rate	x					
assessed value	<u>\$287,840</u>								=	<u>\$3,352</u>	(tax payment credit)		

IMPACT FEE CALCULATION

SITE ACQUISITION COST	<u>\$847</u>
FACILITY CONSTRUCTION COST	<u>\$10,173</u>
RELOCATABLE FACILITIES COST (PORTABLES)	<u>\$0</u>
(LESS STATE FINANCING ASSISTANCE CREDIT)	<u>\$0</u>
(LESS TAX PAYMENT CREDIT)	<u>(\$3,352)</u>
(LESS COUNTY DISCOUNT)	<u>(\$3,834)</u>
(LESS ELECTIVE DISTRICT DISCOUNT)	<u>\$0</u>

FINAL IMPACT FEE PER UNIT

\$3,834

Appendix B

Student Generation Rate Study



MEMORANDUM

To: Charles Booth
Facilities & Planning Specialist
Everett School District

Date: March 31, 2022

From: Tyler Vick
Managing Director

Benjamin Maloney
Demographer/Data Analyst

Project No.: F2253.01.001

Re: Student Generation Report— Everett School District

At the request of the Everett Public Schools (District/EPS), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent single-family (2014–2021) and multifamily (2017–2021) construction within the district. This document details the methodology FLO used to create the SGRs for EPS; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2014 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) March 2022 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of two residential construction developments that were erroneously listed as having been completed between 2017 and 2021. These consisted of two mobile home sites that have been present since at least 2010. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 2,757 SF units and 27 MF buildings completed between 2014 and 2021 (SF) and the period between 2017 and 2021 (MF). While the majority of the SF construction consisted of units classified as "Single Family Residence – Detached" (2,440 units), a variety of units with other SF use codes were also constructed, including duplexes, condominiums, and manufactured homes (owned and leased). MF development ranged from three and four family residences to 301+ unit construction. About 66 percent (1,105 units) of these new MF units were 2+ BR units, while the remainder (577 units) were 0–1 units.

All students (grades kindergarten [K] through 12) in the March 1, 2022, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2014–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2014 and 2021) from the SCAO were compared with the District's March 2021 SIS, and the number of students at each grade level living in those units was determined. The 2,757 SF units were compared to the 20,608 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	159	0.058
1	147	0.053
2	138	0.050
3	147	0.053
4	125	0.045
5	113	0.041
6	88	0.032
7	83	0.030
8	72	0.026
9	51	0.018
10	48	0.017
11	41	0.015
12	50	0.018
K–5	829	0.301
6–8	243	0.088
9–12	190	0.069
K–12	1,262	0.458

Multifamily Developments

While SF data are nearly completely accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

FLO reached out to the building management at the seven projects constructed between January 2017 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Farm By Vintage, Gateway, Silver Creek Apartment Homes, and Riverview Apartments. Despite numerous attempts, no bedroom information could be received from Kinect at Broadway, The Landing at Port Gardner, and HopeWorks Station II for the 28 students living at units within these buildings. Based on trends within and surrounding the district, we assumed 90 percent of the students would reside within a 2+ BR unit with the remaining 10 percent residing within a 0–1 BR unit.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's March 2022 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 577 0–1 BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	3	0.005
1	2	0.004
2	1	0.002
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	0	0.000
12	0	0.000
K–5	6	0.011
6–8	0	0.000
9–12	0	0.000
K–12	6	0.011

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's March 2022 SIS and determining the number of students at each grade level living in those units. It is estimated that 1,105 2+ BR units were constructed from 2017 to 2021. Matches to current students are indicated in the table below.

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	38	0.034
1	33	0.030
2	33	0.030
3	25	0.023
4	39	0.035
5	23	0.021
6	34	0.031
7	27	0.024
8	43	0.039
9	16	0.014
10	32	0.029
11	23	0.021
12	25	0.023
K-5	191	0.173
6-8	104	0.094
9-12	96	0.087
K-12	391	0.354

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K-5	6-8	9-12	K-12
Single-family	0.301	0.088	0.069	0.458
Multifamily 0-1 BR	0.011	0.000	0.000	0.011
Multifamily 2+ BR	0.173	0.094	0.087	0.354

Summary of 2017–2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units
The Nines	9
Kinect at Broadway	140
Marquee Apartments	77
The Landing at Port Gardner	51
Riverview Apartments	203
Gateway	177
Hamptons at Mill Creek Apartments	70
Harmony	50
Silver Creek Apartment Homes	41
North Creek Landing Apartments	19
Farm By Vintage	354
Vintage at Mill Creek	220
Koz on N Broadway	124
HopeWorks Station II	65
19th St Condos	12
Artesia Apartments	14

This table does not include three and four family residences along with a 16–20 unit unnamed garden apartment.

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2014	2015	2016	2017	2018	2019	2020	2021
345	435	538	478	405	232	224	80

Appendix C

OSPI Enrollment Projection Methodology

OSPI PROJECTED STUDENT ENROLLMENT 2020-2027

School Type	Grade Level	School Year & Grade Progression Percentage												AVG GP%
		2022	GP%	2023	GP%	2024	GP%	2025	GP%	2026	GP%	2027	GP%	
Elementary	K	1,528	--	1,513	--	1,497	--	1,482	--	1,467	--	1,451	--	--
	1	1,599	101.5%	1,551	101.5%	1,536	101.5%	1,519	101.5%	1,504	101.5%	1,489	101.5%	101.5%
	2	1,558	100.5%	1,607	100.5%	1,559	100.5%	1,544	100.5%	1,526	100.5%	1,511	100.5%	100.5%
	3	1,582	99.4%	1,549	99.4%	1,598	99.4%	1,550	99.4%	1,535	99.4%	1,517	99.4%	99.4%
	4	1,605	98.8%	1,564	98.9%	1,531	98.8%	1,579	98.8%	1,532	98.8%	1,517	98.8%	98.8%
Middle	5	1,547	99.3%	1,593	99.3%	1,553	99.3%	1,520	99.3%	1,567	99.2%	1,521	99.3%	99.3%
	6	1,512	98.3%	1,521	98.3%	1,566	98.3%	1,527	98.3%	1,494	98.3%	1,541	98.3%	98.3%
	7	1,436	98.4%	1,488	98.4%	1,496	98.4%	1,541	98.4%	1,502	98.4%	1,470	98.4%	98.4%
	8	1,546	98.7%	1,417	98.7%	1,469	98.7%	1,477	98.7%	1,521	98.7%	1,482	98.7%	98.7%
High	9	1,583	98.1%	1,516	98.1%	1,390	98.1%	1,441	98.1%	1,448	98.0%	1,491	98.0%	98.1%
	10	1,422	97.7%	1,546	97.7%	1,481	97.7%	1,358	97.7%	1,408	97.7%	1,414	97.7%	97.7%
	11	1,328	91.6%	1,303	91.6%	1,417	91.7%	1,357	91.6%	1,244	91.6%	1,290	91.6%	91.6%
	12	1,277	96.2%	1,278	96.2%	1,254	96.2%	1,363	96.2%	1,306	96.2%	1,197	96.2%	96.2%
		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		AVG%
Elementary Middle High TOTAL	Elementary	9,419	99.8%	9,377	99.6%	9,274	98.9%	9,194	99.1%	9,131	99.3%	9,006	98.6%	99.2%
	Middle	4,494	96.9%	4,426	98.5%	4,531	102.4%	4,545	100.3%	4,517	99.4%	4,493	99.5%	99.5%
	High	5,610	101.2%	5,643	100.6%	5,542	98.2%	5,519	99.6%	5,406	98.0%	5,392	99.7%	99.5%
	TOTAL	19,523	99.5%	19,446	99.6%	19,347	99.5%	19,258	99.5%	19,054	98.9%	18,891	99.1%	99.4%

Source: OSPI Report 1049

Note: All projected enrollments shown are Full Time Equivalents (FTE).

ACTUAL STUDENT ENROLLMENT 2011-2021

School Type	Grade Level	School Year & Growth Progression Percentage																						
		2011	GP%	2012	GP%	2013	GP%	2014	GP%	2015	GP%	2016	GP%	2017	GP%	2018	GP%	2019	GP%	2020	GP%	2021	GP%	AVG GP%
Elementary	K	1,566	--	1,492	--	1,592	--	1,545	--	1,464	--	1,571	--	1,623	--	1,657	--	1,624	--	1,445	--	1,576	--	--
	1	1,549	105.5%	1,547	98.8%	1,569	105.2%	1,678	105.4%	1,622	105.0%	1,519	103.8%	1,596	101.6%	1,652	101.8%	1,688	101.9%	1,542	95.0%	1,550	107.3%	102.8%
	2	1,425	89.3%	1,472	95.0%	1,517	98.1%	1,605	102.3%	1,693	100.9%	1,666	102.7%	1,524	100.3%	1,619	101.4%	1,646	99.6%	1,653	97.9%	1,591	103.2%	99.2%
	3	1,500	99.9%	1,550	108.8%	1,461	99.3%	1,530	100.9%	1,636	101.9%	1,699	100.4%	1,682	101.0%	1,549	101.6%	1,638	101.2%	1,566	95.1%	1,624	98.2%	100.7%
	4	1,445	103.0%	1,437	95.8%	1,528	98.6%	1,499	102.6%	1,585	103.6%	1,616	98.8%	1,691	99.5%	1,671	99.3%	1,567	101.2%	1,552	94.7%	1,558	99.5%	99.7%
Middle	5	1,481	103.8%	1,341	92.8%	1,419	98.7%	1,546	101.2%	1,512	100.9%	1,589	100.3%	1,620	100.2%	1,710	101.1%	1,653	98.9%	1,520	97.0%	1,538	99.1%	99.5%
	6	1,425	100.0%	1,429	96.5%	1,341	100.0%	1,400	98.7%	1,570	101.6%	1,486	98.3%	1,598	100.6%	1,593	98.3%	1,715	100.3%	1,593	96.4%	1,460	96.1%	98.8%
	7	1,380	92.1%	1,406	98.7%	1,454	101.7%	1,366	101.9%	1,380	98.6%	1,566	99.7%	1,504	101.2%	1,587	99.3%	1,564	98.2%	1,628	94.9%	1,566	98.3%	98.6%
	8	1,426	101.3%	1,437	104.1%	1,406	100.0%	1,449	99.7%	1,372	100.4%	1,424	103.2%	1,557	99.4%	1,485	98.7%	1,585	99.9%	1,507	96.4%	1,614	99.1%	100.2%
High	9	1,389	100.7%	1,440	101.0%	1,441	100.3%	1,438	102.3%	1,481	102.2%	1,375	100.2%	1,425	100.1%	1,565	100.5%	1,455	98.0%	1,508	95.1%	1,456	96.6%	99.7%
	10	1,438	100.4%	1,361	98.0%	1,422	98.8%	1,414	98.1%	1,422	98.9%	1,479	99.9%	1,366	99.3%	1,398	98.1%	1,510	96.5%	1,432	98.4%	1,449	96.1%	98.4%
	11	1,384	101.4%	1,306	90.8%	1,275	93.7%	1,346	94.7%	1,318	93.2%	1,359	95.6%	1,328	89.8%	1,273	93.2%	1,291	92.3%	1,363	90.3%	1,327	92.7%	93.4%
	12	1,421	104.1%	1,372	99.1%	1,357	103.9%	1,343	105.3%	1,398	103.9%	1,351	102.5%	1,340	98.6%	1,292	97.3%	1,207	94.8%	1,216	94.2%	1,311	96.2%	100.0%
Elementary Middle School High School			Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%		Growth%	AVG %
		8,966	101.7%	8,839	98.6%	9,086	102.8%	9,403	103.5%	9,512	101.2%	9,660	101.6%	9,736	100.8%	9,858	101.3%	9,816	99.6%	9,278	94.5%	9,437	101.7%	100.6%
		4,231	98.7%	4,272	101.0%	4,201	98.3%	4,215	100.3%	4,322	102.5%	4,476	103.6%	4,659	104.1%	4,665	100.1%	4,864	104.3%	4,728	97.2%	4,640	98.1%	100.8%
		5,632	100.5%	5,479	97.3%	5,495	100.3%	5,541	100.8%	5,619	101.4%	5,564	99.0%	5,459	98.1%	5,528	101.3%	5,463	98.8%	5,519	101.0%	5,543	100.4%	99.9%
TOTAL:		18,829	100.6%	18,590	98.7%	18,782	101.0%	19,159	102.0%	19,453	101.5%	19,700	101.3%	19,854	100.8%	20,051	101.0%	20,143	100.5%	19,525	96.9%	19,620	100.5%	100.4%

Source: OSPI Report 1049

Note: All enrollments shown are Full Time Equivalents (FTE) as of October 1 of the year indicated.

Appendix D

OFM Ratio Enrollment Projection Methodology

Enrollment Forecasts OFM Ratio Method

The Growth Management Act requires that capital facility plans for schools consider *enrollment* forecasts that are related to official *population* forecasts for the district. Snohomish County prepares the population estimates by distributing official estimates from the Washington Office of Financial Management (OFM) to the school district level. In February 2022 the County adopted updated official school district population projections through 2044 (the horizon year for its GMA planning).

Table D-1			
Historical Student/Population Ratio			
Year	Population*	FTE Student Enrollment	Ratio
2006	122,733	18,538	15.10%
2007	124,578	18,573	14.91%
2008	126,150	18,743	14.86%
2009	127,730	18,828	14.74%
2010	129,842	18,660	14.37%
2011	130,441	18,613	14.27%
2012	131,111	18,590	14.18%
2013	132,833	18,272	13.76%
2014	135,654	19,159	14.15%
2015	138,715	19,453	14.02%
2016	142,060	19,700	13.87%
2017	145,052	19,854	13.69%
2018	147,361	20,051	13.61%
2019	150,119	20,143	13.42%
2020	148,194	19,525	13.18%
2021	150,347	19,620	13.05%

Population: 2010 and 2020: Federal Census.

Other: Official County Estimate Enrollment: OSPI

The official Census population count for Snohomish County in 2020 was 827,957. The official population projection for all of Snohomish County is 1,136,310 in 2044. For the Everett School District, the County's official Census total in 2020 is 148,194, increasing to an estimated 214,341 in 2044.

The OFM ratio method computes past enrollment as a percentage of the past population and then projects how those percentage trends will continue into the future. Table D-1 shows population estimates developed by Snohomish County over the past 15 years. Enrollments as reported by the Office of the Superintendent of Public Instruction (OSPI) are shown along with the computed ratio of the two figures.

Ratio estimates have shown a continual decline since 2006, reflecting a decline in the number of students per household as the population grows. A more significant decline in the ratio occurred in 2020 and 2021, likely due to the effects of the COVID-19 pandemic with its remote teaching, homeschooling, student transfers, and other anomalies. For this reason, future ratios and enrollment estimates (Table D-2) did not rely solely on the 2020 and 2021 numbers.

For its planning purposes, the district has accepted the County's estimated population for 2044 (214,341). The 2022-2044 population estimates were prorated using that figure, an average of 2811 new residents per year. The district assumes that the student population ratio will decline to 11.00% in 2044. The resulting enrollment forecasts are presented in Table D-2.

Readers are reminded that long-range enrollment forecasts are general estimates only. They will be reviewed and revised every two years as part of the updates required by the County Code (SCC 30.66C).

Table D-2 Future Enrollments - Ratio Method								
Actual		Estimated						
2020	2021	2022	2023	2024	2025	2026	2027	2044
Population								
148,194	150,347	152,500	155,311	158,122	160,933	163,744	166,555	214,341
Ratio								
13.18%	13.05%	12.90%	12.72%	12.54%	12.36%	12.20%	12.00%	11.00%
Enrollment								
19,525	19,620	19,673	19,756	19,828	19,891	19,977	19,987	23,578

Appendix E

Kendrick Enrollment Projection Methodology

Kendrick Enrollment Projection Methodology

W. Les Kendrick, Ph.D., Educational Data Solutions, LLC

Enrollment for the Everett School District was projected using grade progression methods (cohort survival ratios) that track the progress of students as they progress from grade to grade. This method compares the enrollment in a given year at a specific grade (e.g., 2nd grade) to the enrollment at the previous grade from the previous year (1st grade). The ratio of these two numbers provides an indication of whether enrollment typically stays the same, grows, or declines as students progress from one grade to the next. The progression ratios at each grade level were averaged over several years and then applied to the current year's grade level enrollment (e.g., 2nd grade) to predict next year's enrollment at the subsequent grade (e.g., 3rd grade). This was done for every grade except kindergarten. The numbers were then adjusted and modified based on additional information about housing and population growth within the District (more on this below).

Kindergarten enrollment was projected by comparing the kindergarten enrollment in a given year to county births 5 years prior to that year (birth-to-k ratio). The average of this number for the last several years was then used to predict next year's enrollment. The average was also applied to future known birth cohorts to project subsequent years. For years in which birth data was not available, births were projected based on forecasts of the county population available from State and local jurisdictions, State birth forecasts, the correlation between State and County birth rates, and an assessment of the most recently available fertility rates for the county.

After completing the initial forecast, the numbers were adjusted using new home construction data, county population forecasts, and forecasts of the future K-12 population in the county. New Home construction data was obtained from New Home Trends, including information about currently permitted units as well as information about future planned development within the Everett School District. Population forecasts for the county were obtained from State and county planning offices. And a forecast of the population for the Everett School District was created based on forecasts of growth for neighborhoods in and around the District and recent population estimates for the District. All of this information was considered and used to adjust the final forecast numbers so that they would more closely reflect expected changes in housing and population growth within the District's boundary area in the coming years.

Kendrick Enrollment Projections – Medium Range 2022-27

Enrollment Projections by Grade

Grade Level	Actual 2021	Projections					
		2022	2023	2024	2025	2026	2027
K	1,577	1,617	1,654	1,611	1,530	1,577	1,588
1	1,550	1,651	1,667	1,684	1,650	1,546	1,611
2	1,593	1,579	1,685	1,676	1,693	1,659	1,554
3	1,625	1,609	1,602	1,684	1,676	1,692	1,659
4	1,560	1,623	1,622	1,592	1,673	1,665	1,681
5	1,540	1,558	1,637	1,612	1,582	1,663	1,654
6	1,460	1,528	1,550	1,632	1,607	1,577	1,658
7	1,567	1,449	1,529	1,551	1,633	1,608	1,578
8	1,614	1,556	1,439	1,518	1,540	1,621	1,597
9	1,456	1,602	1,544	1,421	1,499	1,521	1,601
10	1,449	1,420	1,562	1,506	1,385	1,462	1,483
11	1,330	1,336	1,309	1,440	1,388	1,277	1,348
12	1,312	1,288	1,294	1,268	1,395	1,345	1,237
Total	19,633	19,816	20,094	20,195	20,251	20,213	20,249

Enrollment Projections by Level

K-5	9,445	9,637	9,867	9,859	9,804	9,802	9,747
6-8	4,641	4,533	4,518	4,701	4,780	4,806	4,833
9-12	5,547	5,646	5,709	5,635	5,667	5,605	5,669

Appendix F

Levels of Service Report



2021-22**Levels of Service Report***(October 2021 Enrollment)***Minimum Levels of service**

Washington state law (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 (minimum levels of services).

The Everett School District sets the minimum levels of service as the district-wide average class size and no larger than the class size goals. The class size goals are listed on page 2-4. The average class sizes for the 2021-22 school year are shown below.

Average Class Size	
Elementary	
Kindergarten	20.0
Grades 1 - 3	20.6
Grades 4 - 5	24.2
Middle School	
Grades 6 - 8	24.1
High School	
Grades 9 - 12	24.5

MARCH, 2022**2022 AVERAGE ASSESSED VALUE BY SCHOOL DISTRICT:**

**SINGLE FAMILY DETACHED USE PARCELS (1 UNIT PER PARCEL),
 MULTI FAMILY LARGE UNIT (2 OR MORE BEDROOMS) &
 MULTI FAMILY SMALL UNIT (0 OR 1 BEDROOM)
 ENTIRE DISTRICT (INCORPORATED AND UNINCORPORATED)**

		2022 AVERAGE A/V PER SINGLE FAM. DET. USE PARCEL	2022 AVERAGE A/V PER MULTI-FAM. LARGE UNIT	2022 AVERAGE A/V PER MULTI-FAM. SMALL UNIT
SCHOOL DISTRICT				
002	Everett	\$567,005	\$287,840	\$203,899
004	Lake Stevens	\$485,760	\$239,226	\$169,461
006	Mukilteo	\$622,863	\$287,840	\$203,899
015	Edmonds	\$649,319	\$287,840	\$203,899
016	Arlington	\$496,438	\$239,226	\$169,461
025	Marysville	\$449,490	\$239,226	\$169,461
103	Monroe	\$584,150	\$239,226	\$169,461
201	Snohomish	\$635,321	\$239,226	\$169,461
306	Lakewood	\$500,494	\$239,226	\$169,461
311	Sultan	\$395,711	\$239,226	\$169,461
330	Darrington	\$328,617	\$239,226	\$169,461
332	Granite Falls	\$443,561	\$239,226	\$169,461
401	Stanwood	\$498,808	\$239,226	\$169,461
417	Northshore	\$766,252	\$287,840	\$203,899

SOURCES: Snohomish County Assessor's Office Property Improvements and Custom Data Extracts, November 2021 and Apartment Rent and Vacancy Report, Commercial Analytics, September 2021.

NOTES: Parcel data extracted by school district includes detached single family parcels with one unit on parcel, built in any year.

Assessed value includes land and improvements.

Multi-family use includes parcels with 2 or more units per residential structure, including attached units and attached residential condominiums, built in any year.

Large unit multi-family is defined as having 2 or more bedrooms.

Small unit multi-family is defined as 1 bedroom, open or studio units.

Northshore School District includes Snohomish County portion only.

Snohomish County Planning and Development Services, Planning Division, 3/15/22

Canola, Eileen

From: Canola, Eileen
Sent: Tuesday, March 15, 2022 6:15 PM
To: Mike Pattison; blewis@asd.wednet.edu; gzeutenhorst@asd.wednet.edu; finchm@edmonds.wednet.edu; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; cbooth@everettsd.org; DWalker@everettsd.org; daleach@lwsd.wednet.edu; jpoolman@lwsd.wednet.edu; robb_stanton@lkstevens.wednet.edu; peggy_king@msvl.k12.wa.us; Hunt, Brenda; scarpelliv@monroe.wednet.edu; moosekerkw@mukilteo.wednet.edu; HendersonSA@mukilteo.wednet.edu; pfield@nsd.org; dralph@nsd.org; thall3@nsd.org; Laufmann, Tom; semoore@heery.com; reine.jeffries@sultan.k12.wa.us; Charlie.weaver@sultan.k12.wa.us; mkruse@gfalls.wednet.edu; jmiddleton@gfalls.wednet.edu; tfranke@dsd.k12.wa.us; mboyd@dsd.k12.wa.us; ejamieson@stanwood.wednet.edu; information@index.k12.wa.us; Denise Stiffarm; Reid Shockey; Dawn Mark
Cc: Carlson, Chris; Slusser, Frank; Toy, Stephen; Piona, Amber; Siddons, Matthew
Subject: RE: Update on County inputs to school district Capital Facilities Plans
Attachments: AV_2022_SF_MF.pdf; SDFORE2022-release_Supplemental-Info.pdf

Hello all,

Attached are the 2022 average assessed valuations for single family and multifamily units by school district.

The other attachments is supplemental population information from Steve Toy:

Attached is some additional material associated with the 2044 GMA population forecasts by school district information that were sent out earlier this week that the school districts may find helpful. In particular, the first table in the attachment showing the distribution of 2020-2044 population growth by jurisdictions within school districts is something that was requested at the School District CFP Update Kick-Off meeting on January 11th.

Notes:

- The Snohomish County Council adopted [Ord. 22-003](#) on February 23, 2022 (effective March 6, 2022), updating the Countywide Planning Policies (CPPs) to include the 2044 Initial Growth Targets recommended by Snohomish County Tomorrow (SCT). The 2044 Initial Growth Target information in Appendix A and B of the CPPs may be helpful since they were the basis for the school district forecasts.

The updated CPP document can be viewed on the [SCT homepage](#) and clicking on the “Countywide Planning Policies” link in the left margin.

- The webpage for the Snohomish County 2022 Biennial School District CFP update is live and will be updated periodically. <https://snohomishcountywa.gov/4037/Biennial-Update-to-School-Districts-CFPs>
- Thank you to those who have submitted their 2021 Annual Impact fee report – please send it in if you have not.

Please let me know if you have any questions.

Thank you,

Eileen

Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

From: Canola, Eileen
Sent: Wednesday, March 9, 2022 4:22 PM
Subject: Update on County inputs to school district Capital Facilities Plans

Good afternoon,

This is to let you know that we have encountered a minor setback in completing the single family and multifamily assessed valuations and anticipate completing this work by early next week. I will send a follow-up email with that information. However, attached is the 2044 GMA Population forecast by school district.

If you have not done so, can you please submit your annual impact fee reports to Chris Carlson (chris.carlson@co.snohomish.wa.us). Hoping to received your 1st CFP drafts by the end of April.

Thank you and please let me know if you have any questions.

Eileen

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

MARCH, 2022**2022 AVERAGE ASSESSED VALUE BY SCHOOL DISTRICT:**

**SINGLE FAMILY DETACHED USE PARCELS (1 UNIT PER PARCEL),
 MULTI FAMILY LARGE UNIT (2 OR MORE BEDROOMS) &
 MULTI FAMILY SMALL UNIT (0 OR 1 BEDROOM)
 ENTIRE DISTRICT (INCORPORATED AND UNINCORPORATED)**

		2022	2022	2022
		AVERAGE A/V	AVERAGE A/V	AVERAGE A/V
		PER SINGLE FAM.	PER MULTI-FAM.	PER MULTI-FAM.
		DET. USE PARCEL	LARGE UNIT	SMALL UNIT
SCHOOL DISTRICT				
002	Everett	\$567,005	\$287,840	\$203,899
004	Lake Stevens	\$485,760	\$239,226	\$169,461
006	Mukilteo	\$622,863	\$287,840	\$203,899
015	Edmonds	\$649,319	\$287,840	\$203,899
016	Arlington	\$496,438	\$239,226	\$169,461
025	Marysville	\$449,490	\$239,226	\$169,461
103	Monroe	\$584,150	\$239,226	\$169,461
201	Snohomish	\$635,321	\$239,226	\$169,461
306	Lakewood	\$500,494	\$239,226	\$169,461
311	Sultan	\$395,711	\$239,226	\$169,461
330	Darrington	\$328,617	\$239,226	\$169,461
332	Granite Falls	\$443,561	\$239,226	\$169,461
401	Stanwood	\$498,808	\$239,226	\$169,461
417	Northshore	\$766,252	\$287,840	\$203,899

SOURCES: Snohomish County Assessor's Office Property Improvements and Custom Data Extracts, November 2021 and Apartment Rent and Vacancy Report, Commercial Analytics, September 2021.

NOTES: Parcel data extracted by school district includes detached single family parcels with one unit on parcel, built in any year.

Assessed value includes land and improvements.

Multi-family use includes parcels with 2 or more units per residential structure, including attached units and attached residential condominiums, built in any year.

Large unit multi-family is defined as having 2 or more bedrooms.

Small unit multi-family is defined as 1 bedroom, open or studio units.

Northshore School District includes Snohomish County portion only.

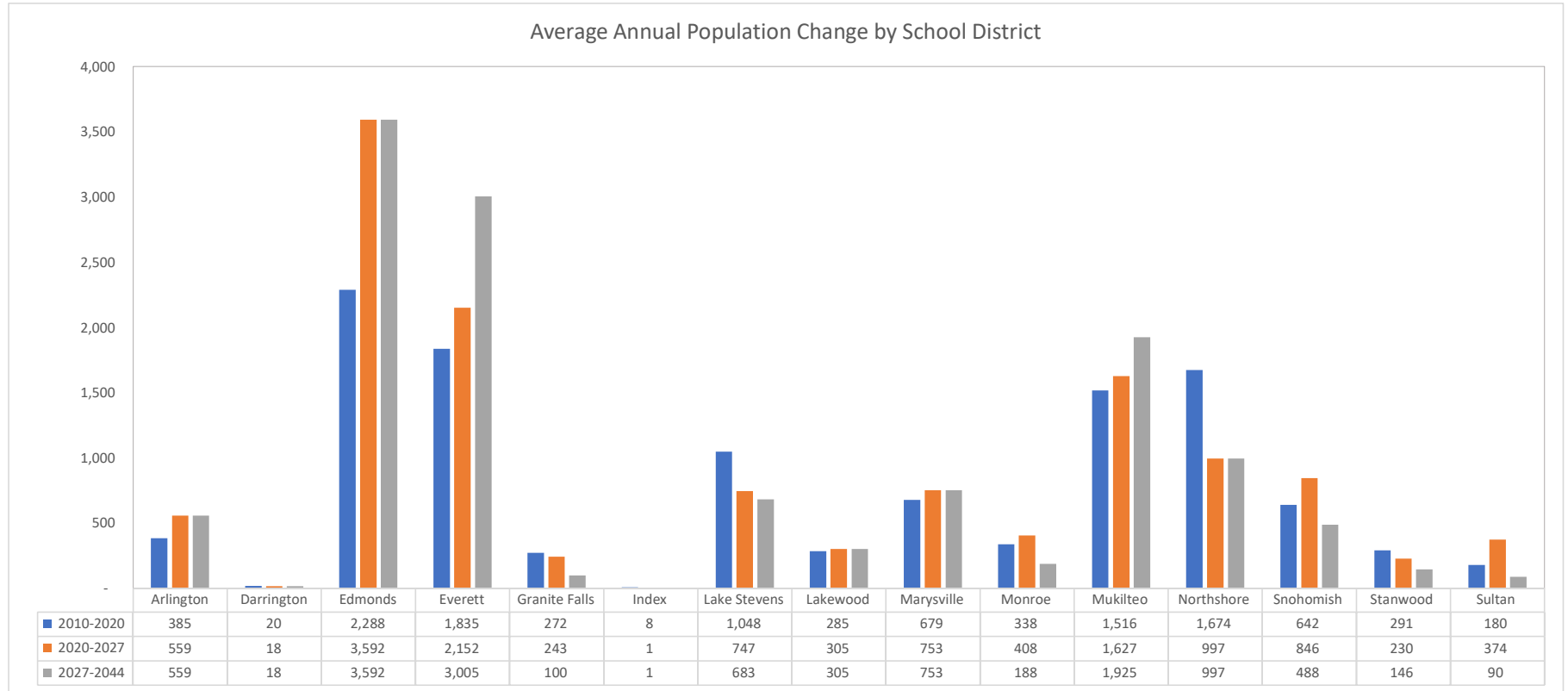
Snohomish County Planning and Development Services, Planning Division, 3/15/22

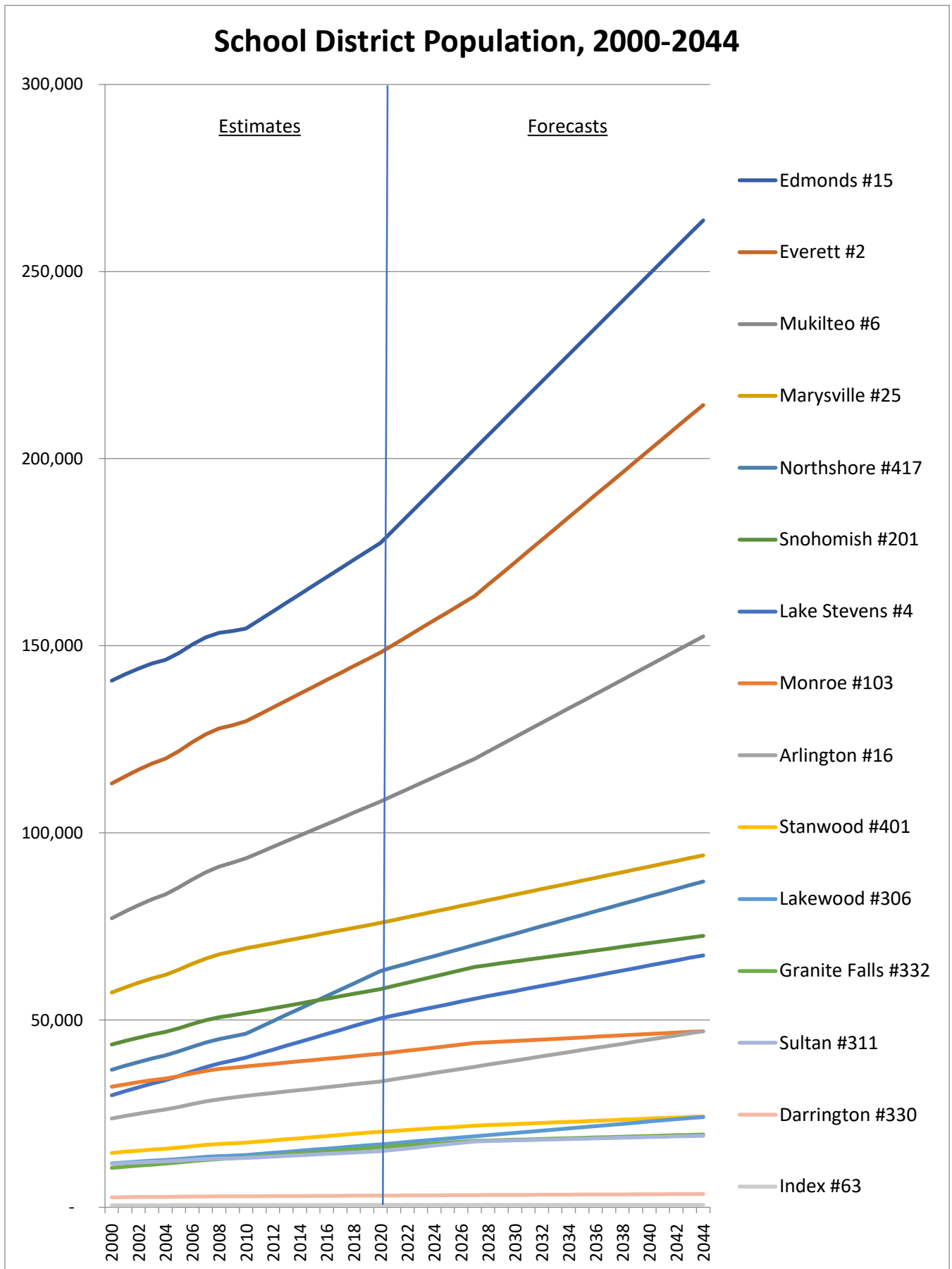
2044 GMA Population Forecast by School District
Based on the 2044 Initial Population Targets Adopted in the Snohomish County
Countywide Planning Policies, Appendix B by the Snohomish County Council on February 23, 2022

School District	Jurisdiction	2020-2044 Pop Chng	% Distr
Arlington #16			
	Arlington City	11,971	89.3%
	Arlington Uninc UGA	307	2.3%
	Rural	1,131	8.4%
	School District Total	13,409	100.0%
Darrington #330			
	Darrington Town	308	72.6%
	Darrington Uninc UGA	111	26.1%
	Rural	6	1.3%
	School District Total	425	100.0%
Edmonds #15			
	Bothell Uninc MUGA	1,685	2.0%
	Brier City	490	0.6%
	Brier Uninc MUGA	67	0.1%
	Edmonds City	13,113	15.2%
	Edmonds Uninc MUGA	908	1.1%
	Larch Way Uninc Overlap	5,540	6.4%
	Lynnwood City	25,167	29.2%
	Lynnwood Uninc MUGA	19,780	22.9%
	Mill Creek Uninc MUGA	5,596	6.5%
	Mountlake Terrace City	13,424	15.6%
	MtLkTerr Uninc MUGA	7	0.0%
	Woodway Town	162	0.2%
	Woodway Uninc MUGA	271	0.3%
	School District Total	86,209	100.0%
Everett #2			
	Everett City	56,418	85.3%
	Everett Uninc MUGA	3,229	4.9%
	Mill Creek City	3,884	5.9%
	Mill Creek Uninc MUGA	2,472	3.7%
	Rural	143	0.2%
	School District Total	66,147	100.0%
Granite Falls #332			
	Granite Falls City	2,101	61.8%
	Granite Falls Uninc UGA	187	5.5%
	Rural	1,114	32.8%
	School District Total	3,403	100.0%
Index #63			
	Index Town	18	100.0%
	School District Total	18	100.0%
Lake Stevens #4			
	Lake Stevens City	8,104	48.1%
	Lake Stevens Uninc UGA	191	1.1%
	Marysville City	8,088	48.0%
	Rural	450	2.7%
	School District Total	16,833	100.0%
Lakewood #306			
	Arlington City	2,405	32.9%
	Marysville City	4,412	60.4%
	Rural	494	6.8%
	School District Total	7,310	100.0%
Marysville #25			
	Arlington City	405	2.2%
	Marysville City	16,609	92.0%
	Rural	1,048	5.8%
	School District Total	18,062	100.0%

2044 GMA Population Forecast by School District
Based on the 2044 Initial Population Targets Adopted in the Snohomish County
Countywide Planning Policies, Appendix B by the Snohomish County Council on February 23, 2022

School District	Jurisdiction	2020-2044 Pop Chng	% Distr
Monroe #103			
	Maltby Uninc UGA	426	7.1%
	Monroe City	4,392	72.7%
	Monroe Uninc UGA	153	2.5%
	Rural	1,070	17.7%
	School District Total	6,042	100.0%
Mukilteo #6			
	Everett City	12,128	27.5%
	Everett Uninc MUGA	12,588	28.5%
	LkStickney Uninc Gap	3,800	8.6%
	Lynnwood Uninc MUGA	3	0.0%
	Mill Creek City	3	0.0%
	Mill Creek Uninc MUGA	4,325	9.8%
	Mukilteo City	3,078	7.0%
	Mukilteo Uninc MUGA	8,178	18.5%
	Rural	8	0.0%
	School District Total	44,112	100.0%
Northshore #417			
	Bothell City	13,150	55.0%
	Bothell Uninc MUGA	9,242	38.6%
	Brier City	50	0.2%
	Brier Uninc MUGA	83	0.3%
	Mill Creek Uninc MUGA	985	4.1%
	Rural	417	1.7%
	School District Total	23,927	100.0%
Snohomish #201			
	Everett Uninc MUGA	1,319	9.3%
	Lake Stevens City	1,509	10.6%
	Lake Stevens Uninc UGA	124	0.9%
	Monroe City	212	1.5%
	Monroe Uninc UGA	254	1.8%
	SilverFirs Uninc Gap	4,193	29.5%
	Snohomish City	2,752	19.3%
	Snohomish Uninc UGA	405	2.8%
	Rural	3,456	24.3%
	School District Total	14,224	100.0%
Stanwood #401			
	Stanwood City	3,258	79.7%
	Stanwood Uninc UGA	290	7.1%
	Rural	538	13.2%
	School District Total	4,086	100.0%
Sultan #311			
	Gold Bar City	247	6.0%
	Gold Bar Uninc UGA	38	0.9%
	Sultan City	3,526	85.0%
	Sultan Uninc UGA	149	3.6%
	Rural	188	4.5%
	School District Total	4,148	100.0%
Total		308,353	







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

07/21/2022

Ms. Eileen Canola
Senior Planner
Snohomish County
3000 Rockefeller Ave.
Everett, WA 98201

Sent Via Electronic Mail

Re: Snohomish County--2022-S-4168--60-day Notice of Intent to Adopt Amendment

Dear Ms. Canola:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendment to adopt an ordinance relating to the Snohomish County school impact fee mitigation program. The ordinance would adopt eleven school district Capital Facility Plans (CFPs) and amend the school impact fee schedule in Chapter 30.66C of the Snohomish County Code (SCC).

We received your submittal on 07/21/2022 and processed it with the Submittal ID 2022-S-4168. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/19/2022.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Kirsten Larsen, (360) 280-0320.

Sincerely,

Review Team
Growth Management Services

2018 Contact List for School CFPs

School District / contact	Contact	Contact Email	Consultant	Consultant Email
MBA	Mike Pattison	Mike Pattison <mpattison@mbaks.com>		
Arlington	Brian Lewis	blewis@asd.wednet.edu	Denise Stiffarm	denise.stiffarm@pacificallawgroup.com
Arlington	Gina Zeutenhorst	gzeutenhorst@asd.wednet.edu		
Edmonds	Matt Finch	finchm@edmonds.wednet.edu		
	Carrie Kandoll	kandollc@edmonds.wednet.edu		
Edmonds	Lydia Sellie	selliel812@edmonds.wednet.edu		
Everett	Charles Booth	cbooth@everettsd.org		
Everett	Darcy Walker	DWalker@everettsd.org		
Lakewood	Dale Leach	daleach@lwsd.wednet.edu	Denise Stiffarm	denise.stiffarm@pacificallawgroup.com
	Jon Poolman	jpoolman@lwsd.wednet.edu		
Lake Stevens	Robb Stanton	robb_stanton@lkstevens.wednet.edu	Reid Shockey	rshockey@shockeyplanning.com
Marysville	Peggy King	peggy_king@msvl.k12.wa.us	Denise Stiffarm	denise.stiffarm@pacificallawgroup.com
	Mike Sullivan			
Monroe	Brenda Hunt	huntb@monroe.wednet.edu	Denise Stiffarm	denise.stiffarm@pacificallawgroup.com
	Victoria Scarpelli	scarpelliv@monroe.wednet.edu		
Mukilteo	Karen Mooseker	moosekerkw@mukilteo.wednet.edu		
		HendersonSA@mukilteo.wednet.edu		
	Shelly Henderson			
Northshore			Denise Stiffarm	denise.stiffarm@pacificallawgroup.com
For yearly impact fee report		pfield@nsd.org	Paul Field	pfield@nsd.org
	Dri Ralph	dralph@nsd.org	Dri Ralph	
	Todd Hall	thall3@nsd.org	Todd Hall	
	Don Mark	dmark@nsd.org	Don Mark	
Snohomish	Tom Laufmann	Tom.Laufmann@sno.wednet.edu	Denise Stiffarm	denise.stiffarm@pacificallawgroup.com
Snohomish	Steve Moore	semoore@heery.com	Tom.Laufmann@sno.wednet.edu	
Sultan	Jeff Reine	reine.jeffries@sultan.k12.wa.us		
Sultan	Charlie Weaver	Charlie.weaver@sultan.k12.wa.us		
Granite Falls SD 332		Marshall Kruse Dr. Josh Middleton	mkruse@gfalls.wednet.edu jmiddleton@gfalls.wednet.edu	

2022 Biennial Update to School District Capital Facilities Plans (CFPs)

Project Summary

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. 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. School districts that wish to collect impact fees must provide a school-board adopted capital facilities plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code.

The County assesses and collects the 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 should pay 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 current impact fee program, school impact fees are due at the time of building permit issuance and must be spent within ten years of collection.

In general, school districts' CFPs are reviewed by the County on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated CFP that meets state and County requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1. Amendments to a school district's CFP constitute amendments to the County's comprehensive plan (Capital Facilities Plan) and County code (SCC 30.63C.100). Only those school districts that submit CFPs to the County for review and adoption are eligible to collect school-related impact fees.

Appendix F of the General Policy Plan contains the specific requirements for the school districts' CFPs. These requirements call for each school CFP to include the following elements:



Loading

Project Contact

Eileen Canola, *Senior Planner*

Email Eileen Canola
425.262.2253

**Click thumbnail below for
Snohomish County School
Districts Map (PDF)**



- Enrollment projections that are consistent with 2044 county population forecasts;
- CFP 2022-27: Index # 1.0037.pdf
- Inventory of existing sites, facilities, and their capacities;
 - 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.



Snohomish County is served by fifteen public school districts that are governed by locally elected school boards.

Project Status

Eleven school districts have indicated interest in participating in Snohomish County's school impact fee program and submitted an updated capital facilities plan as a first draft for review by County staff. Copies of the capital facilities plans are available below. The Snohomish County Planning Commission is scheduled to review the districts' final drafts in August / September 2022, and the target date for County Council review and approval is November 2022. This page will be updated with the final versions that will be considered by the Planning Commission and County Council, please check back.

School District CFPs - First Drafts (May 2022)

- [Arlington School District No. 16](#)
- Edmonds School District No. 15 (coming soon!)
- [Everett School District No. 2](#)
- [Lake Stevens School District No. 4](#)
- [Lakewood School District No. 306](#)
- [Marysville School District No. 25](#)
- [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](#)

CFP 2022-23 Index # _____

Project Schedule

Task	Target Time Frame
County Review of Draft School Districts' Capital Facilities Plans	May - July 2022
Individual School Districts complete State Environmental Policy ACT (SEPA) requirements	Check with individual school district
Individual School District Board Adoption of Capital Facilities Plan	June - September 2022 (check with individual school district for specific date)
Snohomish County Planning Commission Briefing	August 23, 2022
Snohomish County Planning Commission Hearing	September 27, 2022
County Council Review	November 2022



Loading

Document Links

- [School Mitigation Impact Fee Table in SCC 30.66C.100](#)
- [Snohomish County Code Chapter 30.66C – School Impact Mitigation](#)
- [Appendix F of the General Policy Plan \(GPP\) of the Snohomish County Comprehensive Plan](#)
- [Revised Code of Washington \(RCW\) 36.70A.020 – Comprehensive Plans – Mandatory Elements](#)
- [RCW Chapter 82.02 – General Provisions](#)
- [Annual Reports \(Snohomish County Assessor Annual Reports on Taxes\)](#)
- [Construction Cost Allocation \(OPSI\)](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - release](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - supplementary info](#)
- [2022 Average Assessed Value by School District](#)
- [Snohomish County School Districts Map](#)

School Districts

- [Arlington School District No. 16](#)
- [Darrington School District No. 330](#)
- [Edmonds School District No. 15](#)

- CFP 2022 27: Index //
- [Everett School District No. 2](#)
 - [Granite Falls School District No. 332](#)
 - [Index School District No. 63](#)
 - [Lake Stevens School District No. 4](#)
 - [Lakewood School District No. 306](#)
 - [Marysville School District No. 25](#)
 - [Monroe School District No. 103](#)
 - [Mukilteo School District No. 6](#)
 - [Northshore School District No. 417](#)
 - [Snohomish School District No. 201](#)
 - [Stanwood-Camano Island School District No. 401](#)
 - [Sultan School District No. 311](#)



Chapter 30.66C

SCHOOL IMPACT MITIGATION

Sections:

30.66C.010	Purpose and applicability.
30.66C.020	School impact fee eligibility.
30.66C.030	Expiration of district plans.
30.66C.035	Updating of district plans.
30.66C.040	Minimum requirements for district capital facilities plans.
30.66C.045	Impact fee calculation formula.
30.66C.050	Department review and transmittal.
30.66C.055	District capital facilities plan and fee adoption.
30.66C.060	Correction of deficiencies.
30.66C.065	Delays.
30.66C.100	Fee required.
30.66C.110	Impact fee schedule - exemptions.
30.66C.120	Service areas established.
30.66C.130	Impact fee limitations.
30.66C.150	Credit for in-kind contributions/existing lots.
30.66C.160	SEPA mitigation and other review.
30.66C.200	Collection and transfer of fees.
30.66C.210	Use of funds.
30.66C.220	Refunds.
30.66C.230	Reimbursement for county administrative costs, legal expenses, and refund payments.
30.66C.300	Administrative adjustment of fee amount.
30.66C.310	Appeals of decisions - procedure.
30.66C.320	Arbitration of disputes.

30.66C.010 Purpose and applicability.

(1) The purpose of this chapter is:

- (a) to ensure that adequate school facilities are available to serve new growth and development; and
 - (b) to require that new growth and development pay its proportionate share of the costs of new school facilities.
- (2) This chapter shall apply to all development, except for the following:
- (a) Development that
 - (i) was the subject of a prior SEPA threshold determination that resulted in the imposition of school mitigation conditions under chapter [30.66C](#) SCC as codified prior to January 1, 1999; and
 - (ii) has not undergone modifications or other administrative revisions following issuance of the SEPA threshold determination. An applicant subject to a prior version of this chapter may consent in writing to the application of this chapter.
 - (b) Permits for attached or detached accessory dwelling units.
 - (c) Permits for remodeling or renovation.
 - (d) "Housing for Older Persons" as defined by [42](#) U.S.C. § [3607\(2\)](#), when guaranteed by a restrictive covenant.
 - (e) Permits for temporary dwellings.
 - (f) Permits for new single-family detached units and duplexes constructed on legal lots created prior to May 1, 1991.
 - (g) Building permits for residential development on or located within:
 - (i) existing lots recognized through the administrative lot status process pursuant to SCC [30.41A.030](#) or SCC [30.41B.025](#);
 - (ii) unrecorded short plats filed with the county prior to September 12, 1972, and pursuant to SCC [30.41B.025\(2\)](#); and
 - (iii) exempt subdivisions or large tract subdivisions, including five acre segregations pursuant to SCC [30.41A.030\(1\)](#) or SCC [30.41B.025\(1\)\(a\)](#), 20-acre segregations pursuant to SCC [30.41A.030\(2\)](#) or [30.41B.025\(1\)\(b\)](#), and 80-acre segregations pursuant to SCC

[30.41A.020\(7\)](#) or SCC [30.41B.020\(7\)](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 04-140, Jan. 12, 2005, Eff date Jan. 29, 2005; Amended by Amended Ord. 21-018, June 9, 2021, Eff date June 19, 2021).

30.66C.020 School impact fee eligibility.

(1) Any district serving the county shall be eligible to receive school impact fees upon adoption by the council of a capital facilities plan for the district by reference as part of the capital facilities element of the comprehensive plan.

(2) A condition of eligibility shall be that a district must provide documentation that it has petitioned every other city and/or county served by that district to establish a school impact fee or mitigation program. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.030 Expiration of district plans.

For purposes of impact fee eligibility, a district's capital facilities plan shall expire two years from the date of its adoption by the council, or when an updated plan, as required in Appendix F of the comprehensive plan, is adopted by the council, whichever date first occurs. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.035 Updating of district plans.

(1) A district's capital facilities plan shall be updated by the district and transmitted to the county by the district at least 60 days prior to its biennial expiration date. The district's updated plan shall be submitted by the department to the council for its consideration within forty-five (45) days of the department's receipt of complete and accurate information as required in Appendix F of the comprehensive plan. In the event any district desires to amend its capital facilities plan prior to the biennial expiration date, the district may propose an amendment to be considered by the county pursuant to the procedures established by Appendix F. Such amendments shall be considered by the county no more than once per year unless the board of directors of such district declares, and the county finds, that an emergency exists.

(2) A district's updated capital facilities plan may include revised data for the fee calculation and a corresponding modification to the impact fee schedule, consistent with the comprehensive plan and SCC [30.66C.040](#) through [30.66C.065](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.040 Minimum requirements for district capital facilities plans.

To be eligible for school impact fees, districts must submit capital facilities plans to the county pursuant to the procedure established by this chapter. District capital facilities plans shall contain data and analysis necessary and sufficient to meet the requirements of the GMA and Appendix F of the comprehensive plan. The plans must provide sufficient detail to allow computation of school impact fees according to the formula contained in SCC [30.66C.045](#). Additional elements may be contained within a school district capital facilities plan, provided that any such additional elements are consistent with those mandatory elements outlined in Appendix F. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.045 Impact fee calculation formula.

(1) *General.* The formula in this section provides the basis for the impact fee schedule for each district serving the county. District capital facilities plans shall include a calculation of its proposed impact fee schedule, by dwelling unit type as provided in SCC [30.66C.100\(1\)](#), utilizing this formula. In addition, a detailed listing and description of the various data and factors needed to support the fee calculation is included herein.

(2) *Determination of projected school capacity needs.* Each district shall determine, as part of its capital facilities plan, projected school capacity needs for the current year and for not less than the succeeding five-year period. The capital facilities plan shall also include estimated capital costs for the additional capacity needs, and those costs provide the basis for the impact fee calculations set forth in this section.

(3) *Cost calculation by element.* The fees shall be calculated on a "per dwelling unit" basis, by "dwelling unit type" as set forth below.

(a) *Site acquisition cost element.*

$$\{[B_{(2)} \times B_{(3)}] \div B_{(1)}\} \times A_{(1)} = \text{Site Acquisition Cost Element}$$

Where:

$B_{(2)}$ = Site Size (in acres, to the nearest 1/10th)

$B_{(3)}$ = Land Cost (Per Acre, to the nearest dollar)

$B_{(1)}$ = Facility Design Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total Site Acquisition Cost Element" for purposes of the final school impact fee calculation below.

(b) *School construction cost element.*

$$[C_{(1)} \div B_{(1)}] \times A_{(1)} = \text{School Construction Cost Element}$$

Where:

$C_{(1)}$ = Estimated Facility Construction Cost

$B_{(1)}$ = Facility Design Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of permanent facilities divided by the total square footage of school facilities, with the result being the "Total School Construction Cost Element" for purposes of the final school impact fee calculation below.

(c) *Relocatable facilities (portables) cost element.*

$$[E_{(1)} \div E_{(2)}] \times A_{(1)} = \text{Relocatable Facilities Cost Element}$$

Where:

$E_{(1)}$ = Relocatable Facilities Cost

$E_{(2)}$ = Relocatable Facilities Student Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of relocatable facilities divided by the total square footage of school facilities, with the result being the "Total Relocatable Facilities Cost Element" for purposes of the final school impact fee calculation below.

(4) *Credits against cost calculation - mandatory.* The following monetary credits shall be deducted from the calculated cost elements defined above for purposes of calculating the final school impact fee below.

(a) *State match credit.*

$D_{(1)} \times D_{(3)} \times D_{(2)} \times A_{(1)}$ = State Match Credit

Where:

$D_{(1)}$ = Boeckh Index

$D_{(3)}$ = Square footage of school space allowed per student, by grade span, by the Office of the Superintendent of Public Instruction

$D_{(2)}$ = State Match Percentage

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total State Match Credit" for purposes of the final school impact fee calculation below.

(b) *Tax payment credit.*

$\{[(1 + F_{(1)})^{10}] - 1\} \{F_{(1)}(1 + F_{(1)})^{10}\} \times F_{(2)} \times F_{(3)}$ = Tax Credit

Where:

$F(1)$ = Interest Rate

$F(2)$ = District Property Tax Levy Rate

$F(3)$ = Average Assessed Value (for each dwelling unit type)

(5) *Adjustments against cost calculation - elective by district.* Recognizing that the availability of other sources of public funds varies among districts, each district may provide an additional credit against school impact fees which the district determines will provide the best balance in system improvement funding within the district, between school impact fees and other sources of local public funds available to the district. This adjustment may reduce, but may not increase, the school impact fee from the amount determined by application of the elements identified above. The adjustment, if any, applied by the district shall be specified within the district's capital facilities plan adopted by the county.

(6) *Calculation of total impact fee.*

(a) The total school impact fee, per dwelling unit, assessed on a development activity shall be the sum of:

Total Site Acquisition Cost Element

Total School Construction Cost Element

Total Relocatable Facilities Cost Element minus the sum of:

Total State Match Credit

Total Tax Payment Credit

Elective Adjustment by District expressed in Total Dollars per Dwelling Unit, by Dwelling Unit Type.

(b) The total school impact fee obligation for each development activity pursuant to the school impact fee schedule of this ordinance shall be calculated as follows:

Number of Dwelling Units, by Dwelling Unit Type multiplied by School Impact Fee for Each Dwelling Unit Type less the value of any in-kind contributions proposed by the school developer and accepted by the school district, as provided in SCC [30.66C.150](#). (Added by

Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 15-005, Mar. 18, 2015, Eff date Apr. 2, 2015).

30.66C.050 Department review and transmittal.

- (1) Upon receipt of a district's capital facilities plan (or amendment thereof) the department shall determine whether the plan meets the following requirements:
 - (a) the required plan contents and plan performance criteria outlined in Appendix F of the comprehensive plan are included in the document;
 - (b) The analysis contained within the district capital facilities plan is consistent with current data developed pursuant to the requirements of the GMA and Appendix F;
 - (c) Any school impact fee proposed in the district's capital facilities plan has been calculated using the formula contained in SCC Table 30.66C.050(1) of this chapter; and
 - (d) The district capital facilities plan has been adopted by the district's board of directors.
- (2) Upon finding that these requirements have been satisfied, the department shall transmit the district capital facilities plan to the planning commission.
- (3) The director is authorized to adopt policies and procedures for the establishment and operation of a technical review committee to assist the department in its review of capital facilities plans and the student factor methodologies used to support the plans. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.055 District capital facilities plan and fee adoption.

Any school district capital facilities plan adopted by the county council shall be incorporated into the capital facilities element of the county's comprehensive plan. Adoption of the district capital facilities plan shall constitute adoption of the schedule of school impact fees specified in the district's capital facilities plan as modified by SCC [30.66C.100](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.060 Correction of deficiencies.

Prior to its adoption by the council, should the department find a district's capital facilities plan to be deficient in any way, the department shall notify the district of the deficiency, identifying the specific matters found to be deficient, and shall indicate the standard for correction. The district shall then have forty-five (45) days (or such longer period as may be necessary to comply with applicable legal requirements) to correct the deficiencies and resubmit its revised, adopted capital facilities plan. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.065 Delays.

If a district fails to submit its biennial update of the district capital facilities plan at least 60 days before the expiration date, or if the department notifies a district of deficiencies in the district's proposed capital facilities plan and the district fails to correct identified deficiencies within 45 days (or such longer period as may be necessary to comply with applicable legal requirements), the department shall endeavor, but shall not be obligated, to complete review prior to the plan expiration date. If an updated district capital facilities plan has not been adopted by the council prior to the existing plan's expiration date due to the district's failure to submit an updated plan, the district shall be ineligible to receive school impact fees until the updated plan has been adopted by the council. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.100 Fee required.

- (1) Each development, as a condition of approval, shall be subject to the school impact fee established pursuant to this chapter. The school impact fee shall be calculated in accordance with the formula established in SCC [30.66C.045](#).
- (2) The fees listed in Table [30.66C.100\(1\)](#) represent one-half of the amount calculated by each school district in its respective capital facilities plan in accordance with the formula identified in SCC [30.66C.045](#).
- (3) The payment of school impact fees will be required prior to issuance of building permits, except as provided in SCC [30.66C.200\(2\)](#). The amount of the fee due shall be based on the fee

schedule in effect at the time of filing a complete application for development. For building permit applications received by the department more than five years after the filing of a complete application for development, the amount of the fee due shall be based on the fee schedule in effect at the time of building permit application.

(4) The department shall maintain and provide to the public upon request a table summarizing the schedule of school impact fees for each school district within the county.

(5) The fees set forth in Table [30.66C.100\(1\)](#) apply to developments that vest to county development regulations from January 1, 2021, to December 31, 2022.

(6) Building permits submitted after January 1, 1999, for which prior plat approval has been obtained under chapter [30.66C](#) SCC as codified prior to January 1, 1999, shall be subject to the school impact fees established pursuant to this chapter, as set forth in this section, except as provided in SCC [30.66C.010\(2\)](#).

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

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	\$3,811	\$0	\$3,455	\$3,455
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	\$5,358	\$0	\$3,010	\$3,010
Lake Stevens No. 4	\$9,788	\$0	\$7,672	\$7,672
Lakewood No. 306	\$3,566	\$445	\$1,641	\$1,641
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	\$3,803	\$0	\$7,638	\$7,638
Mukilteo No. 6	\$5,048	\$0	\$8,924	\$8,924

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
Northshore No. 417	\$17,080	\$0	\$1,504	\$1,504
Snohomish No. 201	\$6,039	\$0	\$260	\$260
Sultan No. 311	\$2,966	\$0	\$2,685	\$2,685

(Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 03-033, Apr. 9, 2003, Eff date Apr. 21, 2003; Amended by Amended Ord. 04-118, Nov. 23, 2004, Eff date Jan. 1, 2005; Amended by Ord. 05-108, Nov. 21, 2005, Eff date Jan. 1, 2006; Amended by Amended Ord. 06-086, Nov. 20, 2006, Eff date Jan. 1, 2007; Amended by Ord. 08-058, May 7, 2008, Eff date May 19, 2008; Amended by Amended Ord. 08-115, Nov. 5, 2008, Eff date Jan. 1, 2009; Amended by Ord. 10-097, Nov. 22, 2010, Eff date Jan. 1, 2011; Amended by Ord. 12-093, Nov. 19, 2012, Eff date Jan. 1, 2013; Amended by Ord. 14-053, Aug. 27, 2014, Eff date Sept. 13, 2014; Amended by Ord. 14-096, Nov. 24, 2014, Eff date Jan. 1, 2015; Amended by Amended Ord. 16-060, Aug. 24, 2016, Eff date Sept. 12, 2016; Amended by Amended Ord. 16-095, Nov. 14, 2016, Eff date Jan. 1, 2017; Amended by Amended Emerg. Ord. 16-117, Nov. 14, 2016, Eff date Nov. 14, 2016; Amended by Ord. 17-047, Aug. 9, 2017, Eff date Aug. 27, 2017; Amended by Amended Ord. 17-085, Dec. 20, 2017, Eff date Jan. 13, 2018; Amended by Amended Ord. 18-036, Oct. 3, 2018, Eff date Oct. 16, 2018; Amended by Amended Ord. 18-083, Nov. 19, 2018, Eff date Jan. 1, 2019; Amended by Ord. 20-072, Nov. 10, 2020, Eff date Jan. 1, 2021).

30.66C.110 Impact fee schedule - exemptions.

The council may, on a case-by-case basis, grant exemptions to the application of the fee schedule for low-income housing as defined in SCC [30.91H.220](#) and in accordance with the conditions specified under RCW [82.02.060\(2\)](#). To qualify for the exemption, the developer shall submit a petition to the director for consideration by the council prior to application for building permit. Conditions for such approvals shall meet the requirements of RCW [82.02.060\(2\)](#) and include a requirement for a covenant to assure the project's continued use for low-income housing. The covenant shall be an obligation that runs with the land upon which the housing is located, and shall be recorded against the title of the real property. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 15-005, Mar. 18, 2015, Eff date Apr. 2, 2015).

30.66C.120 Service areas established.

For purposes of calculating and imposing school impact fees, the geographic boundary of each district constitutes a separate service area. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.130 Impact fee limitations.

- (1) School impact fees shall be imposed for district capital facilities that are reasonably related to the development under consideration, shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the development, and shall be used for system improvements that will reasonably benefit the new development.
- (2) School impact fees must be expended or encumbered for a permissible use within the time limits established in chapter [82.02](#) RCW.
- (3) To the extent permitted by law, school impact fees may be collected for capital facilities costs previously incurred to the extent that new growth and development will be served by the previously constructed capital facilities, provided that school impact fees shall not be imposed to make up for any existing system deficiencies.
- (4) A developer required to pay a fee pursuant to RCW [43.21C.060](#) for capital facilities shall not be required to pay a school impact fee pursuant to RCW [82.02.050](#) - [82.02.090](#) and this title for the same capital facilities. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 18-012, Mar. 14, 2018, Eff date Mar. 29, 2018).

30.66C.150 Credit for in-kind contributions/existing lots.

- (1) A developer may request, and the director may grant a credit against school impact fees otherwise due under this chapter for the value of any dedication of land, improvement to, or new construction of any capital facilities identified in the district's capital facilities plan provided by the developer. Such requests must be accompanied by supporting documentation of the estimated value of such in-kind contributions. All requests must be submitted to the department in writing prior to its determination of the impact fee obligation for the

development. Each request for credit will be immediately forwarded to the affected school district for its evaluation.

(2) Where a school district determines that a development is eligible for a credit for a proposed in-kind contribution, it shall provide the department and the developer with a letter setting forth the justification for and dollar amount of the credit, the legal description of any dedicated property, and a description of the development activity to which the credit may be applied. The value of any such credit may not exceed the impact fee obligation of the development.

(3) Where there is agreement between the developer and the school district concerning the value of proposed in-kind contributions, their eligibility for a credit, and the amount of any credit, the director may approve the request for credit and adjust the impact fee obligation accordingly, and require that such contributions be made as a condition of development approval. Where there is disagreement between the developer and the school district regarding the value of in-kind contributions, however, the director may render a decision that can be appealed by either party pursuant to the procedures in SCC [30.66C.300](#) - [30.66C.310](#).

(4) For any development subject to the provisions of this title that is sited on one or more legal lots created prior to May 1, 1991, a credit equal to the applicable impact fee for a single-family dwelling times the number of such pre-existing lots shall apply to the fee obligation of the development.

(5) For subdivisions, PRDs and other large-scale developments where credits for in-kind contributions or pre-existing lots are proposed or required, it may be appropriate or necessary to establish the value of the credit on a per-unit basis as a part of the development approval. Such credit values will then be recorded as part of the subdivision or other instrument of approval and will be used in determining the fee obligation - if any - at the time of building permit application for the development activity. In the event that such credit value is greater than the impact fee in effect at the time of permit application, the fee obligation shall be considered satisfied, and the balance of the credit may be transferable to future developments by the applicant within the same school district by agreement with the school district. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.160 SEPA mitigation and other review.

(1) The county may condition or deny development approval pursuant to the SEPA as necessary or appropriate to mitigate or avoid significant adverse impacts to school services and facilities, to assure that appropriate provisions are made for schools, school grounds, and safe student walking conditions, and to ensure that development is compatible and consistent with each district's services, facilities and capital facilities plan.

(2) Impact fees required by this chapter shall constitute adequate mitigation for impacts on capital facilities identified in the district's capital facilities plan; except that nothing in this chapter prevents issuance of a determination of significance under SEPA and conditioning or denial of the project based on specific adverse environmental impacts identified during project review. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.200 Collection and transfer of fees.

(1) An applicant must pay school system impact fees prior to building permit issuance, except as provided in subsection [\(2\)](#) of this section.

(2) An applicant may request a deferral of the payment of school impact fees. The deferral of school impact fees shall be allowed only for single-family attached and detached residential construction by a property owner having a contractor registration number or other unique identification number. The amount of impact fees that may be deferred under this subsection shall be determined by the fees in effect at the time the applicant applies for a deferral.

(a) For this subsection:

(i) "Applicant" means the property owner which includes an entity that controls, is controlled by, or is under common control with the applicant.

(ii) "Common control" means two or more entities controlled by the same person or entity.

(iii) "Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of an entity, whether through the ownership of voting shares, by contract, or otherwise.

- (b) An applicant wishing to defer the payment of a school impact fee shall:
 - (i) Submit a signed and notarized deferred impact fees application and completed lien form signed by all owners of the property subject to the lien concurrent with the building permit application for the building subject to the impact fees. Multiple deferrals can be included on one application as long as the building permit applications are located within the same development and the applicant pays a separate administrative fee as required below for each single-family dwelling unit whether detached or attached;
 - (ii) Submit a signed and notarized certification that the applicant has requested deferral of impact fees for no more than a total of 20 building permits in the calendar year within unincorporated Snohomish County; and
 - (iii) Pay a non-refundable \$250.00 administration fee for each deferred impact fee application.
- (c) The lien shall:
 - (i) Be in a form approved and provided by the county;
 - (ii) Include the legal description, property tax account number, and address for each lot or unit the lien will encumber and identify the type and amount of the deferred impact fees;
 - (iii) Be binding and subordinate on all successors in title after the recording;
 - (iv) Be junior and subordinate to a first mortgage for the purpose of construction upon the same real property granted to the applicant who applied for the deferral of impact fees, but in no case shall the lien be in less than second place; and
 - (v) Be signed by all owners of the property, with all signatures acknowledged as required for a deed.
- (d) The lien shall be recorded prior to the issuance of the building permit for the building subject to the impact fees.

- (e) Each applicant eligible to defer impact fees shall only be entitled to receive deferrals for no more than a total of 20 building permits in unincorporated Snohomish County during each calendar year.
- (f) The applicant or property owner shall be responsible for the payment of recording fees.
- (g) The deferred impact fees for each single-family dwelling unit whether detached or attached shall be paid in full prior to whichever of the following occurs first:
 - (i) Scheduling final inspection;
 - (ii) Issuance of a certificate of occupancy;
 - (iii) The closing of the first sale of the property occurring after the recording of the lien; or
 - (iv) Eighteen months from the date of building permit issuance.
- (h) If the building for which the deferral of the impact fees is requested will be located within a subdivision or short subdivision, the subdivision or short subdivision shall be recorded prior to recording the lien for impact fees and issuance of the building permit.
- (i) Upon receipt of final payment of all deferred impact fees for a building permit, the county shall execute a release of the deferred impact fee lien. The applicant or property owner is responsible for submitting a lien release application to PDS. The applicant, at their own expense, will be responsible for recording the lien release after all deferred impact fees associated with a lot or unit subject to a lien have been paid.
- (j) Compliance with the requirements of the deferral option shall constitute compliance with subdivision or short subdivision conditions pertaining to the timing of the impact fee payment.
- (k) If deferred impact fees are not paid in accordance with terms authorized by state law and this section, the county may initiate foreclosure proceedings for the unpaid impact fees and all costs associated with the collection of the unpaid impact fees.
- (l) A request to defer school impact fees under this section may be combined in one application with a request to defer park and recreation impact fees under SCC [30.66A.020\(4\)](#) and road system impact fees under SCC [30.66B.340\(5\)](#).

(3) Districts eligible to receive school impact fees collected by the county shall establish an interest-bearing account separate from all other district accounts. The county shall deposit school impact fees in the appropriate district account within 10 days after receipt, and shall provide the receiving district with a notice of deposit.

(4) Each district shall institute a procedure for the disposition of impact fees and providing for annual reporting to the county that demonstrates compliance with the requirements of RCW [82.02.070](#), and other applicable laws. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 16-060, Aug. 24, 2016, Eff date Sept. 12, 2016).

30.66C.210 Use of funds.

(1) School impact fees may be used by the district only for capital facilities that are reasonably related to the development for which they were assessed and may be expended only in conformance with the district's adopted capital facilities plan.

(2) In the event that bonds or similar debt instruments are issued for the advance provision of capital facilities for which school impact fees may be expended, and where consistent with the provisions of the bond covenants and state law, school impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the capital facilities provided are consistent with the requirements of this title.

(3) The responsibility for assuring that school impact fees are used for authorized purposes rests with the district receiving the school impact fees. All interest earned on a school impact fee account must be retained in the account and expended for the purpose or purposes for which the school impact fees were imposed, subject to the provisions of SCC [30.66C.220](#) below.

(4) Each district shall provide the county an annual report showing the source and the amount of school impact fees received by the school district and the capital facilities financed in whole or in part with those school impact fees. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.220 Refunds.

(1) School impact fees not spent or encumbered within the time limits established in chapter [82.02](#) RCW shall be refunded pursuant to RCW [82.02.080\(1\)](#). For purposes of this chapter, "encumbered" means school impact fees identified by the district to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

(2) When the county seeks to terminate any or all impact fee requirements under this section, all unexpended or unencumbered funds, including interest earned, shall be refunded in accordance with RCW [82.02.080\(2\)](#).

(3) Refunds provided for under this section shall be paid only upon submission of a proper claim pursuant to county claim procedures. Such claims must be submitted within one year of the date the right to claim the refund arises, or the date that notice is given, whichever is later. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 12-018, May 2, 2012, Eff date May 21, 2012; Amended by Ord. 18-012, Mar. 14, 2018, Eff date Mar. 29, 2018).

30.66C.230 Reimbursement for county administrative costs, legal expenses, and refund payments.

Each participating school district shall enter into an agreement with the county for reimbursement of the actual administrative costs of assessing, collecting and handling fees for the district, any legal expenses and staff time associated with defense of this chapter against district-specific challenges, and payment of any refunds provided under SCC [30.66C.220](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.300 Administrative adjustment of fee amount.

(1) Within 14 days of acceptance by the county of a building permit application, a developer or school district may appeal to the director for an adjustment to the amount of or an elimination of fees imposed under this chapter by submitting a written explanation of the basis for the appeal. The director may adjust the amount of or eliminate the fee, in consideration of studies

and data submitted by the developer and the affected school district, if one of the following circumstances exists:

- (a) The school impact fee assessment was incorrectly calculated;
- (b) Unusual circumstances exist that demonstrate the school impact fee is unfair as applied to the specific development;
- (c) A credit for in-kind contributions by the developer, as provided for under SCC [30.66C.150](#) above, is warranted;
- (d) Any other credit specified in RCW [82.02.060\(1\)\(b\)](#) is warranted; or
- (e) The school impact fee assessment was improper under RCW [82.02.020](#) or RCW [82.02.050](#) et seq.

(2) To avoid any delay pending resolution of the appeal, school impact fees may be paid under written protest in order to obtain development approval. Such written protest must be submitted at or prior to the time fees are paid, and will relate only to the specific fees identified in the protest. Failure to provide such written protest at the time of fee payment shall be deemed a withdrawal of any appeal to the director.

(3) Failure to file a written protest and to seek a timely appeal to the director shall preclude any appeal of the school impact fee pursuant to SCC [30.66C.310](#).

(4) Refunds approved under this section, or following an administrative appeal as provided in SCC [30.66C.310](#), shall be made to the current property owner at the time the refund is authorized, unless the current property owner releases the county and the school district from any obligation to refund the current property owner.

(5) The developer or the school district may appeal the director's decision as provided in SCC [30.66C.310\(1\)](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.310 Appeals of decisions - procedure.

(1) Any person aggrieved by a decision to impose, impose modifications, or waive an impact fee under this chapter may appeal the decision to the hearing examiner. Where there is an

administrative appeal process for the underlying development approval, appeals of an impact fee under this chapter must be combined with the administrative appeal for the underlying development approval. Where there is no administrative appeal for the permit, then appeal of the impact fee shall proceed as a Type 1 appeal pursuant to chapter [30.71](#) SCC.

(2) The impact fee may be modified or refunded if paid under written protest in accordance with SCC [30.66C.300](#), upon a determination based on the application of the criteria contained in SCC [30.66C.300](#). Appeals shall be limited to application of the impact fee provisions to a specific development. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.320 Arbitration of disputes.

With the consent of the developer and the affected district, a dispute regarding imposition or calculation of a school impact fee may be resolved by arbitration. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

The Snohomish County Code is current through legislation passed November 9, 2021.

Disclaimer: The Clerk of the Council's Office electronically retains the ordinances as passed by Council and subsequently enacted. The Snohomish County Code is updated on the web as new ordinances become effective, and includes new ordinances through 21-093. 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.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[County Website: snohomishcountywa.gov](http://snohomishcountywa.gov)

County Telephone: (425) 388-3494

[Code Publishing Company](#)

2022 Biennial School District Capital Facilities Plan Update

Snohomish County Planning and Development Services

January 11, 2022



Snohomish County

Agenda

Topic	Presenter
Introductions	All
<ul style="list-style-type: none"> • PSRC Vision 2050/Regional Growth Strategy • Adopted Countywide Planning Policies (CPPs) • Code Amendment: Minor Revision to Conditional Use Permit • 2024 Comprehensive Plan Update <ul style="list-style-type: none"> ○ Overview ○ EIS Preparation/ Alternatives/ Docket ○ Draft Growth Targets ○ Southwest Urban Core Subarea ○ Capital Facilities and Utilities Element – Public Schools ○ Maps: School district boundaries; Lands Useful for Public Purpose ○ Visioning Statement 	Eileen Canola, Senior Planner, PDS, Steve Toy, Principal Demographer, PDS Frank Slusser, Senior Planner PDS
<ul style="list-style-type: none"> • County School Impact Fee Program <ul style="list-style-type: none"> ○ Schedule ○ Inputs for Impact Fee calculation 	Eileen Canola, Senior Planner, PDS
<ul style="list-style-type: none"> • State Audit Results – School Impact Fees <ul style="list-style-type: none"> ○ Annual Impact Fee Report <ul style="list-style-type: none"> ○ Submittal Schedule ○ Guidance Document for Annual Impact Fee Report 	Julie Mass, Manager, PDS Finance
Round Robin/ Updates	All
Questions/ Next Steps	All

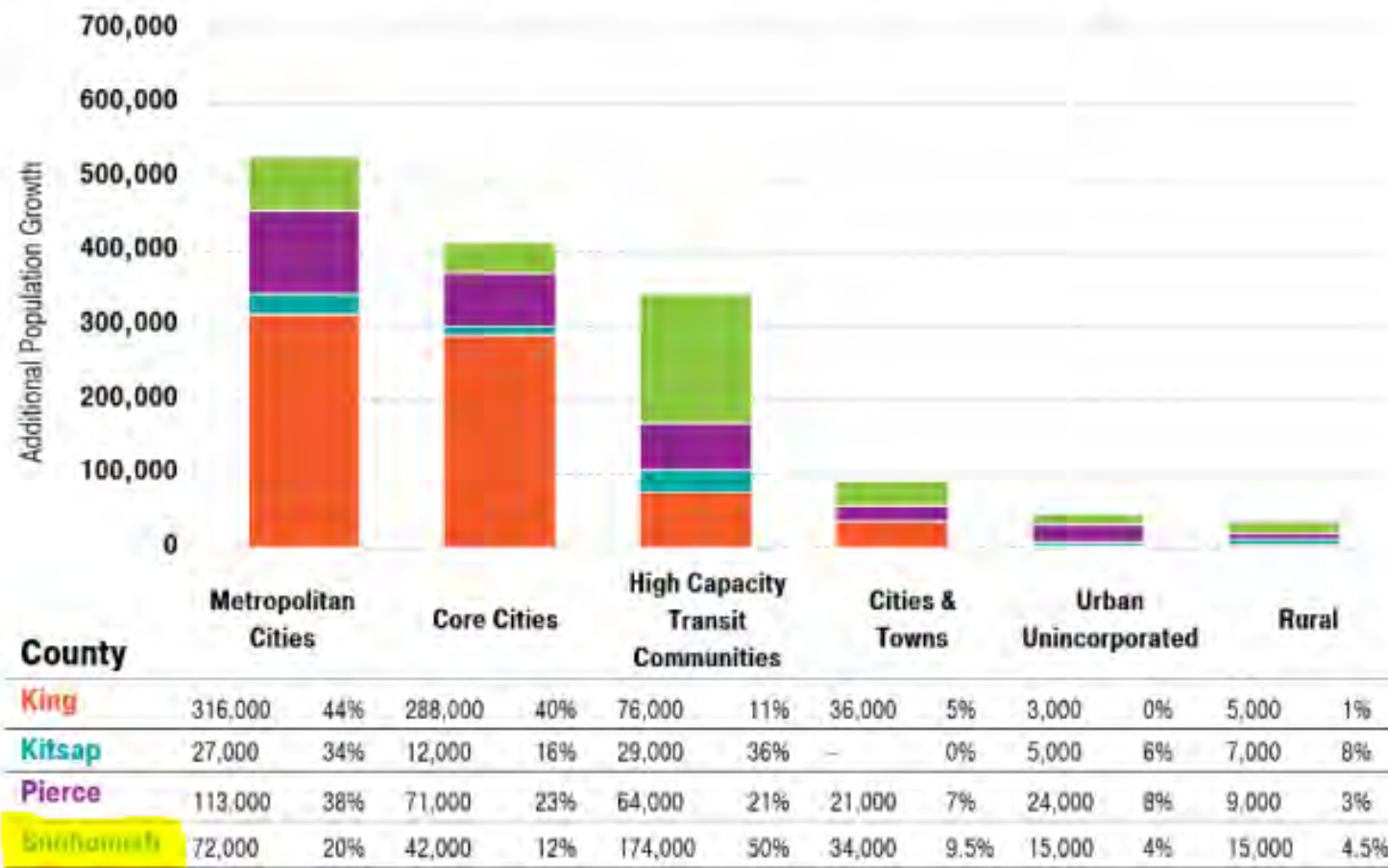
Updates

PSRC / Countywide Planning Policies / Code Amendment



PSRC - Vision 2050 Regional Growth Strategy

Figure 1 Regional Growth Strategy — Population Growth 2017–2044 (Illustrative)



PSRC Vision 2050 – School Siting

School Siting

School district boundaries have long been established, and some districts that were historically rural have become major suburban education providers. As a result, there are some districts that provide school services to both urban and rural populations, and some that own sites outside the urban growth area intended for future schools. Developing urban-serving schools on these outlying locations often requires expensive programs to transport students and encourages students to drive or be driven to schools.

Schools should be encouraged to become the hubs and gathering places of their communities by locating urban-serving schools in urban settings and designing facilities to better integrate with their urban neighborhoods. Collaborative planning between school districts and local governments on siting urban schools has been successful in identifying locations, problem-solving development challenges and encouraging walking and biking to schools.

In 2017, the Washington State Legislature amended the Growth Management Act to allow, under circumstances, schools serving urban and rural populations outside the urban growth area if certain conditions are met.

PSRC Vision 2050 – School Siting

Multicounty Planning Policies (MPPs) – Public Services (PS)

MPP-PS-26

Work cooperative with school districts to plan for school facilities to meet existing and future community needs consistent with adopted comprehensive plans and growth forecasts, including siting and designing schools to support safe, walkable access and best serve their communities

MPP-PS-27

Site schools, institutions, and other community facilities that primarily serve urban populations within the urban growth area where they will promote the local desired growth plans, except as provided by RCW 36.70A.211.

MPP-PS-28

Locate schools, institutions, and other community facilities serving rural residents in neighboring cities and towns and design these facilities in keeping with the size and scale of the local community, except as provided for by RCW 36.70A.211

MPP-PS-29

Site or expand regional capital facilities in a manner that (1) reduces adverse social, environmental, and economic impacts on the host community, especially on historically marginalized communities, (2) equitably balances the location of new facilities away from disproportionately burdened communities, and (3) addresses regional planning objectives.

PS-Action-2

Facilities Siting and Design: PSRC will facilitate cooperative efforts with special purpose districts and local jurisdictions to site and design facilities that enhance local communities in accordance with growth management goals and VISION 2050.

PS-Action-3

School Siting: PSRC will initiate and support discussions with the Office of the Superintendent of Public Instruction to facilitate updates that modernize school siting standards, especially those related to site area requirements. Updates should work to align school siting standards with the goals of the Growth Management Act and facilitate school districts' ability to better meet urban capacity needs.

PS-Action-4

Regional Support for School Siting Best Practices: PSRC will research and develop guidance on innovative methods to update regulations and local plans to develop a regional approach to school siting and to assist local jurisdictions and school districts in siting new schools in urbanized areas.



Adopted Countywide Planning Policies

CPP Policy General Public Services (PS)-21:

PS-21 “The County and cities should work collaboratively with school districts to plan for the siting and improvement of school facilities to meet the current and future community needs. Considerations should include recent growth, 6-year projections of population and student enrollment growth, adopted comprehensive plans including capital facilities plans, and the growth targets in Appendix B.

County Code Amendment

Minor Revision to Conditional Use Permit (CUP) Ordinance No. 21-011

- Increases the allowed building height for schools from 45ft to 55ft to allow for the construction of a third story.
- Increase the threshold for a minor revision to an approved conditional use permit for a K-12 school facility from a 10% increase to a 20% increase in gross floor area and trip generation. Provides greater flexibility to use an administrative process



Snohomish County 2024 Comprehensive Plan Update



Snohomish County

2024 Comprehensive Plan *Update*



Snohomish County

Planning for a resilient, vibrant, and inclusive future

Project Timeline (Subject to Change)

**SEPA Scoping
and Community
Visioning**

**November
2021**

**2044 Growth
Targets County
Council Hearing**

**Set the Final
Docket**

**January/
February 2022**

**State
Environmental
Policy Act
Review**

**January 2022-
July 2023**

**Policy, Future
Land Use Map,
Compliance and
Infrastructure
Elements
Review**

**January-
December
2022**

**Planning
Commission
Process**

**January-
September
2023**

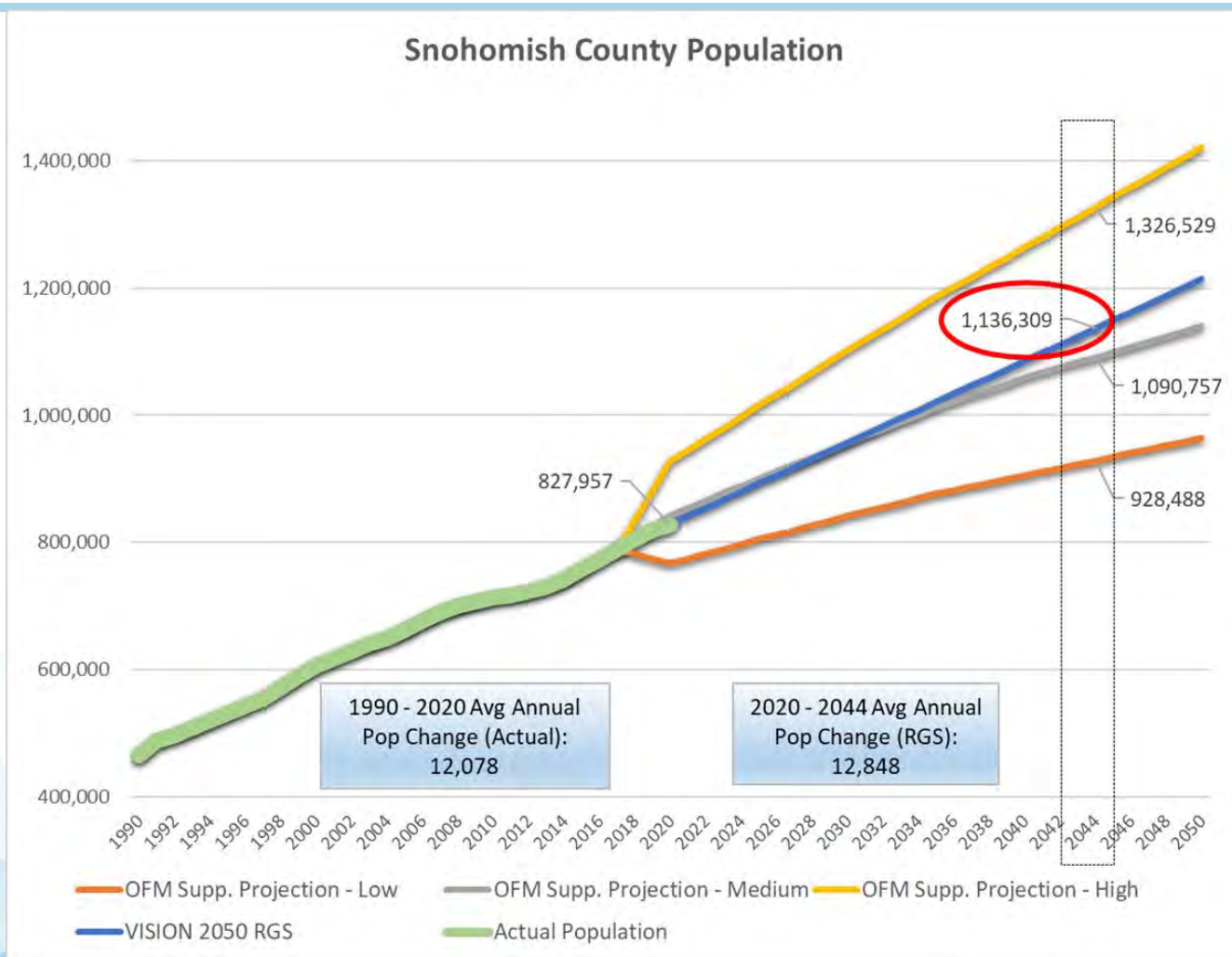
**County Council
Process**

**January-June
2024**

Public Participation

June 30, 2024 deadline to complete the update

Snohomish County Population Projections



- Total County population of 1,136,309 by 2044 based on PSRC VISION 2050 Regional Growth Strategy (RGS)
- Increase of 308,352 population from 2020 to 2044
- Projected annual average population increase is similar to past annual average
- Falls within low-high range of OFM 2017 GMA supplemental projections
- New OFM population projections are due in 2022

Regional Geographies in Snohomish County (RGS)

Metropolitan City: Everett

Core Cities: Bothell, Lynnwood

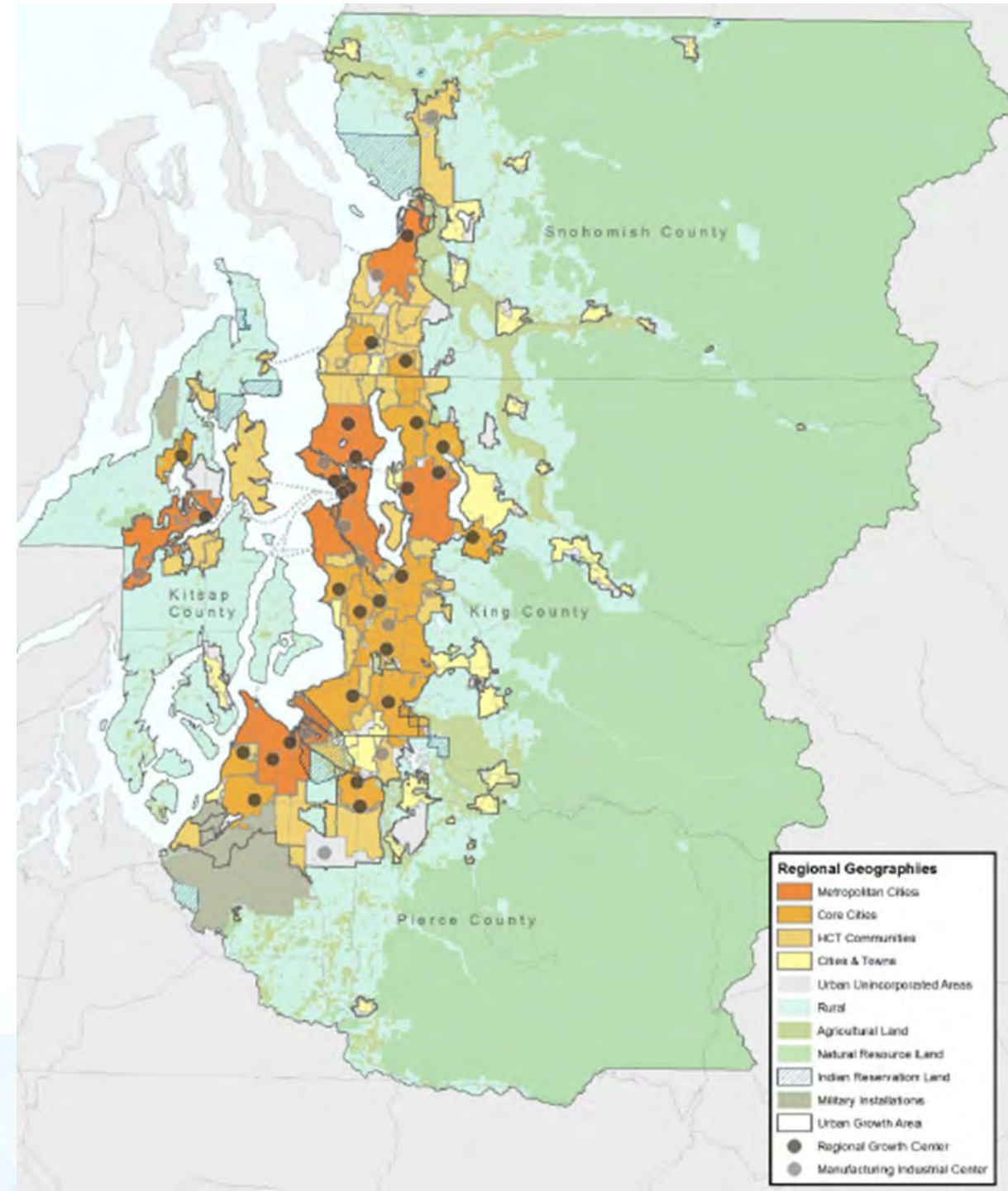
High Capacity Transit (HCT) Communities:

- Arlington, Edmonds, Marysville, Mill Creek, Mountlake Terrace, Mukilteo (cities)
- Bothell MUGA, Edmonds MUGA, Everett MUGA, Larch Way Overlap, Lynnwood MUGA, Mill Creek MUGA, Mukilteo MUGA (unincorporated portions of SWUGA)

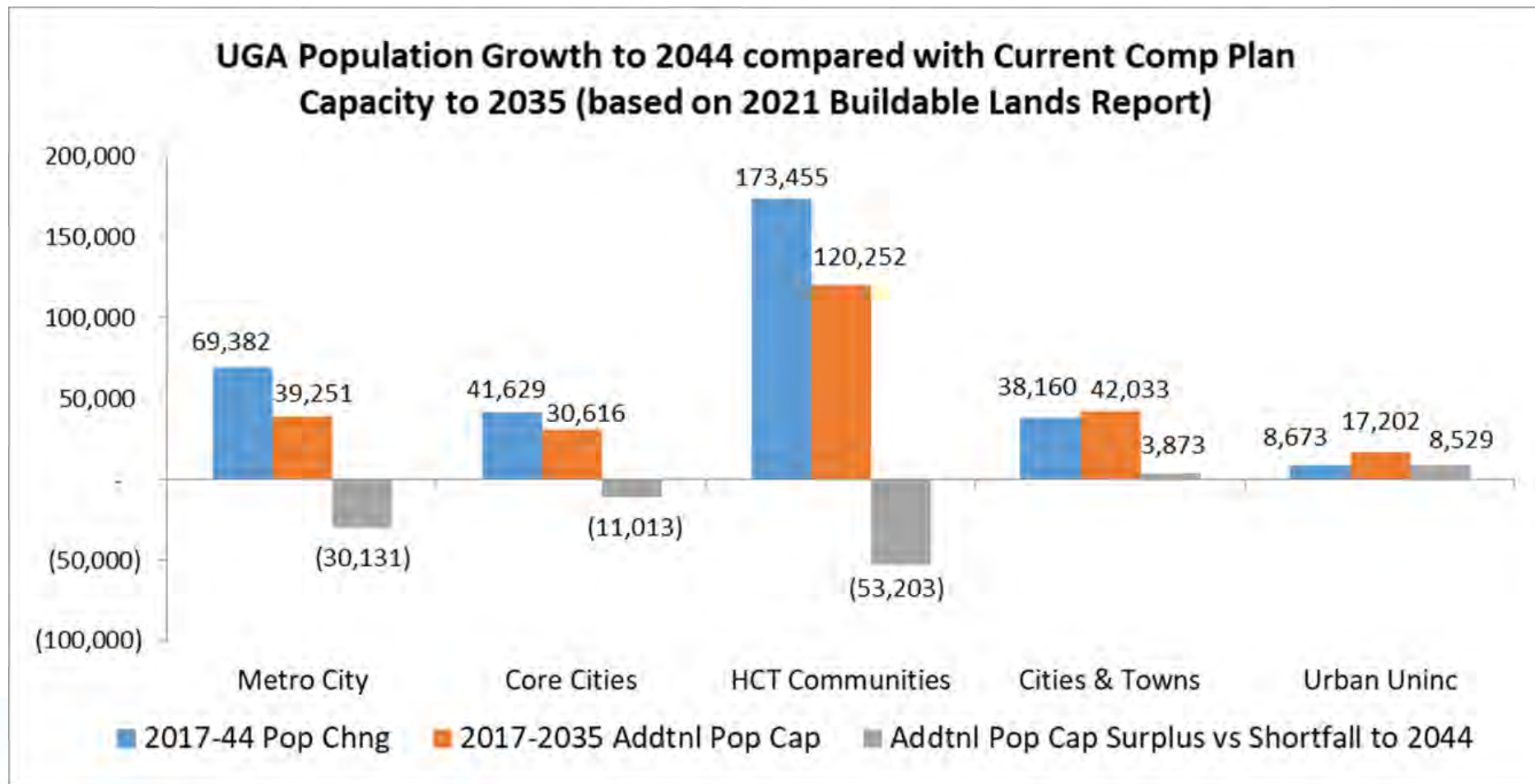
Cities & Towns: Brier, Darrington, Gold Bar, Granite Falls, Index, Lake Stevens, Monroe, Snohomish, Stanwood, Sultan, Woodway

Urban Unincorporated Areas: Remaining Urban Unincorporated areas (Brier, Mountlake Terrace and Woodway unincorporated MUGAs, Paine Field area, Lake Stickney and Silver Firs Gap, Maltby UGA, and all unincorporated non-SW UGAs)

Rural: Rural Designated Lands

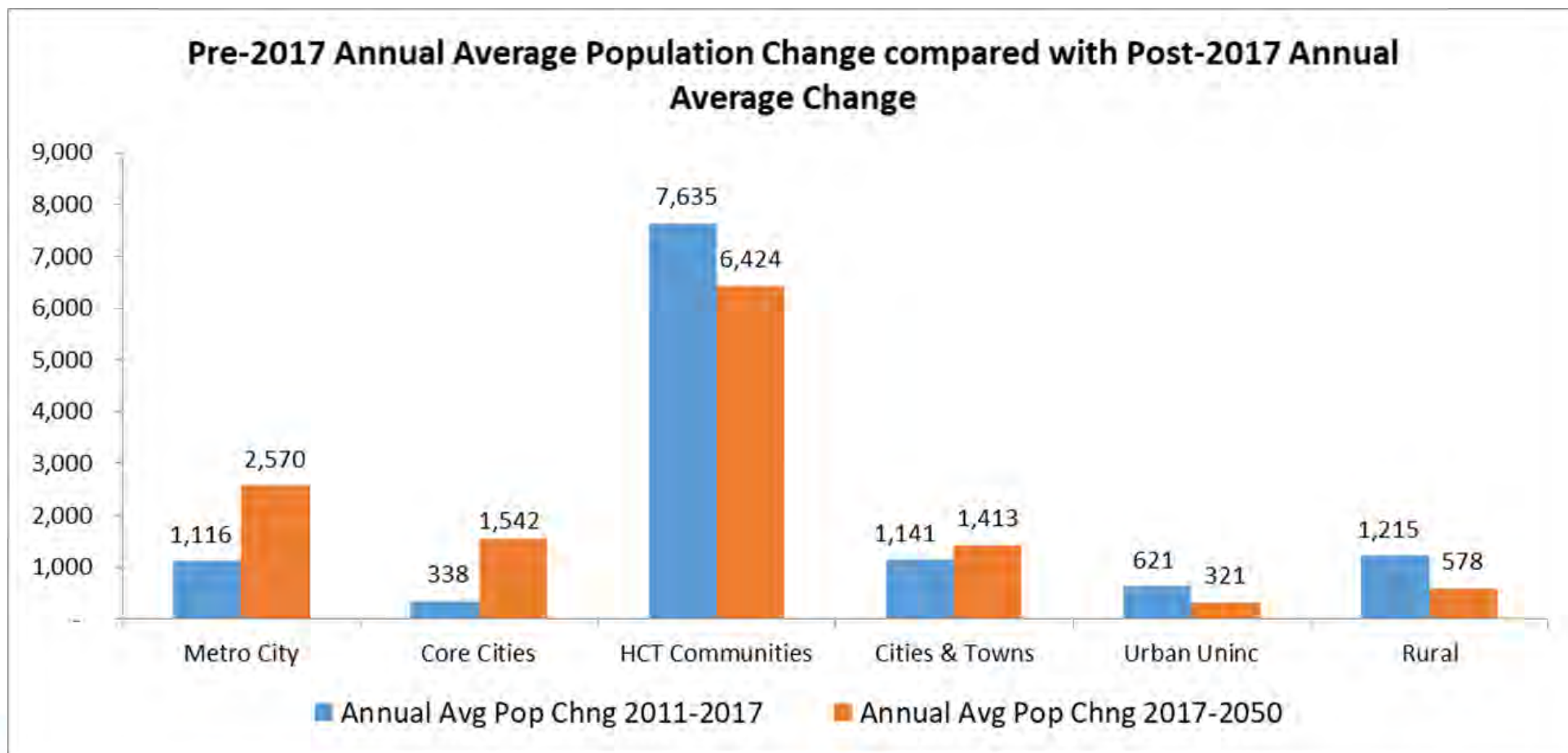


RGS Population Growth to 2044 Compared with Buildable Lands Capacity to 2035



Snohomish County

Past Growth Trends and Future Expectations Under RGS

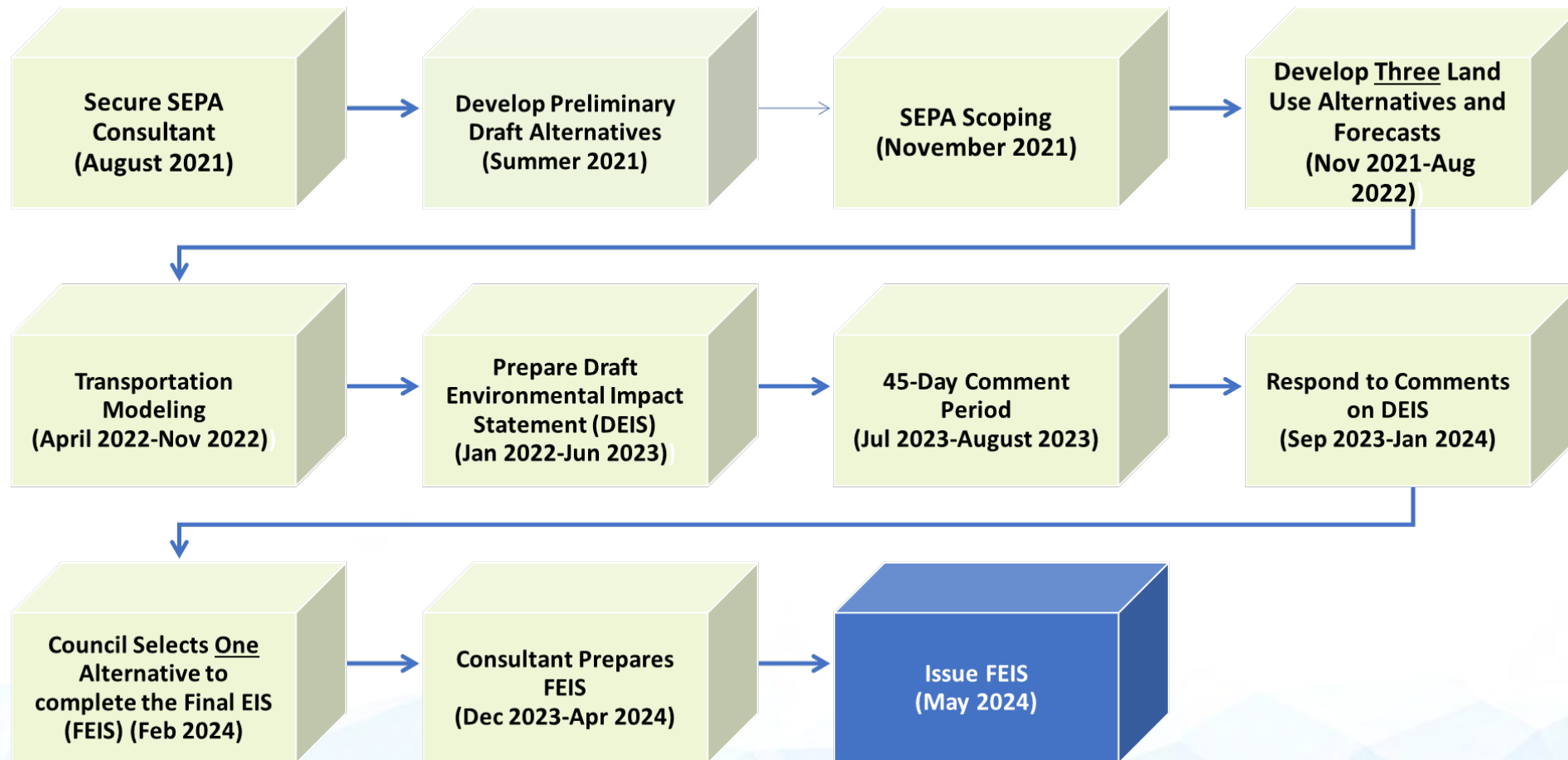


Alternatives

Alternative	Title	Description
1	No Action: Adopted Plans - Lower Growth	Zoning unchanged. Unincorporated urban growth area (UGA) subareas build to capacity or Initial 2044 Targets, whichever is less, and rural area accommodates no more than 8.5% of county population growth. Transportation network is adopted plan plus possible new projects to accommodate 2035-2044 growth. This alternative accounts for scenario if OFM Most Likely Forecast is lower than the Vision 2050 total for the county.
2	Medium: Focus on High-Capacity Transit Communities	Growth consistent with Vision 2050 and initial growth targets. Accommodate as much growth as possible in the core of the Southwest UGA with emphasis around high-capacity transit stations. Also consider ways to encourage larger variety of housing types within single family neighborhoods within the existing UGA, including opportunities to redesignate some locations from ULDR to UMDR in the unincorporated High-Capacity Transit (HCT) Communities regional geography from Vision 2050. May include minor UGA adjustments. Rely on multi-modal approach to transportation.
3	Higher Growth	Factors in possibility that the OFM Most Likely Forecast could exceed the Vision 2050 countywide target. Like Alternative 2, but factors in additional growth in core of the Southwest UGA near high-capacity transit stations. This alternative would include any UGA expansion proposals that get placed on the final docket. Higher total county growth associated with UGA expansions would be assumed. Rely on multi-modal approach to transportation, with new road projects to extend service to any UGA expansion areas. Rural area accommodates 4.5% of population growth.



Environmental Impact Statement



Environmental Impact Statement (EIS)

- An informational document that provides the County, public, and other agencies with environmental information to be considered in a decision-making process.
- An EIS describes:
 - proposed actions and alternatives;
 - existing conditions of the study area;
 - adverse environmental impacts that may occur if certain proposals are implemented;
 - mitigation measures to reduce or eliminate adverse impacts; and
 - potential significant, unavoidable, and adverse impacts.
- The EIS process includes several opportunities for public input.
- The EIS process will be integrated with the planning process and inform the development of the County's 2044 comprehensive plan goals and policies.



Capital Facilities Element

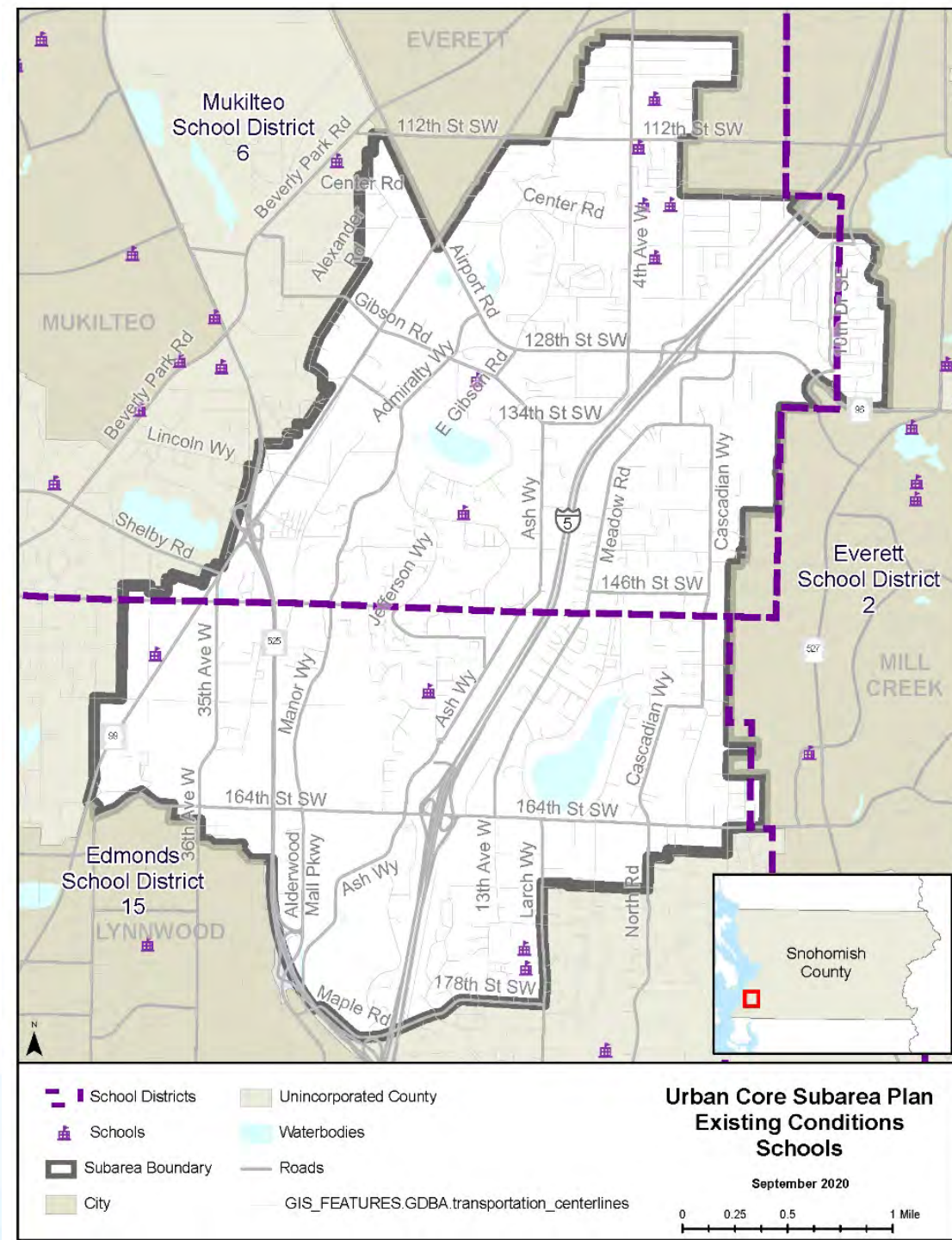
The Capital Facilities Plan will be folded into the Capital Facilities and Utilities Element. The Element will contain:

- Forecast of Future Needs
- Review Level of Service Standard
- Update Project Lists and Maps
- Statement of Assessment (Annual Capital Improvement Plan)



Southwest Urban Core Subarea Element

Snohomish County, in partnership with numerous interested parties, is planning for the arrival of light rail in the mid-2030s through the preparation of a subarea element.

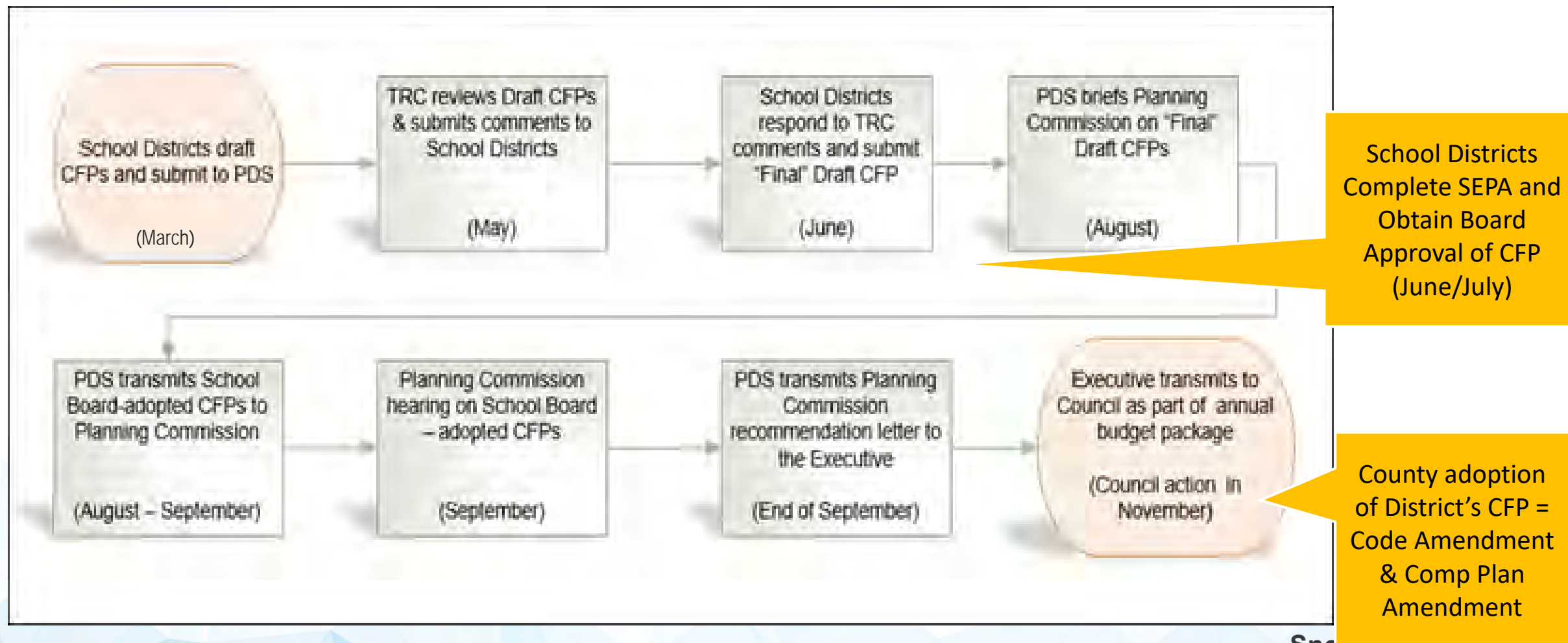


School Capital Facilities Plan Update

Schedule – Inputs - Review Process



Process for County Council Adoption of School District CFP



Working Schedule

Milestone	Target Date (2022)	Comments
Kick-off Meeting	January 11	
Inputs for Impact Fee Calculation to School Districts	February - March	
Establish County Project Webpage	March 30	
1 st Drafts due to County's TRC	April 29	Electronic submittal
TRC Comments due to School Districts on 1 st Draft	May 13	
2 nd Drafts due to County's TRC	June 30	Electronic submittal
SEPA process – School Districts to Complete	June - July	Signed copy to PDS
School Board Adoption of CFPs	June - early September	3 hardcopies to PDS
County sends to Dept. Commerce (60-day notice)	August	
Planning Commission Briefing	August 23	Attendance encouraged
Planning Commission Hearing	September 27	Attendance encouraged
County Council Review	October - November	Dates TBD



Review Criteria for School District CFPs: Appendix F

- **Future enrollment forecast by grade span including**
 - 6-year forecast (or more); description of forecasting methodology; consistency with OFM population forecasts
- **Inventory of Existing Facilities**
 - Location / capacity of existing school schools
 - *Clearly defined LOS standard*; description of education standard;
 - District-owned leased sites - location, description
 - Portables – number, locations, status
- **Forecast of Future Facility Needs & New Site Needs**
 - Existing needs for new schools / portables for existing deficiencies & projected growth (6 yrs.). New school sites needed
- **Financing Program (6 yrs.)**
 - Est. cost of construction, site acquisition, projects for growth related needs. Schedule and funding sources.
- **Impact Fee Support Data (if applicable)**
 - Calculation methodology; description of key variables
 - Data sources: definition, accurate and reliable
 - Fee schedule reflects student generation rates from single family, multi-family



Table 12
Impact Fee Variables

Criteria	Elementary	Middle	High
Site Acquisition Cost Element			
Site Size (acres)	15.00	0	0
Growth Related (2018-23)			
Average Land Cost Per Acre	\$300,000	\$300,000	\$300,000
Growth Related (2018-23)	\$257,351	\$0	\$135,200
Total Land Cost	\$4,500,000	\$0	\$0
Growth Related (2018-23)	\$3,860,258	\$0	\$0
Additional Land Capacity	565	0	0
Growth Related (2018-23)	485	0	0
Student Factor			
Single Family	0.310	0.086	0.074
Multiple Family 0-1 Bedroom	.000	.000	.000
Multiple Family 2+ Bedrooms	0.157	0.072	0.064
	New Elementary School No. 18		Comprehensive High School No. 4
School Construction Cost Element			
Additional Building Capacity	619	0	1,500
Growth Related (2018-23)	531	0	676
Current Facility Square Footage	1,000,474	552,780	838,854
Estimated Facility Construction Cost	\$45,400,000	\$0	\$218,000,000
Growth Related (2018-23)	\$38,945,719	\$0	\$98,245,333
State Financing Assistance Credit *			
Construction Cost Allotment -- July 2017	\$225.97	\$225.97	\$225.97
School Space per Student (OSPI)	90	117	130
State Financing Assistance Percentage	56.02%	56.02%	56.02%
Tax Payment Credit			
Interest Rate	3.85%	3.85%	3.85%
Loan Payoff (Years)	10	10	10
Levy Rate	0.001836	0.001836	0.001836
Average Assessed Value	\$392,665 (Single Family)	\$127,578 (MF 0-1 bdrm)	\$189,310 (MF 2+ bdrm)
Growth-Related Capacity Percentage			
Permanent Facilities	85.78%	0.00%	45.07%
Discount	50%	50%	50%

* The district is currently not eligible for state funding assistance on new construction.

Inputs for School Impact Fee Calculation (SCC 30.66C)

Topic	Source
Assessed Valuation for SFR & MFR:	The County will be using Commercial Analytics https://www.commercial-analytics.com/
District Debt Service Tax Rate for Bonds (Current / \$1,000):	Listed for each school district in the Snohomish County Assessor's Annual Report, completed annually after tax rolls have been certified to the Treasurer's office in January. Annual Report link: https://snohomishcountywa.gov/2208/Annual-Reports
Capitol Bond Rate:	Propose using a bond rate that reflects the monthly average for March 2022
Cost Construction Allocation (CCA):	July 1, 2022, \$246.83: https://www.k12.wa.us/policy-funding/school-buildings-facilities/school-construction-assistance-program/construction-cost-allocation
Population forecasts:	Uses OFM current annual numbers, however, the time frame is the 20-year planning horizon for the existing comprehensive plan.

Table SCC 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	\$3,811	\$0	\$3,455	\$3,455
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	\$5,358	\$0	\$3,010	\$3,010
Lake Stevens No. 4	\$9,788	\$0	\$7,672	\$7,672
Lakewood No. 306	\$3,566	\$445	\$1,641	\$1,641
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	\$3,803	\$0	\$7,638	\$7,638
Mukilteo No. 6	\$5,048	\$0	\$8,924	\$8,924
Northshore No. 417	\$17,080	\$0	\$1,504	\$1,504
Snohomish No. 201	\$6,039	\$0	\$260	\$260
Sultan No. 311	\$2,966	\$0	\$2,685	\$2,685

State Audit Results

Annual Impact Fee Report



Round Robin

Updates



Links to Reference Material & Information

School District CFP Update

- [Chapter 30.66C Snohomish County Code \(SCC\)](#)
- [Existing School Impact Fees](#) (SCC Table 30.66C(1))
- [Appendix F](#) – General Policy Plan (GPP) of County Comprehensive Plan
- [2022 Levy Rates](#) (Snohomish County Assessor 2022 Annual Report)
- [Construction Cost Allocation](#) (OSPI)

County 2024 Comprehensive Plan Update

- [PSRC Vision 2050](#)
- [Countywide Planning Policies](#)
- County's webpages:
 - [2024 Comprehensive Plan Update](#)
 - [2020 Growth Monitoring Report](#)
 - [Subarea Planning \(Light Rail Communities\)](#)

Inspiring Excellence



LAKE STEVENS

School District

2022 – 2027 CAPITAL FACILITIES PLAN

LAKE STEVENS SCHOOL DISTRICT NO. 4

prepared for:

Snohomish County

And

City of Lake Stevens
City of Marysville

July 26, 2022

CAPITAL FACILITIES PLAN LAKE STEVENS SCHOOL DISTRICT NO. 4

BOARD OF DIRECTORS

Mari Taylor, President
David Iseminger, Vice President
Nina Kim Hanson
Vildan Kirby
Paul Lund

SUPERINTENDENT

Ken Collins, Ed.D.

This plan is not a static document. It will change as demographics, information and District plans change. It is a “snapshot” of one moment in time.

For information on the Lake Stevens School District Capital Facilities Plan contact Robb Stanton at the District (425) 335-1500

TABLE OF CONTENTS

	Page
SECTION 1: INTRODUCTION	1
Purpose of the Capital Facilities Plan	1
Overview of the Lake Stevens School District	2
Significant Issues Related to Facility Planning in the Lake Stevens School District	3
SECTION 2: DEFINITIONS	4
SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS	8
Educational Program Standards for Elementary Grades	9
Educational Program Standards for Middle, Mid-High and High Schools	9
Minimum Educational Service Standards	10
SECTION 4: CAPITAL FACILITIES INVENTORY	11
Capital Facilities	11
Schools	11
Leased Facilities	12
Relocatable Classroom Facilities (Portables)	12
Support Facilities	13
Land Inventory	14
SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS	16
Historic Trends and Projections	16
2035 Enrollment Projection	17
SECTION 6: CAPITAL FACILITIES PLAN	19
Existing Deficiencies	19
Facility Needs (2022-2027)	19
Forecast of Future Facility Needs through 2035	20
Planned Improvements (2022 - 2027)	20
Capital Facilities Six-Year Finance Plan	20
Impact Fee Calculation Criteria	25
Proposed Impact Fee Schedule	30

LIST OF TABLES

	Page
Table 3-1: Minimum Educational Program Standards (MPES) Met	10
Table 4-1: School Capacity Inventory	12
Table 4-2: Portables	13
Table 4-3: Support Facilities	13
Table 5-1: Enrollment 2011-2019	16
Table 5-2: Projected Enrollment 2022-2027	17
Table 5-3: Projected 2035 Enrollment	18
Table 6-1: Projected Additional Capacity Needs 2022-2027	19
Table 6-2 Additional Capacity Need: 2027 & 2044	20
Table 6-3: Capital Facilities Plan 2022-2027	22
Table 6-4: Impact Fee Revenues and Expenditures	24
Table 6-5: Projected Growth-Related Capacity Surplus (Deficit) After Programmed Improvements	25
Table 6-6: Student Generation Rates	26
Table 6-7: Impact Fee Variables	29
Table 6-8: Calculated Impact Fees	30

LIST OF FIGURES

	Page
Figure 1: Map of District Facilities	15
Figure 2: Lake Stevens School District Enrollment 2009-2020	16
Figure 3: Lake Stevens School District Enrollment 2019-2027	17

APPENDICES

Appendix A: Impact Fee Calculation
Appendix B: OSPI Enrollment Forecasting Methodology
Appendix C: OFM Ration Method – 2044 Enrollment Estimate
Appendix D: Student Generation Rates – The Blueline Group
Appendix E: Board Resolution Adopting Capital Facilities Plan
Appendix F: SEPA Checklist and Determination of Non-Significance
Appendix G: Snohomish County General Policy Plan -- Appendix F

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Lake Stevens School District (District), Snohomish County, the City of Lake Stevens, the City of Marysville and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next twenty-two years (2044), with a more detailed schedule and financing program for capital improvements over the next six years (2022-2027). This CFP is based in large measure on the 2015 Facilities Master Plan for the Lake Stevens School District.

When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan¹. This part of the plan establishes the criteria for all future updates of the District CFP, which is to occur every two years. This CFP updates the GMA-based Capital Facilities Plan last adopted by the District in 2020.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following required elements:

Element	See Page	Table
Future enrollment forecasts for each grade span (elementary, middle, mid-high and high).	17	5-2
An inventory of existing capital facilities owned by the District, showing the locations and student capacities of the facilities.	12	4-1
A forecast of the future needs for capital facilities and school sites; distinguishing between existing and projected deficiencies.	19 20	6-1 6-2
The proposed capacities of expanded or new capital facilities.	25	6-3

¹ See Appendix F of this CFP

Element	See Page	Table
A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that 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 that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.	22	6-3
A calculation of impact fees to be assessed and support data substantiating said fees.	Appendix A	
A report on fees collected through December 2021 and how those funds were used.	24	6-4

In developing this CFP, the guidelines of Appendix F of the General Policy Plan² were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information is to be consistent with the State Office of Financial Management (OFM) population forecasts and those of Snohomish County.
- Chapter 30.66C SCC requires that student generation rates be independently calculated by each school district. Rates were updated for this CFP by The Blueline Group (See Appendix C).
- The CFP complies with RCW 36.70A (the Growth Management Act) and, where impact fees are to be assessed, RCW 82.02.
- The calculation methodology for impact fees meets the conditions and test of RCW 82.02. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources if impact fees are not available due to action by the state, county or the cities within their district boundaries.

Adoption of this CFP by reference by the County and cities of Marysville and Lake Stevens constitutes approval of the methodology used herein by those entities.

Overview of the Lake Stevens School District

The Lake Stevens School District is located six miles east of downtown Everett and encompasses most of the City of Lake Stevens as well as portions of unincorporated Snohomish County and a small portion of the City of Marysville. The District is located south of the Marysville School District and north of the Snohomish School District.

The District currently serves a student population of 9,256³ with seven elementary schools, two middle schools, one mid-high school, one high school and one homeschool partnership program (HomeLink).

² See Appendix G of this CFP

³ April 2022 Headcount Report

Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six and seven, the mid-high serves grades eight and nine and the high school serves grades ten through twelve. HomeLink provides programs for students from kindergarten through eighth grade. The District employs 616 certificated staff members and 606 classified staff for a total of 1,222.

Significant Issues Related to Facility Planning in the Lake Stevens School District

The most significant issues facing the Lake Stevens School District in terms of providing classroom capacity to accommodate existing and projected demands are:

- Continued housing growth in the District.
- The need to have unhoused students before becoming eligible for state construction funding.
- The implementation of reduced class sizes at the K-3 level at all elementary schools.
- Uneven distribution of growth across the district and an imbalance in growth in the north and south ends of the district, requiring facilities to balance enrollment.
- Increased critical areas regulations, decreasing the amount of developable area on school sites.
- Discounted school impact fees and changes to how and when these fees are calculated and paid, none of which supports mitigating the true impact of development.
- The need for additional property and lack of suitable sites within Urban Growth Area (UGA) boundaries to accommodate school facilities.
- The elimination of the ability to develop schools outside of UGAs.
- The inability to add temporary capacity with portable classrooms on school sites without costly stormwater and infrastructure improvements.
- Aging school facilities.
- Projected permanent capacity shortfall by 2027 for K-5 of 1,633 students (with no improvements).

These issues are addressed in greater detail in this Capital Facilities Plan.

SECTION 2: DEFINITIONS

Note: Definitions of terms preceded by an asterisk (*) are provided in Chapter 30.9SCC. They are included here, in some cases with further clarification to aid in the understanding of this CFP. Any such clarifications provided herein in no way affect the legal definitions and meanings assigned to them in Chapter 30.9 SCC.

*Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

*Average Assessed Value average assessed value by dwelling unit type for all residential units constructed within the district. These figures are provided by Snohomish County. The current average assessed value for 2022 is \$485,760 for single-family detached residential dwellings; \$169,461 for one-bedroom (*Small*) multi-family units, and \$239,226 for two or more bedroom (*Large*) multi-family units.

*Boeckh Index (See Construction Cost Allocation)

*Board means the Board of Directors of the Lake Stevens School District (“School Board”).

Capital Bond Rate means the annual percentage rate computed against capital (construction) bonds issued by the District. for 2022, a rate of 2.45% is used. (See also “Interest Rate”)

*Capital Facilities means school facilities identified in the District’s capital facilities plan that are “system improvements” as defined by the GMA as opposed to localized “project improvements.”

*Capital Facilities Plan (CFP) means the District’s facilities plan adopted by its school board consisting of those elements required by Chapter 30.66C SCC and meeting the requirements of the GMA and Appendix F of the General Policy Plan. The definition refers to *this* document, which is consistent with the adopted “2015 Facilities Plan for the Lake Stevens School District,” which is a separate document. Construction Cost Allocation (formerly the Boeckh Index) means a factor used by OSPI as a guideline for determining the area cost allowance for new school construction. The Index for the 2022 Capital Facilities Plan is \$246.83, as provided by Snohomish County.

*City means City of Lake Stevens and/or City of Marysville.

*Council means the Snohomish County Council and/or the Lake Stevens or Marysville City Council.

*County means Snohomish County.

*Commerce means the Washington State Department of Commerce.

*Developer means the proponent of a development activity, such as any person or entity that owns or holds purchase options or other development control over property for which development activity is proposed.

*Development means all subdivisions, short subdivisions, conditional use or special use permits, binding site plan approvals, rezones accompanied by an official site plan, or building permits (including building permits for multi-family and duplex residential structures, and all similar uses) and other applications requiring land use permits or approval by Snohomish County, the City of Lake Stevens and/or City of Marysville.

*Development Activity means any residential construction or expansion of a building, structure or use of land or any other change of building, structure or land that creates additional demand and need for school facilities but excluding building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units. Also excluded from this definition is “Housing for Older Persons” as defined by 46 U.S.C. § 3607, when guaranteed by a restrictive covenant, and new single-family detached units constructed on legal lots created prior to May 1, 1991.

*Development Approval means any written authorization from the County and/or City, which authorizes the commencement of a development activity.

*Director means the Director of the Snohomish County Department of Planning and Development Services (PDS), or the Director’s designee.

District means Lake Stevens School District No. 4.

*District Property Tax Levy Rate (Capital Levy) means the District's current capital property tax rate per thousand dollars of assessed value. For this Capital Facilities Plan, the assumed levy rate is .00152.

*Dwelling Unit Type means (1) single-family residences, (2) multi-family one-bedroom apartment or condominium units (“*small unit*”) and (3) multi-family multiple-bedroom apartment or condominium units (“*large unit*”).

*Encumbered means school impact fees identified by the District to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

*Estimated Facility Construction Cost means the planned costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs. If the District does not have this cost information available, construction costs of school facilities of the same or similar grade span within another District are acceptable.

*FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at the District’s schools. A student is considered one FTE if they are enrolled for the equivalent of a full schedule each full day.

*GFA (per student) means the Gross Floor Area per student.

*Grade Span means a category into which the District groups its grades of students (e.g., elementary, middle, mid-high and high school).

Growth Management Act (GMA) - means the Growth Management Act (RCW 36.70A).

*Interest Rate means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index. For this Capital Facilities Plan an assumed rate of 2.45% is used, as provided by Snohomish County. (See also “Capital Bond Rate”)

*Land Cost Per Acre means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the District. In 2022 the District estimates land costs to average \$200,000 per acre.

*Multi-Family Dwelling Unit means any residential dwelling unit that is not a single-family unit as defined by Chapter 30.66C. SCC³

*OFM means Washington State Office of Financial Management.

*OSPI means Washington State Office of the Superintendent of Public Instruction.

*Permanent Facilities means school facilities of the District with a fixed foundation.

*R.C.W. means the Revised Code of Washington (a state law).

*Relocatable Facilities (also referred to as portables) means factory-built structures, transportable in one or more sections, which are designed to be used as an education space and are needed:

- to prevent the overbuilding of school facilities,
- to meet the needs of service areas within the District, or
- to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

*Relocatable Facilities Cost means the total cost, based on actual costs incurred by the District, for purchasing and installing portable classrooms.

*Relocatable Facilities Student Capacity means the rated capacity for a typical portable classroom used for a specified grade span.

*School Impact Fee means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve the new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

*SEPA means the State Environmental Policy Act (RCW 43.21C).

*Single-Family Dwelling Unit means any detached residential dwelling unit designed for occupancy by a single-family or household.

*Standard of Service means the standard adopted by the District which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the District believes will best serve its student population and other factors as identified in the District's capital facilities plan. The District's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities that are used as transitional facilities or from any specialized facilities housed in relocatable facilities.

*State Match Percentage means the proportion of funds that are provided to the District for specific capital projects from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the maximum percentage of the total project eligible to be paid by the State.

*Student Factor (Student Generation Rate [SGR]) means the number of students of each grade span (elementary, middle, mid-high and high school) that the District determines are typically generated by different dwelling unit types within the District⁴. Each District will use a survey or statistically valid methodology to derive the specific student generation rate, provided that the survey or methodology is approved by the Snohomish County Council as part of the adopted capital facilities plan for each District. (See Appendix C)

*Subdivision means all small and large lot subdivisions as defined in Section 30.41 of the Snohomish County Code.

*Teaching Station means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time, at least a full class of up to 30 students. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

*Unhoused Students means District enrolled students who are housed in portable or temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

*WAC means the Washington Administrative Code.

⁴ For purposes of calculating Student Generation Rates, assisted living or senior citizen housing are not included.

SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS

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, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). Educational Program Standards are the same as the minimum level of service as required by Appendix F of the Growth Management Comprehensive Plan.

In addition, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, English as a second language, remediation, alcohol and drug education, preschool and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Examples of special programs offered by the Lake Stevens School District at specific school sites include:

- Behavioral Program
- Bilingual Program
- Career and Technical Education
- Community Education
- Conflict Resolution
- Contract-Based Learning
- Credit Retrieval
- Drug Resistance Education
- Early Learning Center, which includes ECEAP and developmentally delayed preschool
- Highly Capable
- Home School Partnership (HomeLink)
- Language Assistance Program (LAP)
- Life Skills Self-Contained Program
- Multi-Age Instruction
- Multi-tiered Systems of Support
- Occupational and Physical Therapy
- Running Start
- Speech and Language Pathologists
- Structured Learning Center Self-Contained Program
- Summer School
- Title 1
- Title 2

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space, which can reduce the regular classroom capacity of some of the buildings housing these programs. Some students,

for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program requirements will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, state funding levels 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 Capital Facilities Plan.

In addition, districts are wrestling with the outcomes from the McCleary decision and additional funding and requirements from OSPI and the state Legislature. Many of these outcomes, like full-day kindergarten and reduced class sizes at the elementary level and new graduation requirements at the high school level can have significant impacts to the use of facilities. These will need to be incorporated into the District's facility capacities and uses.

The District's minimum educational program requirements, which directly affect school capacity, are outlined below for the elementary, middle, mid-high and high school grade levels.

Educational Program Standards for Elementary Grades

- Average class size for kindergarten should not exceed **19** students.
- Average class size for grades 1-3 should not exceed **20** students.
- Average class size for grades 4-5 should not exceed **25** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is **12** students.
- All students will be provided music instruction in a separate classroom.
- Students may have a scheduled time in a computer lab.
- Optimum design capacity for new elementary schools is 550 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards for Middle, Mid-High and High Schools

- Class size for secondary grade (6-12) regular classrooms should not exceed **27** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is 12 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 83% at the high school, mid-high and middle school levels.
- Some Special Education services for students will be provided in a self-contained classroom.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Resource Rooms (i.e., computer labs, study rooms).
 - Special Education Classrooms.
- Program Specific Classrooms:

- Music
- Physical Education
- Drama
- Family and Consumer Sciences
- Art
- Career and Technical Education

Optimum design capacity for new middle schools is 750 students. Optimum design capacity for new high schools is 1,500 students. *Actual* capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Program Standards

The Lake Stevens School District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system.

The Lake Stevens School District has set minimum educational program standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. If there are 25 or fewer students in a majority of K-5 classrooms, the standards have been met; if there are 27 or fewer students in a majority of 6-12 classrooms, the minimum standards have been met. The Lake Stevens School District meets these standards at all grade levels.

Table 3-1 – Minimum Educational Program Standards (MEPS) Met

Grade level	Classrooms above MEPS	Total Classrooms	% Meeting MEPS
Total Elementary	21	194	89%
Total Secondary	30	163	82%
District Total	51	357	86%

It should be noted that the minimum educational program standard is just that, a minimum, and not the desired or accepted operating standard. Also, portables are used to accommodate students within District standards, but are not considered a permanent solution. (See Chapter 4).

SECTION 4: CAPITAL FACILITIES INVENTORY

Capital Facilities

Under GMA, public entities are required to inventory capital facilities used to serve the existing populations. Capital facilities are defined as any structure, improvement, piece of equipment, or other major asset, including land that has a useful life of at least ten years. 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 Lake Stevens School District including schools, portables, developed school sites, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 3). A map showing locations of District school facilities is provided as Figure 1.

Schools

The Lake Stevens School District includes: seven elementary schools grades K-5, two middle schools grades 6-7, one mid-high school grades 8-9, one high school grades 10-12, and an alternative K-8 home school partnership program (HomeLink).

The Office of the Superintendent of Public Instruction (OSPI) calculates school capacity by dividing gross square footage of a building by a standard square footage per student. This method is used by the State as a simple and uniform approach for determining school capacity for purposes of allocating available State Match Funds to school districts for school construction. However, this method is not considered an accurate reflection of the capacity required to accommodate the adopted educational program of each individual district. For this reason, school capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted education program. These capacity calculations were used to establish the District's baseline capacity and determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 4-1.

Table 4-1 – School Capacity Inventory

School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations - Regular	Teaching Stations - SPED	Perm. Student Capacity*	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Elementary Schools								
Glenwood Elementary	9.0	42,673	22	2	473	598	1992	Yes
Highland Elementary	8.7	49,727	19	4	433	633	1999	Yes
Hillcrest Elementary	15.0	49,735	23		503	753	2008	Yes
Mt. Pilchuck Elementary	22.0	49,833	18	3	407	557	2008	Yes
Skyline Elementary	15.0	42,673	22	2	484	669	1992	Yes
Stevens Creek Elementary	20.0	78,880	26	2	560	560	2018	Yes
Sunnycrest Elementary	15.0	46,970	25		514	614	2009	Yes
Elementary Total	104.7	360,491	155	13	3,374	4,384		
Middle Schools								
Lake Stevens Middle School	25.0	86,374	28	6	647	839	1996	Yes
North Lake Middle School	15.0	90,323	29	5	707	909	2001	Yes
Middle School Total	40.0	176,697	57	11	1,354	1,748		
Mid-High								
Cavelero Mid-High School	37.0	224,694	60	7	1,382	1,382	2007	Yes
Mid-High Total	37.0	224,694	60	7	1,382	1,382		
High Schools								
Lake Stevens High School	38.0	207,195	91	6	2,104	2,104	2021	Yes
High School Total	38.0	207,195	91	6	2,104	2,104		
District Totals	219.7	969,077	363	37	8,214	9,618		

*Note: Student Capacity is exclusive of portables and includes adjustments for special programs.

Leased Facilities

The District does not lease any permanent classrooms.

Relocatable Classrooms (Portables)

Portables are used as interim classroom space to house students until funding can be secured to construct permanent classroom facilities. Portables are not viewed by the District as a solution for housing students on a permanent basis. The Lake Stevens School District currently uses 86 portable classrooms at various school sites throughout the District to provide interim capacity for K-12 students. This compares with 75 portables used in 2020. A typical portable classroom can provide capacity for a full-size class of students. Current use of portables throughout the District is summarized on Table 4-2.

Table 4-2 – Portables

School Name	Portable Classrooms	Capacity in Portables	Remaining Useful Life	Portable Area (ft ²)
<u>ELEMENTARY SCHOOLS</u>				
Glenwood	10	125	Good/excellent	8,960
Highland	8	200	Good	7,168
Hillcrest	21	250	Good/excellent	18,816
Mt. Pilchuck	9	150	Good	8,064
Skyline	11	185	Good/excellent	9,856
Stevens Creek	0	0	NA	0
Sunnycrest	7	100	Good	6,272
Elementary Total	66	1,010		59,136
<u>MIDDLE SCHOOLS</u>				
Lake Stevens Middle	11	192	Good	9,856
North Lake Middle	9	202	Good	8,064
Middle Schools Total	20	394		17,920
<u>MID-HIGH SCHOOL</u>				
Cavelero Mid-High	None	0		0
Mid-High Total	0	0		0
<u>HIGH SCHOOL</u>				
Lake Stevens High School	None	0		0
High School Total	0	0		0
District K-12 Total	86	1,404		77,056

The District will continue to purchase or move existing portables, as needed, to cover the gap between the time that families move into new residential developments and the time the District is able to complete construction on permanent school facilities.

Support Facilities

In addition to schools, the Lake Stevens School District owns and operates additional facilities that provide operational support functions to the schools. An inventory of these facilities is provided in Table 4-3.

Table 4-3 – Support Facilities

Facility	Site Acres	Building Area (sq.ft.)
Education Service Center	1.4	13,700
Grounds	1.0	3,000
Maintenance	1.0	6,391
Transportation	6.0	17,550
Support Facility Total	9.4	40,641

Land Inventory

The Lake Stevens School District owns five undeveloped sites described below:

Ten acres located in the northeast area of the District (Lochsloy area), west of Highway 92. This site will eventually be used for an elementary school (beyond the year 2027). It is presently used as an auxiliary sports field.

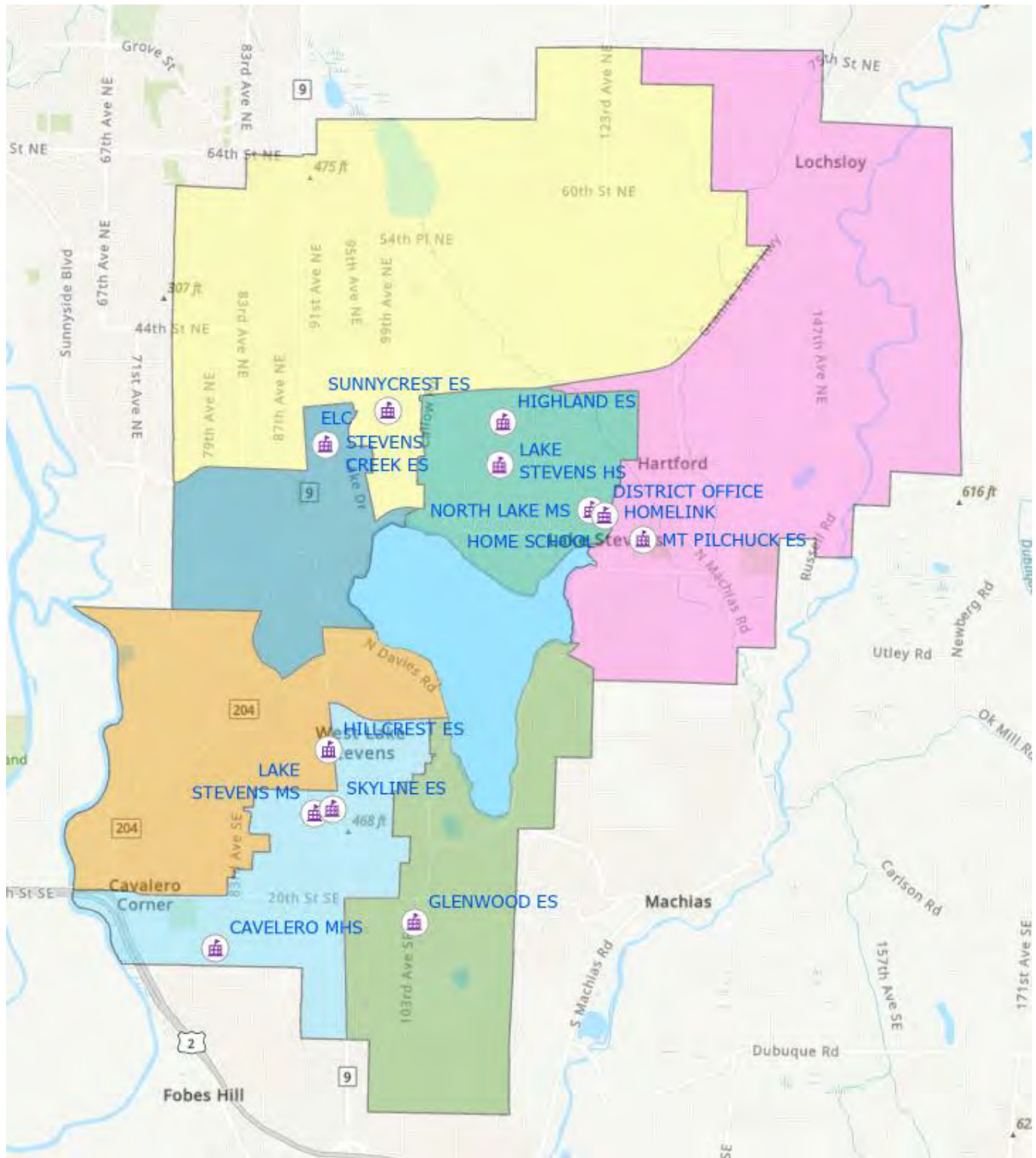
An approximately 35-acre site northeast of the intersection of Highway 9 and Soper Hill Road bordered by Lake Drive on the east. This is the site of the district's newest elementary school and early learning center. The remainder of the site is planned for a future middle school.

A parcel of approximately 23 acres located at 20th Street SE and 83rd Street. This property was donated to the School District for an educational facility. The property is encumbered by wetlands and easements, leaving less than 10 available acres. It is planned to be a future elementary school.

A 20 ft. x 200 ft. parcel located on 20th Street SE has been declared surplus by the Lake Stevens School Board and will be used in exchange for dedicated right-of-way for Cavelero Mid-High.

A 2.42-acre site (Jubb Field) located in an area north of Highway #92 is used as a small softball field. It is not of sufficient size to support a school.

Figure 1 – Map of District Facilities

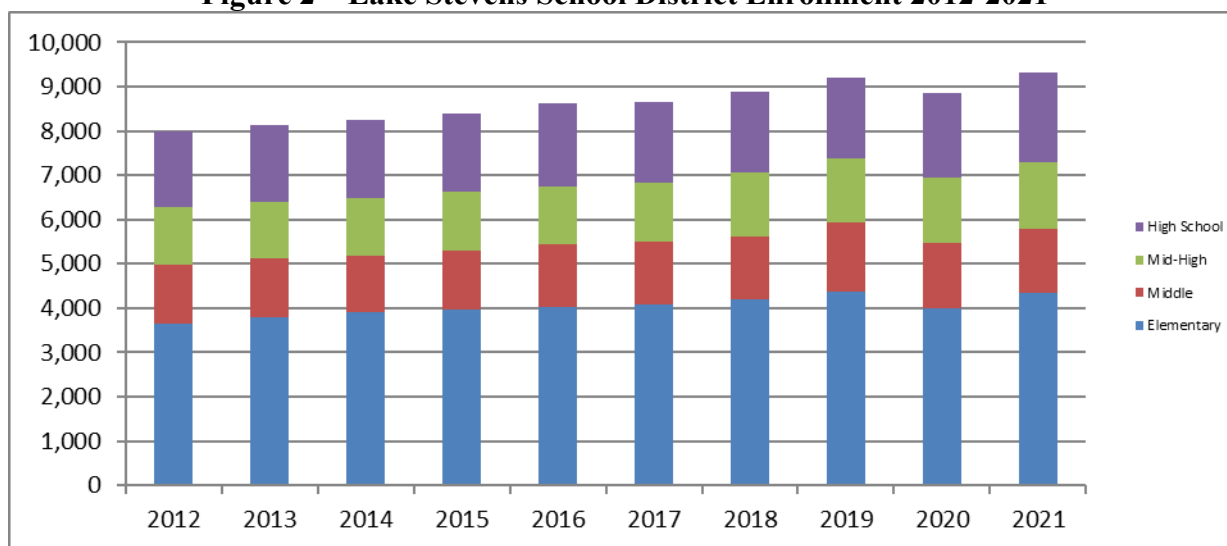


SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Historic Trends and Projections

Student enrollment in the Lake Stevens School District remained relatively constant between 1973 and 1985 (15%) and then grew significantly from 1985 through 2005 (approximately 120%). Between 2012 and 2021, student enrollment increased by 1,338 students, over 16%. Overall, there was a 2.5% increase countywide during this period, with seven districts losing enrollment. The District has been and is projected to continue to be one of the fastest growing districts in Snohomish County based on the OFM-based population forecast. Population is estimated by the County to rise from 50,461 in 2020 to almost 67,294 in Year 2044, an increase of 33%.

Figure 2 – Lake Stevens School District Enrollment 2012-2021



Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, economic conditions and demographic trends in the area affect the estimates. Monitoring population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. Table 5-1 shows enrollment growth from 2012 to 2021 according to OSPI and District records.

Table 5-1 - Enrollment 2011-2019

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Elementary	3,658	3,783	3,917	3,971	4,030	4,083	4,207	4,362	3,998	4,354
Middle	1,307	1,328	1,261	1,314	1,398	1,405	1,414	1,556	1,468	1,426
Mid-High	1,313	1,283	1,318	1,331	1,312	1,344	1,426	1,448	1,476	1,524
High School	1,709	1,732	1,757	1,776	1,871	1,814	1,828	1,834	1,912	2,021
Total	7,987	8,126	8,253	8,392	8,611	8,646	8,875	9,200	8,854	9,325

The District has used either a Ratio Method for its projections or accepted the projections from the State Office of the Superintendent of Public Instruction (OSPI). The Ratio Method (See Appendix C) estimates future enrollments as a percentage of total population, which is tracked for past years, with assumptions being made for what this percentage will be in future years. Between 2010-2021, the average percentage was 18.6%. For future planning, a level rate of 18.5% was used through 2027 and for Year 2044. These assumptions recognize a trend toward lower household sizes offset by significant growth anticipated in the Lake Stevens area. OSPI methodology uses a modified cohort survival method which is explained in Appendix B.

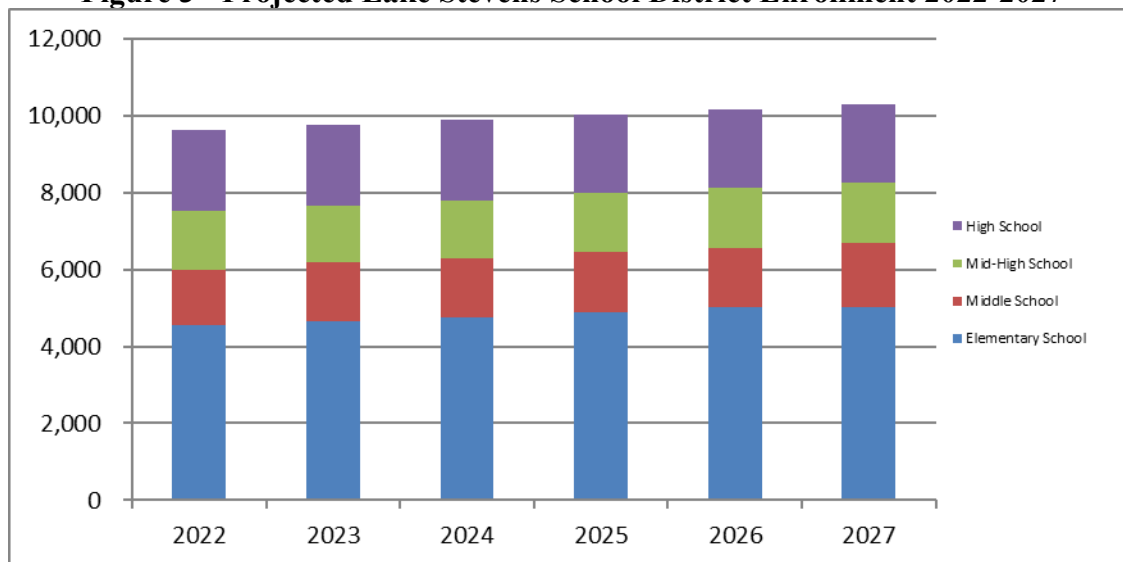
Ratio Method estimates are found in Table 5-2. These have been adopted as part of this Capital Facilities Plan.

Table 5-2 - Projected Enrollment 2022-2027

	2021*	2022	2023	2024	2025	2026	2027
Elementary School	4,354	4,536	4,648	4,737	4,884	5,031	5,007
Middle School	1,426	1,464	1,530	1,563	1,554	1,520	1,681
Mid-High School	1,524	1,506	1,470	1,480	1,543	1,574	1,553
High School	2,021	2,106	2,101	2,107	2,044	2,038	2,060
Total	9,325	9,612	9,750	9,888	10,026	10,164	10,302

*October 2021 Headcount

Figure 3 - Projected Lake Stevens School District Enrollment 2022-2027



In summary, the Ratio Method estimates that headcount enrollment will total 10,302 students in 2027. This represents a 10.5% increase over 2021. The District accepts the Ratio Method estimate for its 2022 CFP planning.

2044 Enrollment Projection

The District projects a 2044 student enrollment of 12,449 based on the Ratio method. (OSPI does not forecast enrollments beyond 2027). The forecast is based on the County's OFM-based population forecast of 67,294 in the District. Although student enrollment projections beyond 2027 are highly speculative, they are useful for developing long-range comprehensive facilities plans. These long-range

enrollment projections may also be used in determining future site acquisition needs.

Table 5-3 - Projected 2044 Enrollment

Grade Span	Projected 2044 FTE Student Enrollment
Elementary (K-5)	5,824
Middle (6-7)	2,017
Mid-High (8-9)	1,984
High (10-12)	2,625
District Total (K-12)	12,449

The 2044 estimate represents a 33.5% increase over 2021 enrollment levels. The total population in the Lake Stevens School District is forecasted to rise by 31%. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle school, mid-high school and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle, mid-high and high school levels.

Again, the 2044 estimates are highly speculative and are used only for general planning purposes. Analysis of future facility and capacity needs is provided in Section 6 of this Capital Facilities Plan.

SECTION 6: CAPITAL FACILITIES PLAN

Existing Deficiencies

Current enrollment at each grade level is identified in Table 5-2. The District currently (2021) has 980 unhoused students at the elementary level, 72 unhoused students at the middle school level and 142 unhoused students at the mid-high level. It has excess capacity high school (83) level.

Facility Needs (2022-2027)

Projected available student capacity was derived by subtracting projected student enrollment from 2021 permanent school capacity (excluding portables) for each of the six years in the forecast period (2022-2027). The District's enrollment projections in Table 5-2 have been applied to the existing capacity (Table 4-1). If no capacity improvements were to be made by the year 2027 the District would be over capacity at the elementary level by 1,633 students, 327 students at the middle school level and 171 students at the mid-high school level.

These projected future capacity needs are depicted on Table 6-1. This table compares actual future space needs with the portion of those needs that are "growth related." RCW 82.02 and Chapter 30.66C SCC mandate that new developments cannot be assessed impact fees to correct existing deficiencies. Thus, any capacity deficiencies existing in the District in 2021 must be deducted from the total projected deficiencies before impact fees are assessed.

Table 6-1 - Projected Additional Capacity Needs 2022 – 2027

Grade Span	2021*	2022	2023	2024	2025	2026	2027
Elementary (K-5)							
Permanent capacity	3,374	3,374	3,374	3,374	3,374	3,374	3,374
Enrollment	4,354	4,535	4,648	4,737	4,884	5,031	5,007
Capacity Surplus/(Deficit)	(980)	(1,161)	(1,274)	(1,363)	(1,510)	(1,657)	(1,633)
Growth Related		(181)	(294)	(383)	(530)	(677)	(653)
Middle School (6-7)							
Permanent capacity	1,354	1,354	1,354	1,354	1,354	1,354	1,354
Enrollment	1,426	1,464	1,530	1,563	1,553	1,520	1,681
Capacity Surplus/(Deficit)	(72)	(110)	(176)	(209)	(199)	(166)	(327)
Growth Related		(38)	(104)	(137)	(127)	(94)	(255)
Mid-High (8-9)							
Permanent capacity	1,382	1,382	1,382	1,382	1,382	1,382	1,382
Enrollment	1,524	1,505	1,470	1,480	1,543	1,574	1,553
Capacity Surplus/(Deficit)	(142)	(123)	(88)	(98)	(161)	(192)	(171)
Growth Related		19	54	44	(19)	(50)	(29)
High School (10-12)							
Permanent capacity	2,104	2,104	2,104	2,104	2,104	2,104	2,104
Enrollment	2,021	2,106	2,101	2,107	2,044	2,038	2,060
Capacity Surplus/(Deficit)	83	(2)	3	(3)	60	66	44
Growth Related		0	0	0	0	0	0
* October 2021 enrollment							

Figures assume no capital improvements.

Forecast of Future Facility Needs through 2044

Additional elementary, middle, mid-high and high school classroom space will need to be constructed between 2022 and 2044 to meet the projected student population increase. The District will have to purchase additional school sites to facilitate growth during this time frame. By the end of the six-year forecast period (2027), additional permanent student capacity will be needed as follows:

Table 6-2 –Additional Capacity Need 2027 & 2044

Grade Level	2022 Capacity	2027 Enrollment	2027 Additional Capacity Needed	2044 Enrollment	2044 Additional Capacity Needed
Elementary	3,374	5,007	1,633	5,824	2,450
Middle School	1,354	1,681	327	2,017	663
Mid-High	1,382	1,553	171	1,984	602
High School	2,104	2,060	0	2,625	521
Total	8,214	10,302	2,132	12,449	4,235

Planned Improvements (2022 - 2027)

The following is a brief outline of those projects likely needed to accommodate unhoused students in the Lake Stevens School District through the Year 2027 based on OSPI enrollment projections.

Elementary Schools: Based upon current enrollment estimates, elementary student population will increase to the level of requiring three new elementary schools. The CFP reflects acquisition of land for two schools and the construction of three elementary schools in 2026 and 2027, although the exact timing is unknown at this time.

Middle Schools: Based upon current enrollment estimates, middle school student population will increase to the level of requiring a new middle school. The CFP reflects the construction of a new middle school in 2027, although the exact timing is unknown at this time.

Interim Classroom Facilities (Portables): Additional portables will be purchased in future years, as needed. However, it remains a District goal to house all students in permanent facilities.

Site Acquisition and Improvements: Two additional elementary school sites will be needed in areas where student growth is taking place. The 10-acre Lochsloy property is in the far corner of the district, not in an area of growth and will not meet this need. Affordable land suitable for school facilities will be difficult to acquire.

Support Facilities

The District has added a satellite pupil transportation lot at Cavelero Mid High to support the growing needs for the district. This is a temporary measure until a site can be acquired and a new, larger pupil transportation center can be built.

Capital Facilities Six-Year Finance Plan

The Six Year Finance Plan shown on Table 6-3 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include bond issue(s), state match funds, school mitigation and impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since the latter are generally not appropriate for impact fee funding. The financing plan and impact fee calculation formula also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.

Table 6-3 – 2022-2027 Capital Facilities Plan

Estimated Project Cost by Year (In \$Millions)	2022	2023	2024	2025	2026	2027	Total	Local Cost*	State Match
Improvements Adding Student Capacity									
Elementary									
Site Acquisition									
Acres				22			22		
Purchase Cost				\$4.4			\$ 4.4	\$ 4.4	\$ -
Capacity Addition				1200			1200		
Relocatable Facilities Cost	\$0.5	\$0.5	\$0.5				\$ 1.5	\$ 1.5	
Capacity Addition	100	100	100				300		
Construction Cost					\$45.0	\$ 90.0	\$135.0	\$ 81.0	\$54.0
Capacity Addition					600	1200	1800		
Middle									
Site Acquisition									
Acres							-		
Purchase Cost							\$ -		
Capacity Addition							-		
Relocatable Facilities Cost		\$0.3	\$0.3				\$ 0.6	\$ 0.6	
Capacity Addition		50	50				100		
Construction Cost						\$ 67.5	\$ 67.5	\$ 40.5	\$27.0
Capacity Addition						750	750		
Mid-High									
Site Acquisition									
Acres							-		
Purchase Cost							-		
Capacity Addition							-		
Relocatable Facilities Cost	\$0.3	\$0.3					\$ 0.5	\$ 0.5	
Capacity Addition	50	50					100		
Construction Cost							\$ -		
Capacity Addition							-		
High School									
Site Acquisition									
Acres							-		
Purchase Cost							-		
Capacity Addition							-		
Relocatable Facilities Cost							\$ -	\$ -	
Capacity Addition							0		
Construction Cost							\$ -		
Capacity Addition							-		
Total Cost	\$-	\$-	\$-	\$4.4	\$45.0	\$157.5	\$206.9	\$125.9	\$81.0
Improvements Not Adding Student Capacity									
Elementary									
Construction Cost									
Middle									
Construction Cost									
Mid-High									
Construction Cost									
High School									
Construction Cost									
District-wide Improvements									
Construction Cost									
Total Cost	-	-	-	-	-	-	-	-	-
Elementary (including land acquisition)	\$0.5	\$0.5	\$0.5	\$4.4	\$45.0	\$ 90.0	\$140.9	\$ 86.9	\$54.0
Middle	\$-	0.3	0.3	\$-	\$ -	\$ 67.5	\$ 68.1	\$ 41.1	\$27.0
Mid-High	\$0.3	0.3	-	-	-	-	0.5	0.5	-
High School	\$-	-	-	-	-	-	-	-	-
District Wide	\$-	-	-	-	-	-	-	-	-
Annual Total	\$0.8	\$1.0	\$0.8	\$4.4	\$45.0	\$157.5	\$209.5	\$128.5	\$81.0

*Local Costs include funds currently available, impact fees to be collected and bonds or levies not yet approved.

General Obligation Bonds: Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. A capital improvements bond for \$116,000,000 was approved by the electorate in February 2016. Funds have been used to construct a new elementary school and modernize Lake Stevens High School, as well as fund other non-growth-related projects.

The total costs of the growth-related projects outlined in Table 6-3 represent recent and current bids per information obtained through OSPI, the District's architect and neighboring school districts that have recently or are planning to construct classroom space. An escalation factor of 6% per year has been applied out to 2027.

State Match Funds: State Match Funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominately from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for State matching funds for a specific capital project. To qualify, a project must first meet State-established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to house the enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State for eligible projects.

State Match Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because state matching funds are dispersed after a district has paid its local share of the project, matching funds from the State may not be received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the project with local funds. When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing state match, the District has historically received approximately 39% of the actual cost of school construction in state matching funds. For its 2022 CFP, the District assumes a 40% match.

School Impact Fees: Development impact fees have been adopted by several jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits or certificates of occupancy are issued.

Impact fees have been calculated utilizing the formula in Chapter 30.66C SCC. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (portables). Credits have also

been applied in the formula to account for state match funds to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit. The costs of projects that do not add capacity or which address existing deficiencies have been eliminated from the variables used in the calculations. Only capacity improvements are eligible for impact fees.

Shown on Table 6-4, since 2012 the Lake Stevens School District has collected and expended the following impact fees:

Table 6-4 – Impact Fee Revenue and Expenditures

Year	Revenue	Expenditure
2020	\$ 1,604,948	\$ 119,820
2019	\$ 4,483,964	\$ 4,177,428
2018	\$ 1,760,609	\$ 4,076,918
2016	\$ 1,595,840	\$ 1,872,014
2014	\$ 698,188	\$ 1,389,784
2013	\$ 1,005,470	\$ 22,304
2012	\$ 1,526,561	\$ -
Total	\$12,675,580	\$11,658,268

The law allows ten years for collected dollars to be spent.

By ordinance, new developments cannot be assessed impact fees to correct existing deficiencies. Thus, existing capacity deficiencies must be deducted from the total projected deficiencies in the calculation of impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since non-capacity improvements are not eligible for impact fee funding. The financing plan and impact fee calculation also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs (Table 6-1). From this process, the District can develop a plan that can be translated into a bond issue package for submittal to District voters, if deemed appropriate.

Table 6-5 presents an estimate of the capacity impacts of the proposed capital construction projects.

Table 6-5 – Projected Growth-Related Capacity (Deficit) After Programmed Improvements

2021	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Current Enrollment	4,354	1,426	1,524	2,021
Surplus (Deficit) After Improvement	(980)	(72)	(142)	83
2022	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,536	1,464	1,506	2,106
Surplus (Deficit) After Improvement	(1,162)	(110)	(124)	(2)
2023	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity	0			
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,648	1,530	1,470	2,101
Surplus (Deficit) After Improvement	(1,274)	(176)	(88)	3
2024	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,737	1,563	1,480	2,107
Surplus (Deficit) After Improvement	(1,363)	(209)	(98)	(3)
2025	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,884	1,554	1,543	2,044
Surplus (Deficit) After Improvement*	(1,510)	(200)	(161)	60
2026	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity	600			
Capacity After Improvement	3,974	1,354	1,382	2,104
Projected Enrollment	5,031	1,520	1,574	2,038
Surplus (Deficit) After Improvement*	(1,057)	(166)	(192)	66
2027	Elementary	Middle	Mid-High	High School
Existing Capacity	3,974	1,354	1,382	2,104
Programmed Improvement Capacity	1,200	750		
Capacity After Improvement	5,174	2,104	1,382	2,104
Projected Enrollment	5,007	1,681	1,553	2,060
Surplus (Deficit) After Improvement	167	423	(171)	44

Impact Fee Calculation Criteria**1. Site Acquisition Cost Element**

Site Size: The site size given the optimum acreage for each school type based on studies of existing school

sites OSPI standards. Generally, districts will require 11-15 acres for an elementary school; 25-30 acres for a middle school or junior high school; and 40 acres or more for a high school. Actual school sites may vary in size depending on the size of parcels available for sale and other site development constraints, such as wetlands. It also varies based on the need for athletic fields adjacent to the school along with other specific planning factors.

This space for site size on the Variable Table contains a number only when the District plans to acquire additional land during the six-year planning period, 2022 - 2027. As noted previously, the District will need to acquire two additional elementary school sites between 2022 and 2027.

Average Land Cost Per Acre: The cost per acre is based on estimates of land costs within the District, based either on recent land purchases or by its knowledge of prevailing costs in the particular real estate market. Prices per acre will vary throughout the County and will be heavily influenced by the urban vs. rural setting of the specific district and the location of the planned school site. The Lake Stevens School District estimates its vacant land costs to be \$200,000 per acre. Until a site is located for acquisition, the actual purchase price is unknown. Developed sites, which sometimes must be acquired adjacent to existing school sites, can cost well over the \$200,000 per acre figure.

Facility Design Capacity (Student FTE): Facility design capacities reflect the District's optimum number of students each school type is designed to accommodate. These figures are based on actual design studies of optimum floor area for new school facilities. The Lake Stevens School District designs new elementary schools to accommodate 600 students, new middle schools 750 students and new high schools 1,500 students.

Student Factor: The student factor (or student generation rate) is the average number of students generated by each housing type – in this case: single-family detached dwellings and multiple-family dwellings. Multiple-family dwellings, which may be rental or owner-occupied units within structures containing two or more dwelling units, were broken out into one-bedroom and two-plus bedroom units. Pursuant to a requirement of Chapter 30.66C SCC, each school district was required to conduct student generation studies within their jurisdictions. A description of this methodology is contained in Appendix C. The Blueline Group performed the analysis. The student generation rates for the Lake Stevens School District are shown on Table 6-6.

Table 6-6 – Student Generation Rates

2022

Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.348	0.091	0.090	0.101	0.630
Multiple Family, 1 Bedroom	No data	No data	No data	No data	No data
Multiple Family, 2+ Bedroom	0.092	0.031	0.000	0.023	0.146

2020

Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.362	0.116	0.094	0.125	0.697
Multiple Family, 1 Bedroom	No data	No data	No data	No data	No data
Multiple Family, 2+ Bedroom	0.250	0.073	0.094	0.073	0.490

The table also shows the Student Generation rates from the 2020 CFP. For the last three cycles, the

studies showed no records of one-bedroom apartment construction. There has been a gradual decline in student generation rates at all levels and for all housing types.

2. School Construction Cost Variables

Additional Building Capacity: These figures are the actual capacity additions to the Lake Stevens School District that will occur because of improvements listed on Table 6-3 (Capital Facilities Plan).

Current Facility Square Footage: These numbers are taken from Tables 4-1 and 4-2. They are used in combination with the “Existing Portables Square Footage” to apportion the impact fee amounts between permanent and temporary capacity figures in accordance with Chapter 30.66C. SCC.

Estimated Facility Construction Cost: The estimated facility construction cost is based on planned costs or on actual costs of recently constructed schools. The facility cost is the total cost for construction projects as defined on Table 6-3, including only capacity related improvements and adjusted to the “growth related” factor. Projects or portions of projects that address existing deficiencies (which are those students who are un-housed as of October 2021) are not included in the calculation of facility cost for impact fee calculation.

Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extensions, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary and can represent 10% or more of the total building construction cost.

3. Relocatable Facilities Cost Element

Impact fees may be collected to allow acquisition of portables to help relieve capacity deficiencies on a temporary basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent versus temporary space allocations by the district.

Existing Units: This is the total number of existing portables in use by the district as reported on Table 4-2.

New Facilities Required Through 2027: This is the estimated number of portables to be acquired.

Cost Per Unit: This is the average cost to purchase and set up a portable. It includes site preparation but does not include moveable furnishings in the unit.

Relocatable Facilities Cost: This is simply the total number of needed units multiplied by the cost per unit. The number is then adjusted to the “growth-related” factor.

For districts, such as Lake Stevens, which do not credit any portable capacity to the permanent capacity total (see Table 4-1), this number is not directly applicable to the fee calculation and is for information only. The impact fee allows a general fee calculation for portables; however, the amount is adjusted to the proportion of total square footage in portables to the total square footage of permanent and portable space in the district.

4. Fee Credit Variables

Construction Cost Allocation: This number is used by OSPI as a guideline for determining the area cost allowance for new school construction. The index is an average of a seven-city building cost index for commercial and factory buildings in Washington State and is adjusted every year for inflation. The current allocation is \$246.83 (July 2022) up from \$238.22 in 2020.

State Match Percentage: The State match percentage is the proportion of funds that are provided to the school districts, for specific capital projects, from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates the District's assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percentage of the total project to be paid by the State. The District will continue to use a state match percentage of 40%.

5. Tax Credit Variables

Under Chapter 30.66C SCC, a credit is granted to new development to account for taxes that will be paid to the school district over the next ten years. The credit is calculated using a "present value" formula.

Interest Rate (20-year GO Bond): This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The current assumed interest rate is 2.44%.

Levy Rate (in mils): The Property Tax Levy Rate (for bonds) is determined by dividing the District's average capital property tax rate by one thousand. The current levy rate for the Lake Stevens School District is 0.00152.

Average Assessed Value: This figure is based on the District's average assessed value for each type of dwelling unit (single-family and multiple family). The averaged assessed values are based on estimates made by the County's Planning and Development Services Department utilizing information from the Assessor's files. The current average assessed value for 2022 for single-family detached residential dwellings is \$485,760, up from \$423,231 in 2020 and \$349,255 in 2018); \$169,461 for one-bedroom multi-family unit (\$125,314 in 2020; \$91,988 in 2018), and \$239,226 for two or more bedroom multi-family units (2020: \$178,051; 2018: \$136,499).

6. Adjustments

Growth Related Capacity Percentage: Only the portions of projects addressing new unhoused need are included in the impact fee calculations. The percentage is determined by the number of new unhoused students divided by the number of students for which the project would provide additional capacity.

Fee Discount: In accordance with Chapter 30.66C SCC, all fees calculated using the above factors are to be reduced by 50%.

Table 6-7 - Impact Fee Variables

Criteria	Elementary	Middle	Mid-High	High
Growth-Related Capacity Deficiencies	653	255	29	0
Discount (Snohomish County, Lake Stevens and Marysville)	50%	50%	50%	50%
Student Factor	Elementary	Middle	Mid-High	High
Single Family	0.348	0.091	0.090	0.101
Multiple Family 1 Bedroom	No data	No data	No data	No data
Multiple Family 2+ Bedroom	0.092	0.031	0	0.023
Site Acquisition Cost Element	Elementary	Middle	Mid-High	High
Site Needs (acres)	22	0	0	0
Growth Related	11.97	0	0	0
Cost Per Acre	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
Additional Capacity	1200	0	0	0
Growth Related	653	255	29	0
School Construction Cost Element	Elementary	Middle	Mid-High	High
Estimated Facility Construction Cost	\$135,000,000	\$67,500,000	\$0	\$0
Growth Related	\$48,975,000	\$22,950,000	\$0	\$0
Additional Capacity	1800	750	0	0
Growth Related	653	255	29	0
Current Facility Square Footage	360491	176697	224694	207195
Relocatable Facilities Cost Element	Elementary	Middle	Mid-High	High
Relocatable Facilities Cost	250,000	250,000	250,000	250,000
Growth Related	250,000	250,000	250,000	250,000
Relocatable Facilities Capacity/Unit	25	27	27	27
Growth Related	25	27	27	27
Existing Portable Square Footage	59,136	17,920	0	0
State Match Credit	Elementary	Middle	Mid-High	High
Cost Construction Allocation	\$246.83	\$246.83	\$246.83	\$246.83
School Space per Student (OSPI)	90	117	117	130
State Match Percentage	40.0%	40.0%	40.0%	40.0%
Tax Payment Credit	Elementary	Middle	Mid-High	High
Interest Rate	2.45%	2.45%	2.45%	2.45%
Loan Payoff (Years)	10	10	10	10
Property Tax Levy Rate (Bonds)	0.00152	0.00152	0.00152	0.00152
Average AV per DU Type	SFR	MF 1 Bdrm	MF 2+ Bdrm	
	485,760	169,461	239,226	
		"small unit"	"large unit"	

Proposed Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the Lake Stevens School District are summarized in Table 6-8 (refer to Appendix A for worksheets).

Table 6-8 - Calculated Impact Fees

Housing Type	Impact Fee Per Unit	Discounted (50%) Impact Fee Per Unit
Single Family Detached	\$22,867	\$11,434
One Bedroom Apartment	\$0	\$0
Two + Bedroom Apartment	\$5,051	\$2,526
Duplex/Townhouse	\$5,051	\$2,526

Appendix A

Impact Fee Calculations

IMPACT FEE WORKSHEET

LAKE STEVENS SCHOOL DISTRICT

SINGLE-FAMILY RESIDENTIAL

SITE ACQUISITION COST

acres needed	<u>11.97</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>653</u>	x	student factor	<u>0.348</u>	=	<u>\$1,276</u>	(elementary)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>255</u>	x	student factor	<u>0.091</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>29</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.101</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$1,276</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$48,975,000</u>	/		capacity (# students)	<u>653</u>	x	student factor	<u>0.348</u>	=	<u>\$26,100</u>	(elementary)
total const. cost	<u>\$22,950,000</u>	/		capacity (# students)	<u>255</u>	x	student factor	<u>0.091</u>	=	<u>\$8,190</u>	(middle)
total const. cost	<u>\$0</u>	/		capacity (# students)	<u>29</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(mid-high)
total const. cost	<u>\$0</u>	/		capacity (# students)	<u>0</u>	x	student factor	<u>0.101</u>	=	<u>\$0</u>	(high school)
Subtotal										<u>\$34,290</u>	
Total Square Feet		/ Total Square Feet									
of Permanent Space (District)		<u>969,077</u>	of School Facilities (000)	<u>1,046,133</u>					=	92.63%	
TOTAL FACILITY CONSTRUCTION COST										=	<u>\$31,764</u>

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>0.348</u>	=	<u>\$3,480</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.091</u>	=	<u>\$843</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.090</u>	=	<u>\$833</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.101</u>	=	<u>\$935</u>	(high school)
Subtotal									<u>\$6,091</u>	
Total Square Feet of Portable Space (District)				<u>77,056</u>	/ Total Square Feet of School Facilities (000)			<u>1,046,133</u>	=	<u>7.37%</u>
TOTAL RELOCATABLE COST ELEMENT									=	<u>\$449</u>

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

CCA Index	\$ 246.83	x OSPI Allowance	90.00	x	State Match %	40.00%	x	student factor	0.348	=	\$3,092	(elementary)
CCA Index	\$ 246.83	x OSPI Allowance	117.00	x	State Match %	40.00%	x	student factor	0.091	=	\$1,051	(middle)
CCA Index	No projects	x OSPI Allowance	117.00	x	State Match %	40.00%	x	student factor	0.090	=	\$0	(mid-high)
CCA Index	No projects	x OSPI Allowance	130.00	x	State Match %	40.00%	x	student factor	0.101	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	\$4,143	

TAX PAYMENT CREDIT

(((1+ interest rate 2.45%) ^ 10 years to pay off bond) - 1]

/

[interest rate 2.45% x (1 + interest rate 2.45%) ^ 10 years to pay off bond] x 0.00152 capital levy rate x assessed value 485,760

tax payment credit = \$ 6,479

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$1,276
FACILITY CONSTRUCTION COST	\$31,764
RELOCATABLE FACILITIES COST (PORTABLES)	\$449
(LESS STATE MATCH CREDIT)	(\$4,143)
(LESS TAX PAYMENT CREDIT)	(\$6,479)

SINGLE FAMILY RES IDENTIAL FINAL IMPACT FEE PER UNIT	Non-Discounted	50% Discount
	\$22,867	\$11,434

LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL -- 1 BDRM OR LESS

SITE ACQUISITION COST

acres needed	<u>11.97</u>	x	\$ 200,000	/	capacity (# students)	<u>653</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(elementary)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>255</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>29</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>0</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$0

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$48,975,000</u>	/	capacity (# students)	<u>653</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(elementary)
total const. cost	<u>\$22,950,000</u>	/	capacity (# students)	<u>255</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(middle)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>29</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(mid-high)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(high school)

Subtotal \$0

Total Square Feet of Permanent Space (District) 969,077 / Total Square Feet of School Facilities (000) 1,046,133 = 92.63%

TOTAL FACILITY CONSTRUCTION COST = \$ -

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(high school)

Subtotal \$0

Total Square Feet of Portable Space (District) 77,056 / Total Square Feet of School Facilities (000) 1,046,133 = 7.37%

TOTAL RELOCATABLE COST ELEMENT = \$0

STATE MATCH CREDIT

BOECKH Index	\$ 246.83	x OSPI Allowance	90	x	State Match %	40.00%	x student factor	No data	=	\$0	(elementary)
BOECKH Index	\$ 246.83	x OSPI Allowance	117	x	State Match %	40.00%	x student factor	No data	=	\$0	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	40.00%	x student factor	No data	=	\$0	(mid-high)
BOECKH Index	No projects	x OSPI Allowance	130	x	State Match %	40.00%	x student factor	No data	=	\$0	(high school)

TOTAL STATE MATCH CREDIT	=	\$0
--------------------------	---	-----

TAX PAYMENT CREDIT

$$\frac{[(1 + \text{interest rate } \frac{2.45\%}{100})^{10} - 1] \times \text{assessed value } 169,461}{[\text{interest rate } \frac{2.45\%}{100} \times (1 + \text{interest rate } \frac{2.45\%}{100})^{10}]} \times \frac{0.00152 \text{ capital levy rate}}{1} = \text{tax payment credit} = \$ (2,260)$$

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$0
FACILITY CONSTRUCTION COST	\$0
RELOCATABLE FACILITIES COST (PORTABLES)	\$0
(LESS STATE MATCH CREDIT)	\$0
(LESS TAX PAYMENT CREDIT)	(\$2,260)

MULTIPLE FAMILY RESIDENTIAL -- 1 BDRM OR LESS	Non-Discounted	50% Discount
FINAL IMPACT FEE PER UNIT	\$0	\$0

LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE

SITE ACQUISITION COST

acres needed	<u>11.97</u>	x	<u>\$ 200,000</u>	/	<u>capacity (# students)</u>	<u>653</u>	x	<u>student factor</u>	<u>0.092</u>	=	<u>\$337</u>	(elementary)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	<u>capacity (# students)</u>	<u>255</u>	x	<u>student factor</u>	<u>0.031</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	<u>capacity (# students)</u>	<u>29</u>	x	<u>student factor</u>	<u>0</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	<u>capacity (# students)</u>	<u>0</u>	x	<u>student factor</u>	<u>0.023</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$337

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$48,975,000</u>	/	<u>capacity (# students)</u>	<u>653</u>	x	<u>student factor</u>	<u>0.092</u>	=	<u>\$6,900</u>	(elementary)
total const. cost	<u>\$22,950,000</u>	/	<u>capacity (# students)</u>	<u>255</u>	x	<u>student factor</u>	<u>0.031</u>	=	<u>\$2,790</u>	(middle)
total const. cost	<u>\$0</u>	/	<u>capacity (# students)</u>	<u>29</u>	x	<u>student factor</u>	<u>0</u>	=	<u>\$0</u>	(mid-high)
total const. Cost	<u>\$0</u>	/	<u>capacity (# students)</u>	<u>0</u>	x	<u>student factor</u>	<u>0.023</u>	=	<u>\$0</u>	(high school)
									<u>\$9,690</u>	

Total Square Feet of Permanent Space (District) 969,077 / Total Square Feet of School Facilities (000) 1,046,133 = 92.63%

TOTAL FACILITY CONSTRUCTION COST = \$ 8,976

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	<u>student factor</u>	<u>0.092</u>	=	<u>\$920</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	<u>student factor</u>	<u>0.031</u>	=	<u>\$287</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	<u>student factor</u>	<u>0</u>	=	<u>\$0</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	<u>student factor</u>	<u>0.023</u>	=	<u>\$213</u>	(high school)

Subtotal \$1,420

Total Square Feet of Portable Space (District) 77,056 / Total Square Feet of School Facilities (000) 1,046,133 = 7.37%

TOTAL RELOCATABLE COST ELEMENT = \$105

BOECKH Index	\$ 246.83	x OSPI Allowance	90	x	State Match %	40.00%	x	student factor	0.092	=	\$818	(elementary)
BOECKH Index	\$ 246.83	x OSPI Allowance	117	x	State Match %	40.00%	x	student factor	0.031	=	\$358	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	40.00%	x	student factor	0	=	\$0	(mid-high)
BOECKH Index	No projects	x OSPI Allowance	130	x	State Match %	40.00%	x	student factor	0.023	=	\$0	(high school)

TAX PAYMENT CREDIT

IMPACT FEE CALCULATION

MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE
FINAL IMPACT FEE PER UNIT

Capital Facilities Plan 2022-2027

Appendix B

OSPI Enrollment Forecasting Methodology

OSPI PROJECTION OF ENROLLMENT DATA

Cohort-Survival or Grade-Succession Technique

Development of a long-range school-building program requires a careful forecast of school enrollment indicating the projected number of children who will attend school each year. The following procedures are suggested for determining enrollment projections:

1. Enter in the lower left corner of the rectangle for each year the number of pupils actually enrolled in each grade on October 1, as reported on the October Report of School District Enrollment, Form M-70, column A. (For years prior to October 1, 1965, enter pupils actually enrolled as reported in the county superintendent's annual report, Form A-1.)
2. In order to arrive at enrollment projections for kindergarten and/or grade one pupils, determine the percent that the number of such pupils each year was of the number shown for the immediately preceding year. Compute an average of the percentages, enter it in the column headed "Ave. % of Survival", and apply such average percentage in projecting kindergarten and/or grade one enrollment for the next six years.
3. For grade two and above determine the percent of survival of the enrollment in each grade for each year to the enrollment. In the next lower grade during the preceding year and place this percentage in the upper right corner of the rectangle. (For example, if there were 75 pupils in actual enrollment in grade one on October 1, 1963, and 80 pupils were in actual enrollment in grade two on October 1, 1964, the percent of survival would be $80/75$, or 106.7%. If the actual enrollment on October 1, 1965, in grade three had further increased to 100 pupils, the percent of survival to grade three would be $100/80$ or 125 %.). Compute an average of survival percentages for each year for each grade and enter it in the column, "Ave. % of Survival".
4. In order to determine six-year enrollment projections for grade two and above, multiply the enrollment in the next lower grade during the preceding year by 7 the average percent of survival. For example, if, on October 1 of the last year of record, there were 100 students in grade one and the average percent of survival to grade two was 105, then 105% of 100 would result in a projection of 105 students in grade two on October 1 of the succeeding year.
5. If, after calculating the "Projected Enrollment", there are known factors which will further influence the projections, a statement should be prepared showing the nature of those factors, involved and their anticipated effect upon any portion of the calculated projection.

*Kindergarten students are projected based on a regression line.

Table C-1
LAKE STEVENS SCHOOL DISTRICT
STUDENT ENROLLMENT BY GRADE SPAN 2021-2027

School Type	Grade Level	School Year						
		2021	2022	2023	2024	2025	2026	2027
Elementary	K	813	750	767	783	800	817	834
	1	677	837	772	789	806	823	841
	2	695	692	855	789	806	823	841
	3	728	706	703	869	802	819	836
	4	725	739	717	714	883	815	832
	5	716	740	754	732	729	901	832
K-5 Headcount		4354	4464	4568	4676	4826	4998	5016
Middle	6	699	736	761	775	753	750	927
	7	727	705	743	768	782	760	757
6-7 Headcount		1426	1441	1504	1543	1535	1510	1684
Mid High	Grade 8	751	736	714	752	778	792	770
	Grade 9	773	746	731	709	747	772	786
8-9 Headcount		1524	1482	1445	1461	1525	1564	1556
Sr. High	Grade 10	703	763	736	722	700	737	762
	Grade 11	685	648	703	678	665	645	679
	Grade 12	633	662	626	680	655	643	623
10-12 Headcount		2021	2073	2065	2080	2020	2025	2064
K-12 Headcount		9325	9460	9582	9760	9906	10097	10320

Source: Snohomish County, Lake Stevens School District and OSPI

Table C-1
LAKE STEVENS SCHOOL DISTRICT
STUDENT ENROLLMENT BY GRADE SPAN 2021-2027

School Type	Grade Level	School Year						
		2021	2022	2023	2024	2025	2026	2027
Elementary	K	813	750	767	783	800	817	834
	1	677	837	772	789	806	823	841
	2	695	692	855	789	806	823	841
	3	728	706	703	869	802	819	836
	4	725	739	717	714	883	815	832
	5	716	740	754	732	729	901	832
K-5 Headcount		4354	4464	4568	4676	4826	4998	5016
Middle	6	699	736	761	775	753	750	927
	7	727	705	743	768	782	760	757
6-7 Headcount		1426	1441	1504	1543	1535	1510	1684
Mid High	Grade 8	751	736	714	752	778	792	770
	Grade 9	773	746	731	709	747	772	786
8-9 Headcount		1524	1482	1445	1461	1525	1564	1556
Sr. High	Grade 10	703	763	736	722	700	737	762
	Grade 11	685	648	703	678	665	645	679
	Grade 12	633	662	626	680	655	643	623
10-12 Headcount		2021	2073	2065	2080	2020	2025	2064
K-12 Headcount		9325	9460	9582	9760	9906	10097	10320

Source: Snohomish County, Lake Stevens School District and OSPI

Appendix C

OFM Ratio Method – 2044 Enrollment Estimate

Enrollment Forecasts OSPI and OFM Ratio Methods

The Growth Management Act requires that capital facilities plans for schools consider enrollment forecasts that are related to official population forecasts for the district. The OFM ratio method computes past enrollment as a percentage of past population and then estimates how those percentage trends will continue.

Snohomish County prepares the population estimates by distributing official estimates from the Washington Office of Financial Management (OFM) to the school district level. SCC 30.66C requires that these official OFM/County population forecasts be used in the capital facilities plans. Each district is responsible for estimating the assumed percentage of population that, in turn will translate into enrollments.

The District's assumed percentage trends are applied to these County population forecasts. This is known as the Ratio Method. The District then decides to use either it or the six-year forecast (2022-2027) prepared by the State Office of the Superintendent of Public Instructions (OSPI) for use in the facilities plan. Whichever is used for the 2022-2027 planning period, OSPI does not forecast enrollments for Year 2044, so the Ratio Method is used for that purpose, regardless.

Year	Population	Enrollment	Ratio
2010	39,977	7,913	19.79%
2011	41,025	7,985	19.46%
2012	42,074	7,987	18.98%
2013	43,122	8,126	18.84%
2014	44,171	8,253	18.68%
2015	45,219	8,392	18.56%
2016	46,267	8,611	18.61%
2017	47,316	8,646	18.27%
2018	48,364	8,875	18.35%
2019	49,413	9,200	18.62%
2020	50,461	8,854	17.55%
2021	51,208	9,325	18.21%
2022	51,954	9,612	18.50%
2023	52,701	9,750	18.50%
2024	53,447	9,888	18.50%
2025	54,194	10,026	18.50%
2026	54,940	10,164	18.50%
2027	55,687	10,302	18.50%
2044	67,294	12,449	18.50%

The table above shows actual enrollments and population estimates from 2010-2021, and their resulting ratio (the 2010 and 2020 population totals are official census figures).

Until 2015 the trend was a declining ratio of students to population. The ratio leveled off in years 2016 through 2019. In 2020, school closures and online learning caused enrollment to drop. Then enrollment rebounded in 2021 and returned to pre-pandemic levels. The district projects that the ratio will level off for the projection period and average around 18.5%.

2044 Enrollment Estimate

The District's 2022 CFP ratio of 18.50% is used for the 2044 enrollment estimate. Using that number against the County's 2044 population estimate of 67,294 produces a projected enrollment number of 12,449 students in 2044.

Appendix D

Student Generation Rates

Student Generation Rate Report

for the Lake Stevens School District

Date: April 28, 2022

Student Generation Rate Report

Prepared for
Robb Stanton

Executive Director, Operations – Lake Stevens School District
12309 22nd St NE, Lake Stevens, WA 98258

BlueLine Job No. 22-120

Prepared by: Chase Killebrew, AICP

Reviewed by: Eric Jensen

STUDENT GENERATION RATE REPROT

This report shows the estimated number of students for each grade that is typically generated by different dwelling unit types within the Lake Stevens School District (LSSD). These student generation rates (SGRs) assist in predicting future enrollment for the short-term and long-term planning horizons as development and redevelopment change the mix of housing types in the district. SGRs are also used in the school impact fee formula to determine the per dwelling unit cost of needed new school capacity.

This document describes the methodology used to calculate SGRs for the LSSD and provides the findings of those calculations. SGRs were calculated for two types of residential construction: single-family detached and multifamily. Manufactured homes are included in the single-family detached classification. Single-family attached units such as condominiums, townhomes, and multiplexes are included in the multifamily classification.

Electronic records were pulled from the Snohomish County Assessor’s FTP Data Downloads webpage. The specific dataset titled *Improvement Records* was filtered to only contain residential development data from the past 5 years (2017 – 2021). This table was brought into ArcGIS. Using a shapefile of the LSSD boundary, all the records attached to parcels located within LSSD were selected, creating a new LSSD-specific table. The table was divided by single-family versus multifamily development. Then the multifamily list was divided by number of bedrooms, where all units containing 1 bedroom or less are grouped and units containing 2 or more bedrooms are grouped. No multifamily units containing 1 bedroom or less were found in this data. Also, no developments containing more units than a duplex (two units) were found in this data.

The School District provided Blueline with student records data including the addresses and grade levels of all P2-12 students attending the Lake Stevens School District as of January 2022. This data containing 9,877 students was reformatted so the addresses matched the style of the LSSD Improvement Records address data.

There were 1,989 records indicating construction of new single-family detached units. These were cross-referenced and matched with the student records data, and the matches were tallied by grade level. The same was done for the 130 multifamily (2+ bedroom) records. The tables displaying the results are shown on the following page.

	SINGLE-FAMILY	MULTIFAMILY (0-1 BR)	MULTIFAMILY (2+ BR)	TOTAL
UNITS CONSTRUCTED IN LSSD (2017 - 2021)	1,989	0	130	2,119
NUMBER OF STUDENTS ATTENDING LAKE STEVENS SCHOOL DISTRICT	9,877			



STUDENT GENERATION RATE REPORT

SUMMARY OF STUDENT GENERATION RATES FOR LAKE STEVENS SCHOOL DISTRICT (2017 – 2021)

Single-family SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	9	0.005
P3	13	0.007
P4	16	0.008
K1	148	0.074
1	111	0.056
2	107	0.054
3	109	0.055
4	110	0.055
5	108	0.054
6	100	0.050
7	81	0.041
8	100	0.050
9	79	0.040
10	82	0.041
11	62	0.031
12	56	0.028
P2 - P4	38	0.019
K1 - 5	693	0.348
6 - 7	181	0.091
8 - 9	179	0.090
10 - 12	200	0.101
K1 - 12	1,253	0.630

Multifamily (2+ BR) SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	0	0.000
P3	0	0.000
P4	0	0.000
K1	1	0.008
1	1	0.008
2	1	0.008
3	5	0.038
4	3	0.023
5	1	0.008
6	1	0.008
7	3	0.023
8	0	0.000
9	0	0.000
10	2	0.015
11	1	0.008
12	0	0.000
P2 - P4	0	0.000
K1 - 5	12	0.092
6 - 7	4	0.031
8 - 9	0	0.000
10 - 12	3	0.023
K1 - 12	19	0.146

SGRs Summary Table

	P2 - P4	K1 - 5	6 - 7	8 - 9	10 - 12	K1 - 12
SINGLE-FAMILY	0.019	0.348	0.091	0.090	0.101	0.630
MULTIFAMILY (0-1 BR)	0.000	0.000	0.000	0.000	0.000	0.000
MULTIFAMILY (2+ BR)	0.000	0.092	0.031	0.000	0.023	0.146



Appendix E Board Resolution



Lake Stevens School District | 12309 22nd St. NE | Lake Stevens, WA 98256-9500
425-335-1500 (office) | 425-335-1549 (fax)

**RESOLUTION NO. 9-22
ADOPTION OF 2022-2027
CAPITAL FACILITIES PLAN**

WHEREAS, the Lake Stevens School District is required by RCW 36.70 (the Growth Management Act) and the Snohomish County General Policy Plan to adopt a Capital Facilities Plan; and

WHEREAS, development of the Capital Facilities Plan was carried out by the District in accordance with accepted methodologies and requirements of the Growth Management Act; and

WHEREAS, impact fee calculations are consistent with methodologies meeting the conditions and tests of RCW 82.02 and Snohomish County Code; and

WHEREAS, the District finds that the methodologies accurately assess necessary additional capacity which address only growth-related needs; and

WHEREAS, a draft of the Plan was submitted to Snohomish County for review with changes having been made in accordance with County comments; and


WHEREAS, the District finds that the Plan meets the basic requirements of RCW 36.70A and RCW 82.02; and

WHEREAS, a review of the Plan was carried out pursuant to RCW 43.21C (the State Environmental Policy Act). A Determination of Non Significance has been issued.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Lake Stevens School District hereby adopts the Capital Facilities Plan for the years 2022-2027, pursuant to the requirements of RCW 36.70A and the Snohomish County General Policy Plan. The Snohomish County Council, the City of Lake Stevens and the City of Marysville are hereby requested to adopt the Plan as an element of their general policy plans and companion ordinances.

ADOPTED by the Board of Directors of the Lake Stevens School District No. 4, Snohomish County, state of Washington, at a regular meeting thereof held this 10th day of August 2022,

**LAKE STEVENS SCHOOL DISTRICT NO. 4
BOARD OF DIRECTORS**



President



ATTEST:



Superintendent:

Our students will be contributing members of society and lifelong learners, pursuing their passions and interests in an ever-changing world.

Appendix F

Determination of Nonsignificance

DETERMINATION OF NONSIGNIFICANCE

Lake Stevens School District No. 4 Capital Facilities Plan 2022-2027

DESCRIPTION OF PROPOSAL: The proposed action is the adoption of the Lake Stevens School District No. 4 Capital Facilities Plan, 2022-2027. Board adoption is scheduled to occur on August 10, 2022. This Capital Facilities Plan has been developed in accordance with requirements of the State Growth Management Act and is a non-project proposal. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards and uses six-year enrollment projections to quantify capital facility needs for years 2022-2027.

PROPONENT: Lake Stevens School District No. 4

LOCATION OF PROPOSAL: Lake Stevens School District No. 4
Snohomish County, Washington

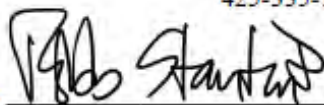
LEAD AGENCY: Lake Stevens School District No. 4

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

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: Robb Stanton
POSITION/TITLE: Executive Director, Operations
ADDRESS: Lake Stevens School District No. 4
12309 22nd Street NE
Lake Stevens, WA 98258
PHONE: 425-335-1506

SIGNATURE:



PUBLISHED: The Everett Herald – July 14, 2022

There is no administrative agency appeal.

Appendix G
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, multifamily/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.

Inspiring Excellence



LAKE STEVENS

School District

2022 – 2027 CAPITAL FACILITIES PLAN

LAKE STEVENS SCHOOL DISTRICT NO. 4

prepared for:

Snohomish County

And

City of Lake Stevens
City of Marysville

Final Draft
June 30, 2022

CAPITAL FACILITIES PLAN LAKE STEVENS SCHOOL DISTRICT NO. 4

BOARD OF DIRECTORS

Mari Taylor, President
David Iseminger, Vice President
Nina Kim Hanson
Vildan Kirby
Paul Lund

SUPERINTENDENT

Ken Collins, Ed.D.

This plan is not a static document. It will change as demographics, information and District plans change. It is a “snapshot” of one moment in time.

For information on the Lake Stevens School District Capital Facilities Plan contact Robb Stanton at the District (425) 335-1500

TABLE OF CONTENTS

	Page
SECTION 1: INTRODUCTION	1
Purpose of the Capital Facilities Plan	1
Overview of the Lake Stevens School District	2
Significant Issues Related to Facility Planning in the Lake Stevens School District	3
SECTION 2: DEFINITIONS	4
SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS	8
Educational Program Standards for Elementary Grades	9
Educational Program Standards for Middle, Mid-High and High Schools	9
Minimum Educational Service Standards	10
SECTION 4: CAPITAL FACILITIES INVENTORY	11
Capital Facilities	11
Schools	11
Leased Facilities	12
Relocatable Classroom Facilities (Portables)	12
Support Facilities	13
Land Inventory	14
SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS	16
Historic Trends and Projections	16
2035 Enrollment Projection	17
SECTION 6: CAPITAL FACILITIES PLAN	19
Existing Deficiencies	19
Facility Needs (2022-2027)	19
Forecast of Future Facility Needs through 2035	20
Planned Improvements (2022 - 2027)	20
Capital Facilities Six-Year Finance Plan	20
Impact Fee Calculation Criteria	25
Proposed Impact Fee Schedule	30

LIST OF TABLES

	Page
Table 3-1: Minimum Educational Program Standards (MPES) Met	10
Table 4-1: School Capacity Inventory	12
Table 4-2: Portables	13
Table 4-3: Support Facilities	13
Table 5-1: Enrollment 2011-2019	16
Table 5-2: Projected Enrollment 2022-2027	17
Table 5-3: Projected 2035 Enrollment	18
Table 6-1: Projected Additional Capacity Needs 2022-2027	19
Table 6-2 Additional Capacity Need: 2027 & 2044	20
Table 6-3: Capital Facilities Plan 2022-2027	22
Table 6-4: Impact Fee Revenues and Expenditures	24
Table 6-5: Projected Growth-Related Capacity Surplus (Deficit) After Programmed Improvements	25
Table 6-6: Student Generation Rates	26
Table 6-7: Impact Fee Variables	29
Table 6-8: Calculated Impact Fees	30

LIST OF FIGURES

	Page
Figure 1: Map of District Facilities	15
Figure 2: Lake Stevens School District Enrollment 2009-2020	16
Figure 3: Lake Stevens School District Enrollment 2019-2027	17

APPENDICES

Appendix A: Impact Fee Calculation
Appendix B: OSPI Enrollment Forecasting Methodology
Appendix C: OFM Ration Method – 2044 Enrollment Estimate
Appendix D: Student Generation Rates – The Blueline Group
Appendix E: Board Resolution Adopting Capital Facilities Plan
Appendix F: SEPA Checklist and Determination of Non-Significance
Appendix G: Snohomish County General Policy Plan -- Appendix F

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Lake Stevens School District (District), Snohomish County, the City of Lake Stevens, the City of Marysville and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next twenty-two years (2044), with a more detailed schedule and financing program for capital improvements over the next six years (2022-2027). This CFP is based in large measure on the 2015 Facilities Master Plan for the Lake Stevens School District.

When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan¹. This part of the plan establishes the criteria for all future updates of the District CFP, which is to occur every two years. This CFP updates the GMA-based Capital Facilities Plan last adopted by the District in 2020.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following required elements:

Element	See Page	Table
Future enrollment forecasts for each grade span (elementary, middle, mid-high and high).	17	5-2
An inventory of existing capital facilities owned by the District, showing the locations and student capacities of the facilities.	12	4-1
A forecast of the future needs for capital facilities and school sites; distinguishing between existing and projected deficiencies.	19 20	6-1 6-2
The proposed capacities of expanded or new capital facilities.	25	6-3

¹ See Appendix F of this CFP

Element	See Page	Table
A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that 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 that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.	22	6-3
A calculation of impact fees to be assessed and support data substantiating said fees.	Appendix A	
A report on fees collected through December 2021 and how those funds were used.	24	6-4

In developing this CFP, the guidelines of Appendix F of the General Policy Plan² were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information is to be consistent with the State Office of Financial Management (OFM) population forecasts and those of Snohomish County.
- Chapter 30.66C SCC requires that student generation rates be independently calculated by each school district. Rates were updated for this CFP by The Blueline Group (See Appendix C).
- The CFP complies with RCW 36.70A (the Growth Management Act) and, where impact fees are to be assessed, RCW 82.02.
- The calculation methodology for impact fees meets the conditions and test of RCW 82.02. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources if impact fees are not available due to action by the state, county or the cities within their district boundaries.

Adoption of this CFP by reference by the County and cities of Marysville and Lake Stevens constitutes approval of the methodology used herein by those entities.

Overview of the Lake Stevens School District

The Lake Stevens School District is located six miles east of downtown Everett and encompasses most of the City of Lake Stevens as well as portions of unincorporated Snohomish County and a small portion of the City of Marysville. The District is located south of the Marysville School District and north of the Snohomish School District.

The District currently serves a student population of 9,256³ with seven elementary schools, two middle schools, one mid-high school, one high school and one homeschool partnership program (HomeLink).

² See Appendix G of this CFP

³ April 2022 Headcount Report

Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six and seven, the mid-high serves grades eight and nine and the high school serves grades ten through twelve. HomeLink provides programs for students from kindergarten through eighth grade. The District employs 616 certificated staff members and 606 classified staff for a total of 1,222.

Significant Issues Related to Facility Planning in the Lake Stevens School District

The most significant issues facing the Lake Stevens School District in terms of providing classroom capacity to accommodate existing and projected demands are:

- Continued housing growth in the District.
- The need to have unhoused students before becoming eligible for state construction funding.
- The implementation of reduced class sizes at the K-3 level at all elementary schools.
- Uneven distribution of growth across the district and an imbalance in growth in the north and south ends of the district, requiring facilities to balance enrollment.
- Increased critical areas regulations, decreasing the amount of developable area on school sites.
- Discounted school impact fees and changes to how and when these fees are calculated and paid, none of which supports mitigating the true impact of development.
- The need for additional property and lack of suitable sites within Urban Growth Area (UGA) boundaries to accommodate school facilities.
- The elimination of the ability to develop schools outside of UGAs.
- The inability to add temporary capacity with portable classrooms on school sites without costly stormwater and infrastructure improvements.
- Aging school facilities.
- Projected permanent capacity shortfall by 2027 for K-5 of 1,633 students (with no improvements).

These issues are addressed in greater detail in this Capital Facilities Plan.

SECTION 2: DEFINITIONS

Note: Definitions of terms preceded by an asterisk (*) are provided in Chapter 30.9SCC. They are included here, in some cases with further clarification to aid in the understanding of this CFP. Any such clarifications provided herein in no way affect the legal definitions and meanings assigned to them in Chapter 30.9 SCC.

*Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

*Average Assessed Value average assessed value by dwelling unit type for all residential units constructed within the district. These figures are provided by Snohomish County. The current average assessed value for 2022 is \$485,760 for single-family detached residential dwellings; \$169,461 for one-bedroom (*Small*) multi-family units, and \$239,226 for two or more bedroom (*Large*) multi-family units.

*Boeckh Index (See Construction Cost Allocation)

*Board means the Board of Directors of the Lake Stevens School District (“School Board”).

Capital Bond Rate means the annual percentage rate computed against capital (construction) bonds issued by the District. for 2022, a rate of 2.45% is used. (See also “Interest Rate”)

*Capital Facilities means school facilities identified in the District’s capital facilities plan that are “system improvements” as defined by the GMA as opposed to localized “project improvements.”

*Capital Facilities Plan (CFP) means the District’s facilities plan adopted by its school board consisting of those elements required by Chapter 30.66C SCC and meeting the requirements of the GMA and Appendix F of the General Policy Plan. The definition refers to *this* document, which is consistent with the adopted “2015 Facilities Plan for the Lake Stevens School District,” which is a separate document. Construction Cost Allocation (formerly the Boeckh Index) means a factor used by OSPI as a guideline for determining the area cost allowance for new school construction. The Index for the 2022 Capital Facilities Plan is \$246.83, as provided by Snohomish County.

*City means City of Lake Stevens and/or City of Marysville.

*Council means the Snohomish County Council and/or the Lake Stevens or Marysville City Council.

*County means Snohomish County.

*Commerce means the Washington State Department of Commerce.

*Developer means the proponent of a development activity, such as any person or entity that owns or holds purchase options or other development control over property for which development activity is proposed.

*Development means all subdivisions, short subdivisions, conditional use or special use permits, binding site plan approvals, rezones accompanied by an official site plan, or building permits (including building permits for multi-family and duplex residential structures, and all similar uses) and other applications requiring land use permits or approval by Snohomish County, the City of Lake Stevens and/or City of Marysville.

*Development Activity means any residential construction or expansion of a building, structure or use of land or any other change of building, structure or land that creates additional demand and need for school facilities but excluding building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units. Also excluded from this definition is “Housing for Older Persons” as defined by 46 U.S.C. § 3607, when guaranteed by a restrictive covenant, and new single-family detached units constructed on legal lots created prior to May 1, 1991.

*Development Approval means any written authorization from the County and/or City, which authorizes the commencement of a development activity.

*Director means the Director of the Snohomish County Department of Planning and Development Services (PDS), or the Director’s designee.

District means Lake Stevens School District No. 4.

*District Property Tax Levy Rate (Capital Levy) means the District's current capital property tax rate per thousand dollars of assessed value. For this Capital Facilities Plan, the assumed levy rate is .00152.

*Dwelling Unit Type means (1) single-family residences, (2) multi-family one-bedroom apartment or condominium units (“*small unit*”) and (3) multi-family multiple-bedroom apartment or condominium units (“*large unit*”).

*Encumbered means school impact fees identified by the District to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

*Estimated Facility Construction Cost means the planned costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs. If the District does not have this cost information available, construction costs of school facilities of the same or similar grade span within another District are acceptable.

*FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at the District’s schools. A student is considered one FTE if they are enrolled for the equivalent of a full schedule each full day.

*GFA (per student) means the Gross Floor Area per student.

*Grade Span means a category into which the District groups its grades of students (e.g., elementary, middle, mid-high and high school).

Growth Management Act (GMA) - means the Growth Management Act (RCW 36.70A).

*Interest Rate means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index. For this Capital Facilities Plan an assumed rate of 2.45% is used, as provided by Snohomish County. (See also “Capital Bond Rate”)

*Land Cost Per Acre means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the District. In 2022 the District estimates land costs to average \$200,000 per acre.

*Multi-Family Dwelling Unit means any residential dwelling unit that is not a single-family unit as defined by Chapter 30.66C. SCC³

*OFM means Washington State Office of Financial Management.

*OSPI means Washington State Office of the Superintendent of Public Instruction.

*Permanent Facilities means school facilities of the District with a fixed foundation.

*R.C.W. means the Revised Code of Washington (a state law).

*Relocatable Facilities (also referred to as portables) means factory-built structures, transportable in one or more sections, which are designed to be used as an education space and are needed:

- to prevent the overbuilding of school facilities,
- to meet the needs of service areas within the District, or
- to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

*Relocatable Facilities Cost means the total cost, based on actual costs incurred by the District, for purchasing and installing portable classrooms.

*Relocatable Facilities Student Capacity means the rated capacity for a typical portable classroom used for a specified grade span.

*School Impact Fee means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve the new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

*SEPA means the State Environmental Policy Act (RCW 43.21C).

*Single-Family Dwelling Unit means any detached residential dwelling unit designed for occupancy by a single-family or household.

*Standard of Service means the standard adopted by the District which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the District believes will best serve its student population and other factors as identified in the District's capital facilities plan. The District's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities that are used as transitional facilities or from any specialized facilities housed in relocatable facilities.

*State Match Percentage means the proportion of funds that are provided to the District for specific capital projects from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the maximum percentage of the total project eligible to be paid by the State.

*Student Factor (Student Generation Rate [SGR]) means the number of students of each grade span (elementary, middle, mid-high and high school) that the District determines are typically generated by different dwelling unit types within the District⁴. Each District will use a survey or statistically valid methodology to derive the specific student generation rate, provided that the survey or methodology is approved by the Snohomish County Council as part of the adopted capital facilities plan for each District. (See Appendix C)

*Subdivision means all small and large lot subdivisions as defined in Section 30.41 of the Snohomish County Code.

*Teaching Station means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time, at least a full class of up to 30 students. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

*Unhoused Students means District enrolled students who are housed in portable or temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

*WAC means the Washington Administrative Code.

⁴ For purposes of calculating Student Generation Rates, assisted living or senior citizen housing are not included.

SECTION 3: DISTRICT EDUCATIONAL PROGRAM STANDARDS

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, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). Educational Program Standards are the same as the minimum level of service as required by Appendix F of the Growth Management Comprehensive Plan.

In addition, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, English as a second language, remediation, alcohol and drug education, preschool and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Examples of special programs offered by the Lake Stevens School District at specific school sites include:

- Behavioral Program
- Bilingual Program
- Career and Technical Education
- Community Education
- Conflict Resolution
- Contract-Based Learning
- Credit Retrieval
- Drug Resistance Education
- Early Learning Center, which includes ECEAP and developmentally delayed preschool
- Highly Capable
- Home School Partnership (HomeLink)
- Language Assistance Program (LAP)
- Life Skills Self-Contained Program
- Multi-Age Instruction
- Multi-tiered Systems of Support
- Occupational and Physical Therapy
- Running Start
- Speech and Language Pathologists
- Structured Learning Center Self-Contained Program
- Summer School
- Title 1
- Title 2

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space, which can reduce the regular classroom capacity of some of the buildings housing these programs. Some students,

for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program requirements will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, state funding levels 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 Capital Facilities Plan.

In addition, districts are wrestling with the outcomes from the McCleary decision and additional funding and requirements from OSPI and the state Legislature. Many of these outcomes, like full-day kindergarten and reduced class sizes at the elementary level and new graduation requirements at the high school level can have significant impacts to the use of facilities. These will need to be incorporated into the District's facility capacities and uses.

The District's minimum educational program requirements, which directly affect school capacity, are outlined below for the elementary, middle, mid-high and high school grade levels.

Educational Program Standards for Elementary Grades

- Average class size for kindergarten should not exceed **19** students.
- Average class size for grades 1-3 should not exceed **20** students.
- Average class size for grades 4-5 should not exceed **25** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is **12** students.
- All students will be provided music instruction in a separate classroom.
- Students may have a scheduled time in a computer lab.
- Optimum design capacity for new elementary schools is 550 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards for Middle, Mid-High and High Schools

- Class size for secondary grade (6-12) regular classrooms should not exceed **27** students.
- Special Education for students may be provided in a self-contained classroom. The practical capacity for these classrooms is 12 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 83% at the high school, mid-high and middle school levels.
- Some Special Education services for students will be provided in a self-contained classroom.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Resource Rooms (i.e., computer labs, study rooms).
 - Special Education Classrooms.
- Program Specific Classrooms:

- Music
- Physical Education
- Drama
- Family and Consumer Sciences
- Art
- Career and Technical Education

Optimum design capacity for new middle schools is 750 students. Optimum design capacity for new high schools is 1,500 students. *Actual* capacity of individual schools may vary depending on the educational programs offered.

Minimum Educational Program Standards

The Lake Stevens School District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system.

The Lake Stevens School District has set minimum educational program standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. If there are 25 or fewer students in a majority of K-5 classrooms, the standards have been met; if there are 27 or fewer students in a majority of 6-12 classrooms, the minimum standards have been met. The Lake Stevens School District meets these standards at all grade levels.

Table 3-1 – Minimum Educational Program Standards (MEPS) Met

Grade level	Classrooms above MEPS	Total Classrooms	% Meeting MEPS
Total Elementary	21	194	89%
Total Secondary	30	163	82%
District Total	51	357	86%

It should be noted that the minimum educational program standard is just that, a minimum, and not the desired or accepted operating standard. Also, portables are used to accommodate students within District standards, but are not considered a permanent solution. (See Chapter 4).

SECTION 4: CAPITAL FACILITIES INVENTORY

Capital Facilities

Under GMA, public entities are required to inventory capital facilities used to serve the existing populations. Capital facilities are defined as any structure, improvement, piece of equipment, or other major asset, including land that has a useful life of at least ten years. 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 Lake Stevens School District including schools, portables, developed school sites, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 3). A map showing locations of District school facilities is provided as Figure 1.

Schools

The Lake Stevens School District includes: seven elementary schools grades K-5, two middle schools grades 6-7, one mid-high school grades 8-9, one high school grades 10-12, and an alternative K-8 home school partnership program (HomeLink).

The Office of the Superintendent of Public Instruction (OSPI) calculates school capacity by dividing gross square footage of a building by a standard square footage per student. This method is used by the State as a simple and uniform approach for determining school capacity for purposes of allocating available State Match Funds to school districts for school construction. However, this method is not considered an accurate reflection of the capacity required to accommodate the adopted educational program of each individual district. For this reason, school capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted education program. These capacity calculations were used to establish the District's baseline capacity and determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 4-1.

Table 4-1 – School Capacity Inventory

School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations - Regular	Teaching Stations - SPED	Perm. Student Capacity*	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Elementary Schools								
Glenwood Elementary	9.0	42,673	22	2	473	598	1992	Yes
Highland Elementary	8.7	49,727	19	4	433	633	1999	Yes
Hillcrest Elementary	15.0	49,735	23		503	753	2008	Yes
Mt. Pilchuck Elementary	22.0	49,833	18	3	407	557	2008	Yes
Skyline Elementary	15.0	42,673	22	2	484	669	1992	Yes
Stevens Creek Elementary	20.0	78,880	26	2	560	560	2018	Yes
Sunnycrest Elementary	15.0	46,970	25		514	614	2009	Yes
Elementary Total	104.7	360,491	155	13	3,374	4,384		
Middle Schools								
Lake Stevens Middle School	25.0	86,374	28	6	647	839	1996	Yes
North Lake Middle School	15.0	90,323	29	5	707	909	2001	Yes
Middle School Total	40.0	176,697	57	11	1,354	1,748		
Mid-High								
Cavelero Mid-High School	37.0	224,694	60	7	1,382	1,382	2007	Yes
Mid-High Total	37.0	224,694	60	7	1,382	1,382		
High Schools								
Lake Stevens High School	38.0	207,195	91	6	2,104	2,104	2021	Yes
High School Total	38.0	207,195	91	6	2,104	2,104		
District Totals	219.7	969,077	363	37	8,214	9,618		

*Note: Student Capacity is exclusive of portables and includes adjustments for special programs.

Leased Facilities

The District does not lease any permanent classrooms.

Relocatable Classrooms (Portables)

Portables are used as interim classroom space to house students until funding can be secured to construct permanent classroom facilities. Portables are not viewed by the District as a solution for housing students on a permanent basis. The Lake Stevens School District currently uses 86 portable classrooms at various school sites throughout the District to provide interim capacity for K-12 students. This compares with 75 portables used in 2020. A typical portable classroom can provide capacity for a full-size class of students. Current use of portables throughout the District is summarized on Table 4-2.

Table 4-2 – Portables

School Name	Portable Classrooms	Capacity in Portables	Remaining Useful Life	Portable Area (ft ²)
<u>ELEMENTARY SCHOOLS</u>				
Glenwood	10	125	Good/excellent	8,960
Highland	8	200	Good	7,168
Hillcrest	21	250	Good/excellent	18,816
Mt. Pilchuck	9	150	Good	8,064
Skyline	11	185	Good/excellent	9,856
Stevens Creek	0	0	NA	0
Sunnycrest	7	100	Good	6,272
Elementary Total	66	1,010		59,136
<u>MIDDLE SCHOOLS</u>				
Lake Stevens Middle	11	192	Good	9,856
North Lake Middle	9	202	Good	8,064
Middle Schools Total	20	394		17,920
<u>MID-HIGH SCHOOL</u>				
Cavelero Mid-High	None	0		0
Mid-High Total	0	0		0
<u>HIGH SCHOOL</u>				
Lake Stevens High School	None	0		0
High School Total	0	0		0
District K-12 Total	86	1,404		77,056

The District will continue to purchase or move existing portables, as needed, to cover the gap between the time that families move into new residential developments and the time the District is able to complete construction on permanent school facilities.

Support Facilities

In addition to schools, the Lake Stevens School District owns and operates additional facilities that provide operational support functions to the schools. An inventory of these facilities is provided in Table 4-3.

Table 4-3 – Support Facilities

Facility	Site Acres	Building Area (sq.ft.)
Education Service Center	1.4	13,700
Grounds	1.0	3,000
Maintenance	1.0	6,391
Transportation	6.0	17,550
Support Facility Total	9.4	40,641

Land Inventory

The Lake Stevens School District owns five undeveloped sites described below:

Ten acres located in the northeast area of the District (Lochsloy area), west of Highway 92. This site will eventually be used for an elementary school (beyond the year 2027). It is presently used as an auxiliary sports field.

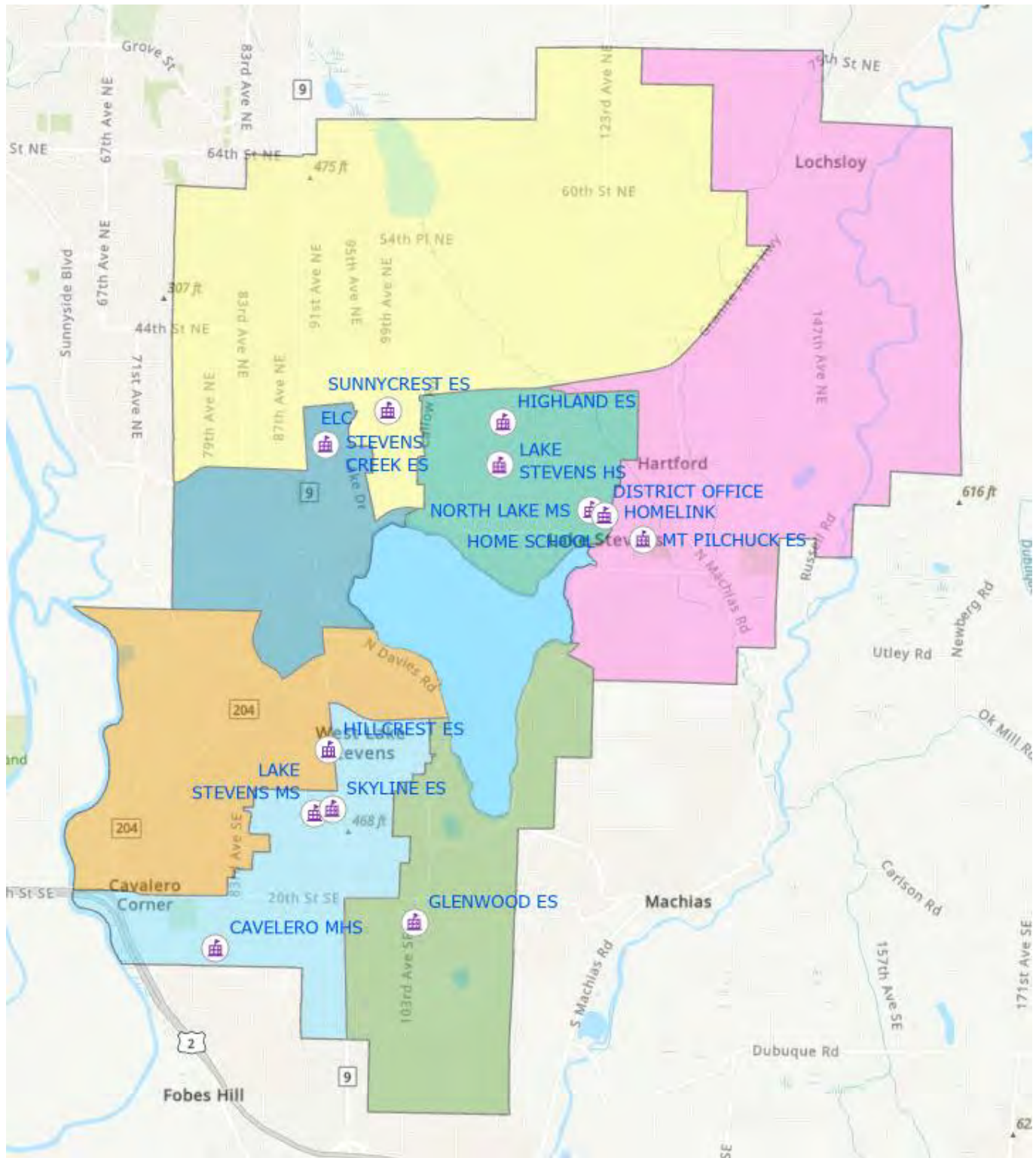
An approximately 35-acre site northeast of the intersection of Highway 9 and Soper Hill Road bordered by Lake Drive on the east. This is the site of the district's newest elementary school and early learning center. The remainder of the site is planned for a future middle school.

A parcel of approximately 23 acres located at 20th Street SE and 83rd Street. This property was donated to the School District for an educational facility. The property is encumbered by wetlands and easements, leaving less than 10 available acres. It is planned to be a future elementary school.

A 20 ft. x 200 ft. parcel located on 20th Street SE has been declared surplus by the Lake Stevens School Board and will be used in exchange for dedicated right-of-way for Cavelero Mid-High.

A 2.42-acre site (Jubb Field) located in an area north of Highway #92 is used as a small softball field. It is not of sufficient size to support a school.

Figure 1 – Map of District Facilities

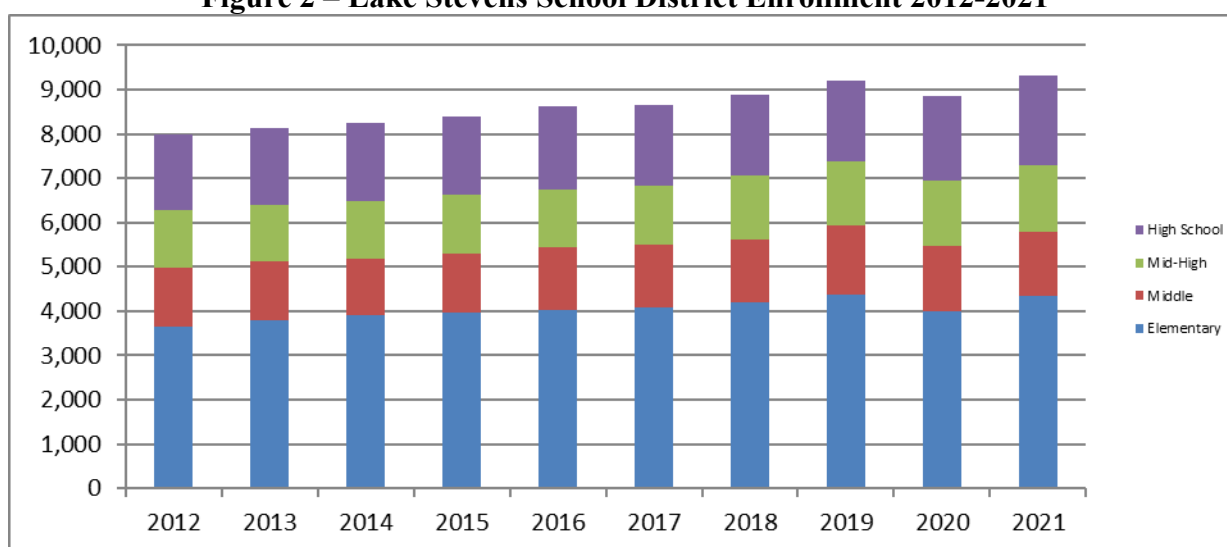


SECTION 5: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Historic Trends and Projections

Student enrollment in the Lake Stevens School District remained relatively constant between 1973 and 1985 (15%) and then grew significantly from 1985 through 2005 (approximately 120%). Between 2012 and 2021, student enrollment increased by 1,338 students, over 16%. Overall, there was a 2.5% increase countywide during this period, with seven districts losing enrollment. The District has been and is projected to continue to be one of the fastest growing districts in Snohomish County based on the OFM-based population forecast. Population is estimated by the County to rise from 50,461 in 2020 to almost 67,294 in Year 2044, an increase of 33%.

Figure 2 – Lake Stevens School District Enrollment 2012-2021



Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, economic conditions and demographic trends in the area affect the estimates. Monitoring population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. Table 5-1 shows enrollment growth from 2012 to 2021 according to OSPI and District records.

Table 5-1 - Enrollment 2011-2019

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Elementary	3,658	3,783	3,917	3,971	4,030	4,083	4,207	4,362	3,998	4,354
Middle	1,307	1,328	1,261	1,314	1,398	1,405	1,414	1,556	1,468	1,426
Mid-High	1,313	1,283	1,318	1,331	1,312	1,344	1,426	1,448	1,476	1,524
High School	1,709	1,732	1,757	1,776	1,871	1,814	1,828	1,834	1,912	2,021
Total	7,987	8,126	8,253	8,392	8,611	8,646	8,875	9,200	8,854	9,325

The District has used either a Ratio Method for its projections or accepted the projections from the State Office of the Superintendent of Public Instruction (OSPI). The Ratio Method (See Appendix C) estimates future enrollments as a percentage of total population, which is tracked for past years, with assumptions being made for what this percentage will be in future years. Between 2010-2021, the average percentage was 18.6%. For future planning, a level rate of 18.5% was used through 2027 and for Year 2044. These assumptions recognize a trend toward lower household sizes offset by significant growth anticipated in the Lake Stevens area. OSPI methodology uses a modified cohort survival method which is explained in Appendix B.

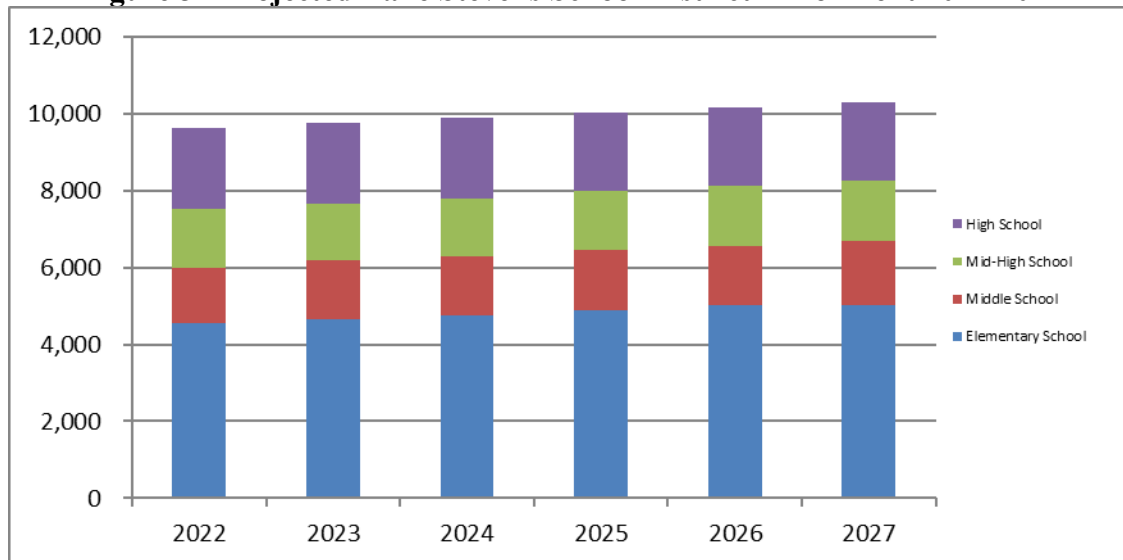
Ratio Method estimates are found in Table 5-2. These have been adopted as part of this Capital Facilities Plan.

Table 5-2 - Projected Enrollment 2022-2027

	2021*	2022	2023	2024	2025	2026	2027
Elementary School	4,354	4,536	4,648	4,737	4,884	5,031	5,007
Middle School	1,426	1,464	1,530	1,563	1,554	1,520	1,681
Mid-High School	1,524	1,506	1,470	1,480	1,543	1,574	1,553
High School	2,021	2,106	2,101	2,107	2,044	2,038	2,060
Total	9,325	9,612	9,750	9,888	10,026	10,164	10,302

*October 2021 Headcount

Figure 3 - Projected Lake Stevens School District Enrollment 2022-2027



In summary, the Ratio Method estimates that headcount enrollment will total 10,302 students in 2027. This represents a 10.5% increase over 2021. The District accepts the Ratio Method estimate for its 2022 CFP planning.

2044 Enrollment Projection

The District projects a 2044 student enrollment of 12,449 based on the Ratio method. (OSPI does not forecast enrollments beyond 2027). The forecast is based on the County's OFM-based population forecast of 67,294 in the District. Although student enrollment projections beyond 2027 are highly speculative, they are useful for developing long-range comprehensive facilities plans. These long-range

enrollment projections may also be used in determining future site acquisition needs.

Table 5-3 - Projected 2044 Enrollment

Grade Span	Projected 2044 FTE Student Enrollment
Elementary (K-5)	5,824
Middle (6-7)	2,017
Mid-High (8-9)	1,984
High (10-12)	2,625
District Total (K-12)	12,449

The 2044 estimate represents a 33.5% increase over 2021 enrollment levels. The total population in the Lake Stevens School District is forecasted to rise by 31%. The total enrollment estimate was broken down by grade span to evaluate long-term site acquisition needs for elementary, middle school, mid-high school and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle, mid-high and high school levels.

Again, the 2044 estimates are highly speculative and are used only for general planning purposes. Analysis of future facility and capacity needs is provided in Section 6 of this Capital Facilities Plan.

SECTION 6: CAPITAL FACILITIES PLAN

Existing Deficiencies

Current enrollment at each grade level is identified in Table 5-2. The District currently (2021) has 980 unhoused students at the elementary level, 72 unhoused students at the middle school level and 142 unhoused students at the mid-high level. It has excess capacity high school (83) level.

Facility Needs (2022-2027)

Projected available student capacity was derived by subtracting projected student enrollment from 2021 permanent school capacity (excluding portables) for each of the six years in the forecast period (2022-2027). The District's enrollment projections in Table 5-2 have been applied to the existing capacity (Table 4-1). If no capacity improvements were to be made by the year 2027 the District would be over capacity at the elementary level by 1,633 students, 327 students at the middle school level and 171 students at the mid-high school level.

These projected future capacity needs are depicted on Table 6-1. This table compares actual future space needs with the portion of those needs that are "growth related." RCW 82.02 and Chapter 30.66C SCC mandate that new developments cannot be assessed impact fees to correct existing deficiencies. Thus, any capacity deficiencies existing in the District in 2021 must be deducted from the total projected deficiencies before impact fees are assessed.

Table 6-1 - Projected Additional Capacity Needs 2022 – 2027

Grade Span	2021*	2022	2023	2024	2025	2026	2027
Elementary (K-5)							
Permanent capacity	3,374	3,374	3,374	3,374	3,374	3,374	3,374
Enrollment	4,354	4,535	4,648	4,737	4,884	5,031	5,007
Capacity Surplus/(Deficit)	(980)	(1,161)	(1,274)	(1,363)	(1,510)	(1,657)	(1,633)
Growth Related		(181)	(294)	(383)	(530)	(677)	(653)
Middle School (6-7)							
Permanent capacity	1,354	1,354	1,354	1,354	1,354	1,354	1,354
Enrollment	1,426	1,464	1,530	1,563	1,553	1,520	1,681
Capacity Surplus/(Deficit)	(72)	(110)	(176)	(209)	(199)	(166)	(327)
Growth Related		(38)	(104)	(137)	(127)	(94)	(255)
Mid-High (8-9)							
Permanent capacity	1,382	1,382	1,382	1,382	1,382	1,382	1,382
Enrollment	1,524	1,505	1,470	1,480	1,543	1,574	1,553
Capacity Surplus/(Deficit)	(142)	(123)	(88)	(98)	(161)	(192)	(171)
Growth Related		19	54	44	(19)	(50)	(29)
High School (10-12)							
Permanent capacity	2,104	2,104	2,104	2,104	2,104	2,104	2,104
Enrollment	2,021	2,106	2,101	2,107	2,044	2,038	2,060
Capacity Surplus/(Deficit)	83	(2)	3	(3)	60	66	44
Growth Related		0	0	0	0	0	0
* October 2021 enrollment							

Figures assume no capital improvements.

Forecast of Future Facility Needs through 2044

Additional elementary, middle, mid-high and high school classroom space will need to be constructed between 2022 and 2044 to meet the projected student population increase. The District will have to purchase additional school sites to facilitate growth during this time frame. By the end of the six-year forecast period (2027), additional permanent student capacity will be needed as follows:

Table 6-2 –Additional Capacity Need 2027 & 2044

Grade Level	2022 Capacity	2027 Enrollment	2027 Additional Capacity Needed	2044 Enrollment	2044 Additional Capacity Needed
Elementary	3,374	5,007	1,633	5,824	2,450
Middle School	1,354	1,681	327	2,017	663
Mid-High	1,382	1,553	171	1,984	602
High School	2,104	2,060	0	2,625	521
Total	8,214	10,302	2,132	12,449	4,235

Planned Improvements (2022 - 2027)

The following is a brief outline of those projects likely needed to accommodate unhoused students in the Lake Stevens School District through the Year 2027 based on OSPI enrollment projections.

Elementary Schools: Based upon current enrollment estimates, elementary student population will increase to the level of requiring three new elementary schools. The CFP reflects acquisition of land for two schools and the construction of three elementary schools in 2026 and 2027, although the exact timing is unknown at this time.

Middle Schools: Based upon current enrollment estimates, middle school student population will increase to the level of requiring a new middle school. The CFP reflects the construction of a new middle school in 2027, although the exact timing is unknown at this time.

Interim Classroom Facilities (Portables): Additional portables will be purchased in future years, as needed. However, it remains a District goal to house all students in permanent facilities.

Site Acquisition and Improvements: Two additional elementary school sites will be needed in areas where student growth is taking place. The 10-acre Lochsloy property is in the far corner of the district, not in an area of growth and will not meet this need. Affordable land suitable for school facilities will be difficult to acquire.

Support Facilities

The District has added a satellite pupil transportation lot at Cavelero Mid High to support the growing needs for the district. This is a temporary measure until a site can be acquired and a new, larger pupil transportation center can be built.

Capital Facilities Six-Year Finance Plan

The Six Year Finance Plan shown on Table 6-3 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include bond issue(s), state match funds, school mitigation and impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since the latter are generally not appropriate for impact fee funding. The financing plan and impact fee calculation formula also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.

Table 6-3 – 2022-2027 Capital Facilities Plan

Estimated Project Cost by Year (In \$Millions)	2022	2023	2024	2025	2026	2027	Total	Local Cost*	State Match
Improvements Adding Student Capacity									
Elementary									
Site Acquisition									
Acres				22			22		
Purchase Cost				\$4.4			\$ 4.4	\$ 4.4	\$ -
Capacity Addition				1200			1200		
Relocatable Facilities Cost	\$0.5	\$0.5	\$0.5				\$ 1.5	\$ 1.5	
Capacity Addition	100	100	100				300		
Construction Cost					\$45.0	\$ 90.0	\$135.0	\$ 81.0	\$54.0
Capacity Addition					600	1200	1800		
Middle									
Site Acquisition									
Acres							-		
Purchase Cost							\$ -		
Capacity Addition							-		
Relocatable Facilities Cost		\$0.3	\$0.3				\$ 0.6	\$ 0.6	
Capacity Addition		50	50				100		
Construction Cost						\$ 67.5	\$ 67.5	\$ 40.5	\$27.0
Capacity Addition						750	750		
Mid-High									
Site Acquisition									
Acres							-		
Purchase Cost							-		
Capacity Addition							-		
Relocatable Facilities Cost	\$0.3	\$0.3					\$ 0.5	\$ 0.5	
Capacity Addition	50	50					100		
Construction Cost							\$ -		
Capacity Addition							-		
High School									
Site Acquisition									
Acres							-		
Purchase Cost							-		
Capacity Addition							-		
Relocatable Facilities Cost							\$ -	\$ -	
Capacity Addition							0		
Construction Cost							\$ -		
Capacity Addition							-		
Total Cost	\$-	\$-	\$-	\$4.4	\$45.0	\$157.5	\$206.9	\$125.9	\$81.0
Improvements Not Adding Student Capacity									
Elementary									
Construction Cost									
Middle									
Construction Cost									
Mid-High									
Construction Cost									
High School									
Construction Cost									
District-wide Improvements									
Construction Cost									
Total Cost	-	-	-	-	-	-	-	-	-
Elementary (including land acquisition)	\$0.5	\$0.5	\$0.5	\$4.4	\$45.0	\$ 90.0	\$140.9	\$ 86.9	\$54.0
Middle	\$-	0.3	0.3	\$-	\$ -	\$ 67.5	\$ 68.1	\$ 41.1	\$27.0
Mid-High	\$0.3	0.3	-	-	-	-	0.5	0.5	-
High School	\$-	-	-	-	-	-	-	-	-
District Wide	\$-	-	-	-	-	-	-	-	-
Annual Total	\$0.8	\$1.0	\$0.8	\$4.4	\$45.0	\$157.5	\$209.5	\$128.5	\$81.0

*Local Costs include funds currently available, impact fees to be collected and bonds or levies not yet approved.

General Obligation Bonds: Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. A capital improvements bond for \$116,000,000 was approved by the electorate in February 2016. Funds have been used to construct a new elementary school and modernize Lake Stevens High School, as well as fund other non-growth-related projects.

The total costs of the growth-related projects outlined in Table 6-3 represent recent and current bids per information obtained through OSPI, the District's architect and neighboring school districts that have recently or are planning to construct classroom space. An escalation factor of 6% per year has been applied out to 2027.

State Match Funds: State Match Funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominately from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for State matching funds for a specific capital project. To qualify, a project must first meet State-established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to house the enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State for eligible projects.

State Match Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because state matching funds are dispersed after a district has paid its local share of the project, matching funds from the State may not be received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the project with local funds. When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing state match, the District has historically received approximately 39% of the actual cost of school construction in state matching funds. For its 2022 CFP, the District assumes a 40% match.

School Impact Fees: Development impact fees have been adopted by several jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits or certificates of occupancy are issued.

Impact fees have been calculated utilizing the formula in Chapter 30.66C SCC. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (portables). Credits have also

been applied in the formula to account for state match funds to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit. The costs of projects that do not add capacity or which address existing deficiencies have been eliminated from the variables used in the calculations. Only capacity improvements are eligible for impact fees.

Shown on Table 6-4, since 2012 the Lake Stevens School District has collected and expended the following impact fees:

Table 6-4 – Impact Fee Revenue and Expenditures

Year	Revenue	Expenditure
2020	\$ 1,604,948	\$ 119,820
2019	\$ 4,483,964	\$ 4,177,428
2018	\$ 1,760,609	\$ 4,076,918
2016	\$ 1,595,840	\$ 1,872,014
2014	\$ 698,188	\$ 1,389,784
2013	\$ 1,005,470	\$ 22,304
2012	\$ 1,526,561	\$ -
Total	\$12,675,580	\$11,658,268

The law allows ten years for collected dollars to be spent.

By ordinance, new developments cannot be assessed impact fees to correct existing deficiencies. Thus, existing capacity deficiencies must be deducted from the total projected deficiencies in the calculation of impact fees.

The financing plan separates projects and portions of projects that add capacity from those that do not, since non-capacity improvements are not eligible for impact fee funding. The financing plan and impact fee calculation also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs (Table 6-1). From this process, the District can develop a plan that can be translated into a bond issue package for submittal to District voters, if deemed appropriate.

Table 6-5 presents an estimate of the capacity impacts of the proposed capital construction projects.

Table 6-5 – Projected Growth-Related Capacity (Deficit) After Programmed Improvements

2021	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Current Enrollment	4,354	1,426	1,524	2,021
Surplus (Deficit) After Improvement	(980)	(72)	(142)	83
2022	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,536	1,464	1,506	2,106
Surplus (Deficit) After Improvement	(1,162)	(110)	(124)	(2)
2023	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity	0			
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,648	1,530	1,470	2,101
Surplus (Deficit) After Improvement	(1,274)	(176)	(88)	3
2024	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,737	1,563	1,480	2,107
Surplus (Deficit) After Improvement	(1,363)	(209)	(98)	(3)
2025	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity				
Capacity After Improvement	3,374	1,354	1,382	2,104
Projected Enrollment	4,884	1,554	1,543	2,044
Surplus (Deficit) After Improvement*	(1,510)	(200)	(161)	60
2026	Elementary	Middle	Mid-High	High School
Existing Capacity	3,374	1,354	1,382	2,104
Programmed Improvement Capacity	600			
Capacity After Improvement	3,974	1,354	1,382	2,104
Projected Enrollment	5,031	1,520	1,574	2,038
Surplus (Deficit) After Improvement*	(1,057)	(166)	(192)	66
2027	Elementary	Middle	Mid-High	High School
Existing Capacity	3,974	1,354	1,382	2,104
Programmed Improvement Capacity	1,200	750		
Capacity After Improvement	5,174	2,104	1,382	2,104
Projected Enrollment	5,007	1,681	1,553	2,060
Surplus (Deficit) After Improvement	167	423	(171)	44

Impact Fee Calculation Criteria**1. Site Acquisition Cost Element**

Site Size: The site size given the optimum acreage for each school type based on studies of existing school

sites OSPI standards. Generally, districts will require 11-15 acres for an elementary school; 25-30 acres for a middle school or junior high school; and 40 acres or more for a high school. Actual school sites may vary in size depending on the size of parcels available for sale and other site development constraints, such as wetlands. It also varies based on the need for athletic fields adjacent to the school along with other specific planning factors.

This space for site size on the Variable Table contains a number only when the District plans to acquire additional land during the six-year planning period, 2022 - 2027. As noted previously, the District will need to acquire two additional elementary school sites between 2022 and 2027.

Average Land Cost Per Acre: The cost per acre is based on estimates of land costs within the District, based either on recent land purchases or by its knowledge of prevailing costs in the particular real estate market. Prices per acre will vary throughout the County and will be heavily influenced by the urban vs. rural setting of the specific district and the location of the planned school site. The Lake Stevens School District estimates its vacant land costs to be \$200,000 per acre. Until a site is located for acquisition, the actual purchase price is unknown. Developed sites, which sometimes must be acquired adjacent to existing school sites, can cost well over the \$200,000 per acre figure.

Facility Design Capacity (Student FTE): Facility design capacities reflect the District's optimum number of students each school type is designed to accommodate. These figures are based on actual design studies of optimum floor area for new school facilities. The Lake Stevens School District designs new elementary schools to accommodate 600 students, new middle schools 750 students and new high schools 1,500 students.

Student Factor: The student factor (or student generation rate) is the average number of students generated by each housing type – in this case: single-family detached dwellings and multiple-family dwellings. Multiple-family dwellings, which may be rental or owner-occupied units within structures containing two or more dwelling units, were broken out into one-bedroom and two-plus bedroom units. Pursuant to a requirement of Chapter 30.66C SCC, each school district was required to conduct student generation studies within their jurisdictions. A description of this methodology is contained in Appendix C. The Blueline Group performed the analysis. The student generation rates for the Lake Stevens School District are shown on Table 6-6.

Table 6-6 – Student Generation Rates

2022

Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.348	0.091	0.090	0.101	0.630
Multiple Family, 1 Bedroom	No data	No data	No data	No data	No data
Multiple Family, 2+ Bedroom	0.092	0.031	0.000	0.023	0.146

2020

Student Generation Rates	Elementary	Middle	Mid-High	High	Total
Single Family	0.362	0.116	0.094	0.125	0.697
Multiple Family, 1 Bedroom	No data	No data	No data	No data	No data
Multiple Family, 2+ Bedroom	0.250	0.073	0.094	0.073	0.490

The table also shows the Student Generation rates from the 2020 CFP. For the last three cycles, the

studies showed no records of one-bedroom apartment construction. There has been a gradual decline in student generation rates at all levels and for all housing types.

2. School Construction Cost Variables

Additional Building Capacity: These figures are the actual capacity additions to the Lake Stevens School District that will occur because of improvements listed on Table 6-3 (Capital Facilities Plan).

Current Facility Square Footage: These numbers are taken from Tables 4-1 and 4-2. They are used in combination with the “Existing Portables Square Footage” to apportion the impact fee amounts between permanent and temporary capacity figures in accordance with Chapter 30.66C. SCC.

Estimated Facility Construction Cost: The estimated facility construction cost is based on planned costs or on actual costs of recently constructed schools. The facility cost is the total cost for construction projects as defined on Table 6-3, including only capacity related improvements and adjusted to the “growth related” factor. Projects or portions of projects that address existing deficiencies (which are those students who are un-housed as of October 2021) are not included in the calculation of facility cost for impact fee calculation.

Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extensions, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary and can represent 10% or more of the total building construction cost.

3. Relocatable Facilities Cost Element

Impact fees may be collected to allow acquisition of portables to help relieve capacity deficiencies on a temporary basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent versus temporary space allocations by the district.

Existing Units: This is the total number of existing portables in use by the district as reported on Table 4-2.

New Facilities Required Through 2027: This is the estimated number of portables to be acquired.

Cost Per Unit: This is the average cost to purchase and set up a portable. It includes site preparation but does not include moveable furnishings in the unit.

Relocatable Facilities Cost: This is simply the total number of needed units multiplied by the cost per unit. The number is then adjusted to the “growth-related” factor.

For districts, such as Lake Stevens, which do not credit any portable capacity to the permanent capacity total (see Table 4-1), this number is not directly applicable to the fee calculation and is for information only. The impact fee allows a general fee calculation for portables; however, the amount is adjusted to the proportion of total square footage in portables to the total square footage of permanent and portable space in the district.

4. Fee Credit Variables

Construction Cost Allocation: This number is used by OSPI as a guideline for determining the area cost allowance for new school construction. The index is an average of a seven-city building cost index for commercial and factory buildings in Washington State and is adjusted every year for inflation. The current allocation is \$246.83 (July 2022) up from \$238.22 in 2020.

State Match Percentage: The State match percentage is the proportion of funds that are provided to the school districts, for specific capital projects, from the State's Common School Construction Fund. These funds are disbursed based on a formula which calculates the District's assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percentage of the total project to be paid by the State. The District will continue to use a state match percentage of 40%.

5. Tax Credit Variables

Under Chapter 30.66C SCC, a credit is granted to new development to account for taxes that will be paid to the school district over the next ten years. The credit is calculated using a "present value" formula.

Interest Rate (20-year GO Bond): This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The current assumed interest rate is 2.44%.

Levy Rate (in mils): The Property Tax Levy Rate (for bonds) is determined by dividing the District's average capital property tax rate by one thousand. The current levy rate for the Lake Stevens School District is 0.00152.

Average Assessed Value: This figure is based on the District's average assessed value for each type of dwelling unit (single-family and multiple family). The averaged assessed values are based on estimates made by the County's Planning and Development Services Department utilizing information from the Assessor's files. The current average assessed value for 2022 for single-family detached residential dwellings is \$485,760, up from \$423,231 in 2020 and \$349,255 in 2018); \$169,461 for one-bedroom multi-family unit (\$125,314 in 2020; \$91,988 in 2018), and \$239,226 for two or more bedroom multi-family units (2020: \$178,051; 2018: \$136,499).

6. Adjustments

Growth Related Capacity Percentage: Only the portions of projects addressing new unhoused need are included in the impact fee calculations. The percentage is determined by the number of new unhoused students divided by the number of students for which the project would provide additional capacity.

Fee Discount: In accordance with Chapter 30.66C SCC, all fees calculated using the above factors are to be reduced by 50%.

Table 6-7 - Impact Fee Variables

Criteria	Elementary	Middle	Mid-High	High
Growth-Related Capacity Deficiencies	653	255	29	0
Discount (Snohomish County, Lake Stevens and Marysville)	50%	50%	50%	50%
Student Factor	Elementary	Middle	Mid-High	High
Single Family	0.348	0.091	0.090	0.101
Multiple Family 1 Bedroom	No data	No data	No data	No data
Multiple Family 2+ Bedroom	0.092	0.031	0	0.023
Site Acquisition Cost Element	Elementary	Middle	Mid-High	High
Site Needs (acres)	22	0	0	0
Growth Related	11.97	0	0	0
Cost Per Acre	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
Additional Capacity	1200	0	0	0
Growth Related	653	255	29	0
School Construction Cost Element	Elementary	Middle	Mid-High	High
Estimated Facility Construction Cost	\$135,000,000	\$67,500,000	\$0	\$0
Growth Related	\$48,975,000	\$22,950,000	\$0	\$0
Additional Capacity	1800	750	0	0
Growth Related	653	255	29	0
Current Facility Square Footage	360491	176697	224694	207195
Relocatable Facilities Cost Element	Elementary	Middle	Mid-High	High
Relocatable Facilities Cost	250,000	250,000	250,000	250,000
Growth Related	250,000	250,000	250,000	250,000
Relocatable Facilities Capacity/Unit	25	27	27	27
Growth Related	25	27	27	27
Existing Portable Square Footage	59,136	17,920	0	0
State Match Credit	Elementary	Middle	Mid-High	High
Cost Construction Allocation	\$246.83	\$246.83	\$246.83	\$246.83
School Space per Student (OSPI)	90	117	117	130
State Match Percentage	40.0%	40.0%	40.0%	40.0%
Tax Payment Credit	Elementary	Middle	Mid-High	High
Interest Rate	2.45%	2.45%	2.45%	2.45%
Loan Payoff (Years)	10	10	10	10
Property Tax Levy Rate (Bonds)	0.00152	0.00152	0.00152	0.00152
Average AV per DU Type	SFR	MF 1 Bdrm	MF 2+ Bdrm	
	485,760	169,461	239,226	
		"small unit"	"large unit"	

Proposed Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the Lake Stevens School District are summarized in Table 6-8 (refer to Appendix A for worksheets).

Table 6-8 - Calculated Impact Fees

Housing Type	Impact Fee Per Unit	Discounted (50%) Impact Fee Per Unit
Single Family Detached	\$22,867	\$11,434
One Bedroom Apartment	\$0	\$0
Two + Bedroom Apartment	\$5,051	\$2,526
Duplex/Townhouse	\$5,051	\$2,526

Appendix A
Impact Fee Calculations

IMPACT FEE WORKSHEET

LAKE STEVENS SCHOOL DISTRICT

SINGLE-FAMILY RESIDENTIAL

SITE ACQUISITION COST

acres needed	<u>11.97</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>653</u>	x	student factor	<u>0.348</u>	=	<u>\$1,276</u>	(elementary)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>255</u>	x	student factor	<u>0.091</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>29</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0.00</u>	x	\$	<u>200,000</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>0.101</u>	=	<u>\$0</u>	(high school)
TOTAL SITE ACQUISITION COST											=	<u>\$1,276</u>	

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$48,975,000</u>	/		capacity (# students)	<u>653</u>	x	student factor	<u>0.348</u>	=	<u>\$26,100</u>	(elementary)
total const. cost	<u>\$22,950,000</u>	/		capacity (# students)	<u>255</u>	x	student factor	<u>0.091</u>	=	<u>\$8,190</u>	(middle)
total const. cost	<u>\$0</u>	/		capacity (# students)	<u>29</u>	x	student factor	<u>0.090</u>	=	<u>\$0</u>	(mid-high)
total const. cost	<u>\$0</u>	/		capacity (# students)	<u>0</u>	x	student factor	<u>0.101</u>	=	<u>\$0</u>	(high school)
Subtotal										<u>\$34,290</u>	
Total Square Feet		/ Total Square Feet									
of Permanent Space (District)		<u>969,077</u>		of School Facilities (000)		<u>1,046,133</u>			=	92.63%	
TOTAL FACILITY CONSTRUCTION COST										=	<u>\$31,764</u>

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>0.348</u>	=	<u>\$3,480</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.091</u>	=	<u>\$843</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.090</u>	=	<u>\$833</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>0.101</u>	=	<u>\$935</u>	(high school)
								Subtotal	<u>\$6,091</u>	
Total Square Feet of Portable Space (District)			<u>77,056</u>	/ Total Square Feet of School Facilities (000)			<u>1,046,133</u>	=	7.37%	
TOTAL RELOCATABLE COST ELEMENT								=	<u>\$449</u>	

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

CCA Index	\$ 246.83	x OSPI Allowance	90.00	x	State Match %	40.00%	x	student factor	0.348	=	\$3,092	(elementary)
CCA Index	\$ 246.83	x OSPI Allowance	117.00	x	State Match %	40.00%	x	student factor	0.091	=	\$1,051	(middle)
CCA Index	No projects	x OSPI Allowance	117.00	x	State Match %	40.00%	x	student factor	0.090	=	\$0	(mid-high)
CCA Index	No projects	x OSPI Allowance	130.00	x	State Match %	40.00%	x	student factor	0.101	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	\$4,143	

TAX PAYMENT CREDIT

(((1+ interest rate 2.45%) ^ 10 years to pay off bond) - 1] / [interest rate 2.45% x

(1 + interest rate 2.45%)^ 10 years to pay off bond] x 0.00152 capital levy rate x

assessed value 485,760 tax payment credit = \$ 6,479

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$1,276
FACILITY CONSTRUCTION COST	\$31,764
RELOCATABLE FACILITIES COST (PORTABLES)	\$449
(LESS STATE MATCH CREDIT)	(\$4,143)
(LESS TAX PAYMENT CREDIT)	(\$6,479)

SINGLE FAMILY RES IDENTIAL FINAL IMPACT FEE PER UNIT	Non-Discounted	50% Discount
	\$22,867	\$11,434

LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL -- 1 BDRM OR LESS

SITE ACQUISITION COST

acres needed	<u>11.97</u>	x	\$ 200,000	/	capacity (# students)	<u>653</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(elementary)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>255</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>29</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0</u>	x	\$ 200,000	/	capacity (# students)	<u>0</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$0

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$48,975,000</u>	/	capacity (# students)	<u>653</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(elementary)
total const. cost	<u>\$22,950,000</u>	/	capacity (# students)	<u>255</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(middle)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>29</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(mid-high)
total const. cost	<u>\$0</u>	/	capacity (# students)	<u>0</u>	x	student factor	<u>No data</u>	=	<u>\$0</u>	(high school)

Subtotal \$0

Total Square Feet of Permanent Space (District) 969,077 / Total Square Feet of School Facilities (000) 1,046,133 = 92.63%

TOTAL FACILITY CONSTRUCTION COST = \$ -

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	student factor	<u>No data</u>	=	<u>\$0</u>	(high school)

Subtotal \$0

Total Square Feet of Portable Space (District) 77,056 / Total Square Feet of School Facilities (000) 1,046,133 = 7.37%

TOTAL RELOCATABLE COST ELEMENT = \$0

CREDIT AGAINST COST CALCULATION -- MANDATORY

STATE MATCH CREDIT

BOECKH Index	\$ 246.83	x OSPI Allowance	90	x	State Match %	40.00%	x	student factor	No data	=	\$0	(elementary)
BOECKH Index	\$ 246.83	x OSPI Allowance	117	x	State Match %	40.00%	x	student factor	No data	=	\$0	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	40.00%	x	student factor	No data	=	\$0	(mid-high)
BOECKH Index	No projects	x OSPI Allowance	130	x	State Match %	40.00%	x	student factor	No data	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	\$0	

TAX PAYMENT CREDIT

[((1 + interest rate 2.45%) ^ 10 years to pay off bond) - 1] / [interest rate 2.45% x												
(1 + interest rate 2.45%) ^ 10 years to pay off bond] x 0.00152 capital levy rate												
assessed value	169,461	tax payment credit = \$ (2,260)										

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$0
FACILITY CONSTRUCTION COST	\$0
RELOCATABLE FACILITIES COST (PORTABLES)	\$0
(LESS STATE MATCH CREDIT)	\$0
(LESS TAX PAYMENT CREDIT)	(\$2,260)

MULTIPLE FAMILY RESIDENTIAL -- 1 BDRM OR LESS FINAL IMPACT FEE PER UNIT	Non-Discounted	50% Discount
	\$0	\$0

LAKE STEVENS SCHOOL DISTRICT

MULTIPLE FAMILY RESIDENTIAL -- 2 BDRM OR MORE

SITE ACQUISITION COST

acres needed	<u>11.97</u>	x	<u>\$ 200,000</u>	/	<u>capacity (# students)</u>	<u>653</u>	x	<u>student factor</u>	<u>0.092</u>	=	<u>\$337</u>	(elementary)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	<u>capacity (# students)</u>	<u>255</u>	x	<u>student factor</u>	<u>0.031</u>	=	<u>\$0</u>	(middle)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	<u>capacity (# students)</u>	<u>29</u>	x	<u>student factor</u>	<u>0</u>	=	<u>\$0</u>	(mid-high)
acres needed	<u>0</u>	x	<u>\$ 200,000</u>	/	<u>capacity (# students)</u>	<u>0</u>	x	<u>student factor</u>	<u>0.023</u>	=	<u>\$0</u>	(high school)

TOTAL SITE ACQUISITION COST = \$337

SCHOOL CONSTRUCTION COST

total const. cost	<u>\$48,975,000</u>	/	<u>capacity (# students)</u>	<u>653</u>	x	<u>student factor</u>	<u>0.092</u>	=	<u>\$6,900</u>	(elementary)
total const. cost	<u>\$22,950,000</u>	/	<u>capacity (# students)</u>	<u>255</u>	x	<u>student factor</u>	<u>0.031</u>	=	<u>\$2,790</u>	(middle)
total const. cost	<u>\$0</u>	/	<u>capacity (# students)</u>	<u>29</u>	x	<u>student factor</u>	<u>0</u>	=	<u>\$0</u>	(mid-high)
total const. Cost	<u>\$0</u>	/	<u>capacity (# students)</u>	<u>0</u>	x	<u>student factor</u>	<u>0.023</u>	=	<u>\$0</u>	(high school)
									<u>\$9,690</u>	

Total Square Feet of Permanent Space (District) 969,077 / Total Square Feet of School Facilities (000) 1,046,133 = 92.63%

TOTAL FACILITY CONSTRUCTION COST = \$ 8,976

RELOCATABLE FACILITIES COST (PORTABLES)

Portable Cost	<u>\$ 250,000</u>	/	<u>25</u>	facility size	x	<u>student factor</u>	<u>0.092</u>	=	<u>\$920</u>	(elementary)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	<u>student factor</u>	<u>0.031</u>	=	<u>\$287</u>	(middle)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	<u>student factor</u>	<u>0</u>	=	<u>\$0</u>	(mid-high)
Portable Cost	<u>\$ 250,000</u>	/	<u>27</u>	facility size	x	<u>student factor</u>	<u>0.023</u>	=	<u>\$213</u>	(high school)

Subtotal \$1,420

Total Square Feet of Portable Space (District) 77,056 / Total Square Feet of School Facilities (000) 1,046,133 = 7.37%

TOTAL RELOCATABLE COST ELEMENT = \$105

STATE MATCH CREDIT

BOECKH Index	\$ 246.83	x OSPI Allowance	90	x	State Match %	40.00%	x student factor	0.092	=	\$818	(elementary)
BOECKH Index	\$ 246.83	x OSPI Allowance	117	x	State Match %	40.00%	x student factor	0.031	=	\$358	(middle)
BOECKH Index	No projects	x OSPI Allowance	117	x	State Match %	40.00%	x student factor	0	=	\$0	(mid-high)
BOECKH Index	No projects	x OSPI Allowance	130	x	State Match %	40.00%	x student factor	0.023	=	\$0	(high school)
TOTAL STATE MATCH CREDIT										=	\$1,176

TAX PAYMENT CREDIT

[((1 + interest rate 2.45%) ^ 10 years to pay off bond) - 1] / [interest rate 2.45% x											
(1 + interest rate 2.45%) ^ 10 years to pay off bond] x 0.00152 capital levy rate											
assessed value	239,226	tax payment credit = \$ 3,191									

IMPACT FEE CALCULATION

SITE ACQUISITION COST	\$337
FACILITY CONSTRUCTION COST	\$8,976
RELOCATABLE FACILITIES COST (PORTABLES)	\$105
(LESS STATE MATCH CREDIT)	(\$1,176)
(LESS TAX PAYMENT CREDIT)	(\$3,191)

MULTIPLE FAMILY RES IDENTIAL -- 2 BDRM OR MORE FINAL IMPACT FEE PER UNIT	Non-Discounted	50% Discount
	\$5,051	\$2,526

Appendix B

OSPI Enrollment Forecasting Methodology

OSPI PROJECTION OF ENROLLMENT DATA

Cohort-Survival or Grade-Succession Technique

Development of a long-range school-building program requires a careful forecast of school enrollment indicating the projected number of children who will attend school each year. The following procedures are suggested for determining enrollment projections:

1. Enter in the lower left corner of the rectangle for each year the number of pupils actually enrolled in each grade on October 1, as reported on the October Report of School District Enrollment, Form M-70, column A. (For years prior to October 1, 1965, enter pupils actually enrolled as reported in the county superintendent's annual report, Form A-1.)
2. In order to arrive at enrollment projections for kindergarten and/or grade one pupils, determine the percent that the number of such pupils each year was of the number shown for the immediately preceding year. Compute an average of the percentages, enter it in the column headed "Ave. % of Survival", and apply such average percentage in projecting kindergarten and/or grade one enrollment for the next six years.
3. For grade two and above determine the percent of survival of the enrollment in each grade for each year to the enrollment in the next lower grade during the preceding year and place this percentage in the upper right corner of the rectangle. (For example, if there were 75 pupils in actual enrollment in grade one on October 1, 1963, and 80 pupils were in actual enrollment in grade two on October 1, 1964, the percent of survival would be $80/75$, or 106.7%. If the actual enrollment on October 1, 1965, in grade three had further increased to 100 pupils, the percent of survival to grade three would be $100/80$ or 125 %.). Compute an average of survival percentages for each year for each grade and enter it in the column, "Ave. % of Survival".
4. In order to determine six-year enrollment projections for grade two and above, multiply the enrollment in the next lower grade during the preceding year by 7 the average percent of survival. For example, if, on October 1 of the last year of record, there were 100 students in grade one and the average percent of survival to grade two was 105, then 105% of 100 would result in a projection of 105 students in grade two on October 1 of the succeeding year.
5. If, after calculating the "Projected Enrollment", there are known factors which will further influence the projections, a statement should be prepared showing the nature of those factors, involved and their anticipated effect upon any portion of the calculated projection.

*Kindergarten students are projected based on a regression line.

Table C-1
LAKE STEVENS SCHOOL DISTRICT
STUDENT ENROLLMENT BY GRADE SPAN 2021-2027

School Type	Grade Level	School Year						
		2021	2022	2023	2024	2025	2026	2027
Elementary	K	813	750	767	783	800	817	834
	1	677	837	772	789	806	823	841
	2	695	692	855	789	806	823	841
	3	728	706	703	869	802	819	836
	4	725	739	717	714	883	815	832
	5	716	740	754	732	729	901	832
K-5 Headcount		4354	4464	4568	4676	4826	4998	5016
Middle	6	699	736	761	775	753	750	927
	7	727	705	743	768	782	760	757
6-7 Headcount		1426	1441	1504	1543	1535	1510	1684
Mid High	Grade 8	751	736	714	752	778	792	770
	Grade 9	773	746	731	709	747	772	786
8-9 Headcount		1524	1482	1445	1461	1525	1564	1556
Sr. High	Grade 10	703	763	736	722	700	737	762
	Grade 11	685	648	703	678	665	645	679
	Grade 12	633	662	626	680	655	643	623
10-12 Headcount		2021	2073	2065	2080	2020	2025	2064
K-12 Headcount		9325	9460	9582	9760	9906	10097	10320

Source: Snohomish County, Lake Stevens School District and OSPI

Table C-1
LAKE STEVENS SCHOOL DISTRICT
STUDENT ENROLLMENT BY GRADE SPAN 2021-2027

School Type	Grade Level	School Year						
		2021	2022	2023	2024	2025	2026	2027
Elementary	K	813	750	767	783	800	817	834
	1	677	837	772	789	806	823	841
	2	695	692	855	789	806	823	841
	3	728	706	703	869	802	819	836
	4	725	739	717	714	883	815	832
	5	716	740	754	732	729	901	832
K-5 Headcount		4354	4464	4568	4676	4826	4998	5016
Middle	6	699	736	761	775	753	750	927
	7	727	705	743	768	782	760	757
6-7 Headcount		1426	1441	1504	1543	1535	1510	1684
Mid High	Grade 8	751	736	714	752	778	792	770
	Grade 9	773	746	731	709	747	772	786
8-9 Headcount		1524	1482	1445	1461	1525	1564	1556
Sr. High	Grade 10	703	763	736	722	700	737	762
	Grade 11	685	648	703	678	665	645	679
	Grade 12	633	662	626	680	655	643	623
10-12 Headcount		2021	2073	2065	2080	2020	2025	2064
K-12 Headcount		9325	9460	9582	9760	9906	10097	10320

Source: Snohomish County, Lake Stevens School District and OSPI

Appendix C

OFM Ratio Method – 2044 Enrollment Estimate

Enrollment Forecasts OSPI and OFM Ratio Methods

The Growth Management Act requires that capital facilities plans for schools consider enrollment forecasts that are related to official population forecasts for the district. The OFM ratio method computes past enrollment as a percentage of past population and then estimates how those percentage trends will continue.

Snohomish County prepares the population estimates by distributing official estimates from the Washington Office of Financial Management (OFM) to the school district level. SCC 30.66C requires that these official OFM/County population forecasts be used in the capital facilities plans. Each district is responsible for estimating the assumed percentage of population that, in turn will translate into enrollments.

The District's assumed percentage trends are applied to these County population forecasts. This is known as the Ratio Method. The District then decides to use either it or the six-year forecast (2022-2027) prepared by the State Office of the Superintendent of Public Instructions (OSPI) for use in the facilities plan. Whichever is used for the 2022-2027 planning period, OSPI does not forecast enrollments for Year 2044, so the Ratio Method is used for that purpose, regardless.

Year	Population	Enrollment	Ratio
2010	39,977	7,913	19.79%
2011	41,025	7,985	19.46%
2012	42,074	7,987	18.98%
2013	43,122	8,126	18.84%
2014	44,171	8,253	18.68%
2015	45,219	8,392	18.56%
2016	46,267	8,611	18.61%
2017	47,316	8,646	18.27%
2018	48,364	8,875	18.35%
2019	49,413	9,200	18.62%
2020	50,461	8,854	17.55%
2021	51,208	9,325	18.21%
2022	51,954	9,612	18.50%
2023	52,701	9,750	18.50%
2024	53,447	9,888	18.50%
2025	54,194	10,026	18.50%
2026	54,940	10,164	18.50%
2027	55,687	10,302	18.50%
2044	67,294	12,449	18.50%

The table above shows actual enrollments and population estimates from 2010-2021, and their resulting ratio (the 2010 and 2020 population totals are official census figures).

Until 2015 the trend was a declining ratio of students to population. The ratio leveled off in years 2016 through 2019. In 2020, school closures and online learning caused enrollment to drop. Then enrollment rebounded in 2021 and returned to pre-pandemic levels. The district projects that the ratio will level off for the projection period and average around 18.5%.

2044 Enrollment Estimate

The District's 2022 CFP ratio of 18.50% is used for the 2044 enrollment estimate. Using that number against the County's 2044 population estimate of 67,294 produces a projected enrollment number of 12,449 students in 2044.

Appendix D

Student Generation Rates

Student Generation Rate Report

for the Lake Stevens School District

Date: April 28, 2022

Student Generation Rate Report

Prepared for
Robb Stanton

Executive Director, Operations – Lake Stevens School District
12309 22nd St NE, Lake Stevens, WA 98258

BlueLine Job No. 22-120

Prepared by: Chase Killebrew, AICP

Reviewed by: Eric Jensen

STUDENT GENERATION RATE REPROT

This report shows the estimated number of students for each grade that is typically generated by different dwelling unit types within the Lake Stevens School District (LSSD). These student generation rates (SGRs) assist in predicting future enrollment for the short-term and long-term planning horizons as development and redevelopment change the mix of housing types in the district. SGRs are also used in the school impact fee formula to determine the per dwelling unit cost of needed new school capacity.

This document describes the methodology used to calculate SGRs for the LSSD and provides the findings of those calculations. SGRs were calculated for two types of residential construction: single-family detached and multifamily. Manufactured homes are included in the single-family detached classification. Single-family attached units such as condominiums, townhomes, and multiplexes are included in the multifamily classification.

Electronic records were pulled from the Snohomish County Assessor’s FTP Data Downloads webpage. The specific dataset titled *Improvement Records* was filtered to only contain residential development data from the past 5 years (2017 – 2021). This table was brought into ArcGIS. Using a shapefile of the LSSD boundary, all the records attached to parcels located within LSSD were selected, creating a new LSSD-specific table. The table was divided by single-family versus multifamily development. Then the multifamily list was divided by number of bedrooms, where all units containing 1 bedroom or less are grouped and units containing 2 or more bedrooms are grouped. No multifamily units containing 1 bedroom or less were found in this data. Also, no developments containing more units than a duplex (two units) were found in this data.

The School District provided Blueline with student records data including the addresses and grade levels of all P2-12 students attending the Lake Stevens School District as of January 2022. This data containing 9,877 students was reformatted so the addresses matched the style of the LSSD Improvement Records address data.

There were 1,989 records indicating construction of new single-family detached units. These were cross-referenced and matched with the student records data, and the matches were tallied by grade level. The same was done for the 130 multifamily (2+ bedroom) records. The tables displaying the results are shown on the following page.

	SINGLE-FAMILY	MULTIFAMILY (0-1 BR)	MULTIFAMILY (2+ BR)	TOTAL
UNITS CONSTRUCTED IN LSSD (2017 - 2021)	1,989	0	130	2,119
NUMBER OF STUDENTS ATTENDING LAKE STEVENS SCHOOL DISTRICT	9,877			



STUDENT GENERATION RATE REPORT

SUMMARY OF STUDENT GENERATION RATES FOR LAKE STEVENS SCHOOL DISTRICT (2017 – 2021)

Single-family SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	9	0.005
P3	13	0.007
P4	16	0.008
K1	148	0.074
1	111	0.056
2	107	0.054
3	109	0.055
4	110	0.055
5	108	0.054
6	100	0.050
7	81	0.041
8	100	0.050
9	79	0.040
10	82	0.041
11	62	0.031
12	56	0.028
P2 - P4	38	0.019
K1 - 5	693	0.348
6 - 7	181	0.091
8 - 9	179	0.090
10 - 12	200	0.101
K1 - 12	1,253	0.630

Multifamily (2+ BR) SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	0	0.000
P3	0	0.000
P4	0	0.000
K1	1	0.008
1	1	0.008
2	1	0.008
3	5	0.038
4	3	0.023
5	1	0.008
6	1	0.008
7	3	0.023
8	0	0.000
9	0	0.000
10	2	0.015
11	1	0.008
12	0	0.000
P2 - P4	0	0.000
K1 - 5	12	0.092
6 - 7	4	0.031
8 - 9	0	0.000
10 - 12	3	0.023
K1 - 12	19	0.146

SGRs Summary Table

	P2 - P4	K1 - 5	6 - 7	8 - 9	10 - 12	K1 - 12
SINGLE-FAMILY	0.019	0.348	0.091	0.090	0.101	0.630
MULTIFAMILY (0-1 BR)	0.000	0.000	0.000	0.000	0.000	0.000
MULTIFAMILY (2+ BR)	0.000	0.092	0.031	0.000	0.023	0.146



Appendix E Board Resolution

Appendix F

Determination of Nonsignificance

Appendix G
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, multifamily/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.



MUKILTEO SCHOOL DISTRICT NO. 6

CAPITAL FACILITIES PLAN 2022 – 2027

BOARD OF DIRECTORS

John Gahagan
Charles Hauck
Kyle Kennedy
Judy Schwab
Michael Simmons

SUPERINTENDENT

Dr. Alison Brynelson

For information regarding the Mukilteo School District Capital Facilities Plan, contact the Office of the Superintendent, Mukilteo School District, 9401 Sharon Drive, Everett, Washington 98204. Telephone: (425) 356-1220.

Board Approved: July 18, 2022

TABLE OF CONTENTS

	PAGE
Section 1 - Introduction.....	3
Section 2 – District Educational Program Standards.....	5
Section 3 – Capital Facilities Inventory	7
Section 4 – Student Enrollment Projections	11
Section 5 – Capital Facility Needs	13
Section 6 – Six Year Financing Plan.....	14
Section 7 – School Impact Fees	16
Appendices A-C.....	19
Appendix A – Student Generation Rate Study	19
Appendix B – Impact Fee Calculation Detail	24
Appendix C – OSPI Enrollment Projections	25
Appendix D – Mukilteo School District Map	26

SECTION 1 - INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (GMA) outlines 13 broad goals including the adequate provision of necessary public facilities and services. Public Schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Mukilteo School District (District) has prepared this six-year Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act and the codes of Snohomish County, City of Mukilteo, and City of Everett. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established levels of service over the six-year period, 2022-2027.

The District prepared its original CFP in 1994 based on the criteria set forth in the GMA. When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan. Appendix F established the criteria for future updates of the District's CFP.

In accordance with the Growth Management Act and the Snohomish County School Impact Fee Ordinance, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites. The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the guidelines set forth in Appendix F of the General Policy Plan:

- Information must be obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must be consistent with Office of Financial Management (OFM) population trends. Student generation rates must be independently calculated by each school district.
- The CFP must comply with RCW Chapter 36.70A (the Growth Management Act).
- The methodology used to calculate impact fees must comply with RCW Chapter 82.02. In the event that impact fees are not available due to action by the state, county, or cities within the District, future CFP's would identify alternative funding sources.

When the County adopted its School Impact Fee Ordinance in November 1997, it established the specific criteria for the adoption of a CFP and the assessment of impact fees in the County. Section 3

of the ordinance defines the requirements for the biennial CFP updates. Table 1 of the ordinance outlines the formulae for determination of impact fees.

Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Overview of the Mukilteo School District

Twenty-six square miles in area, the Mukilteo School District encompasses the City of Mukilteo, portions of the City of Everett, and portions of unincorporated Snohomish County. The District is bordered on the north and east by the Everett School District and by the Edmonds School District to the south.

The District serves a student population of 14,581 (October 2021) with one kindergarten center, twelve elementary schools (grades K-5), four middle schools (grades 6-8), two comprehensive high schools (grades 9-12), and one small choice high school (grades 10-12). For the purposes of facility planning, this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school. For purposes of this CFP, enrollment in the Sno-Isle Skills Center is not included as the Skills Center is a regional career and technical education partnership serving students from 14 different school districts and does not have space that can be utilized by Mukilteo School District for its traditional K-12 education purposes.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- Capacity needs during the six-year period of the plan at the elementary and high school grade spans.
- Uneven growth rates between geographic sectors within the District. These uneven growth patterns result in some schools reaching maximum capacity sooner than others and this will increase the difficulty of maintaining stable school service area boundaries.
- Uncertainty of growth rates for new housing development and enrollment given the unprecedented nature of the pandemic and its current impacts on construction. While the District experienced a pandemic-related enrollment decline, future projections still show growth and Snohomish County's Comprehensive Plan continues to identify large population growth in the coming years with high concentrations in the Mukilteo School District boundary areas.

SECTION 2 - DISTRICT EDUCATIONAL PROGRAM STANDARDS

Primary Objective

To best optimize student learning, Mukilteo School District establishes a service standard for classroom capacity utilization. This requires a constant review and assessment of curriculum and instructional changes, student learning behaviors, learning environments, technological innovations and program development. Additional variables include changes in mandatory requirements issued by the state such as the implementation of full day kindergarten, Core 24 graduation requirements, and required reduction in class size ratios. These elements as well as demographic projections are weighed when determining service levels. School facility and student capacity needs are determined 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, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables). These elements, as well as demographic projections, are weighed when determining standard of service levels.

In addition to student population, other factors such as collective bargaining agreements, government mandates and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, bilingual education, preschool and daycare programs, computer labs, and music/performing arts programs. These programs can have a significant impact on the available student capacity of school facilities.

District Educational Program Standards.

Special programs offered by the District at specific school sites include, but are not limited to:

Advanced Placement (high school)	Library/Media Centers
Special Education (resource or specialized)	Speech Language Pathologists
Special Education (early childhood)	Performing Arts
Summer School	Health & Fitness
Highly Capable Program (grades 3-8)	Science Labs
English as a Second Language (ESL)	OT/PT
English Language Learner (ELL)	Career Centers (High School)
World Languages	Student Stores (High School)
Community-Based Transition Program	Learning Assistance Programs (LAP)
ECEAP	Mukilteo Behavioral Support Center
Music Programs	Career and Technical Education
Computer & Technology Labs	College in the High School
Title 1 Support	Opportunity Day School

The above programs affect the capacity of some of the buildings housing these programs. Special programs usually require space modifications and frequently require lower class sizes than other, more traditional programs; this affects available school capacity as it results in greater space requirements. These requirements affect the utilization of rooms and result in school capacities varying from year to year (as programs move or grow, depending on space needs, capacity can increase or decline in a school).

District educational program standards may change in the future as a result of various external or internal changes. External changes may include mandates and needs for special programs or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities could also affect educational

program standards. 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 educational program standards that directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards for Elementary Schools

- Planning class size for Kindergarten through 3rd grade is 21 students per classroom
- Class size for Kindergarten through third grade cannot exceed 25 students
- Planning class size grades 4 and 5 is 23 students per classroom
- Class size for grades 4 and 5 cannot exceed 26 students
- Special Education for some students is provided in self-contained classrooms of 8-12 students per classroom
- Music and physical education instruction will be provided in a separate classroom
- Schools should have a room dedicated as a computer lab
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 85%

Educational Program Planning Standards for Middle and High Schools

- Planning class size for middle school grades is 25 students per teacher
- Class size for middle school grades 6 through 8 cannot exceed 30 students
- Planning class size for high school grades is 27 students per teacher
- Class size for high school grades 9 through 12 cannot exceed 33 students
- The ACES high school program limits capacity to 200 students
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 85%
- Identified students will also be provided other programs in classrooms designated as computer labs, resource rooms and other program specific classrooms (i.e., music, drama, art, family and consumer science, special education, career and technical education and English Language Learner).

Minimum Level of Service

Planning class sizes are used to determine school capacities, they are not a measure of the District's minimum level of service. The minimum level of service is defined as the maximum level of enrollment the District can accommodate at any given time. The minimum level of service is not the District's desired level for providing education. At current program offerings and within existing permanent and portable facilities, the District's minimum level of service is:

Grade Level	# of Scheduled Teaching Stations	Min. Level of Service	2019-20 Level of Service*	2020-21 Level of Service*
K-5	313	25	22.7	21.0
6-8	166	30	22.8	22.2
9-12	161	33	27.9	27.7

**Note: COVID-19 resulted in Governor-mandated shift to online only learning during the 2019-20 school year. Ongoing pandemic related health and safety protocols resulted in distance learning for most of 2020-21 school year. Level of Service figures represent what in-person ratios would have been if all students had attended in person.*

SECTION 3 - CAPITAL FACILITIES INVENTORY

Under the GMA, a public entity must periodically determine its capacity by conducting an inventory of its capital facilities. Table 3.1 summarizes the permanent facility capacity owned and operated by the District. Information is also provided on relocatable classrooms (portables), school sites and other district owned facilities or land.

School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards.

Schools

The District operates a kindergarten center, twelve elementary schools, four middle schools, two comprehensive high schools, a small choice high school, and the Sno-Isle Skills Center. Elementary schools accommodate grades K-5 with three elementary schools currently also serving preschool; middle schools serve grades 6-8; high schools provide for grades 9-12; ACES high school and the Sno-Isle Skills Center serve grades 10-12.

School capacity is determined based on the number of classrooms within each building and the space requirements of the District's currently adopted educational program. It is the capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment.

The Sno-Isle Skills Center is not included in capacity calculations or student enrollment projections for the purposes of capital facilities planning within the District. The Skills Center is a regional career and technical education partnership serving students from 14 different school districts and does not have space that can be utilized by Mukilteo School District for its traditional K-12 education purposes.

Relocatable classrooms (portables) are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities were not included in the school capacity calculations provided in Table 3.1.

Capacities will change from year-to-year based on changes to existing instructional programs, projected future programs and the resulting required space needed to deliver the instructional model at each specific site. Capacity takes into consideration the specific programs that actually take place in each of the rooms and the required service levels previously listed. Because of the need to provide planning time and space for teacher preparation or other required services, some facilities will only support a capacity utilization of 85%. Capacities are updated in each CFP to reflect current program needs and classroom utilization.

Table 3.1 – Permanent Facility Inventory

School	Site Size (Acres)	Bldg Area (Sq. Feet)	Year Built/ Modernized	Permanent Capacity
Challenger	10	50,022	1987	398
Columbia	9.6	65,219	1989	514
Discovery	9.3	42,708	1988/2017	368
Endeavour	9.4	53,376	1994	397
Fairmount	15	66,189	1952/1999	585
Horizon	19	56,162	1989	532
Lake Stickney	9.8	74,167	2016	657
Mukilteo	9.8	41,706	1981	426
Odyssey	10.9	60,631	2003	578
Olivia Park	9.5	49,881	1956/1992	528
Pathfinder*		65,035	2017	483
Picnic Point	10	39,271	1981	381
Serene Lake	10	49,230	1969/1994	381
Total K-5		713,597		6,228
Explorer	29.5	129,539	1972/2005	949
Harbour Pointe	17.8	110,400	1993	896
Olympic View	25.2	114,541	1955/2017	951
Voyager	16	106,954	1992	899
Total 6-8		461,434		3,695
ACES	5.8	19,833	1985/1997	0
Kamiak	60.7	255,478	1993/2002	1,675
Mariner	37.1	281,560	1971/2003/2019	1,964
Total 9-12		556,871		3,639

*Shared site, acreage included in Fairmount Elementary

**ACES capacity is entirely in relocatable classrooms not considered permanent capacity.

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) provide interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 128 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. Current use of relocatable classrooms throughout the District is summarized in Table 3.2.

Table 3.2 – 2021-22 Portable Classroom Inventory

School	Classroom Portables	Interim Capacity
Challenger	11	175
Columbia	0	0
Discovery	14	305
Endeavour	6	63
Fairmount	4	0
Horizon	6	100
Lake Stickney	0	0
Mukilteo	10	137
Odyssey	8	133
Olivia Park	5	25
Pathfinder	0	0
Picnic Point	6	96
Serene Lake	4	84
Subtotal K-5	74	1,118
Explorer	8	161
Harbour Pointe	1	0
Olympic View	0	0
Voyager	0	0
Subtotal 6-8	9	161
ACES	13	200
Kamiak	16	329
Mariner	16	354
Subtotal 9-12	45	883
TOTAL K-12	128	2,162

**The District's portable classrooms are in good condition and with ongoing maintenance have an indeterminate remaining useful life. Portables are calculated at 986 square feet per classroom.*

Schools Closed to Out of District Transfers

Schools continue to add capacity when portable classrooms are added and/or computer labs and other flexible spaces are converted to classroom spaces. However, this practice is not a long-term solution for capacity needs because the core facilities of the building do not support the additional enrollment. Therefore, the District calculates capacity for out-of-district transfers at the lesser of:

- The sum of permanent capacity and portable capacity, or
- 700 students for elementary schools; 825 students for middle schools; and 1,900 students for high schools.

In addition, any school that transfers kindergarten students to Pathfinder Kindergarten Center to provide space for first-through-fifth grade instruction is determined to be over capacity for the purposes of out-of-district transfers.

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 below:

Table 3.3 – Support Facility Inventory

Facility	Address	Building Area (Square Feet)	Site Size (Acres)
Administration	9401 Sharon Dr., Everett	26,608	9.15
Grounds/Maintenance	525 W. Casino Rd., Everett	22,800	4.0
Support Services Center	8925 Airport Rd., Everett	37,677	10.0

Table 3.4 – Other Facility Inventory

Facility	Address	Building Area (Square Feet)	Site Size (Acres)
Sno-Isle Skills Center	9001 Airport Rd., Everett	74,024	15.0

Land Inventory

The District owns one undeveloped site:

- A one-acre site in Mukilteo Heights which is restricted for development by covenants and site size.

The District does not own any sites that are developed for uses other than schools and/or which are leased to other parties.

SECTION 4 - STUDENT ENROLLMENT PROJECTIONS

Projected Student Enrollment 2022-2027

Enrollment projections are generally most accurate for the initial years of the forecast period. Beyond the 5-year range, projected assumptions about economic or demographic trends may prove false, resulting in an enrollment trend that is quite different from the projection. For this reason, it is important to monitor birth rates, new housing construction, and population growth on an annual basis as part of facilities management.

The District has contracted with a consultant to develop a methodology for enrollment projections. Dr. Les Kendrick has more than thirty years of history working with local school districts in projecting enrollment and demographics, including many years as the demographer for the Seattle Public Schools and twenty-two years as an independent consultant providing long-range projections for a number of school districts including; Bellevue, Bethel, Bremerton, Edmonds, Everett, Federal Way, Highline, Monroe, Northshore, Olympia, Puyallup, Seattle, Tacoma, Tukwila, South Kitsap, and Mukilteo. The methodology employed by the consultant is a variation of the cohort survival method. Cohort survival compares enrollment at a particular grade in a specific year, to the enrollment at the previous grade from the prior year. For example, enrollment at the second grade is compared to the previous year's first grade enrollment. The ratio of these two numbers (second grade enrollment divided by first grade enrollment) creates a "cohort survival ratio" providing a summary measure of the in-and-out migration that has occurred over the course of a year. This ratio can be calculated for each grade level. Once these ratios have been established over a period of years they can be averaged and/or weighted to predict the enrollment at each grade.

Cohort survival works well for every grade except kindergarten where there is no prior year's enrollment to use for comparison. At the kindergarten level, enrollment is compared to the county births from five years prior to estimate a "birth-to-k" ratio. This ratio, averaged over several years, provides a method for predicting what proportion of the birth cohort will enroll at the kindergarten level. The District's percentage of this cohort has varied over the past seven years from a high of 12.6% to a low of 12.1%. Future forecasts assume that the District will enroll over 12% of the County births.

Cohort survival is a purely mathematical method, which assumes that future enrollment patterns will be similar to past enrollment patterns. It makes no assumptions about what is causing enrollment gains or losses and can be easily applied to any enrollment history. Despite this, cohort survival can produce large forecast errors because it does not consider possible changes in demographic trends. New housing, especially, can produce enrollment gains that might not otherwise be predicted from past trends. Alternatively, a district may lose market share to private or other public schools. It is also possible that a slowdown in population and housing growth will dampen enrollment gains. Changes in the housing market between 2007 and 2011 and the accompanying recession, for example, caused many districts to see a decline in their enrollment during that period. Likewise, the COVID-19 pandemic in 2020 and related impacts have caused small enrollment declines but projections for both enrollment growth and new housing development show increases in near and long-term future. OSPI uses straight cohort survival which results in the projections contained in Appendix C. Because of the above listed gaps in that methodology, the District relies on our consultant's projections to gain a more comprehensive and accurate estimate.

For the Mukilteo School District forecast, the demographer combines the cohort survival method with information about market share gains and losses from private schools, information about population growth from new housing construction, and information about regional trends. The population/housing growth factor reflects projected changes in the housing market and/or in the assumptions about overall population growth within the District's boundary area. The enrollment derived from the cohort

model is adjusted upward or downward to account for expected shifts in the market for new homes, to account for changes in the growth of regional school age populations, and to account for projected changes in the District population.

Table 4.1 forecasts enrollment by combining cohort survival methodology with information about new housing development and the “birth-to-k” ratio methodology mentioned above. This model results in District enrollment reaching 15,141 by 2027. Because of the known information regarding new development and associated growth, as well as the length of time it takes to initiate new school construction projects to address growth, this plan uses the projections in Table 4.1 to determine facility needs during the six-year time frame of the Capital Facilities Plan.

Table 4.1 – Modified Cohort Enrollment Projections Head Count (including housing permit data and birth rate data)

Grade	Actual 2021	Projections					
		2022	2023	2024	2025	2026	2027
K	1,124	1,134	1,196	1,177	1,135	1,151	1,153
1	1,043	1,202	1,263	1,241	1,222	1,179	1,196
2	1,148	1,055	1,219	1,272	1,250	1,232	1,189
3	1,112	1,159	1,068	1,225	1,278	1,258	1,239
4	1,087	1,122	1,172	1,073	1,231	1,285	1,265
5	1,110	1,094	1,132	1,175	1,075	1,234	1,289
6	1,098	1,098	1,085	1,115	1,156	1,059	1,217
7	1,176	1,105	1,107	1,086	1,116	1,159	1,062
8	1,182	1,190	1,120	1,115	1,094	1,125	1,169
9	1,215	1,193	1,204	1,126	1,121	1,101	1,132
10	1,106	1,218	1,200	1,202	1,124	1,120	1,100
11	1,056	1,038	1,146	1,121	1,123	1,051	1,047
12	1,124	1,092	1,076	1,179	1,153	1,157	1,083
Total K-5	6,624	6,766	7,050	7,163	7,191	7,339	7,331
Total 6-8	3,456	3,393	3,312	3,316	3,366	3,343	3,448
Total 9-12	4,501	4,541	4,626	4,628	4,521	4,429	4,362
District Total	14,581	14,700	14,988	15,107	15,078	15,111	15,141

Snohomish County/OFM Projections

Another projection, based on Office of Financial Management (OFM) population projections for Snohomish County, was also produced. Using the OFM/County data and the District's corresponding actual enrollment, the District's enrollment averaged 1.77% of the OFM/County Population estimates. Further, District enrollment averaged 13.5% of the OFM/County population residing within Mukilteo School District boundaries. Assuming that these average percentages remain constant, the District's enrollment would grow as shown in Table 4.2.

Table 4.2 – Projected Enrollment - 2044 OFM Estimates*

Grade Level	Actual 2020	% MSD Population		% County Population	
		2027	2044	2027	2044
Elementary	6,565	7,255	9,237	7,278	9,010
Middle School	3,599	3,977	5,064	3,990	4,939
High School	4,454	4,922	6,267	4,938	6,113
Total	14,618	16,154	20,568	16,206	20,062

*Assumes that percentage per grade span will remain constant through 2044.

Note: Snohomish County Planning and Development Services provided the underlying data for the 2044 projections.

For the purposes of this Capital Facilities Plan, the District relies on the Modified Cohort Survival Projections as this projection provides a more detailed grade-specific projection which, when

combined with district-specific new housing development trends, allows for better planning across the six-year period.

SECTION 5 - CAPITAL FACILITIES NEEDS

Projected available student capacity is derived by subtracting projected student enrollment from existing student capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2022-2027). A long-term projection of un-housed students and facilities needs is shown in Table 5.1. On February 11, 2020 voters approved a six-year, \$240 million capital bond. Planned new capacity improvements included in that bond are represented below, through 2026. The projects include new elementary classroom capacity from projects at three existing elementary schools and potential additional capacity at one existing high school. The District considers relocatable (portable) classrooms to be temporary/interim space and bases its new capital facilities needs from permanent capacity. (Information on relocatable classrooms and interim capacity can be found in Table 3.2.) However, relocatable classrooms are a part of the District's interim capacity solution to ensure our ability to serve enrollment growth from new development in between construction and capital bond timelines. Table 5.1 does not include relocatable classrooms that may be added or adjusted during the six-year planning period.

TABLE 5.1 – School Enrollment & Classroom Capacity Needs

	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary Enrollment	6,624	6,766	7,050	7,163	7,191	7,339	7,331
Permanent Capacity - Existing	6,228	6,228	6,403	6,628	6,628	6,628	6,828
New Permanent Capacity		175	225			200	
TOTAL Permanent Capacity	6,228	6,403	6,628	6,628	6,628	6,828	6,828
Permanent Capacity over/(short)	(396)	(363)	(422)	(535)	(563)	(511)	(503)
Middle School Enrollment	3,456	3,393	3,312	3,316	3,366	3,343	3,448
Permanent Capacity - Existing	3,695	3,695	3,695	3,695	3,695	3,695	3,895
New Permanent Capacity						200	
TOTAL Permanent Capacity	3,695	3,695	3,695	3,695	3,695	3,895	3,895
Permanent Capacity over/(short)	239	302	383	379	329	552	447
High School Enrollment	4,501	4,541	4,626	4,628	4,521	4,429	4,362
Permanent Capacity - Existing	3,639	3,639	3,639	3,639	3,639	3,639	3,759
New Permanent Capacity						120	
TOTAL Permanent Capacity	3,639	3,639	3,639	3,639	3,639	3,759	3,759
Permanent Capacity over/(short)	(862)	(902)	(987)	(989)	(882)	(670)	(603)
TOTAL ENROLLMENT	14,581	14,700	14,988	15,107	15,078	15,111	15,141
Total Permanent	13,562	13,562	13,730	13,962	13,962	13,962	14,482
Total New Permanent		175	225			520	
TOTAL Permanent Capacity	13,562	13,737	13,962	13,962	13,962	14,482	14,482
Permanent Capacity over/(short)	(1,019)	(963)	(1,026)	(1,145)	(1,116)	(629)	(659)

Does not include interim/portable capacity

SECTION 6 – SIX-YEAR FINANCING PLAN

Planned Improvements

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, or that voter approved funding could not be secured, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options
- Changes in the instructional model
- Grade configuration change
- Purchasing portable classrooms
- Busing
- Increased class sizes; or
- A modified school-year calendar

The six-year financing plan includes projects adding elementary and high school classroom capacity. In addition, the District may continue to add and use portable classrooms as part of the capacity solution. It is anticipated that additional interim capacity via portable classrooms will be needed until additional permanent capacity beyond what was included in the voter approved February 2020 capital bond measure can be determined.

Funding for planned improvements is typically secured from several sources including voter approved bonds, state school construction assistance matching funds, and impact fees. Each of these funding sources is discussed in greater detail below.

Financing for Planned Improvements

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

Capital Projects Levy

The District has passed a six-year capital projects levy that runs through 2028. Capital project levy dollars will be dedicated to additional modernization and major system upgrades or modernization of buildings and grounds.

State School Construction Assistance Program (SCAP)

State School Construction Assistance Program (SCAP) funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund, and then retired from revenues accruing predominantly from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the Superintendent of Public Instruction can prioritize projects for funding.

School districts may qualify for SCAP funds for specific capital projects based on a qualification and criterion system. The District is currently eligible for SCAP funds for capital projects at the secondary school level and for some modernization/new in lieu at the elementary level. State match does not cover all costs of construction and each district has a different matching ratio based on the state's formula. Because SCAP funds are received at the end of a project, it is necessary for school districts

to plan to finance the complete project with local funds. Site acquisition and site improvements are not eligible to receive matching funds.

K-3 Class Size Reduction Grants

The 2015 Washington State Legislature provided limited funding for the construction of elementary classrooms to assist in the effort to provide space for full day kindergarten and to lower class sizes in K-3 grades. The District applied for this grant and a 24 classroom need was determined, but grant funds were not awarded.

Land Sales

The District currently has no property for sale.

Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

The six-year financing plan shown on Table 6.1 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include the voter-approved 2022 capital projects levy, funds from a voter approved capital bond measure in February 2020, impact fees and SCAP ("state match") funds.

Table 6.1 – Six-Year Financing Plan – estimated (costs in millions)

PROJECTS ADDING CAPACITY	2021	ANTICIPATED YEAR						Total Cost	POTENTIAL FUNDING SOURCE			
		2022	2023	2024	2025	2026	2027		Bonds/ Levy	SCAP (State)	Impact Fees	Future Source
Discovery Elementary Addition	12.8	14.5	1.1	0.1				28.5	X		X	
Challenger Elementary Addition	0.2	0.7	4.3	10.5	1.3			17.0	X		X	
Horizon Elementary Addition	0.8	6.4	8.6	1.2				17.0	X		X	
Mariner H.S. Addition	1.2	3.0	7.7	12.3	0.8			25.0	X		X	
Explorer M.S. Replacement (Ph1)	0.1	0.7	2.0	10.0	16.5	0.7		30.0	X	X		X
Serene Lake E.S. Replacement (Ph1)		0.1	1.1	6.7	11.7	0.4		20.0	X	X	X	X
Mukilteo E.S. Replacement (Ph1)		0.5	1.0	8.5	14.2	0.8		25.0	X	X	X	X
Interim (portable) Capacity	1.0	0.5	0.2	0.2	0.2	0.2	.2	2.5	X		X	
TOTAL CAPACITY PROJECTS	16.1	26.4	26.0	49.5	44.7	2.1	.2	165.0				

PROJECTS NOT ADDING CAPACITY	2021	ANTICIPATED YEAR						Total Cost	POTENTIAL FUNDING SOURCE			
		2022	2023	2024	2025	2026	2027		Bonds/ Levy	SCAP (State)	Impact Fees	Future Source
Districtwide Security Improvements	1.3	1.2	2.3	3.6	3.1			11.5	X			
Districtwide Field Improvements	2.1	3.0	4.1	0.2	0.5	3.4		13.3	X			X
Districtwide Roofing Improvements		0.5	0.5	0.5	0.5	0.5	0.5	3.0	X			X
Districtwide Flooring Improvements		0.4	0.4	0.4	0.4	0.4	0.4	2.4	X			X
Districtwide ADA Improvements		0.5	0.5	0.5	0.5	0.5	0.5	3.0	X			X
Performing Arts Center Improvements		0.6	0.7	8.5	0.2			10.0	X			
Facility System Improvements	10.7	23.0	10.8	8.5	9.0	7.5	7.3	76.8	X			X
TOTAL Non-CAPACITY PROJ.	14.1	29.2	19.3	22.2	14.2	12.3	8.7	120.0				

SECTION 7 - SCHOOL IMPACT FEES

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities including schools) needed to accommodate growth from new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

School Impact Fees

The Snohomish County General Policy Plan sets certain conditions for school districts wishing to assess impact fees:

- The district must provide support data including an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must reflect projected costs in the six-year financing plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types:
 1. single family
 2. multi-family/1-bedroom or less; and
 3. multi-family/2-bedroom or more which includes townhomes and duplexes.

The Snohomish County impact fee program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which are based on projected facility costs necessitated by new growth and are contained in the District's CFP.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees have been calculated utilizing the formula in the Snohomish County Impact Fee Ordinance (SCC 30.66C). The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install relocatable facilities (portables) that add capacity needed to serve new development. As required under the GMA, credits have also been applied in the formula to account for SCAP ("state match") funds to be reimbursed to the District and for projected future property taxes to be paid by the dwelling unit.

Site Acquisition Cost Element

1. Site Size – Acreage needed to accommodate each planned project.
2. Average Land Cost Per Acre – based on current estimates of land costs within the District.
3. Facility Design Capacity – number of students each planned project is designed to accommodate.
4. Student Factor – Number of students generated by each housing type – in this case, single family dwellings and multi-family dwellings. A student generation rate study was conducted to determine the updated generation rate for this CFP. See Appendix A for the study information. Current student generation rates for the district are shown below:

Table 7.1 – Student Generation Rates*

Grade Span	Single Family	Multi-Family (1bdrm/less)	Multi-Family (2+bedroom)
Elementary (K-5)	.102	.043	.370
Middle School (6-8)	.038	.005	.182
High School (9-12)	.055	.003	.182
Total (K-12)	.195	.051	.734

*Full study info included in Appendices

School Construction Cost Variables

1. Current Facility Square Footage – used in combination with the “Existing Relocatable Square Footage” to apportion the impact fee amounts between permanent and interim capacity figures
2. Estimated Facility Construction Cost – based on planned costs or on actual costs of recently constructed schools. Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extension, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary and can represent 10% or more of the total building construction cost.

Relocatable Facilities Cost Element

Impact fees may be collected to allow acquisition of relocatable classrooms needed to serve growth on an interim basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent and interim space ratios in the District.

1. Cost Per Unit – The average cost for a relocatable classroom.
2. Relocatable Facilities Cost – The total number of needed units multiplied by the cost per unit.

School Construction Assistance Credit Variables

1. Construction Cost Allocation – Currently \$246.83 for new construction projects approved in July of 2022.
2. State Funding Assistance Percentage – Percentage of School Construction Assistance Program funds from the state that the District expects to receive. For new construction and additions, the District is currently eligible to receive a maximum state match of 50.86% of *eligible* costs (as defined by the state).

Tax Credit Variables

1. Interest Rate (20-year General Obligation Bond) – interest rate of return on a 20-year General Obligation Bond derived from the Bond Buyer index. Because of current market volatility, the District is using the February 2022 average interest rate of 2.45%
2. Bond Levy Rate – The current bond levy rate is \$.90 per \$1,000 in assessed value.
3. Average Assessed Value – based on estimates made by the County’s Planning and Development Services Department utilizing information from the County Assessor’s files. The current average assessed value is \$622,683 for single family dwelling units; \$203,889 for one-bedroom multi-family dwelling units; and \$287,840 for two or more bedroom multi-family dwelling units.

Proposed Mukilteo School District Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the District are summarized below. See Appendix B for the impact fee calculation detail. The impact fees below for Mukilteo School District reflect Single Family, Multi-Family 1 bedroom, and Multi-Family 2+bedroom dwelling units, including Townhomes and Duplexes.

Table 7.2 – School Impact Fees*

Housing Type	Impact Fee Per Unit
Single Family	\$1,121
Multi-Family (1 bedroom or less)	\$700
Multi-Family (2+ bedroom; Townhomes; Duplexes)	\$11,846

**Table 7.2 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A

STUDENT GENERATION RATE STUDY



MEMORANDUM

To: Karen Mooseker Executive Director, District Support Services Mukilteo School District	Date: April 22, 2022
From: Tyler Vick Managing Director Benjamin Maloney Demographer/Data Analyst	Project No.: F2133.01.003

Re: Student Generation Report— Mukilteo School District

At the request of the Mukilteo School District (District/MSD), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent residential construction within the district. This document details the methodology FLO used to create the SGRs for MSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. For the analysis, FLO considered new SF construction between 2016 and 2021, and new MF construction between 2016 and 2021. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2016 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of one MF project that was erroneously listed as having been completed between 2016 and 2021. This project is an apartment complex that was not completed as of December 2021. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 1,200 SF units completed between 2016 and 2021 and 11 MF projects completed between 2016 and 2021. While the majority of the SF construction consisted of units classified as "Single Family Residence – Condominium Detached" (499 units), a variety of units with other SF use codes were also constructed, including duplexes, common wall condominiums, and manufactured homes (owned and leased). MF development ranged from three and four family residences to a 300+ unit construction project. About 76 percent (1,216 units) of these new MF units were 2+ BR units, while the remainder (391 units) were 0–1 BR units.

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F2133.01 Mukilteo School District\Documents\003_2022.04.22 Student Generation Report\Mukilteo SD Student Generation Report 2022.docx

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 2

All students (grades kindergarten [K] through 12) in the October 1, 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2016–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2016 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 1,200 SF units were compared to the 14,604 students enrolled with the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	31	0.026
1	18	0.015
2	20	0.017
3	21	0.018
4	22	0.018
5	10	0.008
6	26	0.022
7	13	0.011
8	6	0.005
9	22	0.018
10	11	0.009
11	17	0.014
12	16	0.013
K-5	122	0.102
6-8	45	0.038
9-12	66	0.055
K-12	233	0.194

Multifamily Developments

While SF data are mostly accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 3

FLO reached out to the building management at four projects constructed between January 2016 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Puget Park Apartments and Madison Way Apartments. Despite numerous attempts, no bedroom information could be received from Helm Apartments or Manor Way Apartments. Based on trends within and surrounding the district, FLO assumed 90 percent of the students would reside within a 2+ BR unit with the remaining 10 percent residing within a 0–1 BR unit. Other apartments (triplex, fourplex units, and one garden style apartment) were assessed visually using Google Earth and SCAO data.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 391 0–1 BR units were constructed from 2016 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	3	0.008
1	4	0.010
2	4	0.010
3	3	0.008
4	1	0.003
5	2	0.005
6	0	0.000
7	0	0.000
8	2	0.005
9	1	0.003
10	0	0.000
11	0	0.000
12	0	0.000
K–5	17	0.043
6–8	2	0.005
9–12	1	0.003
K–12	20	0.051

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 4

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 1,216 2+ BR units were constructed from 2016 to 2021. Matches to current students are indicated in the table below.

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	70	0.058
1	82	0.067
2	76	0.063
3	68	0.056
4	70	0.058
5	84	0.069
6	67	0.055
7	80	0.066
8	74	0.061
9	67	0.055
10	69	0.057
11	49	0.040
12	36	0.030
K-5	450	0.370
6-8	221	0.182
9-12	221	0.182
K-12	892	0.734

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K-5	6-8	9-12	K-12
Single-family	0.102	0.038	0.055	0.194
Multifamily 0-1 BR	0.043	0.005	0.003	0.051
Multifamily 2+ BR	0.370	0.182	0.182	0.734

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 5

Summary of 2016–2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
Helm Apartments	192	Lake Stickney ES
Madison Way Apartments	180	Lake Stickney ES
Manor Way Apartments	205	Lake Stickney ES
Puget Park Apartments	256	Discovery ES
Emerald Court Apartments	42	Fairmount ES
The Vantage	369	Serene Lake ES/Fairmount ES
Axis Apartments	276	Fairmount ES
8307 5 th Ave W	14	Horizon ES
716 3 rd St	8	Fairmount ES
2310 116 th St SW	3	Fairmount ES
2 112 th St SW	4	Discovery ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2016	2017	2018	2019	2020	2021
118	299	137	164	236	246

APPENDIX B – SCHOOL IMPACT FEE CALCULATION

	Facility Acreage	Cost/Acre	Facility Capacity	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost / MFR 1	Cost / MFR 2+
Elementary	10	\$ -	600	0.102	0.043	0.370	\$0	\$0	\$0
Middle	20	\$ -	800	0.038	0.005	0.182	\$0	\$0	\$0
High	40	\$ -	1,600	0.055	0.003	0.182	\$0	\$0	\$0
					TOTAL		\$0	\$0	\$0

	% Perm/Total Sq. Ft	Facility Cost	Capacity	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost / MFR 1	Cost/ MFR 2+
Elementary	90.75%	\$53,416,654	600	0.102	0.043	0.370	\$8,241	\$3,474	\$29,893
Middle	98.11%	\$ -	200	0.038	0.005	0.182	\$0	\$0	\$0
High	92.62%	\$ -	120	0.055	0.003	0.182	\$0	\$0	\$0
					TOTAL		\$8,241	\$3,474	\$29,893

Temporary Facility Cost:

	% Temp/Total Sq. Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost / MFR 1	Cost/ MFR 2+
Elementary	9.25%	\$130,000	25	0.102	0.043	0.370	\$49	\$21	\$178
Middle	1.89%	\$130,000	27	0.038	0.005	0.182	\$3	\$0	\$17
High	7.38%	\$130,000	30	0.055	0.003	0.182	\$18	\$1	\$58
					TOTAL		\$70	\$22	\$253

	Current CCA	OSPI Sq. Footage	District Funding %	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost / MFR 1	Cost/ MFR 2+
Elementary	\$246.83	90	50.86%	0.102	0.043	0.370	\$1,152	\$486	\$4,180
Middle	\$0	108	50.86%	0.038	0.005	0.182	\$0	\$0	\$0
High	\$0	130	50.86%	0.055	0.003	0.182	\$0	\$0	\$0
					TOTAL		\$1,152	\$486	\$4,180

Tax Payment Credit Calculation:

Average Assessed Value	\$622,683	\$203,899	\$287,840
Capital Bond Int. Rate	2.45%	2.45%	2.45%
Years Amortized	10	10	10
Property Tax Levy Rate	\$0.90	\$0.90	\$0.90
Tax Payment Credit	\$4,917	\$1,610	\$2,273

Impact Fee Calculation Summary:

Site Acquisition Cost	\$0	\$0	\$0
Permanent Facility Cost	\$8,241	\$3,474	\$31,918
Temporary Facility Cost	\$70	\$22	\$253
State SCAP Credit	(\$1,152)	(\$486)	(\$4,180)
Tax Payment Credit	(\$4,917)	(\$1,610)	(\$2,273)
Fee As Calculated	\$2,241	\$1,400	\$23,692
50% Required Discount	(\$1,121)	(\$700)	(\$11,846)
Impact Fee	\$1,121	\$700	\$11,846

APPENDIX C

OSPI ENROLLMENT PROJECTIONS



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

MUKILTEO

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	1,081	1,146	1,185	1,184	966	1,124		1,082	1,072	1,063	1,054	1,044	1,035
Grade 1	1,137	1,157	1,187	1,188	1,141	1,043	103.03%	1,158	1,115	1,104	1,095	1,086	1,076
Grade 2	1,199	1,144	1,159	1,185	1,112	1,148	98.96%	1,032	1,146	1,103	1,093	1,084	1,075
Grade 3	1,249	1,206	1,152	1,163	1,114	1,112	99.12%	1,138	1,023	1,136	1,093	1,083	1,074
Grade 4	1,315	1,240	1,222	1,158	1,126	1,087	99.09%	1,102	1,128	1,014	1,126	1,083	1,073
Grade 5	1,218	1,303	1,255	1,224	1,106	1,110	98.90%	1,075	1,090	1,116	1,003	1,114	1,071
K-5 Sub-Total	7,199	7,196	7,160	7,102	6,565	6,624		6,587	6,574	6,536	6,464	6,494	6,404
Grade 6	1,181	1,173	1,270	1,228	1,169	1,098	97.27%	1,080	1,046	1,060	1,086	976	1,084
Grade 7	1,230	1,159	1,191	1,292	1,188	1,176	99.74%	1,095	1,077	1,043	1,057	1,083	973
Grade 8	1,161	1,213	1,186	1,168	1,242	1,182	98.92%	1,163	1,083	1,065	1,032	1,046	1,071
6-8 Sub-Total	3,572	3,545	3,647	3,688	3,599	3,456		3,338	3,206	3,168	3,175	3,105	3,128
Grade 9	1,155	1,154	1,252	1,182	1,144	1,215	99.60%	1,177	1,158	1,079	1,061	1,028	1,042
Grade 10	1,118	1,130	1,163	1,247	1,180	1,108	98.97%	1,202	1,165	1,146	1,068	1,050	1,017
Grade 11	1,427	1,394	1,368	1,403	1,466	1,397	120.46%	1,335	1,448	1,403	1,380	1,287	1,265
Grade 12	1,550	1,490	1,444	1,412	1,491	1,555	104.70%	1,463	1,398	1,516	1,469	1,445	1,347
9-12 Sub-Total	5,250	5,168	5,227	5,244	5,281	5,275		5,177	5,169	5,144	4,978	4,810	4,671
DISTRICT K-12 TOTAL	16,021	15,909	16,034	16,034	15,445	15,355		15,102	14,949	14,848	14,617	14,409	14,203

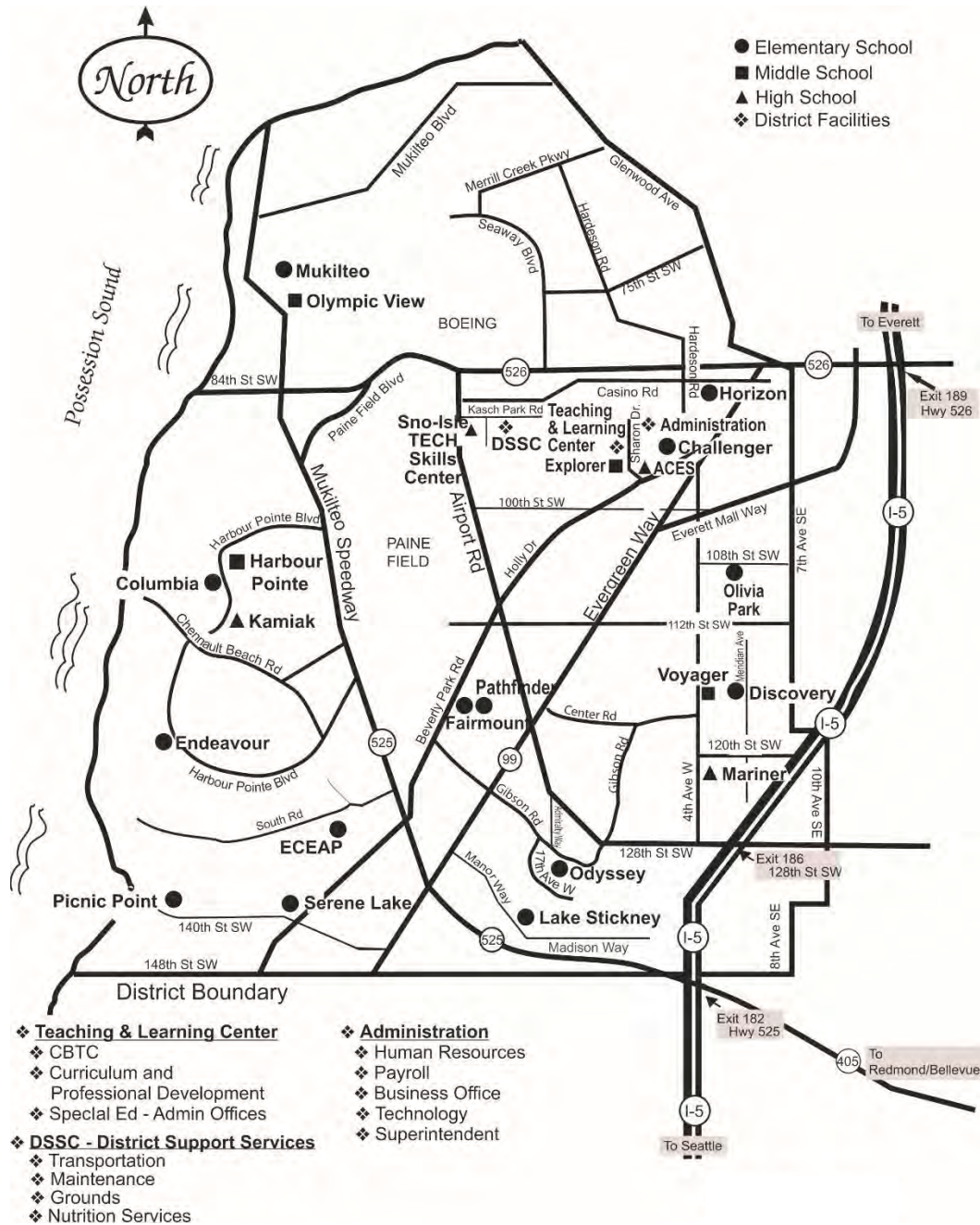
Notes: Specific subtotaling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Mar 07, 2022

APPENDIX D

MUKILTEO SCHOOL DISTRICT MAP





Mukilteo
School District

MUKILTEO SCHOOL DISTRICT NO. 6

CAPITAL FACILITIES PLAN 2022 – 2027

BOARD OF DIRECTORS

John Gahagan
Charles Hauck
Kyle Kennedy
Judy Schwab
Michael Simmons

SUPERINTENDENT

Dr. Alison Brynelson

For information regarding the Mukilteo School District Capital Facilities Plan, contact the Office of the Superintendent, Mukilteo School District, 9401 Sharon Drive, Everett, Washington 98204. Telephone: (425) 356-1220.

Board Approved:

TABLE OF CONTENTS

	PAGE
Section 1 - Introduction	3
Section 2 – District Educational Program Standards	5
Section 3 – Capital Facilities Inventory	7
Section 4 – Student Enrollment Projections	11
Section 5 – Capital Facility Needs	13
Section 6 – Six Year Financing Plan	14
Section 7 – School Impact Fees	16
Appendices A-C	19
Appendix A – Student Generation Rate Study	19
Appendix B – Impact Fee Calculation Detail	24
Appendix C – OSPI Enrollment Projections	25
Appendix D – Mukilteo School District Map	26

SECTION 1 - INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (GMA) outlines 13 broad goals including the adequate provision of necessary public facilities and services. Public Schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Mukilteo School District (District) has prepared this six-year Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act and the codes of Snohomish County, City of Mukilteo, and City of Everett. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established levels of service over the six-year period, 2022-2027.

The District prepared its original CFP in 1994 based on the criteria set forth in the GMA. When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan. Appendix F established the criteria for future updates of the District's CFP.

In accordance with the Growth Management Act and the Snohomish County School Impact Fee Ordinance, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites. The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the guidelines set forth in Appendix F of the General Policy Plan:

- Information must be obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must be consistent with Office of Financial Management (OFM) population trends. Student generation rates must be independently calculated by each school district.
- The CFP must comply with RCW Chapter 36.70A (the Growth Management Act).
- The methodology used to calculate impact fees must comply with RCW Chapter 82.02. In the event that impact fees are not available due to action by the state, county, or cities within the District, future CFP's would identify alternative funding sources.

When the County adopted its School Impact Fee Ordinance in November 1997, it established the specific criteria for the adoption of a CFP and the assessment of impact fees in the County.

Section 3 of the ordinance defines the requirements for the biennial CFP updates. Table 1 of the ordinance outlines the formulae for determination of impact fees.

Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Overview of the Mukilteo School District

Twenty-six square miles in area, the Mukilteo School District encompasses the City of Mukilteo, portions of the City of Everett, and portions of unincorporated Snohomish County. The District is bordered on the north and east by the Everett School District and by the Edmonds School District to the south.

The District serves a student population of 14,581 (October 2021) with one kindergarten center, twelve elementary schools (grades K-5), four middle schools (grades 6-8), two comprehensive high schools (grades 9-12), and one small choice high school (grades 10-12). For the purposes of facility planning, this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school. For purposes of this CFP, enrollment in the Sno-Isle Skills Center is not included as the Skills Center is a regional career and technical education partnership serving students from 14 different school districts and does not have space that can be utilized by Mukilteo School District for its traditional K-12 education purposes.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- Capacity needs during the six-year period of the plan at the elementary and high school grade spans.
- Uneven growth rates between geographic sectors within the District. These uneven growth patterns result in some schools reaching maximum capacity sooner than others and this will increase the difficulty of maintaining stable school service area boundaries.
- Uncertainty of growth rates for new housing development and enrollment given the unprecedented nature of the pandemic and its current impacts on construction. While the District experienced a pandemic-related enrollment decline, future projections still show growth and Snohomish County's Comprehensive Plan continues to identify large population growth in the coming years with high concentrations in the Mukilteo School District boundary areas.

SECTION 2 - DISTRICT EDUCATIONAL PROGRAM STANDARDS

Primary Objective

To best optimize student learning, Mukilteo School District establishes a service standard for classroom capacity utilization. This requires a constant review and assessment of curriculum and instructional changes, student learning behaviors, learning environments, technological innovations and program development. Additional variables include changes in mandatory requirements issued by the state such as the implementation of full day kindergarten, Core 24 graduation requirements, and required reduction in class size ratios. These elements as well as demographic projections are weighed when determining service levels. School facility and student capacity needs are determined 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, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables). These elements, as well as demographic projections, are weighed when determining standard of service levels.

In addition to student population, other factors such as collective bargaining agreements, government mandates and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, bilingual education, preschool and daycare programs, computer labs, and music/performing arts programs. These programs can have a significant impact on the available student capacity of school facilities.

District Educational Program Standards.

Special programs offered by the District at specific school sites include, but are not limited to:

Advanced Placement (high school)	Library/Media Centers
Special Education (resource or specialized)	Speech Language Pathologists
Special Education (early childhood)	Performing Arts
Summer School	Health & Fitness
Highly Capable Program (grades 3-8)	Science Labs
English as a Second Language (ESL)	OT/PT
English Language Learner (ELL)	Career Centers (High School)
World Languages	Student Stores (High School)
Community-Based Transition Program	Learning Assistance Programs (LAP)
ECEAP	Mukilteo Behavioral Support Center
Music Programs	Career and Technical Education
Computer & Technology Labs	College in the High School
Title 1 Support	Opportunity Day School

The above programs affect the capacity of some of the buildings housing these programs. Special programs usually require space modifications and frequently require lower class sizes than other, more traditional programs; this affects available school capacity as it results in greater space requirements. These requirements affect the utilization of rooms and result in school capacities varying from year to year (as programs move or grow, depending on space needs, capacity can increase or decline in a school).

District educational program standards may change in the future as a result of various external or internal changes. External changes may include mandates and needs for special programs or use

of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities could also affect educational program standards. 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 educational program standards that directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards for Elementary Schools

- Planning class size for Kindergarten through 3rd grade is 21 students per classroom
- Class size for Kindergarten through third grade cannot exceed 25 students
- Planning class size grades 4 and 5 is 23 students per classroom
- Class size for grades 4 and 5 cannot exceed 26 students
- Special Education for some students is provided in self-contained classrooms of 8-12 students per classroom
- Music and physical education instruction will be provided in a separate classroom
- Schools should have a room dedicated as a computer lab
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 85%

Educational Program Planning Standards for Middle and High Schools

- Planning class size for middle school grades is 25 students per teacher
- Class size for middle school grades 6 through 8 cannot exceed 30 students
- Planning class size for high school grades is 27 students per teacher
- Class size for high school grades 9 through 12 cannot exceed 33 students
- The ACES high school program limits capacity to 200 students
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 85%
- Identified students will also be provided other programs in classrooms designated as computer labs, resource rooms and other program specific classrooms (i.e., music, drama, art, family and consumer science, special education, career and technical education and English Language Learner).

Minimum Level of Service

Planning class sizes are used to determine school capacities, they are not a measure of the District's minimum level of service. The minimum level of service is defined as the maximum level of enrollment the District can accommodate at any given time. The minimum level of service is not the District's desired level for providing education. At current program offerings and within existing permanent and portable facilities, the District's minimum level of service is:

Grade Level	# of Scheduled Teaching Stations	Min. Level of Service	2019-20 Level of Service*	2020-21 Level of Service*
K-5	313	25	22.7	21.0
6-8	166	30	22.8	22.2
9-12	161	33	27.9	27.7

**Note: COVID-19 resulted in Governor-mandated shift to online only learning during the 2019-20 school year. Ongoing pandemic related health and safety protocols resulted in distance learning for most of 2020-21 school year. Level of Service figures represent what in-person ratios would have been if all students had attended in person.*

SECTION 3 - CAPITAL FACILITIES INVENTORY

Under the GMA, a public entity must periodically determine its capacity by conducting an inventory of its capital facilities. Table 3.1 summarizes the permanent facility capacity owned and operated by the District. Information is also provided on relocatable classrooms (portables), school sites and other district owned facilities or land.

School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards.

Schools

The District operates a kindergarten center, twelve elementary schools, four middle schools, two comprehensive high schools, a small choice high school, and the Sno-Isle Skills Center. Elementary schools accommodate grades K-5 with three elementary schools currently also serving preschool; middle schools serve grades 6-8; high schools provide for grades 9-12; ACES high school and the Sno-Isle Skills Center serve grades 10-12.

School capacity is determined based on the number of classrooms within each building and the space requirements of the District's currently adopted educational program. It is the capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment.

The Sno-Isle Skills Center is not included in capacity calculations or student enrollment projections for the purposes of capital facilities planning within the District. The Skills Center is a regional career and technical education partnership serving students from 14 different school districts and does not have space that can be utilized by Mukilteo School District for its traditional K-12 education purposes. Relocatable classrooms (portables) are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities were not included in the school capacity calculations provided in Table 3.1.

Capacities will change from year-to-year based on changes to existing instructional programs, projected future programs and the resulting required space needed to deliver the instructional model at each specific site. Capacity takes into consideration the specific programs that actually take place in each of the rooms and the required service levels previously listed. Because of the need to provide planning time and space for teacher preparation or other required services, some facilities will only support a capacity utilization of 85%. Capacities are updated in each CFP to reflect current program needs and classroom utilization.

Table 3.1 – Permanent Facility Inventory

School	Site Size (Acres)	Bldg Area (Sq. Feet)	Year Built/ Modernized	Permanent Capacity
Challenger	10	50,022	1987	398
Columbia	9.6	65,219	1989	514
Discovery	9.3	42,708	1988/2017	368
Endeavour	9.4	53,376	1994	397
Fairmount	15	66,189	1952/1999	585
Horizon	19	56,162	1989	532
Lake Stickney	9.8	74,167	2016	657
Mukilteo	9.8	41,706	1981	426
Odyssey	10.9	60,631	2003	578
Olivia Park	9.5	49,881	1956/1992	528
Pathfinder*		62,700	2017	483
Picnic Point	10	39,271	1981	381
Serene Lake	10	49,230	1969/1994	381
Total K-5		713,597		6,228
Explorer	29.5	129,539	1972/2005	949
Harbour Pointe	17.8	110,400	1993	896
Olympic View	25.2	114,541	1955/2017	951
Voyager	16	106,954	1992	899
Total 6-8		461,434		3,695
ACES	5.8	19,833	1985/1997	0
Kamiak	60.7	255,478	1993/2002	1,675
Mariner	37.1	281,560	1971/2003/2019	1,964
Total 9-12		556,871		3,639

*Shared site, acreage included in Fairmount Elementary

**ACES capacity is entirely in relocatable classrooms not considered permanent capacity.

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) provide interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 128 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. Current use of relocatable classrooms throughout the District is summarized in Table 3.2.

Table 3.2 – 2021-22 Portable Classroom Inventory

School	Classroom Portables	Interim Capacity
Challenger	11	175
Columbia	0	0
Discovery	14	305
Endeavour	6	63
Fairmount	4	0
Horizon	6	100
Lake Stickney	0	0
Mukilteo	10	137
Odyssey	8	33
Olivia Park	5	25
Pathfinder	0	0
Picnic Point	6	96
Serene Lake	4	84
Subtotal K-5	74	1,118
Explorer	8	161
Harbour Pointe	1	0
Olympic View	0	0
Voyager	0	0
Subtotal 6-8	9	161
ACES	13	200
Kamiak	16	329
Mariner	16	354
Subtotal 9-12	45	883
TOTAL K-12	128	2,162

**The District's portable classrooms are in good condition and with ongoing maintenance have an indeterminate remaining useful life. Portables are calculated at 986 square feet per classroom.*

Schools Closed to Out of District Transfers

Schools continue to add capacity when portable classrooms are added and/or computer labs and other flexible spaces are converted to classroom spaces. However, this practice is not a long-term solution for capacity needs because the core facilities of the building do not support the additional enrollment. Therefore, the District calculates capacity for out-of-district transfers at the lesser of:

- The sum of permanent capacity and portable capacity, or
- 700 students for elementary schools; 825 students for middle schools; and 1,900 students for high schools.

In addition, any school that transfers kindergarten students to Pathfinder Kindergarten Center to provide space for first-through-fifth grade instruction is determined to be over capacity for the purposes of out-of-district transfers.

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 below:

Table 3.3 – Support Facility Inventory			
Facility	Address	Building Area (Square Feet)	Site Size (Acres)
Administration	9401 Sharon Dr., Everett	26,608	9.15
Grounds/Maintenance	525 W. Casino Rd., Everett	22,800	4.0
Support Services Center	8925 Airport Rd., Everett	37,677	10.0

Table 3.4 – Other Facility Inventory			
Facility	Address	Building Area (Square Feet)	Site Size (Acres)
Sno-Isle Skills Center	9001 Airport Rd., Everett	74,024	15.0

Land Inventory

The District owns one undeveloped site:

- A one-acre site in Mukilteo Heights which is restricted for development by covenants and site size.

The District does not own any sites that are developed for uses other than schools and/or which are leased to other parties.

SECTION 4 - STUDENT ENROLLMENT PROJECTIONS

Projected Student Enrollment 2022-2027

Enrollment projections are generally most accurate for the initial years of the forecast period. Beyond the 5 year range, projected assumptions about economic or demographic trends may prove false, resulting in an enrollment trend that is quite different from the projection. For this reason, it is important to monitor birth rates, new housing construction, and population growth on an annual basis as part of facilities management.

The District has contracted with a consultant to develop a methodology for enrollment projections. Dr. Les Kendrick has more than thirty years of history working with local school districts in projecting enrollment and demographics, including many years as the demographer for the Seattle Public Schools and twenty two years as an independent consultant providing long-range projections for a number of school districts including; Bellevue, Bethel, Bremerton, Edmonds, Everett, Federal Way, Highline, Monroe, Northshore, Olympia, Puyallup, Seattle, Tacoma, Tukwila, South Kitsap, and Mukilteo. The methodology employed by the consultant is a variation of the cohort survival method. Cohort survival compares enrollment at a particular grade in a specific year, to the enrollment at the previous grade from the prior year. For example, enrollment at the second grade is compared to the previous year's first grade enrollment. The ratio of these two numbers (second grade enrollment divided by first grade enrollment) creates a "cohort survival ratio" providing a summary measure of the in-and-out migration that has occurred over the course of a year. This ratio can be calculated for each grade level. Once these ratios have been established over a period of years they can be averaged and/or weighted to predict the enrollment at each grade.

Cohort survival works well for every grade except kindergarten where there is no prior year's enrollment to use for comparison. At the kindergarten level, enrollment is compared to the county births from five years prior to estimate a "birth-to-k" ratio. This ratio, averaged over several years, provides a method for predicting what proportion of the birth cohort will enroll at the kindergarten level. The District's percentage of this cohort has varied over the past seven years from a high of 12.6% to a low of 12.1%. Future forecasts assume that the District will enroll over 12% of the County births.

Cohort survival is a purely mathematical method, which assumes that future enrollment patterns will be similar to past enrollment patterns. It makes no assumptions about what is causing enrollment gains or losses and can be easily applied to any enrollment history. Despite this, cohort survival can produce large forecast errors because it does not consider possible changes in demographic trends. New housing, especially, can produce enrollment gains that might not otherwise be predicted from past trends. Alternatively, a district may lose market share to private or other public schools. It is also possible that a slowdown in population and housing growth will dampen enrollment gains. Changes in the housing market between 2007 and 2011 and the accompanying recession, for example, caused many districts to see a decline in their enrollment during that period. Likewise, the COVID-19 pandemic in 2020 and related impacts have caused small enrollment declines but projections for both enrollment growth and new housing development show increases in near and long-term future. OSPI uses straight cohort survival which results in the projections contained in Appendix C. Because of the above listed gaps in that methodology, the District relies on our consultant's projections to gain a more comprehensive and accurate estimate.

For the Mukilteo School District forecast, the demographer combines the cohort survival method with information about market share gains and losses from private schools, information about population growth from new housing construction, and information about regional trends. The population/housing growth factor reflects projected changes in the housing market and/or in the assumptions about overall population growth within the District's boundary area. The enrollment derived from the cohort model is adjusted upward or downward to account for expected shifts in the market for new homes, to account for changes in the growth of regional school age populations, and to account for projected changes in the District population.

Table 4.1 forecasts enrollment by combining cohort survival methodology with information about new housing development and the "birth-to-k" ratio methodology mentioned above. This model results in District enrollment reaching 15,141 by 2027. Because of the known information regarding new development and associated growth, as well as the length of time it takes to initiate new school construction projects to address growth, this plan uses the projections in Table 4.1 to determine facility needs during the six-year time frame of the Capital Facilities Plan.

Table 4.1 – Modified Cohort Enrollment Projections Head Count (including housing permit data and birth rate data)

Grade	Actual 2021	Projections					
		2022	2023	2024	2025	2026	2027
K	1,124	1,134	1,196	1,177	1,135	1,151	1,153
1	1,043	1,202	1,263	1,241	1,222	1,179	1,196
2	1,148	1,055	1,219	1,272	1,250	1,232	1,189
3	1,112	1,159	1,068	1,225	1,278	1,258	1,239
4	1,087	1,122	1,172	1,073	1,231	1,285	1,265
5	1,110	1,094	1,132	1,175	1,075	1,234	1,289
6	1,098	1,098	1,085	1,115	1,156	1,059	1,217
7	1,176	1,105	1,107	1,086	1,116	1,159	1,062
8	1,182	1,190	1,120	1,115	1,094	1,125	1,169
9	1,215	1,193	1,204	1,126	1,121	1,101	1,132
10	1,106	1,218	1,200	1,202	1,124	1,120	1,100
11	1,056	1,038	1,146	1,121	1,123	1,051	1,047
12	1,124	1,092	1,076	1,179	1,153	1,157	1,083
Total K-5	6,624	6,766	7,050	7,163	7,191	7,339	7,331
Total 6-8	3,456	3,393	3,312	3,316	3,366	3,343	3,448
Total 9-12	4,501	4,541	4,626	4,628	4,521	4,429	4,362
District Total	14,581	14,700	14,988	15,107	15,078	15,111	15,141

Snohomish County/OFM Projections

Another projection, based on Office of Financial Management (OFM) population projections for Snohomish County, was also produced. Using the OFM/County data and the District's corresponding actual enrollment, the District's enrollment averaged 1.77% of the OFM/County Population estimates. Further, District enrollment averaged 13.5% of the OFM/County population residing within Mukilteo School District boundaries. Assuming that these average percentages remain constant, the District's enrollment would grow as shown in Table 4.2.

Table 4.2 – Projected Enrollment - 2044 OFM Estimates*

Grade Level	Actual 2020	% MSD Population		% County Population	
		2027	2044	2027	2044
Elementary	6,565	7,255	9,237	7,278	9,010
Middle School	3,599	3,977	5,064	3,990	4,939
High School	4,454	4,922	6,267	4,938	6,113
Total	14,618	16,154	20,568	16,206	20,062

*Assumes that percentage per grade span will remain constant through 2044.

Note: Snohomish County Planning and Development Services provided the underlying data for the 2044 projections.

For the purposes of this Capital Facilities Plan, the District relies on the Modified Cohort Survival Projections as this projection provides a more detailed grade-specific projection which, when combined with district-specific new housing development trends, allows for better planning across the six-year period.

SECTION 5 - CAPITAL FACILITIES NEEDS

Projected available student capacity is derived by subtracting projected student enrollment from existing student capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2022-2027). A long-term projection of un-housed students and facilities needs is shown in Table 5.1. On February 11, 2020 voters approved a six-year, \$240 million capital bond. Planned new capacity improvements included in that bond are represented below, through 2026. The projects include new elementary classroom capacity from projects at three existing elementary schools and potential additional capacity at one existing high school. The District considers relocatable (portable) classrooms to be temporary/interim space and bases its new capital facilities needs from permanent capacity. (Information on relocatable classrooms and interim capacity can be found in Table 3.2.) However, relocatable classrooms are a part of the District's interim capacity solution to ensure our ability to serve enrollment growth from new development in between construction and capital bond timelines. Table 5.1 does not include relocatable classrooms that may be added or adjusted during the six-year planning period.

TABLE 5.1 – School Enrollment & Classroom Capacity Needs

	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary Enrollment	6,624	6,766	7,050	7,163	7,191	7,339	7,331
Permanent Capacity - Existing	6,228	6,228	6,396	6,628	6,628	6,628	6,828
New Permanent Capacity		175	225			200	
TOTAL Permanent Capacity	6,228	6,403	6,628	6,628	6,628	6,828	6,828
Permanent Capacity over/(short)	(396)	(363)	(422)	(535)	(563)	(511)	(503)
Middle School Enrollment	3,456	3,393	3,312	3,316	3,366	3,343	3,448
Permanent Capacity - Existing	3,695	3,695	3,695	3,695	3,695	3,695	3,895
New Permanent Capacity						200	
TOTAL Permanent Capacity	3,695	3,695	3,695	3,695	3,695	3,895	3,895
Permanent Capacity over/(short)	239	302	383	379	329	552	447
High School Enrollment	4,501	4,541	4,626	4,628	4,521	4,429	4,362
Permanent Capacity - Existing	3,639	3,639	3,639	3,639	3,639	3,639	3,759
New Permanent Capacity						120	
TOTAL Permanent Capacity	3,639	3,639	3,639	3,639	3,639	3,759	3,759
Permanent Capacity over/(short)	(862)	(902)	(987)	(989)	(882)	(670)	(603)
TOTAL ENROLLMENT	14,581	14,700	14,988	15,107	15,078	15,111	15,141
Total Permanent	13,562	13,562	13,730	13,962	13,962	13,962	14,482
Total New Permanent		175	225			520	
TOTAL Permanent Capacity	13,562	13,737	13,962	13,962	13,962	14,482	14,482
Permanent Capacity over/(short)	(1,019)	(963)	(1,026)	(1,145)	(1,116)	(629)	(659)

Does not include interim/portable capacity

SECTION 6 – SIX-YEAR FINANCING PLAN

Planned Improvements

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, or that voter approved funding could not be secured, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options
- Changes in the instructional model
- Grade configuration change
- Purchasing portable classrooms
- Busing
- Increased class sizes; or
- A modified school-year calendar

The six-year financing plan includes projects adding elementary and high school classroom capacity. In addition, the District may continue to add and use portable classrooms as part of the capacity solution. It is anticipated that additional interim capacity via portable classrooms will be needed until additional permanent capacity beyond what was included in the voter approved February 2020 capital bond measure can be determined.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state school construction assistance matching funds, and impact fees. Each of these funding sources is discussed in greater detail below.

Financing for Planned Improvements

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

Capital Projects Levy

The District has passed a six-year capital projects levy that runs through 2028. Capital project levy dollars will be dedicated to additional modernization and major system upgrades or modernization of buildings and grounds.

State School Construction Assistance Program (SCAP)

State School Construction Assistance Program (SCAP) funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund, and then retired from revenues accruing predominantly from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the Superintendent of Public Instruction can prioritize projects for funding.

School districts may qualify for SCAP funds for specific capital projects based on a qualification and criterion system. The District is currently eligible for SCAP funds for capital projects at the secondary school level and for some modernization/new in lieu at the elementary level. State match does not cover all costs of construction and each district has a different matching ratio based on the state's formula. Because SCAP funds are received at the end of a project, it is

necessary for school districts to plan to finance the complete project with local funds. Site acquisition and site improvements are not eligible to receive matching funds.

K-3 Class Size Reduction Grants

The 2015 Washington State Legislature provided limited funding for the construction of elementary classrooms to assist in the effort to provide space for full day kindergarten and to lower class sizes in K-3 grades. The District applied for this grant and a 24 classroom need was determined, but grant funds were not awarded.

Land Sales

The District currently has no property for sale.

Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

The six-year financing plan shown on Table 6.1 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include the voter-approved 2022 capital projects levy, funds from a voter approved capital bond measure in February 2020, impact fees and SCAP ("state match") funds.

Table 6.1 – Six-Year Financing Plan – estimated (costs in millions)

PROJECTS ADDING CAPACITY	2021	ANTICIPATED YEAR						Total Cost	POTENTIAL FUNDING SOURCE			
		2022	2023	2024	2025	2026	2027		Bonds/ Levy	SCAP (State)	Impact Fees	Future Source
Discovery Elementary Addition	12.8	14.5	1.1	0.1				28.5	X		X	
Challenger Elementary Addition	0.2	0.7	4.3	10.5	1.3			17.0	X		X	
Horizon Elementary Addition	0.8	6.4	8.6	1.2				17.0	X		X	
Mariner H.S. Addition	1.2	3.0	7.7	12.3	0.8			25.0	X		X	
Explorer M.S. Replacement (Ph1)	0.1	0.7	2.0	10.0	16.5	0.7		30.0	X	X		
Serene Lake E.S. Replacement (Ph1)		0.1	1.1	6.7	11.7	0.4		20.0	X	X	X	
Mukilteo E.S. Replacement (Ph1)		0.5	1.0	8.5	14.2	0.8		25.0	X	X	X	
Interim (portable) Capacity	1.0	0.5	0.2	0.2	0.2	0.2	.2	2.5	X		X	
TOTAL CAPACITY PROJECTS	16.1	26.4	26.0	49.5	44.7	2.1	43.5	165.0				

PROJECTS NOT ADDING CAPACITY	2021	ANTICIPATED YEAR						Total Cost	POTENTIAL FUNDING SOURCE			
		2022	2023	2024	2025	2026	2027		Bonds/ Levy	SCAP (State)	Impact Fees	Future Source
Districtwide Security Improvements	1.3	1.2	2.3	3.6	3.1			11.5	X			
Districtwide Field Improvements	2.1	3.0	4.1	0.2	0.5	3.4		13.3	X			X
Districtwide Roofing Improvements		0.5	0.5	0.5	0.5	0.5	0.5	3.0	X			X
Districtwide Flooring Improvements		0.4	0.4	0.4	0.4	0.4	0.4	2.4	X			X
Districtwide ADA Improvements		0.5	0.5	0.5	0.5	0.5	0.5	3.0	X			X
Performing Arts Center Improvements		0.6	0.7	8.5	0.2			10.0	X			
Facility System Improvements	10.7	23.0	10.8	8.5	9.0	7.5	7.3	76.8	X			X
TOTAL Non-CAPACITY PROJ.	14.1	29.2	19.3	22.2	14.2	12.3	8.7	120.0				

SECTION 7 - SCHOOL IMPACT FEES

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities including schools) needed to accommodate growth from new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

School Impact Fees

The Snohomish County General Policy Plan sets certain conditions for school districts wishing to assess impact fees:

- The district must provide support data including an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must reflect projected costs in the six-year financing plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types:
 1. single family
 2. multi-family/1-bedroom or less; and
 3. multi-family/2-bedroom or more.

The Snohomish County impact fee program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which are based on projected facility costs necessitated by new growth and are contained in the District's CFP.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees have been calculated utilizing the formula in the Snohomish County Impact Fee Ordinance (SCC 30.66C). The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install relocatable facilities (portables) that add capacity needed to serve new development. As required under the GMA, credits have also been applied in the formula to account for SCAP ("state match") funds to be reimbursed to the District and for projected future property taxes to be paid by the dwelling unit.

Site Acquisition Cost Element

1. Site Size – Acreage needed to accommodate each planned project.
2. Average Land Cost Per Acre – based on current estimates of land costs within the District.
3. Facility Design Capacity – number of students each planned project is designed to accommodate.
4. Student Factor – Number of students generated by each housing type – in this case, single family dwellings and multi-family dwellings. A student generation rate study was conducted to determine the updated generation rate for this CFP. See Appendix A for the study information. Current student generation rates for the district are shown below:

Table 7.1 – Student Generation Rates*

Grade Span	Single Family	Multi-Family (1bdm/less)	Multi-Family (2+bedroom)
Elementary (K-5)	.102	.043	.370
Middle School (6-8)	.038	.005	.182
High School (9-12)	.055	.003	.182
Total (K-12)	.195	.051	.734

*Full study info included in Appendices

School Construction Cost Variables

1. Current Facility Square Footage – used in combination with the “Existing Relocatable Square Footage” to apportion the impact fee amounts between permanent and interim capacity figures
2. Estimated Facility Construction Cost – based on planned costs or on actual costs of recently constructed schools. Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extension, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary and can represent 10% or more of the total building construction cost.

Relocatable Facilities Cost Element

Impact fees may be collected to allow acquisition of relocatable classrooms needed to serve growth on an interim basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent and interim space ratios in the District.

1. Cost Per Unit – The average cost to purchase and install a relocatable classroom.
2. Relocatable Facilities Cost – The total number of needed units multiplied by the cost per unit.

School Construction Assistance Credit Variables

1. Construction Cost Allocation – Currently \$246.82 for new construction projects approved in July of 2022.
2. State Funding Assistance Percentage – Percentage of School Construction Assistance Program funds from the state that the District expects to receive. For new construction and additions, the District is currently eligible to receive a maximum state match of 50.86% of *eligible* costs (as defined by the state).

Tax Credit Variables

1. Interest Rate (20-year General Obligation Bond) – interest rate of return on a 20-year General Obligation Bond derived from the Bond Buyer index. Because of current market volatility, the District is using the February 2022 average interest rate of 2.45%
2. Bond Levy Rate – The current bond levy rate is \$.90 per \$1,000 in assessed value.
3. Average Assessed Value – based on estimates made by the County’s Planning and Development Services Department utilizing information from the County Assessor’s files. The current average assessed value is \$622,683 for single family dwelling units;

\$203,889 for one-bedroom multi-family dwelling units; and \$287,840 for two or more bedroom multi-family dwelling units.

Proposed Mukilteo School District Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the District are summarized below. See Appendix B for the impact fee calculation detail. Please note that while Multi-Family 1 bedroom or less developments generated a small number of new students, when computed via the impact fee calculation formula, the number generated was too small to result in a proposed impact fee for 1-bedroom or less multi-family dwelling units. The impact fees below for Mukilteo School District reflect Single Family and Multi-Family 2+bedroom dwelling units.

Table 7.2 – School Impact Fees*

Housing Type	Impact Fee Per Unit
Single Family	\$1,053
Multi-Family (1 bedroom or less)	\$0
Multi-Family (2+ bedroom)	\$11,374

**Table 7.2 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A

STUDENT GENERATION RATE STUDY



MEMORANDUM

To: Karen Mooseker Executive Director, District Support Services Mukilteo School District	Date: April 22, 2022
From: Tyler Vick Managing Director Benjamin Maloney Demographer/Data Analyst	Project No.: F2133.01.003

Re: Student Generation Report— Mukilteo School District

At the request of the Mukilteo School District (District/MSD), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent residential construction within the district. This document details the methodology FLO used to create the SGRs for MSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. For the analysis, FLO considered new SF construction between 2016 and 2021, and new MF construction between 2016 and 2021. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2016 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of one MF project that was erroneously listed as having been completed between 2016 and 2021. This project is an apartment complex that was not completed as of December 2021. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 1,200 SF units completed between 2016 and 2021 and 11 MF projects completed between 2016 and 2021. While the majority of the SF construction consisted of units classified as "Single Family Residence – Condominium Detached" (499 units), a variety of units with other SF use codes were also constructed, including duplexes, common wall condominiums, and manufactured homes (owned and leased). MF development ranged from three and four family residences to a 300+ unit construction project. About 76 percent (1,216 units) of these new MF units were 2+ BR units, while the remainder (391 units) were 0–1 BR units.

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F2133.01 Mukilteo School District\Documents\003_2022.04.22 Student Generation Report\Mukilteo SD Student Generation Report 2022.docx

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 2

All students (grades kindergarten [K] through 12) in the October 1, 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2016–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2016 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 1,200 SF units were compared to the 14,604 students enrolled with the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	31	0.026
1	18	0.015
2	20	0.017
3	21	0.018
4	22	0.018
5	10	0.008
6	26	0.022
7	13	0.011
8	6	0.005
9	22	0.018
10	11	0.009
11	17	0.014
12	16	0.013
K–5	122	0.102
6–8	45	0.038
9–12	66	0.055
K–12	233	0.194

Multifamily Developments

While SF data are mostly accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 3

FLO reached out to the building management at four projects constructed between January 2016 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Puget Park Apartments and Madison Way Apartments. Despite numerous attempts, no bedroom information could be received from Helm Apartments or Manor Way Apartments. Based on trends within and surrounding the district, FLO assumed 90 percent of the students would reside within a 2+ BR unit with the remaining 10 percent residing within a 0–1 BR unit. Other apartments (triplex, fourplex units, and one garden style apartment) were assessed visually using Google Earth and SCAO data.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 391 0–1 BR units were constructed from 2016 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	3	0.008
1	4	0.010
2	4	0.010
3	3	0.008
4	1	0.003
5	2	0.005
6	0	0.000
7	0	0.000
8	2	0.005
9	1	0.003
10	0	0.000
11	0	0.000
12	0	0.000
K–5	17	0.043
6–8	2	0.005
9–12	1	0.003
K–12	20	0.051

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 4

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 1,216 2+ BR units were constructed from 2016 to 2021. Matches to current students are indicated in the table below.

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	70	0.058
1	82	0.067
2	76	0.063
3	68	0.056
4	70	0.058
5	84	0.069
6	67	0.055
7	80	0.066
8	74	0.061
9	67	0.055
10	69	0.057
11	49	0.040
12	36	0.030
K-5	450	0.370
6-8	221	0.182
9-12	221	0.182
K-12	892	0.734

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K-5	6-8	9-12	K-12
Single-family	0.102	0.038	0.055	0.194
Multifamily 0-1 BR	0.043	0.005	0.003	0.051
Multifamily 2+ BR	0.370	0.182	0.182	0.734

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 5

Summary of 2016–2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
Helm Apartments	192	Lake Stickney ES
Madison Way Apartments	180	Lake Stickney ES
Manor Way Apartments	205	Lake Stickney ES
Puget Park Apartments	256	Discovery ES
Emerald Court Apartments	42	Fairmount ES
The Vantage	369	Serene Lake ES/Fairmount ES
Axis Apartments	276	Fairmount ES
8307 5 th Ave W	14	Horizon ES
716 3 rd St	8	Fairmount ES
2310 116 th St SW	3	Fairmount ES
2 112 th St SW	4	Discovery ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2016	2017	2018	2019	2020	2021
118	299	137	164	236	246

APPENDIX B – SCHOOL IMPACT FEE CALCULATION

	Facility Acreage	Cost/Acre	Facility Capacity	Student Factor SFR	Student Factor MFR (2+)	Cost/ SFR	Cost / MFR 2+
Elementary	10	\$ -	600	0.102	0.370	\$0	\$0
Middle	20	\$ -	800	0.038	0.182	\$0	\$0
High	40	\$ -	1,600	0.055	0.182	\$0	\$0
				TOTAL		\$0	\$0

	% Perm/Total Sq. Ft	Facility Cost	Capacity	Student Factor SFR	Student Factor MFR (2+)	Cost/ SFR	Cost/ MFR 2+
Elementary	90.75%	\$39,185,962	600	0.102	0.370	\$6,682	\$24,238
Middle	98.11%	\$ -	200	0.038	0.182	\$0	\$0
High	92.62%	\$ 5,148,303	120	0.055	0.182	\$2,321	\$7,680
				TOTAL		\$9,003	\$31,918

Temporary Facility Cost:

	% Temp/Total Sq. Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR (2+)	Cost/ SFR	Cost/ MFR 2+
Elementary	9.25%	\$130,000	25	0.102	0.370	\$49	\$178
Middle	1.89%	\$130,000	27	0.038	0.182	\$3	\$17
High	7.38%	\$130,000	30	0.055	0.182	\$18	\$58
				TOTAL		\$70	\$253

	Current CCA	OSPI Sq. Footage	District Funding %	Student Factor SFR	Student Factor MFR (2+)	Cost/ SFR	Cost/ MFR 2+
Elementary	\$242.26	90	50.86%	0.102	0.370	\$1,152	\$4,180
Middle	\$242.26	108	50.86%	0.038	0.182	\$0	\$0
High	\$242.26	130	50.86%	0.055	0.182	\$898	\$2,970
				TOTAL		\$2,050	\$7,150

Tax Payment Credit Calculation:

Average Assessed Value	\$622,683	\$287,840
Capital Bond Int. Rate	2.45%	2.45%
Years Amortized	10	10
Property Tax Levy Rate	\$0.90	\$0.90
Tax Payment Credit	\$4,917	\$2,273

Impact Fee Calculation Summary:

Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$9,003	\$31,918
Temporary Facility Cost	\$70	\$253
State SCAP Credit	\$(2,050)	\$(7,150)
Tax Payment Credit	\$(4,917)	\$(2,273)
Fee As Calculated	\$2,105	\$22,747
50% Required Discount	\$(1,053)	\$(11,374)
Impact Fee	\$1,053	\$11,374

APPENDIX C

OSPI ENROLLMENT PROJECTIONS


ICOS

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

MUKILTEO

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	1,081	1,146	1,185	1,184	966	1,124		1,082	1,072	1,063	1,054	1,044	1,035
Grade 1	1,137	1,157	1,187	1,188	1,141	1,043	103.03%	1,158	1,115	1,104	1,095	1,086	1,076
Grade 2	1,199	1,144	1,159	1,185	1,112	1,148	98.96%	1,032	1,146	1,103	1,093	1,084	1,075
Grade 3	1,249	1,206	1,152	1,163	1,114	1,112	99.12%	1,138	1,023	1,136	1,093	1,083	1,074
Grade 4	1,315	1,240	1,222	1,158	1,126	1,087	99.09%	1,102	1,128	1,014	1,126	1,083	1,073
Grade 5	1,218	1,303	1,255	1,224	1,106	1,110	98.90%	1,075	1,090	1,116	1,003	1,114	1,071
K-5 Sub-Total	7,199	7,196	7,160	7,102	6,565	6,624		6,587	6,574	6,536	6,464	6,494	6,404
Grade 6	1,181	1,173	1,270	1,228	1,169	1,098	97.27%	1,080	1,046	1,060	1,086	976	1,084
Grade 7	1,230	1,159	1,191	1,292	1,188	1,176	99.74%	1,095	1,077	1,043	1,057	1,083	973
Grade 8	1,161	1,213	1,186	1,168	1,242	1,182	98.92%	1,163	1,083	1,065	1,032	1,046	1,071
6-8 Sub-Total	3,572	3,545	3,647	3,688	3,599	3,456		3,338	3,206	3,168	3,175	3,105	3,128
Grade 9	1,155	1,154	1,252	1,182	1,144	1,215	99.60%	1,177	1,158	1,079	1,061	1,028	1,042
Grade 10	1,118	1,130	1,163	1,247	1,180	1,108	98.97%	1,202	1,165	1,146	1,068	1,050	1,017
Grade 11	1,427	1,394	1,368	1,403	1,466	1,397	120.46%	1,335	1,448	1,403	1,380	1,287	1,265
Grade 12	1,550	1,490	1,444	1,412	1,491	1,555	104.70%	1,463	1,398	1,516	1,469	1,445	1,347
9-12 Sub-Total	5,250	5,168	5,227	5,244	5,281	5,275		5,177	5,169	5,144	4,978	4,810	4,671
DISTRICT K-12 TOTAL	16,021	15,909	16,034	16,034	15,445	15,355		15,102	14,949	14,848	14,617	14,409	14,203

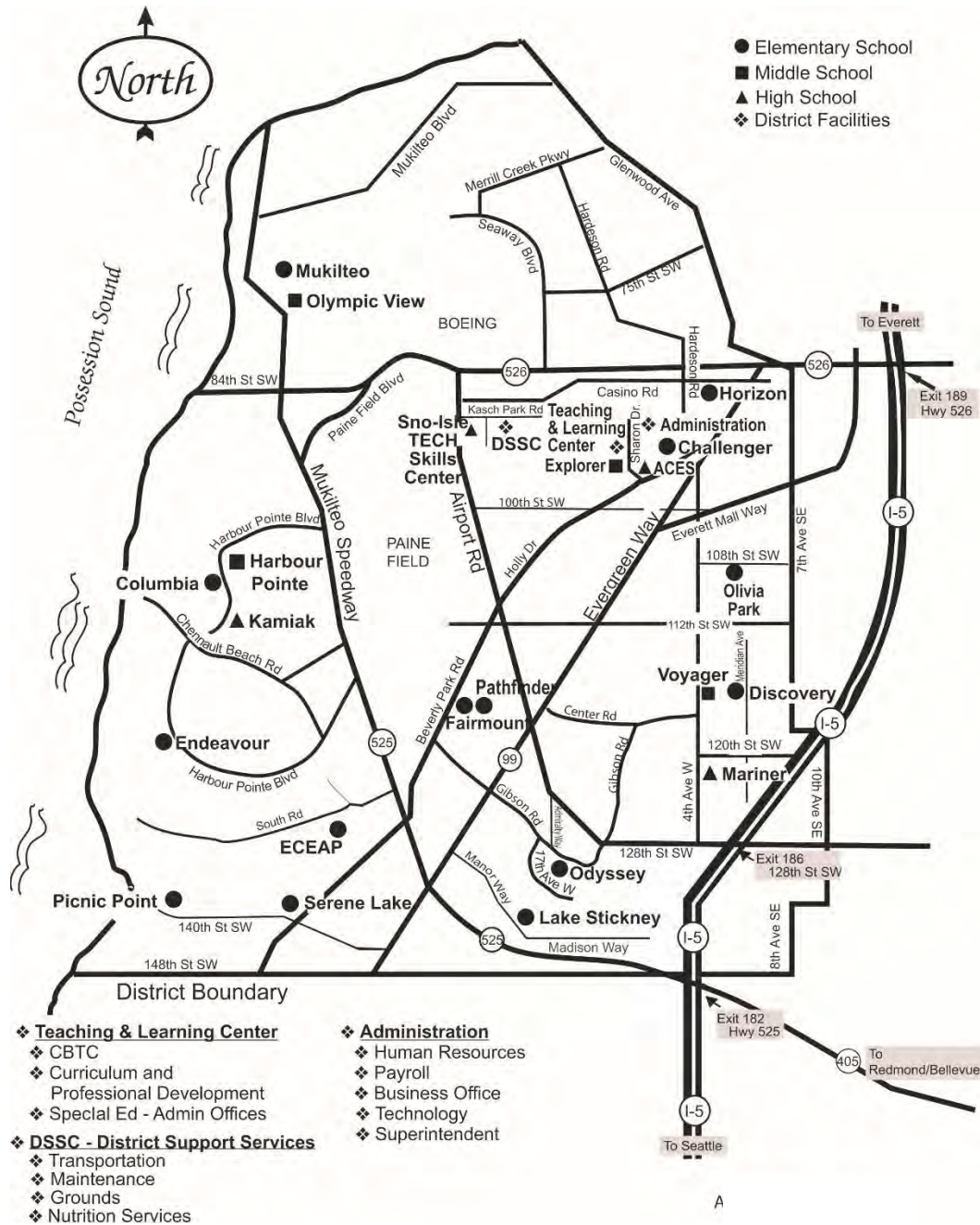
Notes: Specific subtotaling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Mar 07, 2022

APPENDIX D

MUKILTEO SCHOOL DISTRICT MAP





Mukilteo
School District

MUKILTEO SCHOOL DISTRICT NO. 6

CAPITAL FACILITIES PLAN 2022 – 2027

BOARD OF DIRECTORS

John Gahagan
Charles Hauck
Kyle Kennedy
Judy Schwab
Michael Simmons

SUPERINTENDENT

Dr. Alison Brynson

For information regarding the Mukilteo School District Capital Facilities Plan, contact the Office of the Superintendent, Mukilteo School District, 9401 Sharon Drive, Everett, Washington 98204. Telephone: (425) 356-1220.

Board Approved:

TABLE OF CONTENTS

	PAGE
Section 1 - Introduction.....	3
Section 2 – District Educational Program Standards.....	5
Section 3 – Capital Facilities Inventory.....	7
Section 4 – Student Enrollment Projections	11
Section 5 – Capital Facility Needs	13
Section 6 – Six Year Financing Plan	14
Section 7 – School Impact Fees.....	16
Appendices A-C.....	19
Appendix A – Student Generation Rate Study	19
Appendix B – Impact Fee Calculation Detail	24
Appendix C – OSPI Enrollment Projections	25
Appendix D – Mukilteo School District Map	26

SECTION 1 - INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (GMA) outlines 13 broad goals including the adequate provision of necessary public facilities and services. Public Schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Mukilteo School District (District) has prepared this six-year Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act and the codes of Snohomish County, City of Mukilteo, and City of Everett. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established levels of service over the six-year period, 2022-2027.

The District prepared its original CFP in 1994 based on the criteria set forth in the GMA. When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital facilities plans in Appendix F of the General Policy Plan. Appendix F established the criteria for future updates of the District's CFP.

In accordance with the Growth Management Act and the Snohomish County School Impact Fee Ordinance, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites. The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the guidelines set forth in Appendix F of the General Policy Plan:

- Information must be obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must be consistent with Office of Financial Management (OFM) population trends. Student generation rates must be independently calculated by each school district.
- The CFP must comply with RCW Chapter 36.70A (the Growth Management Act).
- The methodology used to calculate impact fees must comply with RCW Chapter 82.02. In the event that impact fees are not available due to action by the state, county, or cities within the District, future CFP's would identify alternative funding sources.

When the County adopted its School Impact Fee Ordinance in November 1997, it established the specific criteria for the adoption of a CFP and the assessment of impact fees in the County. Section 3

of the ordinance defines the requirements for the biennial CFP updates. Table 1 of the ordinance outlines the formulae for determination of impact fees.

Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Overview of the Mukilteo School District

Twenty-six square miles in area, the Mukilteo School District encompasses the City of Mukilteo, portions of the City of Everett, and portions of unincorporated Snohomish County. The District is bordered on the north and east by the Everett School District and by the Edmonds School District to the south.

The District serves a student population of 14,581 (October 2021) with one kindergarten center, twelve elementary schools (grades K-5), four middle schools (grades 6-8), two comprehensive high schools (grades 9-12), and one small choice high school (grades 10-12). For the purposes of facility planning, this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school. For purposes of this CFP, enrollment in the Sno-Isle Skills Center is not included as the Skills Center is a regional career and technical education partnership serving students from 14 different school districts and does not have space that can be utilized by Mukilteo School District for its traditional K-12 education purposes.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- Capacity needs during the six-year period of the plan at the elementary and high school grade spans.
- Uneven growth rates between geographic sectors within the District. These uneven growth patterns result in some schools reaching maximum capacity sooner than others and this will increase the difficulty of maintaining stable school service area boundaries.
- Uncertainty of growth rates for new housing development and enrollment given the unprecedented nature of the pandemic and its current impacts on construction. While the District experienced a pandemic-related enrollment decline, future projections still show growth and Snohomish County's Comprehensive Plan continues to identify large population growth in the coming years with high concentrations in the Mukilteo School District boundary areas.

SECTION 2 - DISTRICT EDUCATIONAL PROGRAM STANDARDS

Primary Objective

To best optimize student learning, Mukilteo School District establishes a service standard for classroom capacity utilization. This requires a constant review and assessment of curriculum and instructional changes, student learning behaviors, learning environments, technological innovations and program development. Additional variables include changes in mandatory requirements issued by the state such as the implementation of full day kindergarten, Core 24 graduation requirements, and required reduction in class size ratios. These elements as well as demographic projections are weighed when determining service levels. School facility and student capacity needs are determined 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, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables). These elements, as well as demographic projections, are weighed when determining standard of service levels.

In addition to student population, other factors such as collective bargaining agreements, government mandates and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, bilingual education, preschool and daycare programs, computer labs, and music/performing arts programs. These programs can have a significant impact on the available student capacity of school facilities.

District Educational Program Standards.

Special programs offered by the District at specific school sites include, but are not limited to:

Advanced Placement (high school)	Library/Media Centers
Special Education (resource or specialized)	Speech Language Pathologists
Special Education (early childhood)	Performing Arts
Summer School	Health & Fitness
Highly Capable Program (grades 3-8)	Science Labs
English as a Second Language (ESL)	OT/PT
English Language Learner (ELL)	Career Centers (High School)
World Languages	Student Stores (High School)
Community-Based Transition Program	Learning Assistance Programs (LAP)
ECEAP	Mukilteo Behavioral Support Center
Music Programs	Career and Technical Education
Computer & Technology Labs	College in the High School
Title 1 Support	Opportunity Day School

The above programs affect the capacity of some of the buildings housing these programs. Special programs usually require space modifications and frequently require lower class sizes than other, more traditional programs; this affects available school capacity as it results in greater space requirements. These requirements affect the utilization of rooms and result in school capacities varying from year to year (as programs move or grow, depending on space needs, capacity can increase or decline in a school).

District educational program standards may change in the future as a result of various external or internal changes. External changes may include mandates and needs for special programs or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities could also affect educational

program standards. 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 educational program standards that directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

Educational Program Standards for Elementary Schools

- Planning class size for Kindergarten through 3rd grade is 21 students per classroom
- Class size for Kindergarten through third grade cannot exceed 25 students
- Planning class size grades 4 and 5 is 23 students per classroom
- Class size for grades 4 and 5 cannot exceed 26 students
- Special Education for some students is provided in self-contained classrooms of 8-12 students per classroom
- Music and physical education instruction will be provided in a separate classroom
- Schools should have a room dedicated as a computer lab
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 85%

Educational Program Planning Standards for Middle and High Schools

- Planning class size for middle school grades is 25 students per teacher
- Class size for middle school grades 6 through 8 cannot exceed 30 students
- Planning class size for high school grades is 27 students per teacher
- Class size for high school grades 9 through 12 cannot exceed 33 students
- The ACES high school program limits capacity to 200 students
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of 85%
- Identified students will also be provided other programs in classrooms designated as computer labs, resource rooms and other program specific classrooms (i.e., music, drama, art, family and consumer science, special education, career and technical education and English Language Learner).

Minimum Level of Service

Planning class sizes are used to determine school capacities, they are not a measure of the District's minimum level of service. The minimum level of service is defined as the maximum level of enrollment the District can accommodate at any given time. The minimum level of service is not the District's desired level for providing education. At current program offerings and within existing permanent and portable facilities, the District's minimum level of service is:

Grade Level	# of Scheduled Teaching Stations	Min. Level of Service	2019-20 Level of Service*	2020-21 Level of Service*
K-5	313	25	22.7	21.0
6-8	166	30	22.8	22.2
9-12	161	33	27.9	27.7

**Note: COVID-19 resulted in Governor-mandated shift to online only learning during the 2019-20 school year. Ongoing pandemic related health and safety protocols resulted in distance learning for most of 2020-21 school year. Level of Service figures represent what in-person ratios would have been if all students had attended in person.*

SECTION 3 - CAPITAL FACILITIES INVENTORY

Under the GMA, a public entity must periodically determine its capacity by conducting an inventory of its capital facilities. Table 3.1 summarizes the permanent facility capacity owned and operated by the District. Information is also provided on relocatable classrooms (portables), school sites and other district owned facilities or land.

School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards.

Schools

The District operates a kindergarten center, twelve elementary schools, four middle schools, two comprehensive high schools, a small choice high school, and the Sno-Isle Skills Center. Elementary schools accommodate grades K-5 with three elementary schools currently also serving preschool; middle schools serve grades 6-8; high schools provide for grades 9-12; ACES high school and the Sno-Isle Skills Center serve grades 10-12.

School capacity is determined based on the number of classrooms within each building and the space requirements of the District's currently adopted educational program. It is the capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment.

The Sno-Isle Skills Center is not included in capacity calculations or student enrollment projections for the purposes of capital facilities planning within the District. The Skills Center is a regional career and technical education partnership serving students from 14 different school districts and does not have space that can be utilized by Mukilteo School District for its traditional K-12 education purposes.

Relocatable classrooms (portables) are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities were not included in the school capacity calculations provided in Table 3.1.

Capacities will change from year-to-year based on changes to existing instructional programs, projected future programs and the resulting required space needed to deliver the instructional model at each specific site. Capacity takes into consideration the specific programs that actually take place in each of the rooms and the required service levels previously listed. Because of the need to provide planning time and space for teacher preparation or other required services, some facilities will only support a capacity utilization of 85%. Capacities are updated in each CFP to reflect current program needs and classroom utilization.

Table 3.1 – Permanent Facility Inventory

School	Site Size (Acres)	Bldg Area (Sq. Feet)	Year Built/ Modernized	Permanent Capacity
Challenger	10	50,022	1987	398
Columbia	9.6	65,219	1989	514
Discovery	9.3	42,708	1988/2017	368
Endeavour	9.4	53,376	1994	397
Fairmount	15	66,189	1952/1999	585
Horizon	19	56,162	1989	532
Lake Stickney	9.8	74,167	2016	657
Mukilteo	9.8	41,706	1981	426
Odyssey	10.9	60,631	2003	578
Olivia Park	9.5	49,881	1956/1992	528
Pathfinder*		65,035	2017	483
Picnic Point	10	39,271	1981	381
Serene Lake	10	49,230	1969/1994	381
Total K-5		713,597		6,228
Explorer	29.5	129,539	1972/2005	949
Harbour Pointe	17.8	110,400	1993	896
Olympic View	25.2	114,541	1955/2017	951
Voyager	16	106,954	1992	899
Total 6-8		461,434		3,695
ACES	5.8	19,833	1985/1997	0
Kamiak	60.7	255,478	1993/2002	1,675
Mariner	37.1	281,560	1971/2003/2019	1,964
Total 9-12		556,871		3,639

*Shared site, acreage included in Fairmount Elementary

**ACES capacity is entirely in relocatable classrooms not considered permanent capacity.

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) provide interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 128 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. Current use of relocatable classrooms throughout the District is summarized in Table 3.2.

Table 3.2 – 2021-22 Portable Classroom Inventory

School	Classroom Portables	Interim Capacity
Challenger	11	175
Columbia	0	0
Discovery	14	305
Endeavour	6	63
Fairmount	4	0
Horizon	6	100
Lake Stickney	0	0
Mukilteo	10	137
Odyssey	8	133
Olivia Park	5	25
Pathfinder	0	0
Picnic Point	6	96
Serene Lake	4	84
Subtotal K-5	74	1,118
Explorer	8	161
Harbour Pointe	1	0
Olympic View	0	0
Voyager	0	0
Subtotal 6-8	9	161
ACES	13	200
Kamiak	16	329
Mariner	16	354
Subtotal 9-12	45	883
TOTAL K-12	128	2,162

**The District's portable classrooms are in good condition and with ongoing maintenance have an indeterminate remaining useful life. Portables are calculated at 986 square feet per classroom.*

Schools Closed to Out of District Transfers

Schools continue to add capacity when portable classrooms are added and/or computer labs and other flexible spaces are converted to classroom spaces. However, this practice is not a long-term solution for capacity needs because the core facilities of the building do not support the additional enrollment. Therefore, the District calculates capacity for out-of-district transfers at the lesser of:

- The sum of permanent capacity and portable capacity, or
- 700 students for elementary schools; 825 students for middle schools; and 1,900 students for high schools.

In addition, any school that transfers kindergarten students to Pathfinder Kindergarten Center to provide space for first-through-fifth grade instruction is determined to be over capacity for the purposes of out-of-district transfers.

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 below:

Table 3.3 – Support Facility Inventory

Facility	Address	Building Area (Square Feet)	Site Size (Acres)
Administration	9401 Sharon Dr., Everett	26,608	9.15
Grounds/Maintenance	525 W. Casino Rd., Everett	22,800	4.0
Support Services Center	8925 Airport Rd., Everett	37,677	10.0

Table 3.4 – Other Facility Inventory

Facility	Address	Building Area (Square Feet)	Site Size (Acres)
Sno-Isle Skills Center	9001 Airport Rd., Everett	74,024	15.0

Land Inventory

The District owns one undeveloped site:

- A one-acre site in Mukilteo Heights which is restricted for development by covenants and site size.

The District does not own any sites that are developed for uses other than schools and/or which are leased to other parties.

SECTION 4 - STUDENT ENROLLMENT PROJECTIONS

Projected Student Enrollment 2022-2027

Enrollment projections are generally most accurate for the initial years of the forecast period. Beyond the 5-year range, projected assumptions about economic or demographic trends may prove false, resulting in an enrollment trend that is quite different from the projection. For this reason, it is important to monitor birth rates, new housing construction, and population growth on an annual basis as part of facilities management.

The District has contracted with a consultant to develop a methodology for enrollment projections. Dr. Les Kendrick has more than thirty years of history working with local school districts in projecting enrollment and demographics, including many years as the demographer for the Seattle Public Schools and twenty-two years as an independent consultant providing long-range projections for a number of school districts including; Bellevue, Bethel, Bremerton, Edmonds, Everett, Federal Way, Highline, Monroe, Northshore, Olympia, Puyallup, Seattle, Tacoma, Tukwila, South Kitsap, and Mukilteo. The methodology employed by the consultant is a variation of the cohort survival method. Cohort survival compares enrollment at a particular grade in a specific year, to the enrollment at the previous grade from the prior year. For example, enrollment at the second grade is compared to the previous year's first grade enrollment. The ratio of these two numbers (second grade enrollment divided by first grade enrollment) creates a "cohort survival ratio" providing a summary measure of the in-and-out migration that has occurred over the course of a year. This ratio can be calculated for each grade level. Once these ratios have been established over a period of years they can be averaged and/or weighted to predict the enrollment at each grade.

Cohort survival works well for every grade except kindergarten where there is no prior year's enrollment to use for comparison. At the kindergarten level, enrollment is compared to the county births from five years prior to estimate a "birth-to-k" ratio. This ratio, averaged over several years, provides a method for predicting what proportion of the birth cohort will enroll at the kindergarten level. The District's percentage of this cohort has varied over the past seven years from a high of 12.6% to a low of 12.1%. Future forecasts assume that the District will enroll over 12% of the County births.

Cohort survival is a purely mathematical method, which assumes that future enrollment patterns will be similar to past enrollment patterns. It makes no assumptions about what is causing enrollment gains or losses and can be easily applied to any enrollment history. Despite this, cohort survival can produce large forecast errors because it does not consider possible changes in demographic trends. New housing, especially, can produce enrollment gains that might not otherwise be predicted from past trends. Alternatively, a district may lose market share to private or other public schools. It is also possible that a slowdown in population and housing growth will dampen enrollment gains. Changes in the housing market between 2007 and 2011 and the accompanying recession, for example, caused many districts to see a decline in their enrollment during that period. Likewise, the COVID-19 pandemic in 2020 and related impacts have caused small enrollment declines but projections for both enrollment growth and new housing development show increases in near and long-term future. OSPI uses straight cohort survival which results in the projections contained in Appendix C. Because of the above listed gaps in that methodology, the District relies on our consultant's projections to gain a more comprehensive and accurate estimate.

For the Mukilteo School District forecast, the demographer combines the cohort survival method with information about market share gains and losses from private schools, information about population growth from new housing construction, and information about regional trends. The population/housing growth factor reflects projected changes in the housing market and/or in the assumptions about overall population growth within the District's boundary area. The enrollment derived from the cohort

model is adjusted upward or downward to account for expected shifts in the market for new homes, to account for changes in the growth of regional school age populations, and to account for projected changes in the District population.

Table 4.1 forecasts enrollment by combining cohort survival methodology with information about new housing development and the “birth-to-k” ratio methodology mentioned above. This model results in District enrollment reaching 15,141 by 2027. Because of the known information regarding new development and associated growth, as well as the length of time it takes to initiate new school construction projects to address growth, this plan uses the projections in Table 4.1 to determine facility needs during the six-year time frame of the Capital Facilities Plan.

Table 4.1 – Modified Cohort Enrollment Projections Head Count (including housing permit data and birth rate data)

Grade	Actual 2021	Projections					
		2022	2023	2024	2025	2026	2027
K	1,124	1,134	1,196	1,177	1,135	1,151	1,153
1	1,043	1,202	1,263	1,241	1,222	1,179	1,196
2	1,148	1,055	1,219	1,272	1,250	1,232	1,189
3	1,112	1,159	1,068	1,225	1,278	1,258	1,239
4	1,087	1,122	1,172	1,073	1,231	1,285	1,265
5	1,110	1,094	1,132	1,175	1,075	1,234	1,289
6	1,098	1,098	1,085	1,115	1,156	1,059	1,217
7	1,176	1,105	1,107	1,086	1,116	1,159	1,062
8	1,182	1,190	1,120	1,115	1,094	1,125	1,169
9	1,215	1,193	1,204	1,126	1,121	1,101	1,132
10	1,106	1,218	1,200	1,202	1,124	1,120	1,100
11	1,056	1,038	1,146	1,121	1,123	1,051	1,047
12	1,124	1,092	1,076	1,179	1,153	1,157	1,083
Total K-5	6,624	6,766	7,050	7,163	7,191	7,339	7,331
Total 6-8	3,456	3,393	3,312	3,316	3,366	3,343	3,448
Total 9-12	4,501	4,541	4,626	4,628	4,521	4,429	4,362
District Total	14,581	14,700	14,988	15,107	15,078	15,111	15,141

Snohomish County/OFM Projections

Another projection, based on Office of Financial Management (OFM) population projections for Snohomish County, was also produced. Using the OFM/County data and the District's corresponding actual enrollment, the District's enrollment averaged 1.77% of the OFM/County Population estimates. Further, District enrollment averaged 13.5% of the OFM/County population residing within Mukilteo School District boundaries. Assuming that these average percentages remain constant, the District's enrollment would grow as shown in Table 4.2.

Table 4.2 – Projected Enrollment - 2044 OFM Estimates*

Grade Level	Actual 2020	% MSD Population		% County Population	
		2027	2044	2027	2044
Elementary	6,565	7,255	9,237	7,278	9,010
Middle School	3,599	3,977	5,064	3,990	4,939
High School	4,454	4,922	6,267	4,938	6,113
Total	14,618	16,154	20,568	16,206	20,062

*Assumes that percentage per grade span will remain constant through 2044.

Note: Snohomish County Planning and Development Services provided the underlying data for the 2044 projections.

For the purposes of this Capital Facilities Plan, the District relies on the Modified Cohort Survival Projections as this projection provides a more detailed grade-specific projection which, when

combined with district-specific new housing development trends, allows for better planning across the six-year period.

SECTION 5 - CAPITAL FACILITIES NEEDS

Projected available student capacity is derived by subtracting projected student enrollment from existing student capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2022-2027). A long-term projection of un-housed students and facilities needs is shown in Table 5.1. On February 11, 2020 voters approved a six-year, \$240 million capital bond. Planned new capacity improvements included in that bond are represented below, through 2026. The projects include new elementary classroom capacity from projects at three existing elementary schools and potential additional capacity at one existing high school. The District considers relocatable (portable) classrooms to be temporary/interim space and bases its new capital facilities needs from permanent capacity. (Information on relocatable classrooms and interim capacity can be found in Table 3.2.) However, relocatable classrooms are a part of the District's interim capacity solution to ensure our ability to serve enrollment growth from new development in between construction and capital bond timelines. Table 5.1 does not include relocatable classrooms that may be added or adjusted during the six-year planning period.

TABLE 5.1 – School Enrollment & Classroom Capacity Needs

	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary Enrollment	6,624	6,766	7,050	7,163	7,191	7,339	7,331
Permanent Capacity - Existing	6,228	6,228	6,403	6,628	6,628	6,628	6,828
New Permanent Capacity		175	225			200	
TOTAL Permanent Capacity	6,228	6,403	6,628	6,628	6,628	6,828	6,828
Permanent Capacity over/(short)	(396)	(363)	(422)	(535)	(563)	(511)	(503)
Middle School Enrollment	3,456	3,393	3,312	3,316	3,366	3,343	3,448
Permanent Capacity - Existing	3,695	3,695	3,695	3,695	3,695	3,695	3,895
New Permanent Capacity						200	
TOTAL Permanent Capacity	3,695	3,695	3,695	3,695	3,695	3,895	3,895
Permanent Capacity over/(short)	239	302	383	379	329	552	447
High School Enrollment	4,501	4,541	4,626	4,628	4,521	4,429	4,362
Permanent Capacity - Existing	3,639	3,639	3,639	3,639	3,639	3,639	3,759
New Permanent Capacity						120	
TOTAL Permanent Capacity	3,639	3,639	3,639	3,639	3,639	3,759	3,759
Permanent Capacity over/(short)	(862)	(902)	(987)	(989)	(882)	(670)	(603)
TOTAL ENROLLMENT	14,581	14,700	14,988	15,107	15,078	15,111	15,141
Total Permanent	13,562	13,562	13,730	13,962	13,962	13,962	14,482
Total New Permanent		175	225			520	
TOTAL Permanent Capacity	13,562	13,737	13,962	13,962	13,962	14,482	14,482
Permanent Capacity over/(short)	(1,019)	(963)	(1,026)	(1,145)	(1,116)	(629)	(659)

Does not include interim/portable capacity

SECTION 6 – SIX-YEAR FINANCING PLAN

Planned Improvements

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, or that voter approved funding could not be secured, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options
- Changes in the instructional model
- Grade configuration change
- Purchasing portable classrooms
- Busing
- Increased class sizes; or
- A modified school-year calendar

The six-year financing plan includes projects adding elementary and high school classroom capacity. In addition, the District may continue to add and use portable classrooms as part of the capacity solution. It is anticipated that additional interim capacity via portable classrooms will be needed until additional permanent capacity beyond what was included in the voter approved February 2020 capital bond measure can be determined.

Funding for planned improvements is typically secured from several sources including voter approved bonds, state school construction assistance matching funds, and impact fees. Each of these funding sources is discussed in greater detail below.

Financing for Planned Improvements

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

Capital Projects Levy

The District has passed a six-year capital projects levy that runs through 2028. Capital project levy dollars will be dedicated to additional modernization and major system upgrades or modernization of buildings and grounds.

State School Construction Assistance Program (SCAP)

State School Construction Assistance Program (SCAP) funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund, and then retired from revenues accruing predominantly from the sale of renewable resources (i.e., timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the Superintendent of Public Instruction can prioritize projects for funding.

School districts may qualify for SCAP funds for specific capital projects based on a qualification and criterion system. The District is currently eligible for SCAP funds for capital projects at the secondary school level and for some modernization/new in lieu at the elementary level. State match does not cover all costs of construction and each district has a different matching ratio based on the state's formula. Because SCAP funds are received at the end of a project, it is necessary for school districts

to plan to finance the complete project with local funds. Site acquisition and site improvements are not eligible to receive matching funds.

K-3 Class Size Reduction Grants

The 2015 Washington State Legislature provided limited funding for the construction of elementary classrooms to assist in the effort to provide space for full day kindergarten and to lower class sizes in K-3 grades. The District applied for this grant and a 24 classroom need was determined, but grant funds were not awarded.

Land Sales

The District currently has no property for sale.

Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

The six-year financing plan shown on Table 6.1 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include the voter-approved 2022 capital projects levy, funds from a voter approved capital bond measure in February 2020, impact fees and SCAP ("state match") funds.

Table 6.1 – Six-Year Financing Plan – estimated (costs in millions)

PROJECTS ADDING CAPACITY	2021	ANTICIPATED YEAR						Total Cost	POTENTIAL FUNDING SOURCE			
		2022	2023	2024	2025	2026	2027		Bonds/ Levy	SCAP (State)	Impact Fees	Future Source
Discovery Elementary Addition	12.8	14.5	1.1	0.1				28.5	X		X	
Challenger Elementary Addition	0.2	0.7	4.3	10.5	1.3			17.0	X		X	
Horizon Elementary Addition	0.8	6.4	8.6	1.2				17.0	X		X	
Mariner H.S. Addition	1.2	3.0	7.7	12.3	0.8			25.0	X		X	
Explorer M.S. Replacement (Ph1)	0.1	0.7	2.0	10.0	16.5	0.7		30.0	X	X		X
Serene Lake E.S Replacement (Ph1)		0.1	1.1	6.7	11.7	0.4		20.0	X	X	X	X
Mukilteo E.S. Replacement (Ph1)		0.5	1.0	8.5	14.2	0.8		25.0	X	X	X	X
Interim (portable) Capacity	1.0	0.5	0.2	0.2	0.2	0.2	.2	2.5	X		X	
TOTAL CAPACITY PROJECTS	16.1	26.4	26.0	49.5	44.7	2.1	.2	165.0				

PROJECTS NOT ADDING CAPACITY	2021	ANTICIPATED YEAR						Total Cost	POTENTIAL FUNDING SOURCE			
		2022	2023	2024	2025	2026	2027		Bonds/ Levy	SCAP (State)	Impact Fees	Future Source
Districtwide Security Improvements	1.3	1.2	2.3	3.6	3.1			11.5	X			
Districtwide Field Improvements	2.1	3.0	4.1	0.2	0.5	3.4		13.3	X			X
Districtwide Roofing Improvements		0.5	0.5	0.5	0.5	0.5	0.5	3.0	X			X
Districtwide Flooring Improvements		0.4	0.4	0.4	0.4	0.4	0.4	2.4	X			X
Districtwide ADA Improvements		0.5	0.5	0.5	0.5	0.5	0.5	3.0	X			X
Performing Arts Center Improvements		0.6	0.7	8.5	0.2			10.0	X			
Facility System Improvements	10.7	23.0	10.8	8.5	9.0	7.5	7.3	76.8	X			X
TOTAL Non-CAPACITY PROJ.	14.1	29.2	19.3	22.2	14.2	12.3	8.7	120.0				

SECTION 7 - SCHOOL IMPACT FEES

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities including schools) needed to accommodate growth from new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

School Impact Fees

The Snohomish County General Policy Plan sets certain conditions for school districts wishing to assess impact fees:

- The district must provide support data including an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must reflect projected costs in the six-year financing plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types:
 1. single family
 2. multi-family/1-bedroom or less; and
 3. multi-family/2-bedroom or more which includes townhomes and duplexes.

The Snohomish County impact fee program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which are based on projected facility costs necessitated by new growth and are contained in the District's CFP.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees have been calculated utilizing the formula in the Snohomish County Impact Fee Ordinance (SCC 30.66C). The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install relocatable facilities (portables) that add capacity needed to serve new development. As required under the GMA, credits have also been applied in the formula to account for SCAP ("state match") funds to be reimbursed to the District and for projected future property taxes to be paid by the dwelling unit.

Site Acquisition Cost Element

1. Site Size – Acreage needed to accommodate each planned project.
2. Average Land Cost Per Acre – based on current estimates of land costs within the District.
3. Facility Design Capacity – number of students each planned project is designed to accommodate.
4. Student Factor – Number of students generated by each housing type – in this case, single family dwellings and multi-family dwellings. A student generation rate study was conducted to determine the updated generation rate for this CFP. See Appendix A for the study information. Current student generation rates for the district are shown below:

Table 7.1 – Student Generation Rates*

Grade Span	Single Family	Multi-Family (1bdrm/less)	Multi-Family (2+bedroom)
Elementary (K-5)	.102	.043	.370
Middle School (6-8)	.038	.005	.182
High School (9-12)	.055	.003	.182
Total (K-12)	.195	.051	.734

*Full study info included in Appendices

School Construction Cost Variables

1. Current Facility Square Footage – used in combination with the “Existing Relocatable Square Footage” to apportion the impact fee amounts between permanent and interim capacity figures
2. Estimated Facility Construction Cost – based on planned costs or on actual costs of recently constructed schools. Facility construction costs also include the off-site development costs. Costs vary with each site and may include such items as sewer line extension, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary and can represent 10% or more of the total building construction cost.

Relocatable Facilities Cost Element

Impact fees may be collected to allow acquisition of relocatable classrooms needed to serve growth on an interim basis. The cost allocated to new development must be growth related and must be in proportion to the current permanent and interim space ratios in the District.

1. Cost Per Unit – The average cost for a relocatable classroom.
2. Relocatable Facilities Cost – The total number of needed units multiplied by the cost per unit.

School Construction Assistance Credit Variables

1. Construction Cost Allocation – Currently \$246.83 for new construction projects approved in July of 2022.
2. State Funding Assistance Percentage – Percentage of School Construction Assistance Program funds from the state that the District expects to receive. For new construction and additions, the District is currently eligible to receive a maximum state match of 50.86% of *eligible* costs (as defined by the state).

Tax Credit Variables

1. Interest Rate (20-year General Obligation Bond) – interest rate of return on a 20-year General Obligation Bond derived from the Bond Buyer index. Because of current market volatility, the District is using the February 2022 average interest rate of 2.45%
2. Bond Levy Rate – The current bond levy rate is \$.90 per \$1,000 in assessed value.
3. Average Assessed Value – based on estimates made by the County’s Planning and Development Services Department utilizing information from the County Assessor’s files. The current average assessed value is \$622,683 for single family dwelling units; \$203,889 for one-bedroom multi-family dwelling units; and \$287,840 for two or more bedroom multi-family dwelling units.

Proposed Mukilteo School District Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the District are summarized below. See Appendix B for the impact fee calculation detail. The impact fees below for Mukilteo School District reflect Single Family, Multi-Family 1 bedroom, and Multi-Family 2+bedroom dwelling units, including Townhomes and Duplexes.

Table 7.2 – School Impact Fees*

Housing Type	Impact Fee Per Unit
Single Family	\$1,121
Multi-Family (1 bedroom or less)	\$700
Multi-Family (2+ bedroom; Townhomes; Duplexes)	\$11,846

**Table 7.2 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A

STUDENT GENERATION RATE STUDY



MEMORANDUM

To: Karen Mooseker Executive Director, District Support Services Mukilteo School District	Date: April 22, 2022
From: Tyler Vick Managing Director Benjamin Maloney Demographer/Data Analyst	Project No.: F2133.01.003

Re: Student Generation Report— Mukilteo School District

At the request of the Mukilteo School District (District/MSD), FLO Analytics (FLO) has prepared an analysis of the student generation rates (SGRs) as a result of recent residential construction within the district. This document details the methodology FLO used to create the SGRs for MSD: an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF, 0–1 bedroom (BR) MF units, and 2+ BR MF units. For the analysis, FLO considered new SF construction between 2016 and 2021, and new MF construction between 2016 and 2021. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2016 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was also not included in the analysis. Additional investigation into the residential data from the SCAO necessitated the removal of one MF project that was erroneously listed as having been completed between 2016 and 2021. This project is an apartment complex that was not completed as of December 2021. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace with 1,200 SF units completed between 2016 and 2021 and 11 MF projects completed between 2016 and 2021. While the majority of the SF construction consisted of units classified as "Single Family Residence – Condominium Detached" (499 units), a variety of units with other SF use codes were also constructed, including duplexes, common wall condominiums, and manufactured homes (owned and leased). MF development ranged from three and four family residences to a 300+ unit construction project. About 76 percent (1,216 units) of these new MF units were 2+ BR units, while the remainder (391 units) were 0–1 BR units.

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F2133.01 Mukilteo School District\Documents\003_2022.04.22 Student Generation Report\Mukilteo SD Student Generation Report 2022.docx

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 2

All students (grades kindergarten [K] through 12) in the October 1, 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2016–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2016 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level living in those units was determined. The 1,200 SF units were compared to the 14,604 students enrolled with the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	31	0.026
1	18	0.015
2	20	0.017
3	21	0.018
4	22	0.018
5	10	0.008
6	26	0.022
7	13	0.011
8	6	0.005
9	22	0.018
10	11	0.009
11	17	0.014
12	16	0.013
K-5	122	0.102
6-8	45	0.038
9-12	66	0.055
K-12	233	0.194

Multifamily Developments

While SF data are mostly accounted for in the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO MF development data do not include the number of bedrooms in the building and parcels may be layered on top of one another. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 3

FLO reached out to the building management at four projects constructed between January 2016 and December 2021 to ascertain the bedroom count of each unit that housed students. Information given to the building management consisted of only the unit identifier; no identifying information was disclosed. FLO received bedroom count information for Puget Park Apartments and Madison Way Apartments. Despite numerous attempts, no bedroom information could be received from Helm Apartments or Manor Way Apartments. Based on trends within and surrounding the district, FLO assumed 90 percent of the students would reside within a 2+ BR unit with the remaining 10 percent residing within a 0–1 BR unit. Other apartments (triplex, fourplex units, and one garden style apartment) were assessed visually using Google Earth and SCAO data.

Multifamily 0–1 BR Rates

FLO calculated the MF 0–1 BR SGRs by comparing data on 0–1 BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. As of this writing, FLO estimates that 391 0–1 BR units were constructed from 2016 to 2021. Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 0–1 BR Units

Grade	Matches	Rate
K	3	0.008
1	4	0.010
2	4	0.010
3	3	0.008
4	1	0.003
5	2	0.005
6	0	0.000
7	0	0.000
8	2	0.005
9	1	0.003
10	0	0.000
11	0	0.000
12	0	0.000
K–5	17	0.043
6–8	2	0.005
9–12	1	0.003
K–12	20	0.051

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 4

Multifamily 2+ BR Rates

FLO calculated the MF 2+ BR SGRs by comparing data on 2+ BR MF units with the District's October 2021 SIS and determining the number of students at each grade level living in those units. It is estimated that 1,216 2+ BR units were constructed from 2016 to 2021. Matches to current students are indicated in the table below.

Table 3. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	70	0.058
1	82	0.067
2	76	0.063
3	68	0.056
4	70	0.058
5	84	0.069
6	67	0.055
7	80	0.066
8	74	0.061
9	67	0.055
10	69	0.057
11	49	0.040
12	36	0.030
K-5	450	0.370
6-8	221	0.182
9-12	221	0.182
K-12	892	0.734

Summary of Student Generation Rates

Table 4. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K-5	6-8	9-12	K-12
Single-family	0.102	0.038	0.055	0.194
Multifamily 0-1 BR	0.043	0.005	0.003	0.051
Multifamily 2+ BR	0.370	0.182	0.182	0.734

Karen Mooseker
April 22, 2022

Project No. F2133.01.003
Page 5

Summary of 2016–2021 Multifamily Developments

Table 5. Summary of Multifamily Developments by Elementary School Boundary

Building Name	Number of Units	School
Helm Apartments	192	Lake Stickney ES
Madison Way Apartments	180	Lake Stickney ES
Manor Way Apartments	205	Lake Stickney ES
Puget Park Apartments	256	Discovery ES
Emerald Court Apartments	42	Fairmount ES
The Vantage	369	Serene Lake ES/Fairmount ES
Axis Apartments	276	Fairmount ES
8307 5 th Ave W	14	Horizon ES
716 3 rd St	8	Fairmount ES
2310 116 th St SW	3	Fairmount ES
2 112 th St SW	4	Discovery ES

Summary of Single-Family Housing Built by Year

Table 6. Summary of Single-Family Housing Construction by Year

2016	2017	2018	2019	2020	2021
118	299	137	164	236	246

APPENDIX B – SCHOOL IMPACT FEE CALCULATION

	Facility Acreage	Cost/Acre	Facility Capacity	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost / MFR 1	Cost / MFR 2+
Elementary	10	\$ -	600	0.102	0.043	0.370	\$0	\$0	\$0
Middle	20	\$ -	800	0.038	0.005	0.182	\$0	\$0	\$0
High	40	\$ -	1,600	0.055	0.003	0.182	\$0	\$0	\$0
TOTAL							\$0	\$0	\$0

	% Perm/Total Sq. Ft	Facility Cost	Capacity	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost / MFR 1	Cost/ MFR 2+
Elementary	90.75%	\$53,416,654	600	0.102	0.043	0.370	\$8,241	\$3,474	\$29,893
Middle	98.11%	\$ -	200	0.038	0.005	0.182	\$0	\$0	\$0
High	92.62%	\$ -	120	0.055	0.003	0.182	\$0	\$0	\$0
TOTAL							\$8,241	\$3,474	\$29,893

Temporary Facility Cost:

	% Temp/Total Sq. Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost / MFR 1	Cost/ MFR 2+
Elementary	9.25%	\$130,000	25	0.102	0.043	0.370	\$49	\$21	\$178
Middle	1.89%	\$130,000	27	0.038	0.005	0.182	\$3	\$0	\$17
High	7.38%	\$130,000	30	0.055	0.003	0.182	\$18	\$1	\$58
TOTAL							\$70	\$22	\$253

	Current CCA	OSPI Sq. Footage	District Funding %	Student Factor SFR	Student Factor MFR (1)	Student Factor MFR (2+)	Cost/ SFR	Cost / MFR 1	Cost/ MFR 2+
Elementary	\$246.83	90	50.86%	0.102	0.043	0.370	\$1,152	\$486	\$4,180
Middle	\$0	108	50.86%	0.038	0.005	0.182	\$0	\$0	\$0
High	\$0	130	50.86%	0.055	0.003	0.182	\$0	\$0	\$0
TOTAL							\$1,152	\$486	\$4,180

Tax Payment Credit Calculation:

Average Assessed Value	\$622,683	\$203,899	\$287,840
Capital Bond Int. Rate	2.45%	2.45%	2.45%
Years Amortized	10	10	10
Property Tax Levy Rate	\$0.90	\$0.90	\$0.90
Tax Payment Credit	\$4,917	\$1,610	\$2,273

Impact Fee Calculation Summary:

Site Acquisition Cost	\$0	\$0	\$0
Permanent Facility Cost	\$8,241	\$3,474	\$31,918
Temporary Facility Cost	\$70	\$22	\$253
State SCAP Credit	(\$1,152)	(\$486)	(\$4,180)
Tax Payment Credit	(\$4,917)	(\$1,610)	(\$2,273)
Fee As Calculated	\$2,241	\$1,400	\$23,692
50% Required Discount	(\$1,121)	(\$700)	(\$11,846)
Impact Fee	\$1,121	\$700	\$11,846

APPENDIX C

OSPI ENROLLMENT PROJECTIONS



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

MUKILTEO

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	1,081	1,146	1,185	1,184	966	1,124		1,082	1,072	1,063	1,054	1,044	1,035
Grade 1	1,137	1,157	1,187	1,188	1,141	1,043	103.03%	1,158	1,115	1,104	1,095	1,086	1,076
Grade 2	1,199	1,144	1,159	1,185	1,112	1,148	98.96%	1,032	1,146	1,103	1,093	1,084	1,075
Grade 3	1,249	1,206	1,152	1,163	1,114	1,112	99.12%	1,138	1,023	1,136	1,093	1,083	1,074
Grade 4	1,315	1,240	1,222	1,158	1,126	1,087	99.09%	1,102	1,128	1,014	1,126	1,083	1,073
Grade 5	1,218	1,303	1,255	1,224	1,106	1,110	98.90%	1,075	1,090	1,116	1,003	1,114	1,071
K-5 Sub-Total	7,199	7,196	7,160	7,102	6,565	6,624		6,587	6,574	6,536	6,464	6,494	6,404
Grade 6	1,181	1,173	1,270	1,228	1,169	1,098	97.27%	1,080	1,046	1,060	1,086	976	1,084
Grade 7	1,230	1,159	1,191	1,292	1,188	1,176	99.74%	1,095	1,077	1,043	1,057	1,083	973
Grade 8	1,161	1,213	1,186	1,168	1,242	1,182	98.92%	1,163	1,083	1,065	1,032	1,046	1,071
6-8 Sub-Total	3,572	3,545	3,647	3,688	3,599	3,456		3,338	3,206	3,168	3,175	3,105	3,128
Grade 9	1,155	1,154	1,252	1,182	1,144	1,215	99.60%	1,177	1,158	1,079	1,061	1,028	1,042
Grade 10	1,118	1,130	1,163	1,247	1,180	1,108	98.97%	1,202	1,165	1,146	1,068	1,050	1,017
Grade 11	1,427	1,394	1,368	1,403	1,466	1,397	120.46%	1,335	1,448	1,403	1,380	1,287	1,265
Grade 12	1,550	1,490	1,444	1,412	1,491	1,555	104.70%	1,463	1,398	1,516	1,469	1,445	1,347
9-12 Sub-Total	5,250	5,168	5,227	5,244	5,281	5,275		5,177	5,169	5,144	4,978	4,810	4,671
DISTRICT K-12 TOTAL	16,021	15,909	16,034	16,034	15,445	15,355		15,102	14,949	14,848	14,617	14,409	14,203

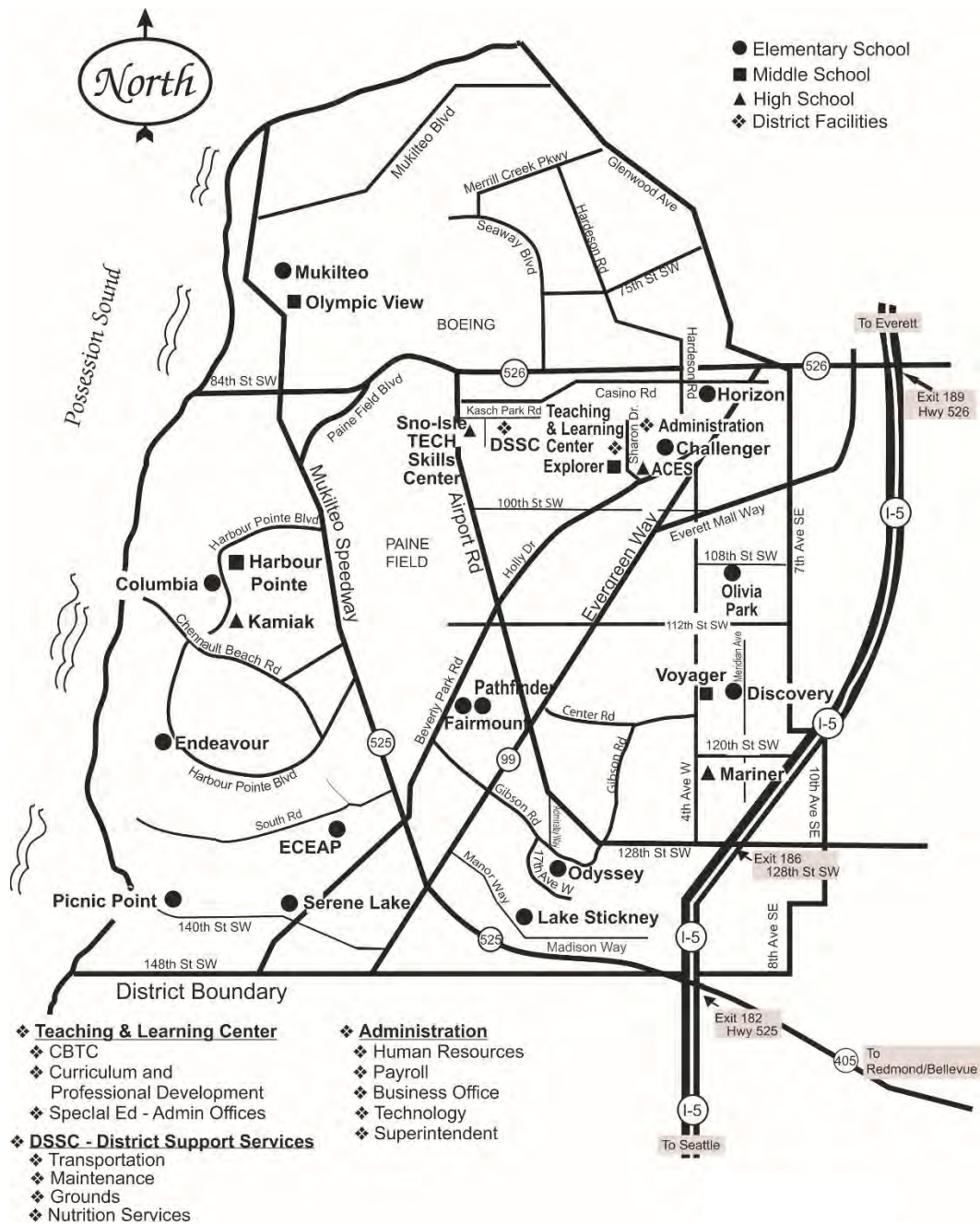
Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Mar 07, 2022

APPENDIX D

MUKILTEO SCHOOL DISTRICT MAP



Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Mukilteo
	Contact Person	Karen Mooseker
	Business Phone	425-356-1239
	Email-Address	moosekerkw@mukilteo.wednet.edu
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues
Pg 8, Table 3.1	Corrected Pathfinder's Sq Footage. Total of 713,597 is accurate.	Total Building Area for K-5 is off (should be 711,262 not 713,597).
Pg 9, Table 3.2	Corrected typo in Odyssey's interim capacity. Total 1,118 is accurate.	Total interim capacity for K-5 is incorrect (should be 1,018 not 1,118), total interim capacity will need to be adjusted
Pg 12, Table 4.2	Appendix C is OSPI estimates, not OFM. Table 4.2 reflects calculations based on OFM data provided by Snohomish County PDS – not OSPI.	OFM estimates do not match Appendix C
Pg 13, Table 5.1	Corrected typo in the MS Word table. Calculations were accurate.	2023-2024 Elementary Enrollment Permanent Capacity Existing should be 6,403 (the calculation for permanent capacity is correct)
Pg 13, Table 5.1	Table 5.1 demonstrates that added elementary school capacity will serve both existing shortfalls as well as growth projected over the six year planning period. As noted in the text above Table 5.1, portables are a component of the District's capacity solutions. Table 5.1 doesn't incorporate portable capacity but, when considered with Table 3.2, the District provides a total capacity surplus solution by 2027-28.	Because impact fees can only be applied towards future growth not existing capacity shortages and the District has shortages at the Elementary and High school level, how is the District assessing what percentage of future capacity needs are specifically growth related and thus can be counted in impact fee calculations?
P15, Table 6.1	Corrected typo in the MS Word table. Calculations were accurate.	Total Capacity projects for 2027 should be .2 not 43.5
Pgs 17, 24 – CCA	Corrected typo in the	

	MS Word table.	The Construction Cost Allocation (CCA) is incorrect – should be \$246.83 not 242.26. Please recalculate the impact fee with the correct CCA.										
Pg. 18	Impact Fee tables have been clarified to include townhomes and duplexes in the Multi-Family 2+ bedroom category	<p>Would the proposed impact fee for Multi-family also include Townhomes? The County impact fee table has a separate category for Townhomes. Historically, the County has applied the MF+2 impact fee to the Townhome column:</p> <p>Table 30.66C.100(1) School Impact Mitigation Fees</p> <table><tr><th>SCHOOL DISTRICT</th><th>SINGLE FAMILY per dwelling unit</th><th>MULTI-FAMILY 1-BEDROOM per dwelling unit</th><th>MULTI-FAMILY 2+ BEDROOMS per dwelling unit</th><th>DUPLEXES AND TOWNHOMES per dwelling unit</th></tr><tr><td>Adjusted MS</td><td>\$2,044</td><td>\$2,044</td><td>\$2,455</td><td>\$2,455</td></tr></table>	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	Adjusted MS	\$2,044	\$2,044	\$2,455	\$2,455
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								
Adjusted MS	\$2,044	\$2,044	\$2,455	\$2,455								
Pg 24 Appendix B	<p>The financing plan lists full project costs for all projects listed. The impact fee calculation reflects just the portion of the project that is attributable to the construction of the new classroom capacity being built for growth at Elementary grade level.</p> <p>Explorer Middle School's cost, and Mariner High School's cost, is not in the impact fee calculation because we do not have growth related capacity deficits at those grade levels at this time.</p>	<p>Facility costs for Elementary, Middle and High School used in impact fee calculation do not match Pg 15 table 6.1 Six Year Financing Plan – Projects Adding Capacity. Impact Fee Calculation used \$39,185,962 for Elementary whereas table 6.1 anticipated costs for Elementary school additions and replacement for 2022-2027 equal 93.7M. Impact Fee calculation has 0.00 for Middle school whereas table 6.1 has 29.9M for Explorer Middle School Replacement. Impact Fee calculation has \$5,148,303 for High School whereas table 6.1 has \$23.8M for Mariner High School Addition.</p>										
Pg 24	Corrected impact fee calculation removing the high school project as we do not have growth related capacity deficits at high school at this time.	Calculated impact fee using variables provided does not match fee shown. High school $92.62\% \times \$5,148,303/120 \times .055 = \$2,185$ for MFR (2+) (not \$2,321). Multiplied by .182 for MFR (2+) = \$7,232 (not \$7,680)										
Pg 24, Appendix B	Table 6.1 represents financing for full costs to site 3-4 portables over the six years. Impact fee calculation includes classroom cost only for 3	Temporary Facility cost of \$130,000 used to calculate Impact Fee does not match \$1.5M on Pg 15 table 6.1 for anticipated Interim Portables cost for 2022-2027.										

[illegible]



MONROE SCHOOL DISTRICT

CAPITAL FACILITIES PLAN 2022–2027

Adopted: August 8, 2022

CAPITAL FACILITIES PLAN MONROE SCHOOL DISTRICT NO. 103

BOARD OF DIRECTORS

Jennifer Bumpus, President
Jeremiah Campbell, Vice President
Molly Barnes
Sarah Johnson
Chuck Whitfield

SUPERINTENDENT

Carl Bruner, Acting Superintendent

TABLE OF CONTENTS

Introduction.....1

Educational Program Standard4

Capital Facilities Inventory7

Student Enrollment Trends and Projections11

Projected Facility Needs15

Financing Plan16

School Impact Fees21

Appendix A.....Population and Enrollment Data

Appendix B.....School Impact Fee Calculations

Appendix C.....Student Generation Rates

CHAPTER 1 -- INTRODUCTION

Purpose of the Capital Facilities Plan

The Monroe School District (the “District”) has prepared this Capital Facilities Plan (“CFP”) to assess the facilities needed to accommodate projected student enrollment at acceptable levels of service, as well as a more detailed schedule and financing program for capital improvements, over the next six years (2022-2027). The CFP is intended to be shared with the City of Monroe and Snohomish County. In accordance with the Growth Management Act, adopted Snohomish County policies, and local ordinances governing school impacts, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary schools, middle schools, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- As applicable, a calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in Appendix F of Snohomish County's General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (OFM) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with Chapter 82.02 RCW. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Overview of the Monroe School District

The Monroe School District is located in the southeastern portion of Snohomish County. The District covers approximately 82 square miles and encompasses the City of Monroe and portions of unincorporated Snohomish County.

The District currently serves a student population of 5,488 (October 1, 2021, adjusted enrollment) with five elementary school campuses, two middle schools, and one high school. Leaders in Learning, an individualized secondary program, is also offered as a standalone program at the Monroe High School campus. Sky Valley Education Center, an individualized program for students in grades K-12 that provides for an alternative learning environment, is housed in a former middle school facility. Sky Valley Education Center and Leaders in Learning student enrollment figures are included in both the District and OSPI figures. Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six through eight and the high school grades nine through twelve. Leaders in Learning serves grades nine through twelve.

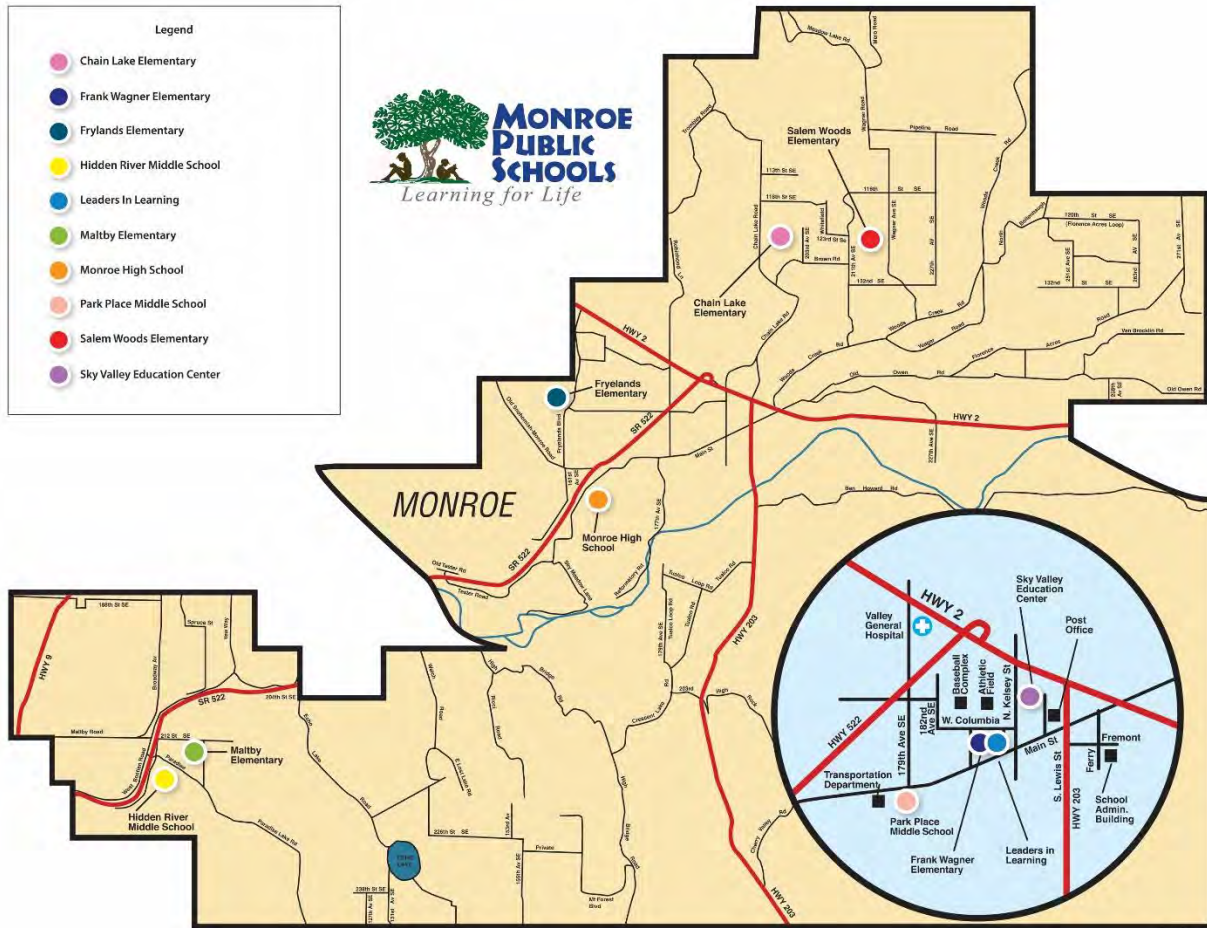
The District provides fiscal and administrative support for the Youth Re-Engagement program housed off-site at Everett Community College (EvCC) in Everett, Washington. It also provides a graduate retrieval program through Shoreline Community College (SCC). These programs do not use District facilities and are therefore the enrollment needs are not included when determining the District's facility needs. The District will discontinue the fiscal and administrative support relationships with EvCC and SCC at the end of the 2021-22 school year. The District previously operated WAVA High School, a virtual high school for students in grades 9-12. The District recently discontinued the WAVA program. The WAVA program did not use District facilities. The District has modified its past enrollment figures to exclude actual enrollment for the WAVA High School, the SCC graduate retrieval program, and EvCC U-3 program enrollment figures from the District's FTE enrollment figures.

Significant Issues Related To Facility Planning In the Monroe School District

The most significant issues facing the Monroe School District in terms of providing classroom capacity to accommodate projected demands are aging school facilities, the rate of student growth, the availability and affordability of suitable school sites, including perkable soil for septic systems, access to water and the geographic constraints associated with the increased student population. In addition, enrollment fluctuations due to the COVID-19 pandemic make it difficult to predict the rate at which enrollment may return to pre-pandemic levels as more students return to in-person learning.

The District is near completion of projects approved by the voters in April 2015. These projects helped address some issues with aging school facilities and capacity needs. The District is in the planning stages for a proposed future bond measure. It is anticipated that a future bond proposal will address modernization and expansion of school facilities.

MAP – MONROE SCHOOL DISTRICT



CHAPTER 2 – EDUCATIONAL PROGRAM STANDARDS

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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables).

In addition to factors which affect the amount of space required, government mandates and community expectations affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by non-traditional or special programs such as special education, bilingual education, remediation programs, migrant education, alcohol and drug education, AIDS education, preschool, extended day kindergarten and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs have a significant impact on the available student capacity of school facilities.

The District's implementation, now complete, of required full-day kindergarten and reduced K-3 class size affected school capacity and educational program standards.

Special programs offered by the District at specific school sites include, but are not limited to:

- Special education pre-school
- Special education - resource, moderate and profound, behavioral and behavioral support
- ELL/ESL
- Title I LAP
- Drug and Alcohol Education
- Community Schools
- Vocational and Technical Education
- Technology Education
- Music
- Day Care - before and after school
- Computer Labs
- Birth to Three Programs
- Excel
- Adopt-A-Stream
- Outdoor Education
- Horticulture
- Multi-age classrooms
- Special Education 18 to 21 year old transitional program

Variations in student capacity among schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction

in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, and use of new technology, as well as other physical aspects of 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 Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

EDUCATIONAL PROGRAM STANDARDS FOR ELEMENTARY SCHOOLS

- Class size for grades K-3 should not exceed 20 students.
- Class size for grades 4-5 should not exceed 26 students.
- All students will be provided music instruction in a separate classroom.
- Optimum design capacity for new elementary schools is 500-550 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

EDUCATIONAL PROGRAM STANDARDS FOR MIDDLE AND HIGH SCHOOLS

- Class size for middle school grades should not exceed 28 students.
- Class size for high school grades should not exceed 28 students.

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day.

Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows: Resource Rooms (i.e. computer labs, study rooms); Special Education Classrooms; and Program Specific Classrooms (i.e. music, drama, art, science, family and consumer science, physical education, technology education).

Desired design capacity for new middle schools is 800 to 850 students. However, actual capacity of individual schools may vary depending on the educational programs offered and/or geographic area served.

Desired design capacity for new comprehensive high schools is 1,600-1800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

MINIMUM EDUCATIONAL SERVICE STANDARDS

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment.

The District has set minimum educational service standards based on several criteria. The standards in the 2022 CFP are adjusted to reflect implementation of reduced K-3 class size and other elements of District program delivery. Exceeding these minimum standards will trigger significant changes in program delivery. If there are more than 24 students per classroom in a majority of K-3 classrooms, more than 26 students per classroom in the majority of 4-5 classrooms, or more than 30 students in a majority of grade 6-12 classrooms, the minimum standards have not been met. For purposes of this determination, the term “classroom” does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term “classroom” does not apply to special programs or activities that may occur in a regular classroom. The minimum educational standard is just that, a minimum, and not the desired or accepted operating standard.

In summary, the District’s “minimum level of service” is that there are no more than 26 students in the majority of grade K-4 classrooms and no more than 30 students in the majority of grade 5-12 classrooms. For the school years of 2019-20 and 2020-21, the District’s compliance with the minimum level of service was as follows:

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	27	20.33	30	19.73	30	21.13

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations.

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	27	17.73	30	19.05	30	20.45

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations.

CHAPTER 3 – CAPITAL FACILITIES INVENTORY

Under the Growth Management Act public entities are required to inventory capital facilities used to serve existing development. 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 chapter provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms (portables), undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Chapter 2). A map showing locations of District facilities is provided on page 3.

SCHOOLS

The Monroe School District currently operates five elementary school campuses serving grades K-5 including a portion of Wagner Center, formerly Frank Wagner Elementary East as a part of the Frank Wagner Elementary complex, two middle schools serving grades 6-8 and one high school serving grades 9-12. Leaders in Learning, an individualized secondary program is offered in portables located on the Monroe High School campus. Sky Valley Education Center, a grades 1-12 individualized parent partnership program is housed in the old Monroe Middle School site. Pre-kindergarten students are served in programs at both Frylands Elementary and Chain Lake Elementary Schools.

The U3 Program and a graduate retrieval program through Shoreline Community College do not require District housing.

School capacity is determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. The District uses this capacity calculation to establish the District's baseline capacity and determine future capacity needs based on projected student enrollment. The District's school facility inventory is summarized in Tables 1, 2, and 3.

Table 1 - Elementary School Capacity Inventory

	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity	Year Built or Last Remodel	Potential for Expansion
Elementary School						
Chain Lake	14.4	46,207	21	440	1990	yes**
Frank Wagner	10.21	68,408	34	714	2018	yes
Fryelands	7.09	54,074	20	420	2005	no
Maltby	10	50,230	24	504	2005	no*
Salem Woods	13.78	50,545	25	524	2018	yes
SVEC (part) ***	6	40,905	14	280	1980	no
Totals	61.48	310,369	138	2,882		

* Septic system capacity limits expansion

** Holding tank capacity limits expansion potential

*** Sky Valley Ed Center capacities prorated by daily usage.

Table 2 - Middle School Capacity Inventory

	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity*	Year Built or Last Remodel	Potential for Expansion
Middle School						
Park Place Middle	19.4	135,684	41	953	2018	yes
Hidden River	20	84,341	25	581	2021	yes
SVEC (part) **		22,652	8	220	1980	no
Totals	39.4	242,677	74	1,754		

* Calculated at 83% room utilization

** Sky Valley Ed Center capacities prorated by daily usage.

Table 3 - High School Capacity Inventory

	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity*	Year Built or Remodel	Potential for Expansion
High School						
Monroe HS	33	209,432	72	1,815	2005	yes
Leaders In Learning	**	14,250	7	176	1980	yes
SVEC (part) ***		21,440	7	209	1980	no
Totals	33	245,122	86	2,200		

* Calculated at 90% room utilization

** Leaders in Learning located in a portion of the Wagner Center

*** Sky Valley Ed Center capacities prorated by daily usage.

RELOCATABLE CLASSROOM FACILITIES (PORTABLES)

Relocatable classroom facilities (portables) are used as interim classroom space to house students until construction of permanent classroom facilities takes place. Therefore, these facilities are not included in the school capacity calculations provided in Tables 1-3 above. The District uses 30 portables at various school sites throughout the District providing interim capacity and administrative support needs

Table 4 – Portable Classroom Inventory

	Number of Portables	Capacity	Building Area (Sq. Ft.)
Chain Lake Elementary	6	132	5,460
Salem Woods Elementary	3	66	2,688
Hidden River Middle	2	44	1,536
Sky Valley Ed. Ctr	2	0	1,536
Monroe High School	10*	186	7,560
Preschool/Head Start	3	40	2,679
Old District Office	2	0	2,504
Transportation	2	0	952
	30	468	24,915

* Two portables for Life Skills; four portables for Leaders in Learning.

The age and condition of some of the portables is such that they can no longer be moved to another site to relieve over-crowding. They simply would not be able to survive another move. The District continues to survey its portables to determine how many can be moved to another site without damaging the portable beyond use. However, several of the portables have been purchased during the last ten years. These portables can and will be moved from time to time to meet instructional needs and to provide interim student housing, as the need arises.

SUPPORT FACILITIES

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5 - Inventory of Support Facilities

Facility Name	Site Size (Acres)	Building Area (sq ft)
Old District Admin Office and Warehouse	3.5	21,584
District Administration Office	2.48	31,151
Maintenance Shops	0.2	5,459
Transportation	3.4	6,612
Totals	9.58	64,806

LAND INVENTORY

The District owns one undeveloped parcel of 14.5 acres adjacent to Chain Lake Elementary. The District had intended to build a middle school at this site. However, there are substantial wetlands and buffer zone requirements. The site cannot be used for a middle school. There appears to be sufficient usable space to add a classroom addition to Chain Lake Elementary School.

The District purchased a 13.2 acre piece of property on the Old Owen corridor in 2007. The property will be used for a future elementary school.

The District owns approximately 13 acres located on West Columbia Street in the City of Monroe commonly known as Memorial Stadium/Marshall Fields. The District is considering using the site for future expansion or the potential surplus and sale of this Property.

The District owns other sites which are unsuitable for school buildings inasmuch as they do not have the acreage necessary to support even an elementary school. They are: (1) A 2.7 acre piece in the Lake Fontal area donated to the District in the early 1900's; and (2) 2.54 acres within a residential area of Monroe which is currently being used as the Park Place Softball Field. The District also owns a 35 acre parcel off of Echo Falls Road in Maltby that was deeded to the District by two families. It was originally used as an outdoor education site. The property is composed primarily of wetlands and beaver ponds, with approximately two acres of buildable land, and has limited access issue.

A 31.6 acre site deeded to the District by the BPA is located in the Sultan School District.

The District will need additional schools in the area north of Highway 2 to meet long-range needs associated an increasing population in this area. Sites for schools north of Highway 2 should be purchased while property may still be available. The District also may need to acquire property for elementary expansion needs.

CHAPTER 4 – STUDENT ENROLLMENT HISTORY AND PROJECTIONS

Facility needs are determined in part by evaluating recent trends in adjusted student enrollment. The District's October 2021 adjusted enrollment was 5,488. This figure does not include students participating in U-3 or CEO/LCN programs¹ because those programs do not use District facilities. It also does not include out of district special education students. Future enrollment in these programs is expected to remain steady over the next six years. Notably, the OSPI enrollment reports and cohort projections incorporate enrollment data for both students enrolled in programs using District facilities and not using District facilities. (See Appendix A.) For purposes of this CFP and determining facility needs and anticipated enrollment projections, the District uses enrollment data for only those in-District students enrolled in programs using District facilities.

RECENT TRENDS - STUDENT ENROLLMENT IN DISTRICT FACILITIES

In looking at recent trends and for purposes of comparing past enrollment to future projections, the District treated Kindergarten enrollment as a 1.0 FTE since the District has implemented full-day Kindergarten. This provides a one to one comparison from year to year. Again, the recent enrollment trends consider only those students enrolled in District facilities. Over the previous six years, the District's enrollment peaked in 2016-17 after several years of growth but has declined in the last three years, with the last two years of enrollment heavily affected by enrollment fluctuations due to the COVID-19 pandemic and uncertainties with regard to in-person learning. Table 6 shows the actual student enrollment in District facilities during the years 2014-2021.

**Table 6- Total Student Enrollment
Monroe School District 2014-2021
(Adjusted FTE in District Facilities)**

Enrollment by Grade Span	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Elementary (K-5)	2,893	2,922	2,930	2,889	2,857	2,806	2,447	2,411
Middle School (6-8)	1,462	1,450	1,457	1,422	1,464	1,460	1,410	1,298
High School (9-12)	1,942	1,938	1,934	1,941	1,815	1,817	1,759	1,779
TOTAL	6,297	6,310	6,321	6,252	6,136	6,083	5,616	5,488

¹ U3 and CEO/LCN programs are both off site credit retrieval programs to allow student to complete their high school education. These are provided by two separate community colleges in cooperation with the District. Students are enrolled through the District in cooperation with the college but do not attend at the Districts facilities.

PROJECTED STUDENT ENROLLMENT (2022-2027)

Enrollment in the District, after several years of an upward trend that peaked in the 2016-17 school year, marginally declined in the immediate years thereafter and then dropped further during the COVID-19 pandemic. K-12 enrollment in Snohomish County is growing but is concentrated currently in other areas. However, new housing development planned within the District boundaries, as well as some enrollment stabilization post-pandemic, is expected to bring new enrollment growth at the K-5 level over the six year planning period.

Two enrollment forecasts were conducted for the District: a modified cohort survival projection prepared by a professional demographer and an estimate based upon County population as provided by OFM (“ratio method”).

Enrollment projections often rely on the cohort survival methodology as a base. That methodology compares enrollment at a particular grade in a specific year, to the enrollment at the previous grade from the prior year. For example, enrollment at the second grade is compared to the previous year’s first grade enrollment. The ratio of these two numbers (second grade enrollment divided by first grade enrollment) creates a “cohort survival ratio” providing a summary measure of the in-and-out migration that has occurred over the course of a year. This ratio can be calculated for each grade level. Once these ratios have been established over a period of years they can be averaged and/or weighted to predict the enrollment at each grade. At the kindergarten level, enrollment is compared to the county births from five years prior to estimate a “birth-to-k” ratio. This ratio, averaged over several years, provides a method for predicting what proportion of the birth cohort will enroll at the kindergarten level.

Cohort survival is a purely mathematical method, which assumes that future enrollment patterns will be similar to past enrollment patterns. It makes no assumptions about what is causing enrollment gains or losses and can be easily applied to any enrollment history. This concept is particularly striking when considering the COVID-19 pandemic and its anomalous impact on school enrollments nationwide. As a result, cohort survival can produce large forecast errors because it does not consider possible changes in demographic trends. New housing, especially, can produce enrollment gains that might not otherwise be predicted from past trends. Or, alternatively, a district may lose market share to private or other public schools. It is also possible that a slowdown in population and housing growth will dampen enrollment gains.

The modified cohort survival methodology combines the cohort survival method with information about market share gains and losses from private schools, information about population growth from new housing construction, and information about regional trends, including the post-pandemic shift in student learning. The population/housing growth factor reflects projected changes in the housing market and/or in the assumptions about overall population growth within the District’s boundary area. The enrollment derived from the cohort model is adjusted upward or downward to account for expected shifts in the market for new homes, to account for changes in the growth of regional school age populations, and to account for projected changes in the district population.

The modified cohort survival projection, with its analysis of historical patterns and District-specific demographic and market data, best reflects anticipated enrollment in the District. Those projections

show an expected total enrollment of 5,746, or increase of 4.7%, by 2027. Enrollment after 2027 is expected to continue to grow. See *Appendix A* for more detail.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. The County provided the District with the estimated total population in the District by year. In 2020, the District's housed student enrollment constituted approximately 13.7% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 13.7% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 6,006 students in District facilities in 2027.

**Table 7- Projected Student Enrollment
2022-2027
(FTE in District Facilities)**

Projection	Oct. 2021*	2022	2023	2024	2025	2026	2027	Change 2021-27	Percent Change 2021-27
OFM/County	5,488	5,574	5,660	5,746	5,832	5,918	6,006	518	9.44%
Modified Cohort/District	5,488	5,555	5,586	5,714	5,680	5,665	5,746	258	4.7%

*Actual adjusted FTE in District facilities, October 2021

For the reasons discussed above, the District is using the modified cohort survival projections for purposes of planning for the District's facility needs during the six years of this plan period. Future updates to the Plan may revisit this issue.

PROJECTED STUDENT ENROLLMENT (POST-2027)

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student FTE population of 6,443. This is based on the OFM/County data showing that, for the year 2020, the District's enrollment constituted approximately 13.7% of total District population and an assumption that this percentage will remain constant through 2044. See discussion above. The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities.

Projected enrollment by grade span for the year 2044 is provided in Table 8. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 8
Projected Student Enrollment
2044

Grade Span	FTE Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	2,411	2,830
Middle School (6-8)	1,298	1,524
High School (9-12)	1,779	2,089
TOTAL (K-12)	5,488	6,443

*Assumes average percentage per grade span remains constant between 2021 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

CHAPTER 5 – PROJECTED FACILITY NEEDS

NEAR-TERM FACILITY NEEDS (THROUGH 2027)

Current enrollment at each grade level is identified in Table 6 which provides the actual enrollment in District facilities as of October 1, 2021. *Projected* available student capacity was derived by subtracting projected FTE student enrollment from existing October 2021 school capacity (Tables 1-3). It is not the District's policy to include portable classroom units when determining future capital facility needs; therefore interim capacity provided by portables is not included².

To determine future facility needs, existing school program capacity was compared to projected enrollment throughout the six-year forecast period. Without the consideration of portables, the District currently has capacity available at all grade levels (see Table 11). Table 9 assumes no new capacity construction through 2027. This factor is added in later (see Table 11).

Table 9 shows actual space needs and the portion of those needs that are “growth related” for the years 2022-2027.

Table 9
Available Student Capacity 2021-2027

Grade Span	2021 Enrollment	Existing Permanent Capacity [^]	2021 Surplus	2027 Enrollment	2027 Surplus/(Deficit)
K-5	2,411	2,882	471	2,935	(53)
6-8	1,298	1,745	447	1,203	542
9-12	1,779	2,200	421	1,608	592

[^]Existing as of Oct. 2021.

² Information on portables and interim capacity can be found in Table 4.

CHAPTER 6 – CAPITAL FACILITIES FINANCING PLAN

NEW SCHOOL CONSTRUCTION

In April 2015, the District’s voters passed a \$110.9 million bond issue for school construction to modernize and expand existing facilities and provide Districtwide improvements and major maintenance. The District is currently in the planning stages for an anticipated bond proposal to add capacity during the six years of this planning period, as further detailed herein. The identified future bond project proposals are subject to the District’s Board of Directors deciding, via resolution, to send the proposal to the voters for consideration. The school construction projects are summarized in Table 10. The primary source of funding for these projects is from the bond proceeds and supplemented by State School Construction Assistance funds and impact fees.

Elementary Level Projects

Approved 2015 Bond Projects:

Salem Woods Elementary: Add new capacity for 132 students, with associated spaces additions at Salem Woods Elementary, along with modernization of the existing facility to bring it up to current building code and educational standards. Project complete in 2018.

Frank Wagner Elementary: Add new capacity for 308 students and construct a new library and computer lab. Project complete in 2018.

Anticipated Future Bond Projects:

Salem Woods Elementary Phase II: Add new capacity for 88 students. Project projected to be complete in 2027 (assuming bond approval).

Frank Wagner Elementary: Add new capacity for 88 students as a part of modernization project. Project projected to be complete in 2027 (assuming bond approval).

Chain Lake Elementary: Add new capacity for 88 students plus an additional special education classroom as a part of modernization project. Project projected to be complete by or soon after the 2027-28 school year (assuming bond approval).

New Elementary No. 6: Construct a new 550 student elementary school to serve projected student enrollment growth. This project is projected to be outside of the six-year planning period of this Capital Facilities Plan (assuming bond approval).

Wagner Center Early Learning Center: Convert a portion of the Wagner Center to an early learning center to provide for a pre-kindergarten, ECAP, and/or other early learning programs. This project is in early consideration (assuming bond approval).

Middle School Level Projects

Approved 2015 Bond Projects:

Hidden River Middle: Construct Phase 3 Addition to the building, providing housing for an additional 139 students (including general classrooms and specialized classrooms for science, art, career/technology) and expanding the kitchen to serve the additional student load. Project complete in 2021.

Park Place Middle School: Perform complete renovation plus some demolition and replacement of older buildings to bring it up to meet current building codes and educational standards. Project includes replacement classrooms, new commons, kitchen and auxiliary gym, remodel of existing gym, and capacity addition for 23 students. Project complete in 2018.

High School Level Projects

Approved 2015 Bond Projects:

Monroe High School: Convert a currently unusable outdoor physical education space to all weather space. The net effect will be the addition of three new teaching stations. Project complete in 2018.

District Level Projects

Approved 2015 Bond Projects:

Four million dollars is allocated for a variety of facility improvements and major maintenance at all schools.

Anticipated Future Bond Projects:

Park Place, Building F: Under consideration for modernization. Specific use tbd.

Other:

The District may consider moving Sky Valley Education Center to a new location.

Portable Classrooms

The District may need to add portable classrooms to address unanticipated enrollment increases.

FINANCING FOR PLANNED IMPROVEMENTS

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

The Monroe School District passed a capital improvements bond for \$10.8 million in 1987. Revenues from this bond were used to construct Frank Wagner Elementary, Chain Lake Elementary, additions to Park Place Middle School (former Monroe High School), new roofs and insulation at three schools, a play shed at Maltby Elementary, and other smaller projects. A bond was passed in 1996 for \$24 million. It was used for the construction of a new high school and Hidden River Middle School in the Maltby area, both of which opened in September 1999. It also funded several other projects. The District passed a successful bond issue in 2003 in the amount of \$21,852,000. These funds were used for the construction of Fryelands Elementary, additions to Hidden River Middle School and Monroe High School, remodeling

of Maltby Elementary School, new athletic facilities and technology upgrades. The projects were completed in 2005/2006. In April 2015, the District's voters approved a \$110.9 million bond measure to fund the improvements described above in this Chapter 6 (with the exception of portable facilities).

The District anticipates that it will enter into bond planning during the six year planning period and identify a proposed bond measure to fund some of the projects described above under "anticipated Future Bond Projects." The anticipated bond project proposals are subject to the District's Board of Directors deciding, via resolution, to send the proposal to the voters for consideration.

State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance funds for certain projects at the 49.91% funding percentage level.

Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

Six Year Financing Plan

The Six-Year Financing Plan shown in Table 10 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include bond funds, impact fees, and school construction assistance funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies. See Chapter 5.

Alternative Actions

In the event that planned construction projects are not funded as expected or do not fully address space needs for student growth, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Table 10 – Planned Construction Projects (Figures in Millions of Dollars)**Improvements Adding Permanent Capacity (*only projects estimated to be completed by 2027-26*)**

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bond/ Local**	State Match	Impact Fees
Elementary School										
Proposed Salem Woods Expansion					\$3.740	\$3.000	\$6.744	X	X	X
Proposed Frank Wagner Expansion					\$3.185	\$2.000	\$5.185	X	X	X
Proposed Chain Lake Elementary Expansion					\$7.750	\$6.000	\$13.750	X	X	X
Middle School										
High School										
Site Acquisition										
Portables							TBD			

*Some portion expended in previous years.

**Anticipated bond; subject to decision of Board of Directors and voter approval.

Improvements Not Adding Capacity (*only projects estimated to be completed by 2027-26*)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bond/ Local**	State Match	Impact Fees
Elementary										
Proposed Salem Woods Modernization					\$3.791	\$2.000	\$5.791	X	X	
Proposed Frank Wagner Modernization					\$15.791	\$12.000	\$27.021	X	X	
Proposed Chain Lake Elementary Modernization					\$14.628	\$10.000	\$24.628	X	X	
Middle School										
High School										
District-wide										
Improvements and Major Maintenance							\$4.0	X		

**Anticipated bond; subject to decision of Board of Directors and voter approval. May also include other local voted or nonvoted capital funds.

CAPACITY ANALYSIS

Table 11 evaluates the District's capacity needs by comparing the District's existing capacity, planned improvements, and projected enrollment. Portable capacity is not included in this analysis but can be used to provide interim capacity.

Table 11
Capacity Analysis (2022-2027)

Elementary School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	2,882	2,882	2,882	2,882	2,882	2,882	2,882
Added Capacity							176^^
Total Capacity	2,882	2,882	2,882	2,882	2,882	2,882	3,058
Enrollment	2,411*	2,508	2,608	2,699	2,760	2,854	2,935
Surplus (Deficiency)	471	374	274	183	122	28	123

*Actual adjusted enrollment in District facilities as of October 2021.

^^Capacity additions at Salem Woods and Frank Wagner (Future Bond). Anticipated capacity additions at Chain Lake are not included at this time though may come on line in 2027 or shortly thereafter.

Middle School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	1,745	1,745	1,745	1,745	1,745	1,745	1,745
Added Capacity							
Total Capacity	1,745	1,745	1,745	1,745	1,745	1,745	1,745
Enrollment	1,298*	1,251	1,213	1,256	1,252	1,202	1,203
Surplus (Deficiency)	447	1,620	532	489	493	543	542

*Actual adjusted enrollment in District facilities as of October 2021.

High School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Added Capacity							
Total Capacity	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Enrollment	1,779*	1,796	1,764	1,760	1,667	1,608	1,608
Surplus (Deficiency)	421	404	436	440	533	592	592

*Actual adjusted enrollment in District facilities as of October 2021.

See Chapter 4 for complete breakdown of enrollment projections.

See Table 9 for a comparison of additional capacity needs due to growth versus existing deficiencies.

CHAPTER 7 – SCHOOL IMPACT FEES

The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

SCHOOL IMPACT FEES IN SNOHOMISH COUNTY

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

METHODOLOGY AND VARIABLES USED TO CALCULATE SCHOOL IMPACT FEES

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single family dwellings, multi-family dwellings of one bedroom or less, and multi-family dwellings of two bedrooms or more). The District obtained updated student factors in 2022. See Appendix B (including a description of the student factor methodology). The District, in its impact fee calculations, has removed the pre-kindergarten student generation rate from the elementary student generation rate (which decreases the calculated rate from 0.187 to 0.184).

The multi-family 2+ bedroom student factor analysis has fluctuated over the last several years. Beginning in 2016 and continuing in 2022, the District's student generation analysis identified a high number of students being generated from multi-family 2+ bedroom units. This trend was particularly evident at the K-5 level where elementary students residing in new multi-family 2+ bedroom units notably exceeds the number of elementary students residing in new single family units. This year's analysis identified a limited number of new multi-family 2+ bedroom units constructed within the District during the study period and therefore may not provide for a reliable data set. As such, the District has chosen to calculate Multi-Family 2+ BR student generation rates using the countywide average* of the corresponding rates published in the 2020 capital facilities plans (the last County-adopted set of plans) of the other school districts in Snohomish County. These averages reflect recent development trends in Snohomish County which will likely influence any multi-family construction that occurs in the District in the near term. As a comparison to Snohomish County, King County has recognized countywide averages as a reasonable approach to calculating student generation rates when there is a lack of sufficient development data. See KCC 21A.06.1260.

The resulting average student generation rates are as follows:

Multi-Family 2+ BR Rates	K-5	6-8	9-12
	0.108	0.058	0.078

*Excluding certain anomalies of districts with high multi-family rates (Monroe, Mukilteo, and Lake Stevens).

The District plans to continue to closely monitor the student generation from multi-family 2+ bedroom units and will update the CFP accordingly.

As required by the GMA, credits are applied in the formula to account for State School Construction Assistance Funds (where expected) to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit toward a capital levy/bond funding the capacity improvement. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a "cost per dwelling unit", an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 9. Furthermore, impact fees will not be used to address existing deficiencies. See Table 10 for a complete identification of funding sources.

As required by the local ordinances, a 50% discount is applied to the calculated school impact fee. The District has applied an additional discretionary discount to the multi-family fee. This discretionary discount will be revisited in future updates to this CFP.

The following projects are included in the impact fee calculation:

- Future Bond capacity addition at Salem Woods Elementary School; and
- Future Bond capacity addition at Frank Wagner Elementary School.

Please see Table 10 and Table 12 for relevant cost data related to each capacity project and the variables used to calculate the impact fees.

Table 12: Impact Fee Variables

Student Generation Factors – Single Family		Average Site Cost/Acre	
Elementary	.184		N/A
Middle	.074		
Senior	.080		
Total	.341		
Student Generation Factors – Multi Family (1 Bdrm)		Temporary Facility Capacity	
Elementary	.000	Capacity	
Middle	.000	Cost	
Senior	.000		
Total	.000		
Student Generation Factors – Multi Family (2+ Bdrm)		State Match Credit	
Elementary	.108	Current State Match Percentage	49.91%
Middle	.058		
Senior	.078		
Total	.244		
Projected Student Capacity per Facility		Construction Cost Allocation	
Elementary (new addition – Salem Woods) - 88		Current CCA	246.83
Elementary (new addition – Frank Wagner) – 88			
Required Site Acreage per Facility		District Average Assessed Value	
Facility Construction/Cost Average		Single Family Residence	\$584,150
Salem Woods (Addition)	\$6,743,852		
Frank Wagner (Addition)	\$5,185,102		
		District Average Assessed Value	
		Multi Family (1 Bedroom)	\$169,461
		Multi Family (2+ Bedroom)	\$239,226
		SPI Square Footage per Student	
		Elementary	90
		Middle	108
		High	130
		District Debt Service Tax Rate for Bonds	
		Current/\$1,000	\$0.82044
Permanent Facility Square Footage		General Obligation Bond Interest Rate	
Elementary	310,369	Current Bond Buyer Index	2.45%
Middle	242,677		
Senior	245,122		
Total 97.57%	798,168		
Temporary Facility Square Footage		Developer Provided Sites/Facilities	
Elementary	10,827	Value	0
Middle	1,536	Dwelling Units	0
Senior	7,560		
Total 2.43%	19,923		
Total Facility Square Footage			
Elementary	321,196		
Middle	244,213		
Senior	252,682		
Total 100.00%	818,091		

PROPOSED MONROE SCHOOL DISTRICT IMPACT FEE SCHEDULE

Using the variables and formula described, impact fees proposed for the Monroe School District are summarized in Table 13. Refer to Appendix D for impact fee calculations.

Table 13
Monroe School District
Proposed Impact Fee Schedule*

Housing Type	Impact Fee Per Unit
Single-Family	\$2,961
Multi-Family (2+bedrooms)	\$2,112
Multi-Family (one bedroom/less)	\$0

**Table 13 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

Appendix A

District Modified Cohort Survival Enrollment Projections

Medium Range Projection (Recommended)

Projection (Medium Range)

Birth Year	<i>Projected Births</i>									
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
County Births	9,877	9,754	9,669	9,323	9,443	9,459	9508	9556	9598	9632
Pct of Cohort	4.63%	4.98%	5.01%	4.98%	4.93%	4.99%	4.98%	4.98%	4.98%	4.98%
City of Monroe Births	346	302	300	289	293	293	295	296	298	299
	132.1%	160.7%	161.5%	160.7%	159.1%	161.0%	160.7%	160.7%	160.7%	160.7%

	<u>Oct-22</u>	<u>Oct-23</u>	<u>Oct-24</u>	<u>Oct-25</u>	<u>Oct-26</u>	<u>Oct-27</u>	<u>Oct-28</u>	<u>Oct-29</u>	<u>Oct-30</u>	<u>Oct-31</u>
K	457	486	484	464	466	472	474	476	478	480
1	430	481	514	509	484	491	497	498	501	503
2	368	428	480	507	501	483	486	491	493	495
3	408	367	431	476	501	502	480	482	488	489
4	435	412	374	432	475	508	505	482	484	490
5	409	435	416	372	428	478	506	502	479	482
6	402	405	435	408	364	425	470	498	494	472
7	400	401	408	431	404	365	422	467	495	491
8	449	407	412	412	434	413	370	427	473	501
9	464	454	416	415	413	442	416	373	431	477
10	496	463	458	413	410	415	439	413	370	428
11	389	448	422	411	369	372	373	395	371	333
12	<u>447</u>	<u>398</u>	<u>463</u>	<u>429</u>	<u>416</u>	<u>379</u>	<u>379</u>	<u>380</u>	<u>402</u>	<u>378</u>
Total	5555	5586	5714	5680	5665	5746	5815	5884	5959	6018

Change	67	31	128	-35	-14	81	69	69	75	59
% Change	1.2%	0.6%	2.3%	-0.6%	-0.3%	1.4%	1.2%	1.2%	1.3%	1.0%

Enrollment by Level										
K-5	2508	2608	2699	2760	2854	2935	2946	2931	2923	2939
6-8	1251	1213	1256	1252	1202	1203	1263	1393	1462	1464
9-12	1796	1764	1760	1667	1608	1608	1607	1560	1574	1615

Appendix B

2022 Student Generation Rate Study

Student Generation Rate Report for the Monroe School District

Date: March 7, 2022

Student Generation Rate Report

Prepared for
Victor Scarpelli
Executive Director of Support Services – Monroe School District
14692 179th Ave SE, Monroe, WA 98272

BlueLine Job No. 22-038
Prepared by: Chase Killebrew, AICP
Reviewed by: Eric Jensen

This report shows the estimated number of students for each grade that is typically generated by different dwelling unit types within the Monroe School District (MSD). These student generation rates (SGRs) assist in predicting future enrollment for the short term and long-term planning horizons as development and redevelopment change the mix of housing types in the district. SGRs are also used in the school impact fee formula to determine the per dwelling unit cost of needed new school capacity.

This document describes the methodology used to calculate SGRs for the MSD and provides the findings of those calculations. SGRs were calculated for two types of residential construction: single-family detached and multifamily. Manufactured homes are included in the single-family detached classification. Single-family attached units such as condominiums, townhomes, and multiplexes are included in the multifamily classification.

Electronic records were pulled from the Snohomish County Assessor's FTP Data Downloads webpage. The specific dataset titled *Improvement Records* was filtered to only contain residential development data from the past 5 years (2017 – 2021). This table was brought into ArcGIS. Using a shapefile of the MSD boundary, all the records attached to parcels located within MSD were selected, creating a new MSD-specific table. The table was divided by single-family versus multifamily development. Then the multifamily list was divided by number of bedrooms, where all units containing 1 bedroom or less are grouped and units containing 2 or more bedrooms are grouped. No multifamily units containing 1 bedroom or less were found in this data.

The School District provided Blueline with student records data including the addresses and grade levels of all P3-12 students attending the Monroe School District as of January 2022. This data containing 5,803 students was reformatted so the addresses matched the style of the MSD Improvement Records address data.

There were 889 records indicating construction of new single-family detached units. These were cross-referenced and matched with the student records data, and the matches were tallied by grade level. The same was done for the 18 multifamily (2+ bedroom) records. The tables showing the results are shown on the following page.

	SINGLE-FAMILY	MULTIFAMILY (0-1 BR)	MULTIFAMILY (2+ BR)	TOTAL
UNITS CONSTRUCTED IN MSD (2017 - 2021)	889	0	18	907
NUMBER OF STUDENTS ATTENDING MONROE SCHOOL DISTRICT	5,803			



SUMMARY OF STUDENT GENERATION RATES FOR MONROE SCHOOL DISTRICT (2017 – 2021)

Single-family SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P3	3	0.003
P4	0	0.000
K1	34	0.038
1	26	0.029
2	29	0.033
3	29	0.033
4	22	0.025
5	23	0.026
6	20	0.022
7	22	0.025
8	24	0.027
9	23	0.026
10	15	0.017
11	16	0.018
12	17	0.019
P3 - 5	166	0.187
6 - 8	66	0.074
9 - 12	71	0.080
P3 - 12	303	0.341

Multifamily (2+ BR) SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P3	0	0.000
P4	0	0.000
K1	0	0.000
1	0	0.000
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	1	0.056
12	0	0.000
P3 - 5	0	0.000
6 - 8	0	0.000
9 - 12	1	0.056
P3 - 12	1	0.056

SGRs Summary Table

	P3 - 5	6 - 8	9 - 12	P3 - 12
SINGLE-FAMILY	0.187	0.074	0.080	0.341
MULTIFAMILY (0-1 BR)	0.000	0.000	0.000	0.000
MULTIFAMILY (2+ BR)	0.000	0.000	0.056	0.056



Appendix D

Impact Fee Calculation

School Impact Fee Calculation - Single Family Dwelling Unit
Monroe School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	10	\$0	550	\$0	0.1840	\$0
Middle	20	\$0	850	\$0	0.0740	\$0
Senior	40	\$0	1600	\$0	0.0800	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	97.57%	\$11,928,954	176	\$67,778	0.1840	\$12,168
Middle	97.57%	\$0	850	\$0	0.0740	\$0
Senior	97.57%	\$0	1600	\$0	0.0800	\$0
TOTAL						\$12,168

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	2.43%	\$0	25	\$0	0.1840	\$0
Middle	2.43%	\$0	25	\$0	0.0740	\$0
Senior	2.43%	\$0	25	\$0	0.0800	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	246.83	90.0	49.91%	\$11,087	0.1840	\$2,040
Middle	246.83	108.0	0.00%	\$0	0.0740	\$0
Senior	246.83	130.0	0.00%	\$0	0.0800	\$0
TOTAL						\$2,040

School Impact Fee Calculation - Single Family Dwelling Unit
Monroe School District 2022 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$584,150
Current Capital Levy Rate/\$1000	\$0.82
Annual Tax Payment	\$479.26
Years Amortized	10
Current Bond Interest Rate	2.45%
Present Value of Revenue Stream	\$4,205

Impact Fee Summary - Single Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$12,168
Temporary Facility Cost	\$0
State SCFA Credit	(\$2,040)
Tax Payment Credit	(\$4,205)
Unfunded Need	\$5,923
50% Required Adjustment	\$2,961

Single Family Impact Fee	\$2,961
---------------------------------	----------------

School Impact Fee Calculation - Multi-Family 2+ Dwelling Unit
Monroe School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	10	\$0	550	\$0	0.1080	\$0
Middle	20	\$0	850	\$0	0.0580	\$0
Senior	40	\$0	1600	\$0	0.0780	\$0
					TOTAL	\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	97.57%	\$11,928,954	176	\$67,778	0.1080	\$7,142
Middle	97.57%	\$0	850	\$0	0.0580	\$0
Senior	97.57%	\$0	1600	\$0	0.0780	\$0
					TOTAL	\$7,142

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	2.43%	\$0	25	\$0	0.1080	\$0
Middle	2.43%	\$0	25	\$0	0.0580	\$0
Senior	2.43%	\$0	25	\$0	0.0780	\$0
					TOTAL	\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	246.83	90.0	49.91%	\$11,087	0.1080	\$1,197
Middle	246.83	108.0	0.00%	\$0	0.0580	\$0
Senior	246.83	130.0	0.00%	\$0	0.0780	\$0
					TOTAL	\$1,197

School Impact Fee Calculation - Multi-Family 2+ Dwelling Unit
Monroe School District 2022 CFP

Tax Payment Credit Calculation:

Average MFR Assessed Value	\$239,226
Current Capital Levy Rate/\$1000	\$0.82
Annual Tax Payment	\$196.17
Years Amortized	10
Current Bond Interest Rate	2.45%

Present Value of Revenue Stream	\$1,721
---------------------------------	---------

Impact Fee Summary - Multi-Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$7,142
Temporary Facility Cost	\$0
State SCFA Credit	(\$1,197)
Tax Payment Credit	(\$1,721)

Unfunded Need	\$4,223
---------------	---------

50% Required Adjustment	\$2,112
-------------------------	---------

Multi-Family Impact Fee	\$2,112
--------------------------------	----------------



MONROE SCHOOL DISTRICT

**CAPITAL FACILITIES PLAN
2022–2027**

Adopted: _____, 2022

CAPITAL FACILITIES PLAN MONROE SCHOOL DISTRICT NO. 103

BOARD OF DIRECTORS

Jennifer Bumpus, President
Jeremiah Campbell, Vice President
Molly Barnes
Sarah Johnson
Chuck Whitfield

SUPERINTENDENT

Kim Whitworth, Acting Superintendent

For information regarding the Monroe School District Capital Facilities Plan, contact Victor Scarpelli, Executive Director of Support Services, 14692 179th Avenue SE, Monroe, WA 98272. Telephone: (360) 804-2570.

TABLE OF CONTENTS

Introduction.....	1
Educational Program Standard	4
Capital Facilities Inventory	7
Student Enrollment Trends and Projections	11
Projected Facility Needs	15
Financing Plan	16
School Impact Fees	21
Appendix A.....	Population and Enrollment Data
Appendix B	School Impact Fee Calculations
Appendix C	Student Generation Rates

CHAPTER 1 -- INTRODUCTION

Purpose of the Capital Facilities Plan

The Monroe School District (the “District”) has prepared this Capital Facilities Plan (“CFP”) to assess the facilities needed to accommodate projected student enrollment at acceptable levels of service, as well as a more detailed schedule and financing program for capital improvements, over the next six years (2022-2027). The CFP is intended to be shared with the City of Monroe and Snohomish County. In accordance with the Growth Management Act, adopted Snohomish County policies, and local ordinances governing school impacts, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary schools, middle schools, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- As applicable, a calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in Appendix F of Snohomish County's General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (OFM) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with Chapter 82.02 RCW. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Overview of the Monroe School District

The Monroe School District is located in the southeastern portion of Snohomish County. The District covers approximately 82 square miles and encompasses the City of Monroe and portions of unincorporated Snohomish County.

The District currently serves a student population of 5,488 (October 1, 2021, adjusted enrollment) with five elementary school campuses, two middle schools, and one high school. Leaders in Learning, an individualized secondary program, is also offered as a standalone program at the Monroe High School campus. Sky Valley Education Center, an individualized program for students in grades K-12 that provides for an alternative learning environment, is housed in a former middle school facility. Sky Valley Education Center and Leaders in Learning student enrollment figures are included in both the District and OSPI figures. Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six through eight and the high school grades nine through twelve. Leaders in Learning serves grades nine through twelve.

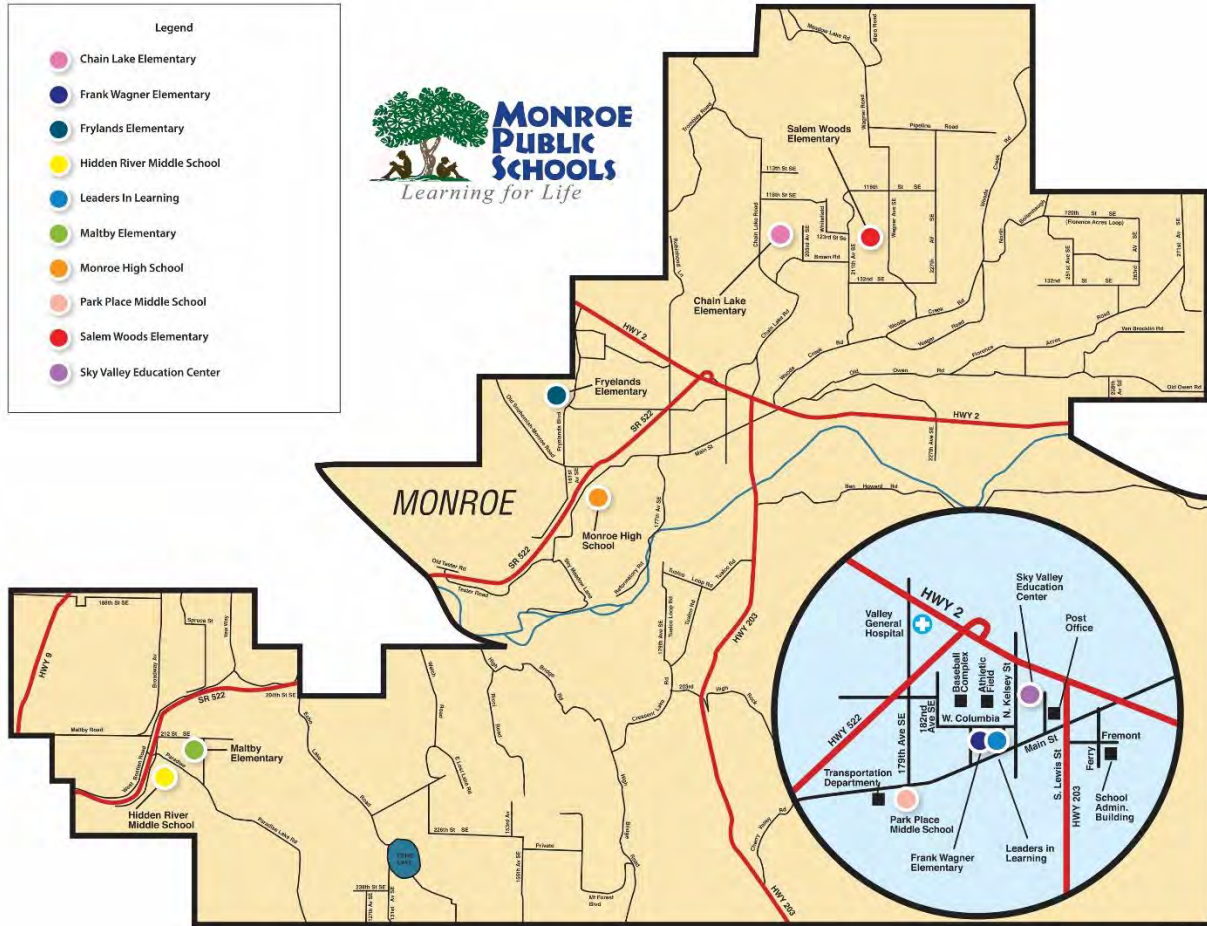
The District provides fiscal and administrative support for the Youth Re-Engagement program housed off-site at Everett Community College (EvCC) in Everett, Washington. It also provides a graduate retrieval program through Shoreline Community College (SCC). These programs do not use District facilities and are therefore the enrollment needs are not included when determining the District's facility needs. The District will discontinue the fiscal and administrative support relationships with EvCC and SCC at the end of the 2021-22 school year. The District previously operated WAVA High School, a virtual high school for students in grades 9-12. The District recently discontinued the WAVA program. The WAVA program did not use District facilities. The District has modified its past enrollment figures to exclude actual enrollment for the WAVA High School, the SCC graduate retrieval program, and EvCC U-3 program enrollment figures from the District's FTE enrollment figures.

Significant Issues Related To Facility Planning In the Monroe School District

The most significant issues facing the Monroe School District in terms of providing classroom capacity to accommodate projected demands are aging school facilities, the rate of student growth, the availability and affordability of suitable school sites, including perkable soil for septic systems, access to water and the geographic constraints associated with the increased student population. In addition, enrollment fluctuations due to the COVID-19 pandemic make it difficult to predict the rate at which enrollment may return to pre-pandemic levels as more students return to in-person learning.

The District is near completion of projects approved by the voters in April 2015. These projects helped address some issues with aging school facilities and capacity needs. The District is in the planning stages for a proposed future bond measure. It is anticipated that a future bond proposal will address modernization and expansion of school facilities.

MAP – MONROE SCHOOL DISTRICT



CHAPTER 2 – EDUCATIONAL PROGRAM STANDARDS

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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables).

In addition to factors which affect the amount of space required, government mandates and community expectations affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by non-traditional or special programs such as special education, bilingual education, remediation programs, migrant education, alcohol and drug education, AIDS education, preschool, extended day kindergarten and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs have a significant impact on the available student capacity of school facilities.

The District's implementation, now complete, of required full-day kindergarten and reduced K-3 class size affected school capacity and educational program standards.

Special programs offered by the District at specific school sites include, but are not limited to:

- Special education pre-school
- Special education - resource, moderate and profound, behavioral and behavioral support
- ELL/ESL
- Title I LAP
- Drug and Alcohol Education
- Community Schools
- Vocational and Technical Education
- Technology Education
- Music
- Day Care - before and after school
- Computer Labs
- Birth to Three Programs
- Excel
- Adopt-A-Stream
- Outdoor Education
- Horticulture
- Multi-age classrooms
- Special Education 18 to 21 year old transitional program

Variations in student capacity among schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction

in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, and use of new technology, as well as other physical aspects of 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 Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

EDUCATIONAL PROGRAM STANDARDS FOR ELEMENTARY SCHOOLS

- Class size for grades K-3 should not exceed 20 students.
- Class size for grades 4-5 should not exceed 26 students.
- All students will be provided music instruction in a separate classroom.
- Optimum design capacity for new elementary schools is 500-550 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

EDUCATIONAL PROGRAM STANDARDS FOR MIDDLE AND HIGH SCHOOLS

- Class size for middle school grades should not exceed 28 students.
- Class size for high school grades should not exceed 28 students.

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day.

Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows: Resource Rooms (i.e. computer labs, study rooms); Special Education Classrooms; and Program Specific Classrooms (i.e. music, drama, art, science, family and consumer science, physical education, technology education).

Desired design capacity for new middle schools is 800 to 850 students. However, actual capacity of individual schools may vary depending on the educational programs offered and/or geographic area served.

Desired design capacity for new comprehensive high schools is 1,600-1800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

MINIMUM EDUCATIONAL SERVICE STANDARDS

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment.

The District has set minimum educational service standards based on several criteria. The standards in the 2022 CFP are adjusted to reflect implementation of reduced K-3 class size and other elements of District program delivery. Exceeding these minimum standards will trigger significant changes in program delivery. If there are more than 24 students per classroom in a majority of K-3 classrooms, more than 26 students per classroom in the majority of 4-5 classrooms, or more than 30 students in a majority of grade 6-12 classrooms, the minimum standards have not been met. For purposes of this determination, the term “classroom” does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term “classroom” does not apply to special programs or activities that may occur in a regular classroom. The minimum educational standard is just that, a minimum, and not the desired or accepted operating standard.

In summary, the District’s “minimum level of service” is that there are no more than 26 students in the majority of grade K-4 classrooms and no more than 30 students in the majority of grade 5-12 classrooms. For the school years of 2019-20 and 2020-21, the District’s compliance with the minimum level of service was as follows:

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	27	20.33	30	19.73	30	21.13

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations.

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	27	17.73	30	19.05	30	20.45

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations.

CHAPTER 3 – CAPITAL FACILITIES INVENTORY

Under the Growth Management Act public entities are required to inventory capital facilities used to serve existing development. 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 chapter provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms (portables), undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Chapter 2). A map showing locations of District facilities is provided on page 3.

SCHOOLS

The Monroe School District currently operates five elementary school campuses serving grades K-5 including a portion of Wagner Center, formerly Frank Wagner Elementary East as a part of the Frank Wagner Elementary complex, two middle schools serving grades 6-8 and one high school serving grades 9-12. Leaders in Learning, an individualized secondary program is offered in portables located on the Monroe High School campus. Sky Valley Education Center, a grades 1-12 individualized parent partnership program is housed in the old Monroe Middle School site. Pre-kindergarten students are served in programs at both Fryelands Elementary and Chain Lake Elementary Schools.

The U3 Program and a graduate retrieval program through Shoreline Community College do not require District housing.

School capacity is determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. The District uses this capacity calculation to establish the District's baseline capacity and determine future capacity needs based on projected student enrollment. The District's school facility inventory is summarized in Tables 1, 2, and 3.

Table 1 - Elementary School Capacity Inventory

	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity	Year Built or Last Remodel	Potential for Expansion
Elementary School						
Chain Lake	14.4	46,207	21	440	1990	yes**
Frank Wagner	10.21	68,408	34	714	2018	yes
Fryelands	7.09	54,074	20	420	2005	no
Maltby	10	50,230	24	504	2005	no*
Salem Woods	13.78	50,545	25	524	2018	yes
SVEC (part) ***	6	40,905	14	280	1980	no
Totals	61.48	310,369	138	2,882		

* Septic system capacity limits expansion

** Holding tank capacity limits expansion potential

*** Sky Valley Ed Center capacities prorated by daily usage.

Table 2 - Middle School Capacity Inventory

	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity*	Year Built or Last Remodel	Potential for Expansion
Middle School						
Park Place Middle	19.4	135,684	41	953	2018	yes
Hidden River	20	84,341	25	581	2021	yes
SVEC (part) **		22,652	8	220	1980	no
Totals	39.4	242,677	74	1,754		

* Calculated at 83% room utilization

** Sky Valley Ed Center capacities prorated by daily usage.

Table 3 - High School Capacity Inventory

	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity*	Year Built or Remodel	Potential for Expansion
High School						
Monroe HS	33	209,432	72	1,815	2005	yes
Leaders In Learning	**	14,250	7	176	1980	yes
SVEC (part) ***		21,440	7	209	1980	no
Totals	33	245,122	86	2,200		

* Calculated at 90% room utilization

** Leaders in Learning located in a portion of the Wagner Center

*** Sky Valley Ed Center capacities prorated by daily usage.

RELOCATABLE CLASSROOM FACILITIES (PORTABLES)

Relocatable classroom facilities (portables) are used as interim classroom space to house students until construction of permanent classroom facilities takes place. Therefore, these facilities are not included in the school capacity calculations provided in Tables 1-3 above. The District uses 30 portables at various school sites throughout the District providing interim capacity and administrative support needs

Table 4 – Portable Classroom Inventory

	Number of Portables	Capacity	Building Area (Sq. Ft.)
Chain Lake Elementary	6	132	5,460
Salem Woods Elementary	3	66	2,688
Hidden River Middle	2	44	1,536
Sky Valley Ed. Ctr	2	0	1,536
Monroe High School	10*	186	7,560
Preschool/Head Start	3	40	2,679
Old District Office	2	0	2,504
Transportation	2	0	952
	30	468	24,915

* Two portables for Life Skills; four portables for Leaders in Learning.

The age and condition of some of the portables is such that they can no longer be moved to another site to relieve over-crowding. They simply would not be able to survive another move. The District continues to survey its portables to determine how many can be moved to another site without damaging the portable beyond use. However, several of the portables have been purchased during the last ten years. These portables can and will be moved from time to time to meet instructional needs and to provide interim student housing, as the need arises.

SUPPORT FACILITIES

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5 - Inventory of Support Facilities

Facility Name	Site Size (Acres)	Building Area (sq ft)
Old District Admin Office and Warehouse	3.5	21,584
District Administration Office	2.48	31,151
Maintenance Shops	0.2	5,459
Transportation	3.4	6,612
Totals	9.58	64,806

LAND INVENTORY

The District owns one undeveloped parcel of 14.5 acres adjacent to Chain Lake Elementary. The District had intended to build a middle school at this site. However, there are substantial wetlands and buffer zone requirements. The site cannot be used for a middle school. There appears to be sufficient usable space to add a classroom addition to Chain Lake Elementary School.

The District purchased a 13.2 acre piece of property on the Old Owen corridor in 2007. The property will be used for a future elementary school.

The District owns approximately 13 acres located on West Columbia Street in the City of Monroe commonly known as Memorial Stadium/Marshall Fields. The District is considering using the site for future expansion or the potential surplus and sale of this Property.

The District owns other sites which are unsuitable for school buildings inasmuch as they do not have the acreage necessary to support even an elementary school. They are: (1) A 2.7 acre piece in the Lake Fontal area donated to the District in the early 1900's; and (2) 2.54 acres within a residential area of Monroe which is currently being used as the Park Place Softball Field. The District also owns a 35 acre parcel off of Echo Falls Road in Maltby that was deeded to the District by two families. It was originally used as an outdoor education site. The property is composed primarily of wetlands and beaver ponds, with approximately two acres of buildable land, and has limited access issue.

A 31.6 acre site deeded to the District by the BPA is located in the Sultan School District.

The District will need additional schools in the area north of Highway 2 to meet long-range needs associated an increasing population in this area. Sites for schools north of Highway 2 should be purchased while property may still be available. The District also may need to acquire property for elementary expansion needs.

CHAPTER 4 – STUDENT ENROLLMENT HISTORY AND PROJECTIONS

Facility needs are determined in part by evaluating recent trends in adjusted student enrollment. The District's October 2021 adjusted enrollment was 5,488. This figure does not include students participating in U-3 or CEO/LCN programs¹ because those programs do not use District facilities. It also does not include out of district special education students. Future enrollment in these programs is expected to remain steady over the next six years. Notably, the OSPI enrollment reports and cohort projections incorporate enrollment data for both students enrolled in programs using District facilities and not using District facilities. (See Appendix A.) For purposes of this CFP and determining facility needs and anticipated enrollment projections, the District uses enrollment data for only those in-District students enrolled in programs using District facilities.

RECENT TRENDS - STUDENT ENROLLMENT IN DISTRICT FACILITIES

In looking at recent trends and for purposes of comparing past enrollment to future projections, the District treated Kindergarten enrollment as a 1.0 FTE since the District has implemented full-day Kindergarten. This provides a one to one comparison from year to year. Again, the recent enrollment trends consider only those students enrolled in District facilities. Over the previous six years, the District's enrollment peaked in 2016-17 after several years of growth but has declined in the last three years, with the last two years of enrollment heavily affected by enrollment fluctuations due to the COVID-19 pandemic and uncertainties with regard to in-person learning. Table 6 shows the actual student enrollment in District facilities during the years 2014-2021.

**Table 6- Total Student Enrollment
Monroe School District 2014-2021
(Adjusted FTE in District Facilities)**

Enrollment by Grade Span	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Elementary (K-5)	2,893	2,922	2,930	2,889	2,857	2,806	2,447	2,411
Middle School (6-8)	1,462	1,450	1,457	1,422	1,464	1,460	1,410	1,298
High School (9-12)	1,942	1,938	1,934	1,941	1,815	1,817	1,759	1,779
TOTAL	6,297	6,310	6,321	6,252	6,136	6,083	5,616	5,488

¹ U3 and CEO/LCN programs are both off site credit retrieval programs to allow student to complete their high school education. These are provided by two separate community colleges in cooperation with the District. Students are enrolled through the District in cooperation with the college but do not attend at the Districts facilities.

PROJECTED STUDENT ENROLLMENT (2022-2027)

Enrollment in the District, after several years of an upward trend that peaked in the 2016-17 school year, marginally declined in the immediate years thereafter and then dropped further during the COVID-19 pandemic. K-12 enrollment in Snohomish County is growing but is concentrated currently in other areas. However, new housing development planned within the District boundaries, as well as some enrollment stabilization post-pandemic, is expected to bring new enrollment growth at the K-5 level over the six year planning period.

Two enrollment forecasts were conducted for the District: a modified cohort survival projection prepared by a professional demographer and an estimate based upon County population as provided by OFM (“ratio method”).

Enrollment projections often rely on the cohort survival methodology as a base. That methodology compares enrollment at a particular grade in a specific year, to the enrollment at the previous grade from the prior year. For example, enrollment at the second grade is compared to the previous year’s first grade enrollment. The ratio of these two numbers (second grade enrollment divided by first grade enrollment) creates a “cohort survival ratio” providing a summary measure of the in-and-out migration that has occurred over the course of a year. This ratio can be calculated for each grade level. Once these ratios have been established over a period of years they can be averaged and/or weighted to predict the enrollment at each grade. At the kindergarten level, enrollment is compared to the county births from five years prior to estimate a “birth-to-k” ratio. This ratio, averaged over several years, provides a method for predicting what proportion of the birth cohort will enroll at the kindergarten level.

Cohort survival is a purely mathematical method, which assumes that future enrollment patterns will be similar to past enrollment patterns. It makes no assumptions about what is causing enrollment gains or losses and can be easily applied to any enrollment history. This concept is particularly striking when considering the COVID-19 pandemic and its anomalous impact on school enrollments nationwide. As a result, cohort survival can produce large forecast errors because it does not consider possible changes in demographic trends. New housing, especially, can produce enrollment gains that might not otherwise be predicted from past trends. Or, alternatively, a district may lose market share to private or other public schools. It is also possible that a slowdown in population and housing growth will dampen enrollment gains.

The modified cohort survival methodology combines the cohort survival method with information about market share gains and losses from private schools, information about population growth from new housing construction, and information about regional trends, including the post-pandemic shift in student learning. The population/housing growth factor reflects projected changes in the housing market and/or in the assumptions about overall population growth within the District’s boundary area. The enrollment derived from the cohort model is adjusted upward or downward to account for expected shifts in the market for new homes, to account for changes in the growth of regional school age populations, and to account for projected changes in the district population.

The modified cohort survival projection, with its analysis of historical patterns and District-specific demographic and market data, best reflects anticipated enrollment in the District. Those projections

show an expected total enrollment of 5,746, or increase of 4.7%, by 2027. Enrollment after 2027 is expected to continue to grow. See *Appendix A* for more detail.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. The County provided the District with the estimated total population in the District by year. In 2020, the District's housed student enrollment constituted approximately 13.7% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 13.7% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 6,006 students in District facilities in 2027.

**Table 7- Projected Student Enrollment
2022-2027
(FTE in District Facilities)**

Projection	Oct. 2021*	2022	2023	2024	2025	2026	2027	Change 2021-27	Percent Change 2021-27
OFM/County	5,488	5,574	5,660	5,746	5,832	5,918	6,006	518	9.44%
Modified Cohort/District	5,488	5,555	5,586	5,714	5,680	5,665	5,746	258	4.7%

*Actual adjusted FTE in District facilities, October 2021

For the reasons discussed above, the District is using the modified cohort survival projections for purposes of planning for the District's facility needs during the six years of this plan period. Future updates to the Plan may revisit this issue.

PROJECTED STUDENT ENROLLMENT (POST-2027)

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student FTE population of 6,443. This is based on the OFM/County data showing that, for the year 2020, the District's enrollment constituted approximately 13.7% of total District population and an assumption that this percentage will remain constant through 2044. See discussion above. The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities.

Projected enrollment by grade span for the year 2044 is provided in Table 8. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 8
Projected Student Enrollment
2044

Grade Span	FTE Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	2,411	2,830
Middle School (6-8)	1,298	1,524
High School (9-12)	1,779	2,089
TOTAL (K-12)	5,488	6,443

*Assumes average percentage per grade span remains constant between 2021 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

CHAPTER 5 – PROJECTED FACILITY NEEDS

NEAR-TERM FACILITY NEEDS (THROUGH 2027)

Current enrollment at each grade level is identified in Table 6 which provides the actual enrollment in District facilities as of October 1, 2021. *Projected* available student capacity was derived by subtracting projected FTE student enrollment from existing October 2021 school capacity (Tables 1-3). It is not the District's policy to include portable classroom units when determining future capital facility needs; therefore interim capacity provided by portables is not included².

To determine future facility needs, existing school program capacity was compared to projected enrollment throughout the six-year forecast period. Without the consideration of portables, the District currently has capacity available at all grade levels (see Table 11). Table 9 assumes no new capacity construction through 2027. This factor is added in later (see Table 11).

Table 9 shows actual space needs and the portion of those needs that are “growth related” for the years 2022-2027.

Table 9
Available Student Capacity 2021-2027

Grade Span	2021 Enrollment	Existing Permanent Capacity [^]	2021 Surplus	2027 Enrollment	2027 Surplus/(Deficit)
K-5	2,411	2,882	471	2,935	(53)
6-8	1,298	1,745	447	1,203	542
9-12	1,779	2,200	421	1,608	592

[^]Existing as of Oct. 2021.

² Information on portables and interim capacity can be found in Table 4.

CHAPTER 6 – CAPITAL FACILITIES FINANCING PLAN

NEW SCHOOL CONSTRUCTION

In April 2015, the District’s voters passed a \$110.9 million bond issue for school construction to modernize and expand existing facilities and provide Districtwide improvements and major maintenance. The District is currently in the planning stages for an anticipated bond proposal to add capacity during the six years of this planning period, as further detailed herein. The identified future bond project proposals are subject to the District’s Board of Directors deciding, via resolution, to send the proposal to the voters for consideration. The school construction projects are summarized in Table 10. The primary source of funding for these projects is from the bond proceeds and supplemented by State School Construction Assistance funds and impact fees.

Elementary Level Projects

Approved 2015 Bond Projects:

Salem Woods Elementary: Add new capacity for 132 students, with associated spaces additions at Salem Woods Elementary, along with modernization of the existing facility to bring it up to current building code and educational standards. Project complete in 2018.

Frank Wagner Elementary: Add new capacity for 308 students and construct a new library and computer lab. Project complete in 2018.

Anticipated Future Bond Projects:

Salem Woods Elementary Phase II: Add new capacity for 88 students. Project projected to be complete in 2027 (assuming bond approval).

Frank Wagner Elementary: Add new capacity for 88 students as a part of modernization project. Project projected to be complete in 2027 (assuming bond approval).

Chain Lake Elementary: Add new capacity for 88 students plus an additional special education classroom as a part of modernization project. Project projected to be complete by or soon after the 2027-28 school year (assuming bond approval).

New Elementary No. 6: Construct a new 550 student elementary school to serve projected student enrollment growth. This project is projected to be outside of the six-year planning period of this Capital Facilities Plan (assuming bond approval).

Wagner Center Early Learning Center: Convert a portion of the Wagner Center to an early learning center to provide for a pre-kindergarten, ECAP, and/or other early learning programs. This project is in early consideration (assuming bond approval).

Middle School Level Projects

Approved 2015 Bond Projects:

Hidden River Middle: Construct Phase 3 Addition to the building, providing housing for an additional 139 students (including general classrooms and specialized classrooms for science, art, career/technology) and expanding the kitchen to serve the additional student load. Project complete in 2021.

Park Place Middle School: Perform complete renovation plus some demolition and replacement of older buildings to bring it up to meet current building codes and educational standards. Project includes replacement classrooms, new commons, kitchen and auxiliary gym, remodel of existing gym, and capacity addition for 23 students. Project complete in 2018.

High School Level Projects

Approved 2015 Bond Projects:

Monroe High School: Convert a currently unusable outdoor physical education space to all weather space. The net effect will be the addition of three new teaching stations. Project complete in 2018.

District Level Projects

Approved 2015 Bond Projects:

Four million dollars is allocated for a variety of facility improvements and major maintenance at all schools.

Anticipated Future Bond Projects:

Park Place, Building F: Under consideration for modernization. Specific use tbd.

Other:

The District may consider moving Sky Valley Education Center to a new location.

Portable Classrooms

The District may need to add portable classrooms to address unanticipated enrollment increases.

FINANCING FOR PLANNED IMPROVEMENTS

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

The Monroe School District passed a capital improvements bond for \$10.8 million in 1987. Revenues from this bond were used to construct Frank Wagner Elementary, Chain Lake Elementary, additions to Park Place Middle School (former Monroe High School), new roofs and insulation at three schools, a play shed at Maltby Elementary, and other smaller projects. A bond was passed in 1996 for \$24 million. It was used for the construction of a new high school and Hidden River Middle School in the Maltby area, both of which opened in September 1999. It also funded several other projects. The District passed a successful bond issue in 2003 in the amount of \$21,852,000. These funds were used for the construction of Fryelands Elementary, additions to Hidden River Middle School and Monroe High School, remodeling

of Maltby Elementary School, new athletic facilities and technology upgrades. The projects were completed in 2005/2006. In April 2015, the District's voters approved a \$110.9 million bond measure to fund the improvements described above in this Chapter 6 (with the exception of portable facilities).

The District anticipates that it will enter into bond planning during the six year planning period and identify a proposed bond measure to fund some of the projects described above under "anticipated Future Bond Projects." The anticipated bond project proposals are subject to the District's Board of Directors deciding, via resolution, to send the proposal to the voters for consideration.

State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance funds for certain projects at the 49.91% funding percentage level.

Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

Six Year Financing Plan

The Six-Year Financing Plan shown in Table 10 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include bond funds, impact fees, and school construction assistance funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies. See Chapter 5.

Alternative Actions

In the event that planned construction projects are not funded as expected or do not fully address space needs for student growth, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Table 10 – Planned Construction Projects (Figures in Millions of Dollars)**Improvements Adding Permanent Capacity (only projects estimated to be completed by 2027-26)**

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bond/ Local**	State Match	Impact Fees
Elementary School										
Proposed Salem Woods Expansion					\$3.740	\$3.000	\$6.744	X	X	X
Proposed Frank Wagner Expansion					\$3.185	\$2.000	\$5.185	X	X	X
Proposed Chain Lake Elementary Expansion					\$7.750	\$6.000	\$11.750	X	X	X
Middle School										
High School										
Site Acquisition										
Portables							TBD			

*Some portion expended in previous years.

**Anticipated bond; subject to decision of Board of Directors and voter approval.

Improvements Not Adding Capacity (only projects estimated to be completed by 2027-26)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bond/ Local**	State Match	Impact Fees
Elementary										
Proposed Salem Woods Modernization					\$3.791	\$2.000	\$5.791	X	X	
Proposed Frank Wagner Modernization					\$15.791	\$12.000	\$27.021	X	X	
Proposed Chain Lake Elementary Expansion					\$14.628	\$10.000	\$24.628	X	X	
Middle School										
High School										
District-wide										
Improvements and Major Maintenance							\$4.0	X		

**Anticipated bond; subject to decision of Board of Directors and voter approval. May also include other local voted or nonvoted capital funds.

CAPACITY ANALYSIS

Table 11 evaluates the District's capacity needs by comparing the District's existing capacity, planned improvements, and projected enrollment. Portable capacity is not included in this analysis but can be used to provide interim capacity.

Table 11
Capacity Analysis (2022-2027)

Elementary School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	2,882	2,882	2,882	2,882	2,882	2,882	2,882
Added Capacity							176^^
Total Capacity	2,882	2,882	2,882	2,882	2,882	2,882	3,058
Enrollment	2,411*	2,508	2,608	2,699	2,760	2,854	2,935
Surplus (Deficiency)	471	374	274	183	122	28	123

*Actual adjusted enrollment in District facilities as of October 2021.

^^Capacity additions at Salem Woods and Frank Wagner (Future Bond). Anticipated capacity additions at Chain Lake are not included at this time though may come on line in 2027 or shortly thereafter.

Middle School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	1,745	1,745	1,745	1,745	1,745	1,745	1,745
Added Capacity							
Total Capacity	1,745	1,745	1,745	1,745	1,745	1,745	1,745
Enrollment	1,298*	1,251	1,213	1,256	1,252	1,202	1,203
Surplus (Deficiency)	447	1,620	532	489	493	543	542

*Actual adjusted enrollment in District facilities as of October 2021.

High School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Added Capacity							
Total Capacity	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Enrollment	1,779*	1,796	1,764	1,760	1,667	1,608	1,608
Surplus (Deficiency)	421	404	436	440	533	592	592

*Actual adjusted enrollment in District facilities as of October 2021.

See Chapter 4 for complete breakdown of enrollment projections.

See Table 9 for a comparison of additional capacity needs due to growth versus existing deficiencies.

CHAPTER 7 – SCHOOL IMPACT FEES

The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

SCHOOL IMPACT FEES IN SNOHOMISH COUNTY

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

METHODOLOGY AND VARIABLES USED TO CALCULATE SCHOOL IMPACT FEES

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single family dwellings, multi-family dwellings of one bedroom or less, and multi-family dwellings of two bedrooms or more). The District obtained updated student factors in 2022. See Appendix B (including a description of the student factor methodology). The District, in its impact fee calculations, has removed the pre-kindergarten student generation rate from the elementary student generation rate (which decreases the calculated rate from 0.187 to 0.184).

APRIL 2022 DRAFT

The multi-family 2+ bedroom student factor analysis has fluctuated over the last several years. Beginning in 2016 and continuing in 2022, the District's student generation analysis identified a high number of students being generated from multi-family 2+ bedroom units. This trend was particularly evident at the K-5 level where elementary students residing in new multi-family 2+ bedroom units notably exceeds the number of elementary students residing in new single family units. This year's analysis identified a limited number of new multi-family 2+ bedroom units constructed within the District during the study period and therefore may not provide for a reliable data set. As such, the District has chosen to calculate Multi-Family 2+ BR student generation rates using the countywide average* of the corresponding rates published in the 2020 capital facilities plans (the last County-adopted set of plans) of the other school districts in Snohomish County. These averages reflect recent development trends in Snohomish County which will likely influence any multi-family construction that occurs in the District in the near term. As a comparison to Snohomish County, King County has recognized countywide averages as a reasonable approach to calculating student generation rates when there is a lack of sufficient development data. See KCC 21A.06.1260.

The resulting average student generation rates are as follows:

Multi-Family 2+ BR Rates	K-5	6-8	9-12
	0.108	0.058	0.078

*Excluding certain anomalies of districts with high multi-family rates (Monroe, Mukilteo, and Lake Stevens).

The District plans to continue to closely monitor the student generation from multi-family 2+ bedroom units and will update the CFP accordingly.

As required by the GMA, credits are applied in the formula to account for State School Construction Assistance Funds (where expected) to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit toward a capital levy/bond funding the capacity improvement. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a "cost per dwelling unit", an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 9. Furthermore, impact fees will not be used to address existing deficiencies. See Table 10 for a complete identification of funding sources.

As required by the local ordinances, a 50% discount is applied to the calculated school impact fee. The District has applied an additional discretionary discount to the multi-family fee. This discretionary discount will be revisited in future updates to this CFP.

The following projects are included in the impact fee calculation:

- Future Bond capacity addition at Salem Woods Elementary School; and
- Future Bond capacity addition at Frank Wagner Elementary School.

Please see Table 10 and Table 12 for relevant cost data related to each capacity project and

APRIL 2022 DRAFT

the variables used to calculate the impact fees.

APRIL 2022 DRAFT**Table 12: Impact Fee Variables**

Student Generation Factors – Single Family		Average Site Cost/Acre	
Elementary	.184		N/A
Middle	.074		
Senior	.080		
Total	.341		
Student Generation Factors – Multi Family (1 Bdrm)		Temporary Facility Capacity	
Elementary	.000	Capacity	
Middle	.000	Cost	
Senior	.000		
Total	.000		
Student Generation Factors – Multi Family (2+ Bdrm)		State Match Credit	
Elementary	.108	Current State Match Percentage	49.91%
Middle	.058		
Senior	.078		
Total	.244		
Projected Student Capacity per Facility		Construction Cost Allocation	
Elementary (new addition – Salem Woods) - 88		Current CCA	246.83
Elementary (new addition – Frank Wagner) – 88			
Required Site Acreage per Facility		District Average Assessed Value	
Facility Construction/Cost Average		Single Family Residence	\$584,150
Salem Woods (Addition)	\$6,743,852		
Frank Wagner (Addition)	\$5,185,102		
Permanent Facility Square Footage		District Average Assessed Value	
Elementary	310,369	Multi Family (1 Bedroom)	\$169,461
Middle	242,677	Multi Family (2+ Bedroom)	\$239,226
Senior	245,122		
Total 97.57%	798,168		
Temporary Facility Square Footage		SPI Square Footage per Student	
Elementary	10,827	Elementary	90
Middle	1,536	Middle	108
Senior	7,560	High	130
Total 2.43%	19,923		
Total Facility Square Footage		District Debt Service Tax Rate for Bonds	
Elementary	321,196	Current/\$1,000	\$0.82044
Middle	244,213		
Senior	255,862		
Total 100.00%	818,091	General Obligation Bond Interest Rate	
		Current Bond Buyer Index	2.45%
		Developer Provided Sites/Facilities	
		Value	0
		Dwelling Units	0

APRIL 2022 DRAFT**PROPOSED MONROE SCHOOL DISTRICT IMPACT FEE SCHEDULE**

Using the variables and formula described, impact fees proposed for the Monroe School District are summarized in Table 13. Refer to Appendix D for impact fee calculations.

Table 13
Monroe School District
Proposed Impact Fee Schedule*

Housing Type	Impact Fee Per Unit
Single-Family	\$2,961
Multi-Family (2+bedrooms)	\$0
Multi-Family (one bedroom/less)	\$2,112

**Table 10 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

Appendix A

District Modified Cohort Survival Enrollment Projections

Medium Range Projection (Recommended)

Projection (Medium Range)

	<i>Projected Births</i>									
Birth Year	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
County Births	9,877	9,754	9,669	9,323	9,443	9,459	9508	9556	9598	9632
Pct of Cohort	4.63%	4.98%	5.01%	4.98%	4.93%	4.99%	4.98%	4.98%	4.98%	4.98%
City of Monroe Births	346	302	300	289	293	293	295	296	298	299
	132.1%	160.7%	161.5%	160.7%	159.1%	161.0%	160.7%	160.7%	160.7%	160.7%

	<u>Oct-22</u>	<u>Oct-23</u>	<u>Oct-24</u>	<u>Oct-25</u>	<u>Oct-26</u>	<u>Oct-27</u>	<u>Oct-28</u>	<u>Oct-29</u>	<u>Oct-30</u>	<u>Oct-31</u>
K	457	486	484	464	466	472	474	476	478	480
1	430	481	514	509	484	491	497	498	501	503
2	368	428	480	507	501	483	486	491	493	495
3	408	367	431	476	501	502	480	482	488	489
4	435	412	374	432	475	508	505	482	484	490
5	409	435	416	372	428	478	506	502	479	482
6	402	405	435	408	364	425	470	498	494	472
7	400	401	408	431	404	365	422	467	495	491
8	449	407	412	412	434	413	370	427	473	501
9	464	454	416	415	413	442	416	373	431	477
10	496	463	458	413	410	415	439	413	370	428
11	389	448	422	411	369	372	373	395	371	333
12	<u>447</u>	<u>398</u>	<u>463</u>	<u>429</u>	<u>416</u>	<u>379</u>	<u>379</u>	<u>380</u>	<u>402</u>	<u>378</u>
Total	5555	5586	5714	5680	5665	5746	5815	5884	5959	6018

Change	67	31	128	-35	-14	81	69	69	75	59
% Change	1.2%	0.6%	2.3%	-0.6%	-0.3%	1.4%	1.2%	1.2%	1.3%	1.0%

Enrollment by Level

K-5	2508	2608	2699	2760	2854	2935	2946	2931	2923	2939
6-8	1251	1213	1256	1252	1202	1203	1263	1393	1462	1464
9-12	1796	1764	1760	1667	1608	1608	1607	1560	1574	1615

Appendix B

2022 Student Generation Rate Study

Student Generation Rate Report for the Monroe School District

Date: March 7, 2022

Student Generation Rate Report

Prepared for
Victor Scarpelli
Executive Director of Support Services – Monroe School District
14692 179th Ave SE, Monroe, WA 98272

BlueLine Job No. 22-038
Prepared by: Chase Killebrew, AICP
Reviewed by: Eric Jensen

This report shows the estimated number of students for each grade that is typically generated by different dwelling unit types within the Monroe School District (MSD). These student generation rates (SGRs) assist in predicting future enrollment for the short term and long-term planning horizons as development and redevelopment change the mix of housing types in the district. SGRs are also used in the school impact fee formula to determine the per dwelling unit cost of needed new school capacity.

This document describes the methodology used to calculate SGRs for the MSD and provides the findings of those calculations. SGRs were calculated for two types of residential construction: single-family detached and multifamily. Manufactured homes are included in the single-family detached classification. Single-family attached units such as condominiums, townhomes, and multiplexes are included in the multifamily classification.

Electronic records were pulled from the Snohomish County Assessor's FTP Data Downloads webpage. The specific dataset titled *Improvement Records* was filtered to only contain residential development data from the past 5 years (2017 – 2021). This table was brought into ArcGIS. Using a shapefile of the MSD boundary, all the records attached to parcels located within MSD were selected, creating a new MSD-specific table. The table was divided by single-family versus multifamily development. Then the multifamily list was divided by number of bedrooms, where all units containing 1 bedroom or less are grouped and units containing 2 or more bedrooms are grouped. No multifamily units containing 1 bedroom or less were found in this data.

The School District provided Blueline with student records data including the addresses and grade levels of all P3-12 students attending the Monroe School District as of January 2022. This data containing 5,803 students was reformatted so the addresses matched the style of the MSD Improvement Records address data.

There were 889 records indicating construction of new single-family detached units. These were cross-referenced and matched with the student records data, and the matches were tallied by grade level. The same was done for the 18 multifamily (2+ bedroom) records. The tables showing the results are shown on the following page.

	SINGLE-FAMILY	MULTIFAMILY (0-1 BR)	MULTIFAMILY (2+ BR)	TOTAL
UNITS CONSTRUCTED IN MSD (2017 - 2021)	889	0	18	907
NUMBER OF STUDENTS ATTENDING MONROE SCHOOL DISTRICT	5,803			



SUMMARY OF STUDENT GENERATION RATES FOR MONROE SCHOOL DISTRICT (2017 – 2021)

Single-family SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P3	3	0.003
P4	0	0.000
K1	34	0.038
1	26	0.029
2	29	0.033
3	29	0.033
4	22	0.025
5	23	0.026
6	20	0.022
7	22	0.025
8	24	0.027
9	23	0.026
10	15	0.017
11	16	0.018
12	17	0.019
P3 - 5	166	0.187
6 - 8	66	0.074
9 - 12	71	0.080
P3 - 12	303	0.341

Multifamily (2+ BR) SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P3	0	0.000
P4	0	0.000
K1	0	0.000
1	0	0.000
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	1	0.056
12	0	0.000
P3 - 5	0	0.000
6 - 8	0	0.000
9 - 12	1	0.056
P3 - 12	1	0.056

SGRs Summary Table

	P3 - 5	6 - 8	9 - 12	P3 - 12
SINGLE-FAMILY	0.187	0.074	0.080	0.341
MULTIFAMILY (0-1 BR)	0.000	0.000	0.000	0.000
MULTIFAMILY (2+ BR)	0.000	0.000	0.056	0.056



Appendix D

Impact Fee Calculation

School Impact Fee Calculation - Single Family Dwelling Unit
Monroe School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	10	\$0	550	\$0	0.1840	\$0
Middle	20	\$0	850	\$0	0.0740	\$0
Senior	40	\$0	1600	\$0	0.0800	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	97.57%	\$11,928,954	176	\$67,778	0.1840	\$12,168
Middle	97.57%	\$0	850	\$0	0.0740	\$0
Senior	97.57%	\$0	1600	\$0	0.0800	\$0
TOTAL						\$12,168

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	2.43%	\$0	25	\$0	0.1840	\$0
Middle	2.43%	\$0	25	\$0	0.0740	\$0
Senior	2.43%	\$0	25	\$0	0.0800	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	246.83	90.0	49.91%	\$11,087	0.1840	\$2,040
Middle	246.83	108.0	0.00%	\$0	0.0740	\$0
Senior	246.83	130.0	0.00%	\$0	0.0800	\$0
TOTAL						\$2,040

School Impact Fee Calculation - Single Family Dwelling Unit
Monroe School District 2022 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$584,150
Current Capital Levy Rate/\$1000	\$0.82
Annual Tax Payment	\$479.26
Years Amortized	10
Current Bond Interest Rate	2.45%

Present Value of Revenue Stream	\$4,205
---------------------------------	---------



Impact Fee Summary - Single Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$12,168
Temporary Facility Cost	\$0
State SCFA Credit	(\$2,040)
Tax Payment Credit	(\$4,205)

Unfunded Need	\$5,923
---------------	---------

50% Required Adjustment	\$2,961
-------------------------	---------

Single Family Impact Fee	\$2,961
---------------------------------	----------------

School Impact Fee Calculation - Multi-Family 2+ Dwelling Unit
Monroe School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	10	\$0	550	\$0	0.1080	\$0
Middle	20	\$0	850	\$0	0.0580	\$0
Senior	40	\$0	1600	\$0	0.0780	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	97.57%	\$11,928,954	176	\$67,778	0.1080	\$7,142
Middle	97.57%	\$0	850	\$0	0.0580	\$0
Senior	97.57%	\$0	1600	\$0	0.0780	\$0
TOTAL						\$7,142

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	2.43%	\$0	25	\$0	0.1080	\$0
Middle	2.43%	\$0	25	\$0	0.0580	\$0
Senior	2.43%	\$0	25	\$0	0.0780	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	246.83	90.0	49.91%	\$11,087	0.1080	\$1,197
Middle	246.83	108.0	0.00%	\$0	0.0580	\$0
Senior	246.83	130.0	0.00%	\$0	0.0780	\$0
TOTAL						\$1,197

School Impact Fee Calculation - Multi-Family 2+ Dwelling Unit
Monroe School District 2022 CFP

Tax Payment Credit Calculation:

Average MFR Assessed Value	\$239,226
Current Capital Levy Rate/\$1000	\$0.82
Annual Tax Payment	\$196.17
Years Amortized	10
Current Bond Interest Rate	2.45%
 Present Value of Revenue Stream	 \$1,721

Impact Fee Summary - Multi-Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$7,142
Temporary Facility Cost	\$0
State SCFA Credit	(\$1,197)
Tax Payment Credit	(\$1,721)
 Unfunded Need	 \$4,223
 50% Required Adjustment	 \$2,112

Multi-Family Impact Fee	\$2,112
--------------------------------	----------------



MONROE SCHOOL DISTRICT

CAPITAL FACILITIES PLAN 2022–2027

Adopted: _____, 2022

CAPITAL FACILITIES PLAN MONROE SCHOOL DISTRICT NO. 103

BOARD OF DIRECTORS

Jennifer Bumpus, President
Jeremiah Campbell, Vice President
Molly Barnes
Sarah Johnson
Chuck Whitfield

SUPERINTENDENT

Kim Whitworth, Acting Superintendent

For information regarding the Monroe School District Capital Facilities Plan, contact Victor Scarpelli, Executive Director of Support Services, 14692 179th Avenue SE, Monroe, WA 98272. Telephone: (360) 804-2570.

TABLE OF CONTENTS

Introduction.....1

Educational Program Standard4

Capital Facilities Inventory7

Student Enrollment Trends and Projections11

Projected Facility Needs15

Financing Plan16

School Impact Fees21

Appendix A.....Population and Enrollment Data

Appendix B.....School Impact Fee Calculations

Appendix C.....Student Generation Rates

CHAPTER 1 -- INTRODUCTION

Purpose of the Capital Facilities Plan

The Monroe School District (the “District”) has prepared this Capital Facilities Plan (“CFP”) to assess the facilities needed to accommodate projected student enrollment at acceptable levels of service, as well as a more detailed schedule and financing program for capital improvements, over the next six years (2022-2027). The CFP is intended to be shared with the City of Monroe and Snohomish County. In accordance with the Growth Management Act, adopted Snohomish County policies, and local ordinances governing school impacts, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary schools, middle schools, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- As applicable, a calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in Appendix F of Snohomish County's General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (OFM) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with Chapter 82.02 RCW. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Overview of the Monroe School District

The Monroe School District is located in the southeastern portion of Snohomish County. The District covers approximately 82 square miles and encompasses the City of Monroe and portions of unincorporated Snohomish County.

The District currently serves a student population of 5,488 (October 1, 2021, adjusted enrollment) with five elementary school campuses, two middle schools, and one high school. Leaders in Learning, an individualized secondary program, is also offered as a standalone program at the Monroe High School campus. Sky Valley Education Center, an individualized program for students in grades K-12 that provides for an alternative learning environment, is housed in a former middle school facility. Sky Valley Education Center and Leaders in Learning student enrollment figures are included in both the District and OSPI figures. Elementary schools provide educational programs for students in kindergarten through grade five. Middle schools serve grades six through eight and the high school grades nine through twelve. Leaders in Learning serves grades nine through twelve.

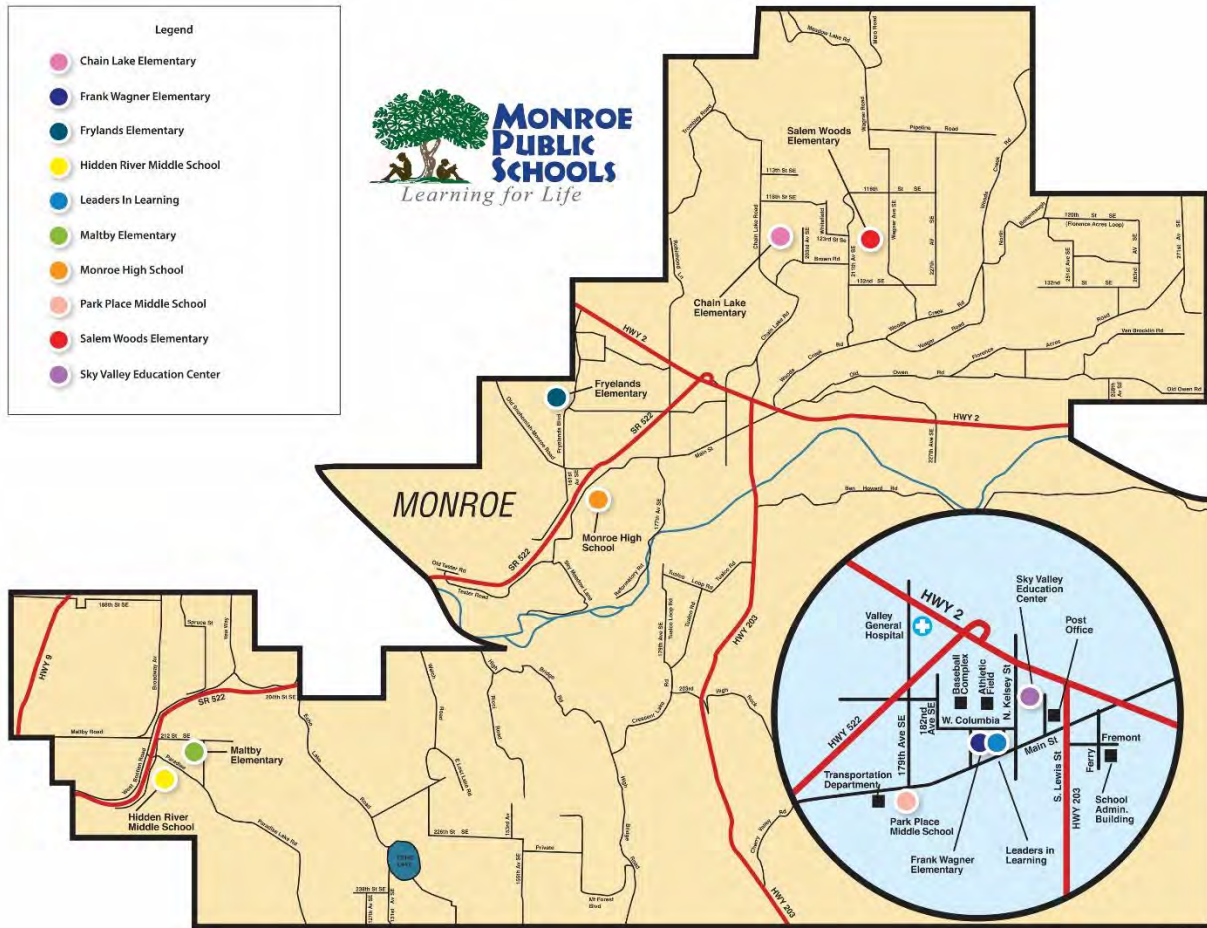
The District provides fiscal and administrative support for the Youth Re-Engagement program housed off-site at Everett Community College (EvCC) in Everett, Washington. It also provides a graduate retrieval program through Shoreline Community College (SCC). These programs do not use District facilities and are therefore the enrollment needs are not included when determining the District's facility needs. The District will discontinue the fiscal and administrative support relationships with EvCC and SCC at the end of the 2021-22 school year. The District previously operated WAVA High School, a virtual high school for students in grades 9-12. The District recently discontinued the WAVA program. The WAVA program did not use District facilities. The District has modified its past enrollment figures to exclude actual enrollment for the WAVA High School, the SCC graduate retrieval program, and EvCC U-3 program enrollment figures from the District's FTE enrollment figures.

Significant Issues Related To Facility Planning In the Monroe School District

The most significant issues facing the Monroe School District in terms of providing classroom capacity to accommodate projected demands are aging school facilities, the rate of student growth, the availability and affordability of suitable school sites, including perkable soil for septic systems, access to water and the geographic constraints associated with the increased student population. In addition, enrollment fluctuations due to the COVID-19 pandemic make it difficult to predict the rate at which enrollment may return to pre-pandemic levels as more students return to in-person learning.

The District is near completion of projects approved by the voters in April 2015. These projects helped address some issues with aging school facilities and capacity needs. The District is in the planning stages for a proposed future bond measure. It is anticipated that a future bond proposal will address modernization and expansion of school facilities.

MAP – MONROE SCHOOL DISTRICT



CHAPTER 2 – EDUCATIONAL PROGRAM STANDARDS

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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables).

In addition to factors which affect the amount of space required, government mandates and community expectations affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by non-traditional or special programs such as special education, bilingual education, remediation programs, migrant education, alcohol and drug education, AIDS education, preschool, extended day kindergarten and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs have a significant impact on the available student capacity of school facilities.

The District's implementation, now complete, of required full-day kindergarten and reduced K-3 class size affected school capacity and educational program standards.

Special programs offered by the District at specific school sites include, but are not limited to:

- Special education pre-school
- Special education - resource, moderate and profound, behavioral and behavioral support
- ELL/ESL
- Title I LAP
- Drug and Alcohol Education
- Community Schools
- Vocational and Technical Education
- Technology Education
- Music
- Day Care - before and after school
- Computer Labs
- Birth to Three Programs
- Excel
- Adopt-A-Stream
- Outdoor Education
- Horticulture
- Multi-age classrooms
- Special Education 18 to 21 year old transitional program

Variations in student capacity among schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction

in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, and use of new technology, as well as other physical aspects of 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 Capital Facilities Plan.

The District educational program standards which directly affect school capacity are outlined below for the elementary, middle, and high school grade levels.

EDUCATIONAL PROGRAM STANDARDS FOR ELEMENTARY SCHOOLS

- Class size for grades K-3 should not exceed 20 students.
- Class size for grades 4-5 should not exceed 26 students.
- All students will be provided music instruction in a separate classroom.
- Optimum design capacity for new elementary schools is 500-550 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

EDUCATIONAL PROGRAM STANDARDS FOR MIDDLE AND HIGH SCHOOLS

- Class size for middle school grades should not exceed 28 students.
- Class size for high school grades should not exceed 28 students.

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day.

Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows: Resource Rooms (i.e. computer labs, study rooms); Special Education Classrooms; and Program Specific Classrooms (i.e. music, drama, art, science, family and consumer science, physical education, technology education).

Desired design capacity for new middle schools is 800 to 850 students. However, actual capacity of individual schools may vary depending on the educational programs offered and/or geographic area served.

Desired design capacity for new comprehensive high schools is 1,600-1800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

MINIMUM EDUCATIONAL SERVICE STANDARDS

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment.

The District has set minimum educational service standards based on several criteria. The standards in the 2022 CFP are adjusted to reflect implementation of reduced K-3 class size and other elements of District program delivery. Exceeding these minimum standards will trigger significant changes in program delivery. If there are more than 24 students per classroom in a majority of K-3 classrooms, more than 26 students per classroom in the majority of 4-5 classrooms, or more than 30 students in a majority of grade 6-12 classrooms, the minimum standards have not been met. For purposes of this determination, the term “classroom” does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term “classroom” does not apply to special programs or activities that may occur in a regular classroom. The minimum educational standard is just that, a minimum, and not the desired or accepted operating standard.

In summary, the District’s “minimum level of service” is that there are no more than 26 students in the majority of grade K-4 classrooms and no more than 30 students in the majority of grade 5-12 classrooms. For the school years of 2019-20 and 2020-21, the District’s compliance with the minimum level of service was as follows:

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	27	20.33	30	19.73	30	21.13

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations.

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	27	17.73	30	19.05	30	20.45

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations.

CHAPTER 3 – CAPITAL FACILITIES INVENTORY

Under the Growth Management Act public entities are required to inventory capital facilities used to serve existing development. 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 chapter provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms (portables), undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Chapter 2). A map showing locations of District facilities is provided on page 3.

SCHOOLS

The Monroe School District currently operates five elementary school campuses serving grades K-5 including a portion of Wagner Center, formerly Frank Wagner Elementary East as a part of the Frank Wagner Elementary complex, two middle schools serving grades 6-8 and one high school serving grades 9-12. Leaders in Learning, an individualized secondary program is offered in portables located on the Monroe High School campus. Sky Valley Education Center, a grades 1-12 individualized parent partnership program is housed in the old Monroe Middle School site. Pre-kindergarten students are served in programs at both Fryelands Elementary and Chain Lake Elementary Schools.

The U3 Program and a graduate retrieval program through Shoreline Community College do not require District housing.

School capacity is determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. The District uses this capacity calculation to establish the District's baseline capacity and determine future capacity needs based on projected student enrollment. The District's school facility inventory is summarized in Tables 1, 2, and 3.

Table 1 - Elementary School Capacity Inventory

	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity	Year Built or Last Remodel	Potential for Expansion
Elementary School						
Chain Lake	14.4	46,207	21	440	1990	yes**
Frank Wagner	10.21	68,408	34	714	2018	yes
Fryelands	7.09	54,074	20	420	2005	no
Maltby	10	50,230	24	504	2005	no*
Salem Woods	13.78	50,545	25	524	2018	yes
SVEC (part) ***	6	40,905	14	280	1980	no
Totals	61.48	310,369	138	2,882		

* Septic system capacity limits expansion

** Holding tank capacity limits expansion potential

*** Sky Valley Ed Center capacities prorated by daily usage.

Table 2 - Middle School Capacity Inventory

	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity*	Year Built or Last Remodel	Potential for Expansion
Middle School						
Park Place Middle	19.4	135,684	41	953	2018	yes
Hidden River	20	84,341	25	581	2021	yes
SVEC (part) **		22,652	8	220	1980	no
Totals	39.4	242,677	74	1,754		

* Calculated at 83% room utilization

** Sky Valley Ed Center capacities prorated by daily usage.

Table 3 - High School Capacity Inventory

	Site Size (acres)	Building Area (Sq. Ft.)	Teaching Stations	Program Student Capacity*	Year Built or Remodel	Potential for Expansion
High School						
Monroe HS	33	209,432	72	1,815	2005	yes
Leaders In Learning	**	14,250	7	176	1980	yes
SVEC (part) ***		21,440	7	209	1980	no
Totals	33	245,122	86	2,200		

* Calculated at 90% room utilization

** Leaders in Learning located in a portion of the Wagner Center

*** Sky Valley Ed Center capacities prorated by daily usage.

RELOCATABLE CLASSROOM FACILITIES (PORTABLES)

Relocatable classroom facilities (portables) are used as interim classroom space to house students until construction of permanent classroom facilities takes place. Therefore, these facilities are not included in the school capacity calculations provided in Tables 1-3 above. The District uses 30 portables at various school sites throughout the District providing interim capacity and administrative support needs

Table 4 – Portable Classroom Inventory

	Number of Portables	Capacity	Building Area (Sq. Ft.)
Chain Lake Elementary	6	132	5,460
Salem Woods Elementary	3	66	2,688
Hidden River Middle	2	44	1,536
Sky Valley Ed. Ctr	2	0	1,536
Monroe High School	10*	186	7,560
Preschool/Head Start	3	40	2,679
Old District Office	2	0	2,504
Transportation	2	0	952
	30	468	24,915

* Two portables for Life Skills; four portables for Leaders in Learning.

The age and condition of some of the portables is such that they can no longer be moved to another site to relieve over-crowding. They simply would not be able to survive another move. The District continues to survey its portables to determine how many can be moved to another site without damaging the portable beyond use. However, several of the portables have been purchased during the last ten years. These portables can and will be moved from time to time to meet instructional needs and to provide interim student housing, as the need arises.

SUPPORT FACILITIES

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5 - Inventory of Support Facilities

Facility Name	Site Size (Acres)	Building Area (sq ft)
Old District Admin Office and Warehouse	3.5	21,584
District Administration Office	2.48	31,151
Maintenance Shops	0.2	5,459
Transportation	3.4	6,612
Totals	9.58	64,806

LAND INVENTORY

The District owns one undeveloped parcel of 14.5 acres adjacent to Chain Lake Elementary. The District had intended to build a middle school at this site. However, there are substantial wetlands and buffer zone requirements. The site cannot be used for a middle school. There appears to be sufficient usable space to add a classroom addition to Chain Lake Elementary School.

The District purchased a 13.2 acre piece of property on the Old Owen corridor in 2007. The property will be used for a future elementary school.

The District owns approximately 13 acres located on West Columbia Street in the City of Monroe commonly known as Memorial Stadium/Marshall Fields. The District is considering using the site for future expansion or the potential surplus and sale of this Property.

The District owns other sites which are unsuitable for school buildings inasmuch as they do not have the acreage necessary to support even an elementary school. They are: (1) A 2.7 acre piece in the Lake Fontal area donated to the District in the early 1900's; and (2) 2.54 acres within a residential area of Monroe which is currently being used as the Park Place Softball Field. The District also owns a 35 acre parcel off of Echo Falls Road in Maltby that was deeded to the District by two families. It was originally used as an outdoor education site. The property is composed primarily of wetlands and beaver ponds, with approximately two acres of buildable land, and has limited access issue.

A 31.6 acre site deeded to the District by the BPA is located in the Sultan School District.

The District will need additional schools in the area north of Highway 2 to meet long-range needs associated an increasing population in this area. Sites for schools north of Highway 2 should be purchased while property may still be available. The District also may need to acquire property for elementary expansion needs.

CHAPTER 4 – STUDENT ENROLLMENT HISTORY AND PROJECTIONS

Facility needs are determined in part by evaluating recent trends in adjusted student enrollment. The District's October 2021 adjusted enrollment was 5,488. This figure does not include students participating in U-3 or CEO/LCN programs¹ because those programs do not use District facilities. It also does not include out of district special education students. Future enrollment in these programs is expected to remain steady over the next six years. Notably, the OSPI enrollment reports and cohort projections incorporate enrollment data for both students enrolled in programs using District facilities and not using District facilities. (See Appendix A.) For purposes of this CFP and determining facility needs and anticipated enrollment projections, the District uses enrollment data for only those in-District students enrolled in programs using District facilities.

RECENT TRENDS - STUDENT ENROLLMENT IN DISTRICT FACILITIES

In looking at recent trends and for purposes of comparing past enrollment to future projections, the District treated Kindergarten enrollment as a 1.0 FTE since the District has implemented full-day Kindergarten. This provides a one to one comparison from year to year. Again, the recent enrollment trends consider only those students enrolled in District facilities. Over the previous six years, the District's enrollment peaked in 2016-17 after several years of growth but has declined in the last three years, with the last two years of enrollment heavily affected by enrollment fluctuations due to the COVID-19 pandemic and uncertainties with regard to in-person learning. Table 6 shows the actual student enrollment in District facilities during the years 2014-2021.

**Table 6- Total Student Enrollment
Monroe School District 2014-2021
(Adjusted FTE in District Facilities)**

Enrollment by Grade Span	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Elementary (K-5)	2,893	2,922	2,930	2,889	2,857	2,806	2,447	2,411
Middle School (6-8)	1,462	1,450	1,457	1,422	1,464	1,460	1,410	1,298
High School (9-12)	1,942	1,938	1,934	1,941	1,815	1,817	1,759	1,779
TOTAL	6,297	6,310	6,321	6,252	6,136	6,083	5,616	5,488

¹ U3 and CEO/LCN programs are both off site credit retrieval programs to allow student to complete their high school education. These are provided by two separate community colleges in cooperation with the District. Students are enrolled through the District in cooperation with the college but do not attend at the Districts facilities.

PROJECTED STUDENT ENROLLMENT (2022-2027)

Enrollment in the District, after several years of an upward trend that peaked in the 2016-17 school year, marginally declined in the immediate years thereafter and then dropped further during the COVID-19 pandemic. K-12 enrollment in Snohomish County is growing but is concentrated currently in other areas. However, new housing development planned within the District boundaries, as well as some enrollment stabilization post-pandemic, is expected to bring new enrollment growth at the K-5 level over the six year planning period.

Two enrollment forecasts were conducted for the District: a modified cohort survival projection prepared by a professional demographer and an estimate based upon County population as provided by OFM (“ratio method”).

Enrollment projections often rely on the cohort survival methodology as a base. That methodology compares enrollment at a particular grade in a specific year, to the enrollment at the previous grade from the prior year. For example, enrollment at the second grade is compared to the previous year’s first grade enrollment. The ratio of these two numbers (second grade enrollment divided by first grade enrollment) creates a “cohort survival ratio” providing a summary measure of the in-and-out migration that has occurred over the course of a year. This ratio can be calculated for each grade level. Once these ratios have been established over a period of years they can be averaged and/or weighted to predict the enrollment at each grade. At the kindergarten level, enrollment is compared to the county births from five years prior to estimate a “birth-to-k” ratio. This ratio, averaged over several years, provides a method for predicting what proportion of the birth cohort will enroll at the kindergarten level.

Cohort survival is a purely mathematical method, which assumes that future enrollment patterns will be similar to past enrollment patterns. It makes no assumptions about what is causing enrollment gains or losses and can be easily applied to any enrollment history. This concept is particularly striking when considering the COVID-19 pandemic and its anomalous impact on school enrollments nationwide. As a result, cohort survival can produce large forecast errors because it does not consider possible changes in demographic trends. New housing, especially, can produce enrollment gains that might not otherwise be predicted from past trends. Or, alternatively, a district may lose market share to private or other public schools. It is also possible that a slowdown in population and housing growth will dampen enrollment gains.

The modified cohort survival methodology combines the cohort survival method with information about market share gains and losses from private schools, information about population growth from new housing construction, and information about regional trends, including the post-pandemic shift in student learning. The population/housing growth factor reflects projected changes in the housing market and/or in the assumptions about overall population growth within the District’s boundary area. The enrollment derived from the cohort model is adjusted upward or downward to account for expected shifts in the market for new homes, to account for changes in the growth of regional school age populations, and to account for projected changes in the district population.

The modified cohort survival projection, with its analysis of historical patterns and District-specific demographic and market data, best reflects anticipated enrollment in the District. Those projections

show an expected total enrollment of 5,746, or increase of 4.7%, by 2027. Enrollment after 2027 is expected to continue to grow. See *Appendix A* for more detail.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. The County provided the District with the estimated total population in the District by year. In 2020, the District's housed student enrollment constituted approximately 13.7% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 13.7% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 6,006 students in District facilities in 2027.

**Table 7- Projected Student Enrollment
2022-2027
(FTE in District Facilities)**

Projection	Oct. 2021*	2022	2023	2024	2025	2026	2027	Change 2021-27	Percent Change 2021-27
OFM/County	5,488	5,574	5,660	5,746	5,832	5,918	6,006	518	9.44%
Modified Cohort/District	5,488	5,555	5,586	5,714	5,680	5,665	5,746	258	4.7%

*Actual adjusted FTE in District facilities, October 2021

For the reasons discussed above, the District is using the modified cohort survival projections for purposes of planning for the District's facility needs during the six years of this plan period. Future updates to the Plan may revisit this issue.

PROJECTED STUDENT ENROLLMENT (POST-2027)

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student FTE population of 6,443. This is based on the OFM/County data showing that, for the year 2020, the District's enrollment constituted approximately 13.7% of total District population and an assumption that this percentage will remain constant through 2044. See discussion above. The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities.

Projected enrollment by grade span for the year 2044 is provided in Table 8. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 8
Projected Student Enrollment
2044

Grade Span	FTE Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	2,411	2,830
Middle School (6-8)	1,298	1,524
High School (9-12)	1,779	2,089
TOTAL (K-12)	5,488	6,443

*Assumes average percentage per grade span remains constant between 2021 and 2044.

Note: Snohomish County Planning and Development Service provided the underlying data for the 2044 projections.

CHAPTER 5 – PROJECTED FACILITY NEEDS

NEAR-TERM FACILITY NEEDS (THROUGH 2027)

Current enrollment at each grade level is identified in Table 6 which provides the actual enrollment in District facilities as of October 1, 2021. *Projected* available student capacity was derived by subtracting projected FTE student enrollment from existing October 2021 school capacity (Tables 1-3). It is not the District's policy to include portable classroom units when determining future capital facility needs; therefore interim capacity provided by portables is not included².

To determine future facility needs, existing school program capacity was compared to projected enrollment throughout the six-year forecast period. Without the consideration of portables, the District currently has capacity available at all grade levels (see Table 11). Table 9 assumes no new capacity construction through 2027. This factor is added in later (see Table 11).

Table 9 shows actual space needs and the portion of those needs that are “growth related” for the years 2022-2027.

Table 9
Available Student Capacity 2021-2027

Grade Span	2021 Enrollment	Existing Permanent Capacity[^]	2021 Surplus	2027 Enrollment	2027 Surplus/(Deficit)
K-5	2,411	2,882	471	2,935	(53)
6-8	1,298	1,745	447	1,203	542
9-12	1,779	2,200	421	1,608	592

[^]Existing as of Oct. 2021.

² Information on portables and interim capacity can be found in Table 4.

CHAPTER 6 – CAPITAL FACILITIES FINANCING PLAN

NEW SCHOOL CONSTRUCTION

In April 2015, the District’s voters passed a \$110.9 million bond issue for school construction to modernize and expand existing facilities and provide Districtwide improvements and major maintenance. The District is currently in the planning stages for an anticipated bond proposal to add capacity during the six years of this planning period, as further detailed herein. The identified future bond project proposals are subject to the District’s Board of Directors deciding, via resolution, to send the proposal to the voters for consideration. The school construction projects are summarized in Table 10. The primary source of funding for these projects is from the bond proceeds and supplemented by State School Construction Assistance funds and impact fees.

Elementary Level Projects

Approved 2015 Bond Projects:

Salem Woods Elementary: Add new capacity for 132 students, with associated spaces additions at Salem Woods Elementary, along with modernization of the existing facility to bring it up to current building code and educational standards. Project complete in 2018.

Frank Wagner Elementary: Add new capacity for 308 students and construct a new library and computer lab. Project complete in 2018.

Anticipated Future Bond Projects:

Salem Woods Elementary Phase II: Add new capacity for 88 students. Project projected to be complete in 2027 (assuming bond approval).

Frank Wagner Elementary: Add new capacity for 88 students as a part of modernization project. Project projected to be complete in 2027 (assuming bond approval).

Chain Lake Elementary: Add new capacity for 88 students plus an additional special education classroom as a part of modernization project. Project projected to be complete by or soon after the 2027-28 school year (assuming bond approval).

New Elementary No. 6: Construct a new 550 student elementary school to serve projected student enrollment growth. This project is projected to be outside of the six-year planning period of this Capital Facilities Plan (assuming bond approval).

Wagner Center Early Learning Center: Convert a portion of the Wagner Center to an early learning center to provide for a pre-kindergarten, ECAP, and/or other early learning programs. This project is in early consideration (assuming bond approval).

Middle School Level Projects

Approved 2015 Bond Projects:

Hidden River Middle: Construct Phase 3 Addition to the building, providing housing for an additional 139 students (including general classrooms and specialized classrooms for science, art, career/technology) and expanding the kitchen to serve the additional student load. Project complete in 2021.

Park Place Middle School: Perform complete renovation plus some demolition and replacement of older buildings to bring it up to meet current building codes and educational standards. Project includes replacement classrooms, new commons, kitchen and auxiliary gym, remodel of existing gym, and capacity addition for 23 students. Project complete in 2018.

High School Level Projects

Approved 2015 Bond Projects:

Monroe High School: Convert a currently unusable outdoor physical education space to all weather space. The net effect will be the addition of three new teaching stations. Project complete in 2018.

District Level Projects

Approved 2015 Bond Projects:

Four million dollars is allocated for a variety of facility improvements and major maintenance at all schools.

Anticipated Future Bond Projects:

Park Place, Building F: Under consideration for modernization. Specific use tbd.

Other:

The District may consider moving Sky Valley Education Center to a new location.

Portable Classrooms

The District may need to add portable classrooms to address unanticipated enrollment increases.

FINANCING FOR PLANNED IMPROVEMENTS

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

The Monroe School District passed a capital improvements bond for \$10.8 million in 1987. Revenues from this bond were used to construct Frank Wagner Elementary, Chain Lake Elementary, additions to Park Place Middle School (former Monroe High School), new roofs and insulation at three schools, a play shed at Maltby Elementary, and other smaller projects. A bond was passed in 1996 for \$24 million. It was used for the construction of a new high school and Hidden River Middle School in the Maltby area, both of which opened in September 1999. It also funded several other projects. The District passed a successful bond issue in 2003 in the amount of \$21,852,000. These funds were used for the construction of Fryelands Elementary, additions to Hidden River Middle School and Monroe High School, remodeling

of Maltby Elementary School, new athletic facilities and technology upgrades. The projects were completed in 2005/2006. In April 2015, the District's voters approved a \$110.9 million bond measure to fund the improvements described above in this Chapter 6 (with the exception of portable facilities).

The District anticipates that it will enter into bond planning during the six year planning period and identify a proposed bond measure to fund some of the projects described above under "anticipated Future Bond Projects." The anticipated bond project proposals are subject to the District's Board of Directors deciding, via resolution, to send the proposal to the voters for consideration.

State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance funds for certain projects at the 49.91% funding percentage level.

Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

Six Year Financing Plan

The Six-Year Financing Plan shown in Table 10 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include bond funds, impact fees, and school construction assistance funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies. See Chapter 5.

Alternative Actions

In the event that planned construction projects are not funded as expected or do not fully address space needs for student growth, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in the instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Table 10 – Planned Construction Projects (Figures in Millions of Dollars)**Improvements Adding Permanent Capacity (only projects estimated to be completed by 2027-26)**

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bond/ Local**	State Match	Impact Fees
Elementary School										
Proposed Salem Woods Expansion					\$3.740	\$3.000	\$6.744	X	X	X
Proposed Frank Wagner Expansion					\$3.185	\$2.000	\$5.185	X	X	X
Proposed Chain Lake Elementary Expansion					\$7.750	\$6.000	\$13.750	X	X	X
Middle School										
High School										
Site Acquisition										
Portables							TBD			

*Some portion expended in previous years.

**Anticipated bond; subject to decision of Board of Directors and voter approval.

Improvements Not Adding Capacity (only projects estimated to be completed by 2027-26)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bond/ Local**	State Match	Impact Fees
Elementary										
Proposed Salem Woods Modernization					\$3.791	\$2.000	\$5.791	X	X	
Proposed Frank Wagner Modernization					\$15.791	\$12.000	\$27.021	X	X	
Proposed Chain Lake Elementary Modernization					\$14.628	\$10.000	\$24.628	X	X	
Middle School										
High School										
District-wide										
Improvements and Major Maintenance							\$4.0	X		

**Anticipated bond; subject to decision of Board of Directors and voter approval. May also include other local voted or nonvoted capital funds.

CAPACITY ANALYSIS

Table 11 evaluates the District's capacity needs by comparing the District's existing capacity, planned improvements, and projected enrollment. Portable capacity is not included in this analysis but can be used to provide interim capacity.

Table 11
Capacity Analysis (2022-2027)

Elementary School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	2,882	2,882	2,882	2,882	2,882	2,882	2,882
Added Capacity							176^^
Total Capacity	2,882	2,882	2,882	2,882	2,882	2,882	3,058
Enrollment	2,411*	2,508	2,608	2,699	2,760	2,854	2,935
Surplus (Deficiency)	471	374	274	183	122	28	123

*Actual adjusted enrollment in District facilities as of October 2021.

^^Capacity additions at Salem Woods and Frank Wagner (Future Bond). Anticipated capacity additions at Chain Lake are not included at this time though may come on line in 2027 or shortly thereafter.

Middle School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	1,745	1,745	1,745	1,745	1,745	1,745	1,745
Added Capacity							
Total Capacity	1,745	1,745	1,745	1,745	1,745	1,745	1,745
Enrollment	1,298*	1,251	1,213	1,256	1,252	1,202	1,203
Surplus (Deficiency)	447	1,620	532	489	493	543	542

*Actual adjusted enrollment in District facilities as of October 2021.

High School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Existing Capacity	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Added Capacity							
Total Capacity	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Enrollment	1,779*	1,796	1,764	1,760	1,667	1,608	1,608
Surplus (Deficiency)	421	404	436	440	533	592	592

*Actual adjusted enrollment in District facilities as of October 2021.

See Chapter 4 for complete breakdown of enrollment projections.

See Table 9 for a comparison of additional capacity needs due to growth versus existing deficiencies.

CHAPTER 7 – SCHOOL IMPACT FEES

The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

SCHOOL IMPACT FEES IN SNOHOMISH COUNTY

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

METHODOLOGY AND VARIABLES USED TO CALCULATE SCHOOL IMPACT FEES

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single family dwellings, multi-family dwellings of one bedroom or less, and multi-family dwellings of two bedrooms or more). The District obtained updated student factors in 2022. See Appendix B (including a description of the student factor methodology). The District, in its impact fee calculations, has removed the pre-kindergarten student generation rate from the elementary student generation rate (which decreases the calculated rate from 0.187 to 0.184).

The multi-family 2+ bedroom student factor analysis has fluctuated over the last several years. Beginning in 2016 and continuing in 2022, the District's student generation analysis identified a high number of students being generated from multi-family 2+ bedroom units. This trend was particularly evident at the K-5 level where elementary students residing in new multi-family 2+ bedroom units notably exceeds the number of elementary students residing in new single family units. This year's analysis identified a limited number of new multi-family 2+ bedroom units constructed within the District during the study period and therefore may not provide for a reliable data set. As such, the District has chosen to calculate Multi-Family 2+ BR student generation rates using the countywide average* of the corresponding rates published in the 2020 capital facilities plans (the last County-adopted set of plans) of the other school districts in Snohomish County. These averages reflect recent development trends in Snohomish County which will likely influence any multi-family construction that occurs in the District in the near term. As a comparison to Snohomish County, King County has recognized countywide averages as a reasonable approach to calculating student generation rates when there is a lack of sufficient development data. See KCC 21A.06.1260.

The resulting average student generation rates are as follows:

Multi-Family 2+ BR Rates	K-5	6-8	9-12
	0.108	0.058	0.078

*Excluding certain anomalies of districts with high multi-family rates (Monroe, Mukilteo, and Lake Stevens).

The District plans to continue to closely monitor the student generation from multi-family 2+ bedroom units and will update the CFP accordingly.

As required by the GMA, credits are applied in the formula to account for State School Construction Assistance Funds (where expected) to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit toward a capital levy/bond funding the capacity improvement. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a "cost per dwelling unit", an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 9. Furthermore, impact fees will not be used to address existing deficiencies. See Table 10 for a complete identification of funding sources.

As required by the local ordinances, a 50% discount is applied to the calculated school impact fee. The District has applied an additional discretionary discount to the multi-family fee. This discretionary discount will be revisited in future updates to this CFP.

The following projects are included in the impact fee calculation:

- Future Bond capacity addition at Salem Woods Elementary School; and
- Future Bond capacity addition at Frank Wagner Elementary School.

Please see Table 10 and Table 12 for relevant cost data related to each capacity project and the variables used to calculate the impact fees.

Table 12: Impact Fee Variables

Student Generation Factors – Single Family		Average Site Cost/Acre	
Elementary	.184		N/A
Middle	.074		
Senior	.080		
Total	.341		
Student Generation Factors – Multi Family (1 Bdrm)		Temporary Facility Capacity	
Elementary	.000	Capacity	
Middle	.000	Cost	
Senior	.000		
Total	.000		
Student Generation Factors – Multi Family (2+ Bdrm)		State Match Credit	
Elementary	.108	Current State Match Percentage	49.91%
Middle	.058		
Senior	.078		
Total	.244		
Projected Student Capacity per Facility		Construction Cost Allocation	
Elementary (new addition – Salem Woods) - 88		Current CCA	246.83
Elementary (new addition – Frank Wagner) – 88			
Required Site Acreage per Facility		District Average Assessed Value	
Facility Construction/Cost Average		Single Family Residence	\$584,150
Salem Woods (Addition)	\$6,743,852		
Frank Wagner (Addition)	\$5,185,102		
		District Average Assessed Value	
		Multi Family (1 Bedroom)	\$169,461
		Multi Family (2+ Bedroom)	\$239,226
		SPI Square Footage per Student	
		Elementary	90
		Middle	108
		High	130
		District Debt Service Tax Rate for Bonds	
		Current/\$1,000	\$0.82044
Permanent Facility Square Footage		General Obligation Bond Interest Rate	
Elementary	310,369	Current Bond Buyer Index	2.45%
Middle	242,677		
Senior	245,122		
Total 97.57%	798,168	Developer Provided Sites/Facilities	
Temporary Facility Square Footage		Value	0
Elementary	10,827	Dwelling Units	0
Middle	1,536		
Senior	7,560		
Total 2.43%	19,923		
Total Facility Square Footage			
Elementary	321,196		
Middle	244,213		
Senior	252,682		
Total 100.00%	818,091		

PROPOSED MONROE SCHOOL DISTRICT IMPACT FEE SCHEDULE

Using the variables and formula described, impact fees proposed for the Monroe School District are summarized in Table 13. Refer to Appendix D for impact fee calculations.

Table 13
Monroe School District
Proposed Impact Fee Schedule*

Housing Type	Impact Fee Per Unit
Single-Family	\$2,961
Multi-Family (2+bedrooms)	\$2,112
Multi-Family (one bedroom/less)	\$0

**Table 13 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

Appendix A

District Modified Cohort Survival Enrollment Projections

Medium Range Projection (Recommended)

Projection (Medium Range)

Birth Year	<i>Projected Births</i>									
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
County Births	9,877	9,754	9,669	9,323	9,443	9,459	9508	9556	9598	9632
Pct of Cohort	4.63%	4.98%	5.01%	4.98%	4.93%	4.99%	4.98%	4.98%	4.98%	4.98%
City of Monroe Births	346	302	300	289	293	293	295	296	298	299
	132.1%	160.7%	161.5%	160.7%	159.1%	161.0%	160.7%	160.7%	160.7%	160.7%

	<u>Oct-22</u>	<u>Oct-23</u>	<u>Oct-24</u>	<u>Oct-25</u>	<u>Oct-26</u>	<u>Oct-27</u>	<u>Oct-28</u>	<u>Oct-29</u>	<u>Oct-30</u>	<u>Oct-31</u>
K	457	486	484	464	466	472	474	476	478	480
1	430	481	514	509	484	491	497	498	501	503
2	368	428	480	507	501	483	486	491	493	495
3	408	367	431	476	501	502	480	482	488	489
4	435	412	374	432	475	508	505	482	484	490
5	409	435	416	372	428	478	506	502	479	482
6	402	405	435	408	364	425	470	498	494	472
7	400	401	408	431	404	365	422	467	495	491
8	449	407	412	412	434	413	370	427	473	501
9	464	454	416	415	413	442	416	373	431	477
10	496	463	458	413	410	415	439	413	370	428
11	389	448	422	411	369	372	373	395	371	333
12	<u>447</u>	<u>398</u>	<u>463</u>	<u>429</u>	<u>416</u>	<u>379</u>	<u>379</u>	<u>380</u>	<u>402</u>	<u>378</u>
Total	5555	5586	5714	5680	5665	5746	5815	5884	5959	6018

Change	67	31	128	-35	-14	81	69	69	75	59
% Change	1.2%	0.6%	2.3%	-0.6%	-0.3%	1.4%	1.2%	1.2%	1.3%	1.0%

Enrollment by Level										
K-5	2508	2608	2699	2760	2854	2935	2946	2931	2923	2939
6-8	1251	1213	1256	1252	1202	1203	1263	1393	1462	1464
9-12	1796	1764	1760	1667	1608	1608	1607	1560	1574	1615

Appendix B

2022 Student Generation Rate Study

Student Generation Rate Report for the Monroe School District

Date: March 7, 2022

Student Generation Rate Report

Prepared for
Victor Scarpelli
Executive Director of Support Services – Monroe School District
14692 179th Ave SE, Monroe, WA 98272

BlueLine Job No. 22-038
Prepared by: Chase Killebrew, AICP
Reviewed by: Eric Jensen

This report shows the estimated number of students for each grade that is typically generated by different dwelling unit types within the Monroe School District (MSD). These student generation rates (SGRs) assist in predicting future enrollment for the short term and long-term planning horizons as development and redevelopment change the mix of housing types in the district. SGRs are also used in the school impact fee formula to determine the per dwelling unit cost of needed new school capacity.

This document describes the methodology used to calculate SGRs for the MSD and provides the findings of those calculations. SGRs were calculated for two types of residential construction: single-family detached and multifamily. Manufactured homes are included in the single-family detached classification. Single-family attached units such as condominiums, townhomes, and multiplexes are included in the multifamily classification.

Electronic records were pulled from the Snohomish County Assessor's FTP Data Downloads webpage. The specific dataset titled *Improvement Records* was filtered to only contain residential development data from the past 5 years (2017 – 2021). This table was brought into ArcGIS. Using a shapefile of the MSD boundary, all the records attached to parcels located within MSD were selected, creating a new MSD-specific table. The table was divided by single-family versus multifamily development. Then the multifamily list was divided by number of bedrooms, where all units containing 1 bedroom or less are grouped and units containing 2 or more bedrooms are grouped. No multifamily units containing 1 bedroom or less were found in this data.

The School District provided Blueline with student records data including the addresses and grade levels of all P3-12 students attending the Monroe School District as of January 2022. This data containing 5,803 students was reformatted so the addresses matched the style of the MSD Improvement Records address data.

There were 889 records indicating construction of new single-family detached units. These were cross-referenced and matched with the student records data, and the matches were tallied by grade level. The same was done for the 18 multifamily (2+ bedroom) records. The tables showing the results are shown on the following page.

	SINGLE-FAMILY	MULTIFAMILY (0-1 BR)	MULTIFAMILY (2+ BR)	TOTAL
UNITS CONSTRUCTED IN MSD (2017 - 2021)	889	0	18	907
NUMBER OF STUDENTS ATTENDING MONROE SCHOOL DISTRICT	5,803			



SUMMARY OF STUDENT GENERATION RATES FOR MONROE SCHOOL DISTRICT (2017 – 2021)

Single-family SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P3	3	0.003
P4	0	0.000
K1	34	0.038
1	26	0.029
2	29	0.033
3	29	0.033
4	22	0.025
5	23	0.026
6	20	0.022
7	22	0.025
8	24	0.027
9	23	0.026
10	15	0.017
11	16	0.018
12	17	0.019
P3 - 5	166	0.187
6 - 8	66	0.074
9 - 12	71	0.080
P3 - 12	303	0.341

Multifamily (2+ BR) SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P3	0	0.000
P4	0	0.000
K1	0	0.000
1	0	0.000
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	0	0.000
8	0	0.000
9	0	0.000
10	0	0.000
11	1	0.056
12	0	0.000
P3 - 5	0	0.000
6 - 8	0	0.000
9 - 12	1	0.056
P3 - 12	1	0.056

SGRs Summary Table

	P3 - 5	6 - 8	9 - 12	P3 - 12
SINGLE-FAMILY	0.187	0.074	0.080	0.341
MULTIFAMILY (0-1 BR)	0.000	0.000	0.000	0.000
MULTIFAMILY (2+ BR)	0.000	0.000	0.056	0.056



Appendix D

Impact Fee Calculation

School Impact Fee Calculation - Single Family Dwelling Unit
Monroe School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	10	\$0	550	\$0	0.1840	\$0
Middle	20	\$0	850	\$0	0.0740	\$0
Senior	40	\$0	1600	\$0	0.0800	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	97.57%	\$11,928,954	176	\$67,778	0.1840	\$12,168
Middle	97.57%	\$0	850	\$0	0.0740	\$0
Senior	97.57%	\$0	1600	\$0	0.0800	\$0
TOTAL						\$12,168

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	2.43%	\$0	25	\$0	0.1840	\$0
Middle	2.43%	\$0	25	\$0	0.0740	\$0
Senior	2.43%	\$0	25	\$0	0.0800	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	246.83	90.0	49.91%	\$11,087	0.1840	\$2,040
Middle	246.83	108.0	0.00%	\$0	0.0740	\$0
Senior	246.83	130.0	0.00%	\$0	0.0800	\$0
TOTAL						\$2,040

School Impact Fee Calculation - Single Family Dwelling Unit
Monroe School District 2022 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$584,150
Current Capital Levy Rate/\$1000	\$0.82
Annual Tax Payment	\$479.26
Years Amortized	10
Current Bond Interest Rate	2.45%
Present Value of Revenue Stream	\$4,205

Impact Fee Summary - Single Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$12,168
Temporary Facility Cost	\$0
State SCFA Credit	(\$2,040)
Tax Payment Credit	(\$4,205)
Unfunded Need	\$5,923
50% Required Adjustment	\$2,961

Single Family Impact Fee	\$2,961
---------------------------------	----------------

School Impact Fee Calculation - Multi-Family 2+ Dwelling Unit
Monroe School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	10	\$0	550	\$0	0.1080	\$0
Middle	20	\$0	850	\$0	0.0580	\$0
Senior	40	\$0	1600	\$0	0.0780	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	97.57%	\$11,928,954	176	\$67,778	0.1080	\$7,142
Middle	97.57%	\$0	850	\$0	0.0580	\$0
Senior	97.57%	\$0	1600	\$0	0.0780	\$0
TOTAL						\$7,142

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	2.43%	\$0	25	\$0	0.1080	\$0
Middle	2.43%	\$0	25	\$0	0.0580	\$0
Senior	2.43%	\$0	25	\$0	0.0780	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	246.83	90.0	49.91%	\$11,087	0.1080	\$1,197
Middle	246.83	108.0	0.00%	\$0	0.0580	\$0
Senior	246.83	130.0	0.00%	\$0	0.0780	\$0
TOTAL						\$1,197

School Impact Fee Calculation - Multi-Family 2+ Dwelling Unit
Monroe School District 2022 CFP

Tax Payment Credit Calculation:

Average MFR Assessed Value	\$239,226
Current Capital Levy Rate/\$1000	\$0.82
Annual Tax Payment	\$196.17
Years Amortized	10
Current Bond Interest Rate	2.45%

Present Value of Revenue Stream	\$1,721
---------------------------------	---------

Impact Fee Summary - Multi-Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$7,142
Temporary Facility Cost	\$0
State SCFA Credit	(\$1,197)
Tax Payment Credit	(\$1,721)

Unfunded Need	\$4,223
---------------	---------

50% Required Adjustment	\$2,112
-------------------------	---------

Multi-Family Impact Fee	\$2,112
--------------------------------	----------------

MARYSVILLE SCHOOL DISTRICT NO. 25

CAPITAL FACILITIES PLAN

2022-2027



MARYSVILLE
SCHOOL DISTRICT

Engage. Inspire. Prepare.

Adopted: _____, 2022

MARYSVILLE SCHOOL DISTRICT NO. 25

CAPITAL FACILITIES PLAN

2022-2027

BOARD OF DIRECTORS

Paul Galovin, President

Keira Atchley

Katie Jackson

Connor Krebbs

Wade Rinehart

Dr. Chris Pearson, Interim Superintendent

Table of Contents

	<i>Page</i>
Introduction.....	1
Educational Program Standard	5
Capital Facilities Inventory	8
Student Enrollment Trends and Projections	13
Capital Facilities Projections for Future Needs	16
Financing Plan	18
School Impact Fees	20
Appendix A.....	Population and Enrollment Data
Appendix B.....	School Impact Fee Calculations
Appendix C	Student Generation Rates

For information regarding the Marysville School District 2022-2027 Capital Facilities Plan, contact the Finance and Operations Department, Marysville School District No. 25, 4220 80th Street N.E., Marysville, Washington 98270-3498. Telephone: (360) 965-0094.

SECTION ONE: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) outlines 13 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Marysville School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”), the City of Marysville (the “City”), and the City of Everett (“Everett”) with a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the Growth Management Act, adopted County policy, Snohomish County Ordinance Nos. 97-095 and 99-107, and the City of Marysville Ordinance Nos. 2306 and 2213, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary schools, middle level schools, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- Where applicable, a calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in Appendix F of Snohomish County's General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate

their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (OFM) population forecasts. Student generation rates must be independently calculated by each school district.

- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with Chapter 82.02 RCW. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

Overview of the Marysville School District

The District encompasses most of the City of Marysville, a small portion of the City of Everett, and portions of unincorporated Snohomish County. The District's boundaries also include the Tulalip Indian Reservation. The District encompasses a total of 72 square miles.

The District currently serves an approximate student population of 9,587 (February 1, 2021 FTE enrollment) with ten elementary schools, four middle level school, and four high schools (including two comprehensive high schools). For the purposes of facility planning, this CFP considers grades K-5 as elementary school, grades 6-8 as middle level school, and grades 9-12 as high school. The District also operates the Early Learning Center, housing ECEAP (Early Childhood Education and Assistance Program) as well as special education preschool programs.

The District has experienced enrollment declines in recent years, with the COVID-19 pandemic accelerating previously anticipated declines. The District intends to monitor enrollment particularly closely and will make adjustments as necessary should recent trends begin to change as the pandemic wanes, as growth continues in the District, and/or in response to any other circumstance influencing District enrollment. While the District is not requesting school impact fees as a part of this CFP update, this scenario could change as student enrollment growth changes. Future updates to the CFP will include relevant information.

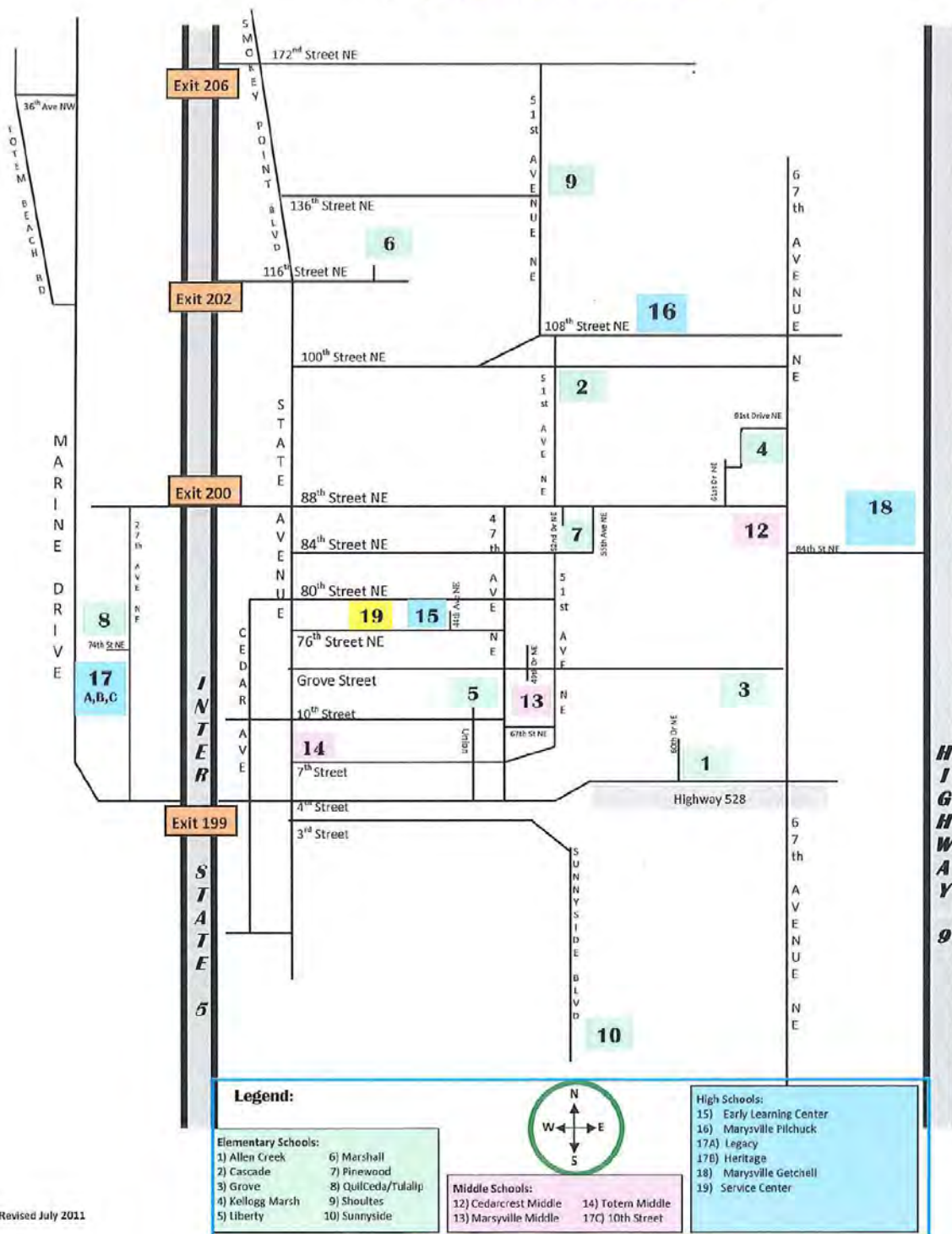
Facilities and Capacity Needs

The District encounters a variety of issues that affect the capital facilities planning process. Historically, affordable housing (as compared to Seattle and adjacent cities) in the District tended to draw young families, which puts demands on the school facilities. The 2005 amendments to the Snohomish County Comprehensive Plan expanded the Marysville urban growth boundary to include an additional 560.4 acres zoned for residential development. Also, a significant amount of acreage already within the Marysville UGA was rezoned to accommodate more density in housing developments. Initially, there was little housing growth in the Marysville School District boundaries. Between 2017 and 2021, single family permit activity started to pick up, as well as some activity, though at lower numbers, in multi-family unit development. The District is watching this pipeline carefully so that it may make adjustments as necessary should new

development planning start to shift toward more expected residential development within the District.

In February of 2006, the District's voters approved a school construction bond for approximately \$118 million. The bond helped to pay for the construction of Marysville Getchell High School and Grove Elementary School. The District also used the bond proceeds to acquire future school sites. In 2014, District voters approved a \$12 million technology (and a replacement levy was approved in 2018). The District presented a \$120 million capital levy measure to the voters in February 2020 to fund school safety and security improvements and to rebuild Cascade and Liberty Elementary Schools. The District failed to receive sufficient votes for approval of the capital levy proposal. There are no currently anticipated bond or capital levy proposals. The District's Board of Directors will evaluate the scope and timing of future proposals.

Welcome to the Marysville School District No. 25



Revised July 2011

SECTION 2 -- EDUCATIONAL PROGRAM STANDARDS

The District acknowledges and realizes that classroom population impacts the quality of instruction provided. 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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, remediation, alcohol and drug education, computer labs, music, art, and other programs. These programs can have a significant impact on the available student capacity of school facilities.

District educational program standards may change in the future as a result of changes in the program year, special programs class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. The State Legislature's requirements for full-day kindergarten and reduced K-3 class size impact school capacity and educational program standards. The District has implemented full-day kindergarten classes and K-3 class size reduction. 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.

Within the context of this topic, there are at least three methodologies that can be applied to capacity forecasting. Those include a maximum class size based on contractual obligations, a maximum class size target, and a minimum service level.

The District has internal targets, which predicate staffing decisions. These internal targets are the District's preferred capacity levels. In comparison, class size based on a maximum number of students is predicated on contractual language in the contract with the Marysville Education Association. This contract specifies a maximum number of students in a classroom above which the District must fund additional classroom assistance. Finally, the minimum service level represents the capacity level that the District will not exceed. This is determined by an average maximum number of students in a classroom by grade (for K-8 classes) or by a course of study (for the 9-12 grade level). For example, grade 8 may have an average class size (and minimum level of service) of 32 students. Some classrooms might have less than 32 students and some classrooms might have more than 32 students; however the average of grade 8 classrooms district-wide will not exceed 32 students. At the secondary school level, some classes will exceed 34 students (band, physical education, etc.). This minimum service level is defined for core classes and is an average of all core classes for the secondary level. Table 1 compares class size methodologies.

Table 1
Class Size Methodologies

Grade Level	District Targets	Maximum (Per Contract)	Minimum Service Level
Kindergarten	17	24	27
Grades 1 – 3	17	24	27
Grades 4 – 5	25	27	30
Grades 6 – 8	25	30	32
Grades 9 – 12	25	30	34

Educational Program Standards Based Upon Internal Targets

Elementary Schools:

- Average class size for Kindergarten should not exceed 17 students.
- Average class size for grades 1-3 should not exceed 17 students.
- Average class size for grades 4-5 should not exceed 25 students.
- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.

Middle and Junior High Schools:

- Average class size for grades 6-8 should not exceed 25 students.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of available teaching stations depending on the physical characteristics of the facility and program needs.
- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.
- Identified students will also be provided other programs in “resource rooms (i.e., computer labs, study rooms), and program specific classrooms (i.e., music, drama, art, home and family education).

High Schools:

- Average class size for grades 9-12 should not exceed 25 students.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of available teaching stations depending on the physical characteristics of the facility and program needs.

- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.
- Identified students will also be provided other programs in “resource rooms (i.e., computer labs, study rooms), and program specific classrooms (i.e., music, drama, art, home and family education).

For the school years of 2019-20 and 2020-21, the District’s compliance with the minimum educational service standards was as follows (with MLOS set as applicable for those school years):

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	29	23.87	32	25.42	34	21.04

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations (excludes portables).

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	29	22.17	32	25.04	34	21.07

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations (excludes portables).

SECTION THREE: CAPITAL FACILITIES INVENTORY

Under the GMA, public entities are required to inventory capital facilities used to serve existing development. 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 levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms (portables), undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section Two: Educational Program Standards.* A map showing locations of District facilities is provided on page 4.

Schools

See *Section One and Two* for a description of the District's schools and programs.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program and internal targets. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 2, 3, and 4. In addition to the school capacity inventory identified in these tables, the District operates the Early Learning Center (ECEAP program and special education preschool programs).

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 60 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 5.

Table 2
Elementary School Inventory

<i>Elementary School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Allen Creek	11.0	47,594	21.0	412
Cascade	9.5	38,923	21.0	412
Grove	6.2	54,000	24.0	470
Kellogg Marsh	12.8	47,816	21.0	412
Liberty	9.1	40,459	20.0	392
Marshall	13.7	53,063	14.0	274
Pinewood	10.5	40,073	17.0	333
Quil Ceda	10.0	47,594	27.0	529
Shoultes	9.5	40,050	16.0	314
Sunnyside	10.4	39,121	22.0	431
<i>TOTAL</i>	102.7	448,693	203	3,979

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms; includes reduced K-3 class size.

Table 3
Middle Level School Inventory

<i>Middle Level School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Cedarcrest	27.0	83,128	29.0	725
Marysville Middle	21.0	99,617	32.0	800
Marysville Tulalip Campus*** (6-8)	***	15,000	7.0	175
Totem	15.2	124,822	30.0	750
<i>TOTAL</i>	63.2	322,567	98	2,450

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***The Marysville Tulalip Campus includes the following schools co-located on one campus: Legacy High School, Heritage High School, and the 10th Street School. Grades 6-12 are served at the Marysville Tulalip Campus. The above chart identifies information relevant to grades 6-8.

Table 4
High School Inventory

<i>High School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Marysville Pilchuck	83.0	259,033	56.0	1,400
Marysville Getchell	38.0	193,000	61.0	1,525
Marysville Tulalip Campus*** (9-12)	39.4	70,000	19.0	475
<i>TOTAL</i>	160.4	522,033	136	3,400

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***The Marysville Tulalip Campus includes the following schools co-located on one campus: Legacy High School, Heritage High School, and the 10th Street School. Grades 6-12 are served at the Marysville Tulalip Campus. The above chart identifies information relevant to grades 9-12.

Table 5
Relocatable Classroom (Portable) Inventory*

<i>Elementary School[^]</i>	<i>Relocatables**</i>	<i>Other Relocatables***</i>	<i>Interim Capacity</i>
Allen Creek	7	0	137
Cascade	3	2	59
Kellogg Marsh	5	2	98
Liberty	6	2	118
Marshall	3	3	59
Pinewood	3	4	59
Quil Ceda	4	4	78
Shoultes	5	3	98
Sunnyside	4	5	78
<i>SUBTOTAL</i>	40	25	784

<i>Middle Level School</i>	<i>Relocatables**</i>	<i>Other Relocatables***</i>	<i>Interim Capacity</i>
Cedarcrest	11	2	275
Marysville Middle	7	2	175
Marysville Tulalip Campus	0	0	0
Totem	0	0	0
<i>SUBTOTAL</i>	18	4	450

<i>High School</i>	<i>Relocatables**</i>	<i>Other Relocatables***</i>	<i>Interim Capacity</i>
Marysville-Getchell	0	0	0
Marysville-Pilchuck	1	0	25
Marysville Tulalip Campus	1	1	25
<i>SUBTOTAL</i>	2	1	50

<i>TOTAL</i>	60	30	1,284
---------------------	-----------	-----------	--------------

* Each portable is 600 square feet. The District's relocatable facilities identified above have adequate useful remaining life and are evaluated regularly.

**Used for regular classroom capacity.

***The relocatables referenced under "other relocatables" are used for special pull-out programs.

[^]Four portables are located at the Early Learning Center (on the Marysville Tulalip Campus) and used for pre-kindergarten/early learning instruction. These portables are not available for regular K-5 capacity.

Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 6.

***Table 6
Support Facility Inventory***

<i>Facility</i>	<i>Building Area (Square Feet)</i>	<i>Site Size (Acres)</i>
Service Center		11.35
Administration	33,028	
Grounds	3,431	
Maintenance	12,361	
Engineering	7,783	
Warehouse	16,641	

Land Inventory

The District owns a number of undeveloped sites. An inventory of these sites is provided in Table 7.

***Table 7
Undeveloped Site Inventory***

<i>Site</i>	<i>Site Size (Acres)</i>
152nd Street Site	35.02
84 th Street NE Site – Parcel 0500	4.5
84 th Street NE Site – Parcel 0300	27.75
84 th Street NE Site - Parcel 0700	30.40

Development on some of these sites may be restricted due to significant wetlands, limited site sizes, high utility costs, and/or inappropriate locations. In addition to these sites, the District owns one site of less than two acres that is currently under contract for sale.

SECTION FOUR: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Generally, enrollment projections using historical calculations are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. Monitoring birth rates in the County and population growth for the area are essential yearly activities in the ongoing management of the CFP. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections.

For this year's CFP update, the District considered several sources for enrollment projections. See Appendix A.

- The Office of the Superintendent of Public Instruction (OSPI) prepares six year projections based upon the cohort survival method. Using this methodology, a total of 8,531 (headcount) students are expected to be enrolled in the District by 2027, a decrease from the October 2021 headcount enrollment of 9,897. The projected decline reflects the District's experience in recent years of declining enrollment growth at all grade levels (though predominantly at the elementary school level). Notably, the cohort survival method does not anticipate changing development patterns, so it may not capture new development from increased (or decreased) residential construction activity and as anticipated in the Snohomish County/OFM projections. Also, the cohort projections do not consider the impact of anomalies in enrollment, such as the COVID-19 pandemic and its effects on enrollment during the last two years. As such, the OSPI projections are only reliable in school districts with little to no variation in enrollment patterns.
- The District in May of 2019 received a modified enrollment forecast from a professional demographer, William L. (Les) Kendrick, Ph.D. The Kendrick analysis utilized historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the City of Marysville, census data, Snohomish County/OFM forecasts and trends, and Washington State Department of Health birth data, all as current as of early 2019. The low range projection of the Kendrick analysis show a total enrollment of 10,532 expected by the 2027-28 school year. However, the 2019 Kendrick projections were performed prior to the pandemic and also do not reflect updated birth rate and development information. In view of current enrollment data and information, the District believes that the 2019 Kendrick projections are optimistic.
- The District reviewed the population-based enrollment projection estimated for the District using OFM population forecasts for Snohomish County. The County provided the District with the estimated total population in the District by year. Using 2020 census data, the District's student enrollment constituted approximately 12.93% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 12.93% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 10,502 in 2027.

- The District prepares its own enrollment forecast for internal planning purposes. This forecast is based on recent trends in enrollment, information relevant to the current planning year, current birth rate data, and known development information. The District's projections factor in up to date and key information relative to the District's expectation of student enrolment in the near future including (1) the pandemic's effect on District enrollment, including analysis of students returning to in-person learning as based on February 2022 counts, and (2) recent Snohomish County birth rate data, which declined between 2016 and 2020. The District's projections are also the only projections that use a true full-time equivalent count, more reflective of District facilities planning. Using these projections, the District anticipates flat enrollment through the six year planning period, with total student enrollment of 9,245 by 2027.

The comparison of the projected enrollment under each methodology is contained in Table 8.

Table 8
Projected Student Enrollment**
2022-2027



Projection	2021*	2022	2023	2024	2025	2026	2027	Actual Change	Percent Change
OFM/County	9,897	9,905	10,025	10,145	10,265	10,385	10,502	717	7.33%
OSPI Cohort	9,897	9,724	9,486	9,289	9,043	8,737	8,531	(1,366)	(13.8)%
District (Kendrick)	9,897	10,113	10,141	10,256	10,335	10,373	10,532	635	6.42%
District (Internal Analysis)	9,785	9,245	9,245	9,245	9,245	9,245	9,245	(540)	(5.52)%

*Actual October 2021 Headcount for all but District's internal analysis, which uses actual October 2021 FTE enrollment; note that February 2022 FTE enrollment dropped to 9,587

**All projections, with the exception of the District's Internal Analysis use a headcount enrollment assumption. The District finds that a full-time equivalent analysis is more appropriate for assessing facility needs.

Based upon the immediate dynamics of the District, as discussed above, the District has chosen to follow the District's own internal analysis for purposes of this CFP update. The District will closely monitor enrollment and, if actual enrollment notably shifts from the projections, will update the CFP accordingly.

2044 Enrollment Projections

Student enrollment projections beyond 2027 and to the future are highly speculative. Assuming that the District's enrollment will continue to constitute 12.93% of the District's population through 2044, and assuming that the ratio of students in each grade level stays constant, the projected enrollment by grade span *based upon the County/OFM projections* is as follows:

Table 9
Projected FTE Student Enrollment – County/OFM
2044

<i>Grade Span</i>	<i>Projected FTE Enrollment</i>
Elementary (K-5)	5,571
Middle Level School (6-8)	2,917
High School (9-12)	3,668
<i>TOTAL (K-12)</i>	12,156

Again, these estimates are highly speculative given current information and the length of the planning period. The District will continue to monitor enrollment growth and make appropriate adjustments in future updates to the CFP.

SECTION FIVE: CAPITAL FACILITIES PROJECTIONS FOR FUTURE NEEDS

Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2022-2027). Capacity needs are expressed in terms of “unhoused students”

Table 10 identifies the District’s current permanent capacity needs (based upon information contained in Table 12):

Table 10
Unhoused Students – Based on October 2021 Enrollment/Capacity

<i>Grade Span</i>	<i>Unhoused Students/(Available Capacity</i>
Elementary Level (K-5)	(415)
Middle Level (6-8)	--
High School Level (9-12)	--

Assuming no permanent capacity additions or adjustments, Table 11 identifies the additional permanent classroom capacity that will be needed in 2027:

Table 11
Unhoused Students – 2027

<i>Grade Span</i>	<i>Unhoused Students/(Available Capacity</i>
Elementary Level (K-5)	(277)
Middle Level (6-8)	--
High School Level (9-12)	--

Interim capacity provided by relocatable classrooms is not included, though the District expects to continue to use relocatable classrooms to provide for a portion of the capacity needs. Relocatables may be moved from one grade level to another grade level as needed for capacity. (Information on relocatable classrooms by grade level and interim capacity can be found in Table 5.)

The District has no currently planned construction projects during this six-year planning period. Future updates to this CFP will include any identified projects.

Table 12 - Projected Student Capacity***Elementary School -- Surplus/Deficiency***

	21-22*	2022	2023	2024	2025	2026	2027
Existing Permanent Capacity	3,979	3,979	3,979	3,979	3,979	3,979	3,979
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	3,979	3,979	3,979	3,979	3,979	3,979	3,979
Enrollment	4,394	4,256	4,256	4,256	4,256	4,256	4,256
Permanent Capacity Surplus (Deficiency)**	(415)	(277)	(277)	(277)	(277)	(277)	(277)

*Actual February 2022 FTE enrollment

**Does not include relocatable capacity.

Middle School Level -- Surplus/Deficiency

	21-22*	2022	2023	2024	2025	2026	2027
Existing Permanent Capacity	2,450	2,450	2,450	2,450	2,450	2,450	2,450
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	2,450	2,450	2,450	2,450	2,450	2,450	2,450
Enrollment	2,236	2,116	2,116	2,116	2,116	2,116	2,116
Permanent Capacity Surplus (Deficiency)**	184	304	304	304	304	304	304

*Actual February 2022 enrollment

**Does not include relocatable capacity.

High School Level -- Surplus/Deficiency

	21-22*	2022	2023	2024	2025	2026	2027
Existing Permanent Capacity	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Enrollment	2,744	2,675	2,675	2,675	2,675	2,675	2,675
Permanent Capacity Surplus (Deficiency)**	656	725	725	725	725	725	725

*Actual February 2022 enrollment

**Does not include relocatable capacity.

SECTION SIX: FINANCING PLAN

Planned Improvements

At the present time, the District does not have specific plans to construct new permanent capacity during the six-year planning period. The District may, as needed purchase and site new portable facilities to address capacity needs. The District intends to monitor closely enrollment and capacity needs and will update the CFP in the future as appropriate.

Financing for Planned Improvements

Where applicable, funding for planned improvements is typically secured from a number of sources including voter-approved bonds, State match funds, and impact fees.

General Obligation Bonds/Capital Levies: Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. Capital levies require a 50% voter approval and can be used for certain capital improvement projects. The District presented a \$120 million capital levy in February 2020 to the voters to fund safety/security upgrades and to replace Cascade and Liberty elementary schools. The levy failed to reach the required threshold for approval. Future updates to the CFP will include information related to future bond planning and projects.

State School Construction Assistance Funds: State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance funds for certain projects at the 61.87% funding percentage level.

Impact Fees: Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. *See Section 7 School Impact Fees.*

The Six-Year Financing Plan shown on Table 13 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include bonds, State School Construction Assistance funds, and impact fees. The Financing Plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. As previously stated, with the exception of portable purchases, the District currently does not plan to construct new permanent capacity projects within the six-year planning period.

Table 13 - Capital Facilities Financing Plan

Improvements Adding Permanent Capacity (Costs in Millions)**

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Local Funds	Projected State Funds	Impact Fees
Elementary										
Middle School										
High School										
Portables			\$0.118	\$0.118			\$0.360	X		

**Growth-related

Improvements Not Adding New Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levies	Projected State Funds	Impact Fees
Elementary										
Middle										
High School										
District-wide										

SECTION SEVEN: SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

School Impact Fees in Snohomish County and the City of Marysville

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Data must be accurate, reliable, and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or one-bedroom; and multi-family/two or more-bedroom.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

The City of Marysville also adopted a school impact fee program consistent with the Growth Management Act in November 1998 (with subsequent amendments).

Methodology Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Code and the Municipal Code for the City of Marysville. Where applicable, the resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities (portables), all as related to growth needs. As required

under the GMA, credits are applied in the formula to account for State School Construction Assistance Funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

When an impact fee is calculated, the District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. The student generation rate is the average number of students generated by each housing type -- in this case, single family dwellings and multi-family dwellings. Pursuant to the Snohomish County and the City of Marysville School Impact Fee Ordinances, multi-family dwellings are separated into one-bedroom and two-plus bedroom units. The District does not request school impact fees from the City of Everett as the portion of the District within City of Everett boundaries is largely undevelopable.

The District, for information purposes only, conducted a student generation study for this CFP even though it is not requesting school impact fees. The result of that report are included in Appendix C. Future updates to this CFP, where impact fees are requested, will include an updated student generation rate study.

Proposed Marysville School District Impact Fee Schedule for Snohomish County and the City of Marysville

The District does not have capacity projects planned as a part of the 2022 CFP. See discussion in Section 6 above. As such, the District is not requesting the collection of impact fees as a part of this Capital Facilities Plan. The District expects that future project planning and stabilization of enrollment will lead to a renewed request for impact fees in future updates to the Capital Facilities Plan.

**Table 12
 School Impact Fees
 2022**

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$0
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$0

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family				Average Site Cost/Acre	
	Elementary		.263	N/A	
	Middle		.079		
	Senior		.086		
	Total		.428		
Student Generation Factors – Multi Family (1 Bdrm)				Temporary Facility Capacity	
	Elementary		.000	Capacity	
	Middle		.000	Cost	
	Senior		.000		
	Total		.000		
Student Generation Factors – Multi Family (2+ Bdrm)				State School Construction Assistance	
	Elementary		.083	Current Funding Percentage	61.87%
	Middle		.117		
	Senior		.100		
	Total		.300		
Projected Student Capacity per Facility				Construction Cost Allocation	
N/A				Current CCA	246.83
Required Site Acreage per Facility				District Average Assessed Value	
N/A				Single Family Residence	\$449,490
Facility Construction Cost				District Average Assessed Value	
N/A				Multi Family (1 Bedroom)	\$169,461
				District Average Assessed Value	
				Multi Family (2+ Bedroom)	\$239,336
Permanent Facility Square Footage				SPI Square Footage per Student	
	Elementary		448,693	Elementary	90
	Middle		322,567	Middle	108
	Senior		522,033	High	130
	Total	95.99%	1,293,293	District Property Tax Levy Rate (Bonds)	
				Current/\$1,000	\$0.81496
Temporary Facility Square Footage				General Obligation Bond Interest Rate	
	Elementary		39,000	Current Bond Buyer Index	2.45%
	Middle		13,200	(2/22 average)	
	Senior		1,800	Developer Provided Sites/Facilities	
	Total	4.01%	54,000	Value	0
				Dwelling Units	0
Total Facility Square Footage					
	Elementary		487,693	Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.	
	Middle		335,767		
	Senior		523,833		
	Total	100%	1,347,293		

Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.

APPENDIX A

POPULATION AND ENROLLMENT DATA



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Marysville(31025)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	836	808	788	810	683	757		706	684	663	641	620	599
Grade 1	859	877	810	781	714	740	100.14%	758	707	685	664	642	621
Grade 2	781	867	891	797	738	736	99.69%	738	756	705	683	662	640
Grade 3	942	765	863	853	769	740	97.99%	721	723	741	691	669	649
Grade 4	897	940	782	834	802	792	99.12%	733	715	717	734	685	663
Grade 5	810	889	945	770	795	771	97.90%	775	718	700	702	719	671
K-5 Sub-Total	5,125	5,146	5,079	4,845	4,501	4,536		4,431	4,303	4,211	4,115	3,997	3,843
Grade 6	802	779	848	897	765	777	96.71%	746	750	694	677	679	695
Grade 7	766	800	779	838	866	735	98.23%	763	733	737	682	665	667
Grade 8	788	759	791	756	823	863	98.57%	724	752	723	726	672	655
6-8 Sub-Total	2,356	2,338	2,418	2,491	2,454	2,375		2,233	2,235	2,154	2,085	2,016	2,017
Grade 9	840	815	744	777	760	814	99.81%	861	723	751	722	725	671
Grade 10	890	824	814	754	791	763	100.29%	816	863	725	753	724	727
Grade 11	747	798	705	657	661	735	87.30%	666	712	753	633	657	632
Grade 12	739	722	752	674	654	674	97.59%	717	650	695	735	618	641
9-12 Sub-Total	3,216	3,159	3,015	2,862	2,866	2,986		3,060	2,948	2,924	2,843	2,724	2,671
DISTRICT K-12 TOTAL	10,697	10,643	10,512	10,198	9,821	9,897		9,724	9,486	9,289	9,043	8,737	8,531

Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Feb 23, 2022

Low Range Projection

Marysville Enrollment History

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
County Births	8675	8924	9070	9570	9795	9237	9001	8925	9226	9406
% of Cohort	10.2%	9.5%	9.4%	9.4%	9.5%	8.8%	9.4%	9.4%	8.8%	8.4%
City of Marysville	648	716	808	846	877	849	847	860	864	893
K % of City Cohort	136.3%	118.9%	105.8%	106.1%	106.4%	95.3%	100.1%	97.3%	93.5%	88.4%

	<u>Oct-09</u>	<u>Oct-10</u>	<u>Oct-11</u>	<u>Oct-12</u>	<u>Oct-13</u>	<u>Oct-14</u>	<u>Oct-15</u>	<u>Oct-16</u>	<u>Oct-17</u>	<u>Oct-18</u>
K	883	851	855	898	933	809	848	837	808	789
1	859	890	861	830	903	957	771	859	878	810
2	871	843	879	860	848	891	952	781	867	891
3	904	846	830	857	844	848	874	942	764	863
4	886	899	858	834	824	827	838	897	939	782
5	917	874	885	844	834	816	843	810	889	945
6	879	891	853	845	830	802	775	802	779	848
7	851	859	903	874	855	826	793	767	799	779
8	866	831	852	895	843	866	812	791	759	791
9	881	852	838	876	919	864	895	842	815	744
10	874	892	900	854	905	926	860	892	825	815
11	849	862	842	821	793	828	828	753	802	706
12	<u>980</u>	<u>987</u>	<u>943</u>	<u>900</u>	<u>877</u>	<u>874</u>	<u>796</u>	<u>746</u>	<u>723</u>	<u>756</u>
Total	11500	11377	11299	11188	11208	11134	10885	10719	10647	10519

Change	-165	-123	-78	-111	20	-74	-249	-166	-72	-128
% Change	-1.4%	-1.1%	-0.7%	-1.0%	0.2%	-0.7%	-2.2%	-1.5%	-0.7%	-1.2%

K-5	5320	5203	5168	5123	5186	5148	5126	5126	5145	5080
6-8	2596	2581	2608	2614	2528	2494	2380	2360	2337	2418
9-12	3584	3593	3523	3451	3494	3492	3379	3233	3165	3021

Low Range Projection

	<i>Projected Births</i>									
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
County Births	9524	9766	10045	9877	10034	10124	10062	10088	10114	10142
K % of Cohort	8.6%	8.5%	8.7%	8.7%	8.7%	9.1%	9.1%	9.1%	9.1%	9.1%
City of Marysville	885	901	956	962	961	963	965	969	968	971
K % of City Cohort	92.2%	92.0%	91.9%	89.8%	91.3%	96.0%	95.3%	95.1%	95.4%	95.5%

	<u>Oct-19</u>	<u>Oct-20</u>	<u>Oct-21</u>	<u>Oct-22</u>	<u>Oct-23</u>	<u>Oct-24</u>	<u>Oct-25</u>	<u>Oct-26</u>	<u>Oct-27</u>	<u>Oct-28</u>
K	816	829	879	864	878	925	919	922	924	926
1	796	813	826	876	862	880	928	922	924	927
2	803	784	813	828	882	870	889	937	931	933
3	867	782	766	796	814	869	858	876	923	917
4	847	867	785	770	803	824	879	868	886	934
5	767	830	852	773	761	796	817	872	861	879
6	894	722	784	806	734	725	759	779	831	821
7	833	878	712	774	799	730	721	755	774	826
8	759	813	860	698	762	789	721	712	746	765
9	792	760	814	861	698	765	792	723	715	748
10	728	775	746	800	849	691	757	784	716	707
11	701	626	668	645	695	740	602	659	683	623
12	<u>658</u>	<u>654</u>	<u>584</u>	<u>623</u>	<u>604</u>	<u>652</u>	<u>694</u>	<u>565</u>	<u>618</u>	<u>641</u>
	10251	10132	10087	10113	10141	10256	10335	10373	10532	10648

Change	-268	-119	-45	26	27	116	79	37	159	116
% Change	-2.6%	-1.2%	-0.4%	0.3%	0.3%	1.1%	0.8%	0.4%	1.5%	1.1%

K-5	4886	4904	4920	4906	4999	5165	5290	5396	5449	5517
6-8	2486	2413	2355	2278	2295	2244	2201	2245	2351	2411
9-12	2879	2815	2812	2929	2846	2847	2845	2731	2732	2719

APPENDIX B

SCHOOL IMPACT FEE CALCULATIONS

This section is not updated for the 2022-2027 Capital Facilities Plan since no Impact Fee is requested. Future updates to this CFP may include an Impact Fee.

APPENDIX C

STUDENT GENERATION RATES (SGR)

Student Generation Rate Report for the Marysville School District

Date: March 7, 2022

Student Generation Rate Report

Prepared for
Peggy King
Finance & Operations Analyst – Marysville School District
4220 80th St NE, Marysville, WA 98270

Blueline Job No. 22-038
Prepared by: Chase Killebrew, AICP
Reviewed by: Eric Jensen

STUDENT GENERATION RATE REPORT

This report shows the estimated number of students for each grade that is typically generated by different dwelling unit types within the Marysville School District (MSD). These student generation rates (SGRs) assist in predicting future enrollment for the short term and long-term planning horizons as development and redevelopment change the mix of housing types in the district. SGRs are also used in the school impact fee formula to determine the per dwelling unit cost of needed new school capacity.

This document describes the methodology used to calculate SGRs for the MSD and provides the findings of those calculations. SGRs were calculated for two types of residential construction: single-family detached and multifamily. Manufactured homes are included in the single-family detached classification. Single-family attached units such as condominiums, townhomes, and multiplexes are included in the multifamily classification.

Electronic records were pulled from the Snohomish County Assessor's FTP Data Downloads webpage. The specific dataset titled *Improvement Records* was filtered to only contain residential development data from the past 5 years (2017 – 2021). This table was brought into ArcGIS. Using a shapefile of the MSD boundary, all the records attached to parcels located within MSD were selected, creating a new MSD-specific table. The table was divided by single-family versus multifamily development. Then the multifamily list was divided by number of bedrooms, where all units containing 1 bedroom or less are grouped and units containing 2 or more bedrooms are grouped. No multifamily units containing 1 bedroom or less were found in this data. Also, no developments containing more units than a quadplex (four units) were found in this data.

The School District provided BlueLine with student records data including the addresses and grade levels of all P2-12 students attending the Marysville School District as of January 2022. This data containing 10,682 students was reformatted so the addresses matched the style of the MSD Improvement Records address data.

There were 681 records indicating construction of new single-family detached units. These were cross-referenced and matched with the student records data, and the matches were tallied by grade level. The same was done for the 60 multifamily (2+ bedroom) records. The tables showing the results are shown on the following page.

	SINGLE-FAMILY	MULTIFAMILY (0-1 BR)	MULTIFAMILY (2+ BR)	TOTAL
UNITS CONSTRUCTED IN MSD (2017 - 2021)	687	0	60	747
NUMBER OF STUDENTS ATTENDING MARYSVILLE SCHOOL DISTRICT	10,682			



SUMMARY OF STUDENT GENERATION RATES FOR MARYSVILLE SCHOOL DISTRICT (2017 – 2021)

Single-family SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	4	0.006
P3	6	0.009
P4	5	0.007
K1	26	0.038
1	36	0.052
2	27	0.039
3	24	0.035
4	30	0.044
5	23	0.033
6	17	0.025
7	17	0.025
8	20	0.029
9	16	0.023
10	15	0.022
11	16	0.023
12	12	0.017
P2 - 5	181	0.263
6 - 8	54	0.079
9 - 12	59	0.086
P2 - 12	294	0.428

Multifamily (2+ BR) SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	0	0.000
P3	0	0.000
P4	0	0.000
K1	0	0.000
1	2	0.033
2	1	0.017
3	0	0.000
4	1	0.017
5	1	0.017
6	2	0.033
7	1	0.017
8	4	0.067
9	0	0.000
10	1	0.017
11	4	0.067
12	1	0.017
P2 - 5	5	0.083
6 - 8	7	0.117
9 - 12	6	0.100
P2 - 12	18	0.300

SGRs Summary Table

	P2 - 5	6 - 8	9 - 12	P2 - 12
SINGLE-FAMILY	0.263	0.079	0.086	0.428
MULTIFAMILY (0-1 BR)	0.000	0.000	0.000	0.000
MULTIFAMILY (2+ BR)	0.083	0.117	0.100	0.300



MARYSVILLE SCHOOL DISTRICT NO. 25

CAPITAL FACILITIES PLAN

2022-2027



MARYSVILLE
SCHOOL DISTRICT

Engage. Inspire. Prepare.

Adopted: August 15, 2022

MARYSVILLE SCHOOL DISTRICT NO. 25

CAPITAL FACILITIES PLAN

2022-2027

BOARD OF DIRECTORS

Paul Galovin, President

Keira Atchley

Katie Jackson

Connor Krebbs

Wade Rinehart

Dr. Zachary Robbins, Superintendent

Table of Contents

	<i>Page</i>
Introduction.....	1
Educational Program Standard	5
Capital Facilities Inventory	8
Student Enrollment Trends and Projections	13
Capital Facilities Projections for Future Needs	16
Financing Plan	18
School Impact Fees	20
Appendix A.....	Population and Enrollment Data
Appendix B.....	School Impact Fee Calculations
Appendix C	Student Generation Rates

For information regarding the Marysville School District 2022-2027 Capital Facilities Plan, contact the Finance and Operations Department, Marysville School District No. 25, 4220 80th Street N.E., Marysville, Washington 98270-3498. Telephone: (360) 965-0094.

SECTION ONE: INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) outlines 13 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Marysville School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”), the City of Marysville (the “City”), and the City of Everett (“Everett”) with a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the Growth Management Act, adopted County policy, Snohomish County Ordinance Nos. 97-095 and 99-107, and the City of Marysville Ordinance Nos. 2306 and 2213, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary schools, middle level schools, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- Where applicable, a calculation of impact fees to be assessed and support data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in Appendix F of Snohomish County's General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate

their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (OFM) population forecasts. Student generation rates must be independently calculated by each school district.

- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with Chapter 82.02 RCW. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.

Overview of the Marysville School District

The District encompasses most of the City of Marysville, a small portion of the City of Everett, and portions of unincorporated Snohomish County. The District's boundaries also include the Tulalip Indian Reservation. The District encompasses a total of 72 square miles.

The District currently serves an approximate student population of 9,587 (February 1, 2021 FTE enrollment) with ten elementary schools, four middle level school, and four high schools (including two comprehensive high schools). For the purposes of facility planning, this CFP considers grades K-5 as elementary school, grades 6-8 as middle level school, and grades 9-12 as high school. The District also operates the Early Learning Center, housing ECEAP (Early Childhood Education and Assistance Program) as well as special education preschool programs.

The District has experienced enrollment declines in recent years, with the COVID-19 pandemic accelerating previously anticipated declines. The District intends to monitor enrollment particularly closely and will make adjustments as necessary should recent trends begin to change as the pandemic wanes, as growth continues in the District, and/or in response to any other circumstance influencing District enrollment. While the District is not requesting school impact fees as a part of this CFP update, this scenario could change as student enrollment growth changes. Future updates to the CFP will include relevant information.

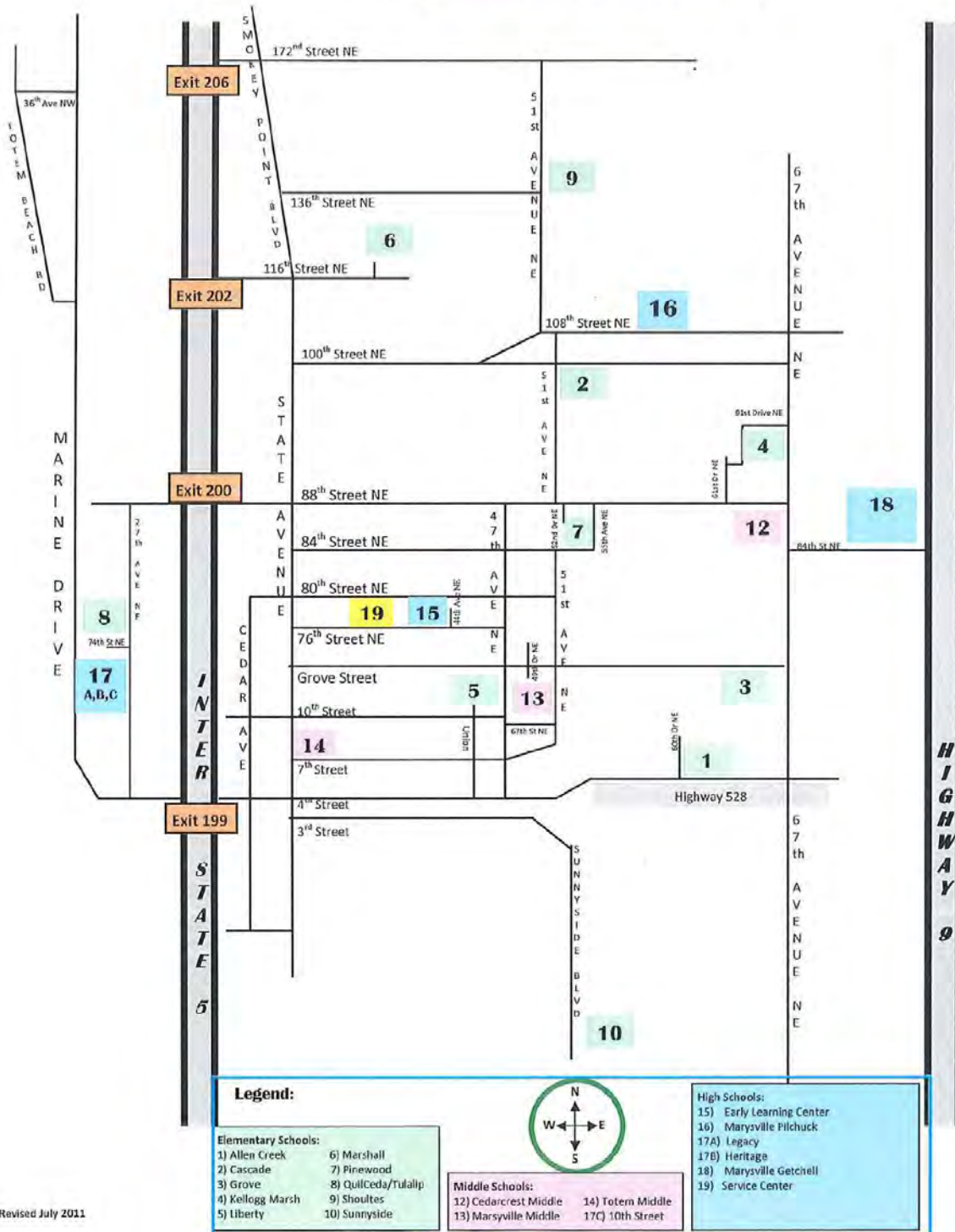
Facilities and Capacity Needs

The District encounters a variety of issues that affect the capital facilities planning process. Historically, affordable housing (as compared to Seattle and adjacent cities) in the District tended to draw young families, which puts demands on the school facilities. The 2005 amendments to the Snohomish County Comprehensive Plan expanded the Marysville urban growth boundary to include an additional 560.4 acres zoned for residential development. Also, a significant amount of acreage already within the Marysville UGA was rezoned to accommodate more density in housing developments. Initially, there was little housing growth in the Marysville School District boundaries. Between 2017 and 2021, single family permit activity started to pick up, as well as some activity, though at lower numbers, in multi-family unit development. The District is watching this pipeline carefully so that it may make adjustments as necessary should new

development planning start to shift toward more expected residential development within the District.

In February of 2006, the District's voters approved a school construction bond for approximately \$118 million. The bond helped to pay for the construction of Marysville Getchell High School and Grove Elementary School. The District also used the bond proceeds to acquire future school sites. In 2014, District voters approved a \$12 million technology (and a replacement levy was approved in 2018). The District presented a \$120 million capital levy measure to the voters in February 2020 to fund school safety and security improvements and to rebuild Cascade and Liberty Elementary Schools. The District failed to receive sufficient votes for approval of the capital levy proposal. There are no currently anticipated bond or capital levy proposals. The District's Board of Directors will evaluate the scope and timing of future proposals.

Welcome to the Marysville School District No. 25



Revised July 2011

SECTION 2 -- EDUCATIONAL PROGRAM STANDARDS

The District acknowledges and realizes that classroom population impacts the quality of instruction provided. 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 which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. Traditional educational programs are often supplemented by programs such as special education, remediation, alcohol and drug education, computer labs, music, art, and other programs. These programs can have a significant impact on the available student capacity of school facilities.

District educational program standards may change in the future as a result of changes in the program year, special programs class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. The State Legislature's requirements for full-day kindergarten and reduced K-3 class size impact school capacity and educational program standards. The District has implemented full-day kindergarten classes and K-3 class size reduction. 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.

Within the context of this topic, there are at least three methodologies that can be applied to capacity forecasting. Those include a maximum class size based on contractual obligations, a maximum class size target, and a minimum service level.

The District has internal targets, which predicate staffing decisions. These internal targets are the District's preferred capacity levels. In comparison, class size based on a maximum number of students is predicated on contractual language in the contract with the Marysville Education Association. This contract specifies a maximum number of students in a classroom above which the District must fund additional classroom assistance. Finally, the minimum service level represents the capacity level that the District will not exceed. This is determined by an average maximum number of students in a classroom by grade (for K-8 classes) or by a course of study (for the 9-12 grade level). For example, grade 8 may have an average class size (and minimum level of service) of 32 students. Some classrooms might have less than 32 students and some classrooms might have more than 32 students; however the average of grade 8 classrooms district-wide will not exceed 32 students. At the secondary school level, some classes will exceed 34 students (band, physical education, etc.). This minimum service level is defined for core classes and is an average of all core classes for the secondary level. Table 1 compares class size methodologies.

Table 1
Class Size Methodologies

Grade Level	District Targets	Maximum (Per Contract)	Minimum Service Level
Kindergarten	17	24	27
Grades 1 – 3	17	24	27
Grades 4 – 5	25	27	30
Grades 6 – 8	25	30	32
Grades 9 – 12	25	30	34

Educational Program Standards Based Upon Internal Targets

Elementary Schools:

- Average class size for Kindergarten should not exceed 17 students.
- Average class size for grades 1-3 should not exceed 17 students.
- Average class size for grades 4-5 should not exceed 25 students.
- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.

Middle and Junior High Schools:

- Average class size for grades 6-8 should not exceed 25 students.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of available teaching stations depending on the physical characteristics of the facility and program needs.
- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.
- Identified students will also be provided other programs in “resource rooms (i.e., computer labs, study rooms), and program specific classrooms (i.e., music, drama, art, home and family education).

High Schools:

- Average class size for grades 9-12 should not exceed 25 students.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of available teaching stations depending on the physical characteristics of the facility and program needs.

- Special education for students may be provided in regular classes when inclusion is possible and in self-contained classrooms when this is the most appropriate option available.
- Identified students will also be provided other programs in “resource rooms (i.e., computer labs, study rooms), and program specific classrooms (i.e., music, drama, art, home and family education).

For the school years of 2019-20 and 2020-21, the District’s compliance with the minimum educational service standards was as follows (with MLOS set as applicable for those school years):

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	29	23.87	32	25.42	34	21.04

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations (excludes portables).

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	29	22.17	32	25.04	34	21.07

* The District determines the reported service level by adding the number of students at each grade level and dividing that number by the number of teaching stations (excludes portables).

SECTION THREE: CAPITAL FACILITIES INVENTORY

Under the GMA, public entities are required to inventory capital facilities used to serve existing development. 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 levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms (portables), undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section Two: Educational Program Standards.* A map showing locations of District facilities is provided on page 4.

Schools

See *Section One and Two* for a description of the District's schools and programs.

School capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program and internal targets. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 2, 3, and 4. In addition to the school capacity inventory identified in these tables, the District operates the Early Learning Center (ECEAP program and special education preschool programs).

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 60 relocatable classrooms at various school sites throughout the District to provide additional interim capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 5.

Table 2
Elementary School Inventory

<i>Elementary School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Allen Creek	11.0	47,594	21.0	412
Cascade	9.5	38,923	21.0	412
Grove	6.2	54,000	24.0	470
Kellogg Marsh	12.8	47,816	21.0	412
Liberty	9.1	40,459	20.0	392
Marshall	13.7	53,063	14.0	274
Pinewood	10.5	40,073	17.0	333
Quil Ceda	10.0	47,594	27.0	529
Shoultes	9.5	40,050	16.0	314
Sunnyside	10.4	39,121	22.0	431
<i>TOTAL</i>	102.7	448,693	203	3,979

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms; includes reduced K-3 class size.

Table 3
Middle Level School Inventory

<i>Middle Level School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Cedarcrest	27.0	83,128	29.0	725
Marysville Middle	21.0	99,617	32.0	800
Marysville Tulalip Campus*** (6-8)	***	15,000	7.0	175
Totem	15.2	124,822	30.0	750
<i>TOTAL</i>	63.2	322,567	98	2,450

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***The Marysville Tulalip Campus includes the following schools co-located on one campus: Legacy High School, Heritage High School, and the 10th Street School. Grades 6-12 are served at the Marysville Tulalip Campus. The above chart identifies information relevant to grades 6-8.

Table 4
High School Inventory

<i>High School</i>	<i>Site Size (Acres)</i>	<i>Building Area (sq ft)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Marysville Pilchuck	83.0	259,033	56.0	1,400
Marysville Getchell	38.0	193,000	61.0	1,525
Marysville Tulalip Campus*** (9-12)	39.4	70,000	19.0	475
<i>TOTAL</i>	160.4	522,033	136	3,400

* Teaching Station Definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***The Marysville Tulalip Campus includes the following schools co-located on one campus: Legacy High School, Heritage High School, and the 10th Street School. Grades 6-12 are served at the Marysville Tulalip Campus. The above chart identifies information relevant to grades 9-12.

Table 5
Relocatable Classroom (Portable) Inventory*

<i>Elementary School[^]</i>	<i>Relocatables**</i>	<i>Other Relocatables***</i>	<i>Interim Capacity</i>
Allen Creek	7	0	137
Cascade	3	2	59
Kellogg Marsh	5	2	98
Liberty	6	2	118
Marshall	3	3	59
Pinewood	3	4	59
Quil Ceda	4	4	78
Shoultes	5	3	98
Sunnyside	4	5	78
<i>SUBTOTAL</i>	40	25	784

<i>Middle Level School</i>	<i>Relocatables**</i>	<i>Other Relocatables***</i>	<i>Interim Capacity</i>
Cedarcrest	11	2	275
Marysville Middle	7	2	175
Marysville Tulalip Campus	0	0	0
Totem	0	0	0
<i>SUBTOTAL</i>	18	4	450

<i>High School</i>	<i>Relocatables**</i>	<i>Other Relocatables***</i>	<i>Interim Capacity</i>
Marysville-Getchell	0	0	0
Marysville-Pilchuck	1	0	25
Marysville Tulalip Campus	1	1	25
<i>SUBTOTAL</i>	2	1	50

<i>TOTAL</i>	60	30	1,284
---------------------	-----------	-----------	--------------

* Each portable is 600 square feet. The District's relocatable facilities identified above have adequate useful remaining life and are evaluated regularly.

**Used for regular classroom capacity.

***The relocatables referenced under "other relocatables" are used for special pull-out programs.

[^]Four portables are located at the Early Learning Center (on the Marysville Tulalip Campus) and used for pre-kindergarten/early learning instruction. These portables are not available for regular K-5 capacity.

Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 6.

Table 6
Support Facility Inventory

<i>Facility</i>	<i>Building Area (Square Feet)</i>	<i>Site Size (Acres)</i>
Service Center		11.35
Administration	33,028	
Grounds	3,431	
Maintenance	12,361	
Engineering	7,783	
Warehouse	16,641	

Land Inventory

The District owns a number of undeveloped sites. An inventory of these sites is provided in Table 7.

Table 7
Undeveloped Site Inventory

<i>Site</i>	<i>Site Size (Acres)</i>
152nd Street Site	35.02
84 th Street NE Site – Parcel 0500	4.5
84 th Street NE Site – Parcel 0300	27.75
84 th Street NE Site - Parcel 0700	30.40

Development on some of these sites may be restricted due to significant wetlands, limited site sizes, high utility costs, and/or inappropriate locations. In addition to these sites, the District owns one site of less than two acres that is currently under contract for sale.

SECTION FOUR: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Generally, enrollment projections using historical calculations are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. Monitoring birth rates in the County and population growth for the area are essential yearly activities in the ongoing management of the CFP. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections.

For this year's CFP update, the District considered several sources for enrollment projections. See Appendix A.

- The Office of the Superintendent of Public Instruction (OSPI) prepares six year projections based upon the cohort survival method. Using this methodology, a total of 8,531 (headcount) students are expected to be enrolled in the District by 2027, a decrease from the October 2021 headcount enrollment of 9,897. The projected decline reflects the District's experience in recent years of declining enrollment growth at all grade levels (though predominantly at the elementary school level). Notably, the cohort survival method does not anticipate changing development patterns, so it may not capture new development from increased (or decreased) residential construction activity and as anticipated in the Snohomish County/OFM projections. Also, the cohort projections do not consider the impact of anomalies in enrollment, such as the COVID-19 pandemic and its effects on enrollment during the last two years. As such, the OSPI projections are only reliable in school districts with little to no variation in enrollment patterns.
- The District in May of 2019 received a modified enrollment forecast from a professional demographer, William L. (Les) Kendrick, Ph.D. The Kendrick analysis utilized historic enrollment patterns, demographic and land use analysis based upon information from Snohomish County and the City of Marysville, census data, Snohomish County/OFM forecasts and trends, and Washington State Department of Health birth data, all as current as of early 2019. The low range projection of the Kendrick analysis show a total enrollment of 10,532 expected by the 2027-28 school year. However, the 2019 Kendrick projections were performed prior to the pandemic and also do not reflect updated birth rate and development information. In view of current enrollment data and information, the District believes that the 2019 Kendrick projections are optimistic.
- The District reviewed the population-based enrollment projection estimated for the District using OFM population forecasts for Snohomish County. The County provided the District with the estimated total population in the District by year. Using 2020 census data, the District's student enrollment constituted approximately 12.93% of the total population in the District. Assuming that between 2022 and 2027, the District's enrollment will continue to constitute 12.93% of the District's total population and using OFM/County data, OFM/County methodology projects a total enrollment of 10,502 in 2027.

- The District prepares its own enrollment forecast for internal planning purposes. This forecast is based on recent trends in enrollment, information relevant to the current planning year, current birth rate data, and known development information. The District's projections factor in up to date and key information relative to the District's expectation of student enrolment in the near future including (1) the pandemic's effect on District enrollment, including analysis of students returning to in-person learning as based on February 2022 counts, and (2) recent Snohomish County birth rate data, which declined between 2016 and 2020. The District's projections are also the only projections that use a true full-time equivalent count, more reflective of District facilities planning. Using these projections, the District anticipates flat enrollment through the six year planning period, with total student enrollment of 9,245 by 2027.

The comparison of the projected enrollment under each methodology is contained in Table 8.

Table 8
Projected Student Enrollment**
2022-2027

<i>Projection</i>	<i>2021*</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>Actual Change</i>	<i>Percent Change</i>
OFM/County	9,897	9,905	10,025	10,145	10,265	10,385	10,502	717	7.33%
OSPI Cohort	9,897	9,724	9,486	9,289	9,043	8,737	8,531	(1,366)	(13.8)%
District (Kendrick)	9,897	10,113	10,141	10,256	10,335	10,373	10,532	635	6.42%
District (Internal Analysis)	9,785	9,245	9,245	9,245	9,245	9,245	9,245	(540)	(5.52)%

*Actual October 2021 Headcount for all but District's internal analysis, which uses actual October 2021 FTE enrollment; note that February 2022 FTE enrollment dropped to 9,587

**All projections, with the exception of the District's Internal Analysis use a headcount enrollment assumption. The District finds that a full-time equivalent analysis is more appropriate for assessing facility needs.

Based upon the immediate dynamics of the District, as discussed above, the District has chosen to follow the District's own internal analysis for purposes of this CFP update. The District will closely monitor enrollment and, if actual enrollment notably shifts from the projections, will update the CFP accordingly.

2044 Enrollment Projections

Student enrollment projections beyond 2027 and to the future are highly speculative. Assuming that the District's enrollment will continue to constitute 12.93% of the District's population through 2044, and assuming that the ratio of students in each grade level stays constant, the projected enrollment by grade span *based upon the County/OFM projections* is as follows:

Table 9
Projected FTE Student Enrollment – County/OFM
2044

<i>Grade Span</i>	<i>Projected FTE Enrollment</i>
Elementary (K-5)	5,571
Middle Level School (6-8)	2,917
High School (9-12)	3,668
<i>TOTAL (K-12)</i>	12,156

Again, these estimates are highly speculative given current information and the length of the planning period. The District will continue to monitor enrollment growth and make appropriate adjustments in future updates to the CFP.

SECTION FIVE: CAPITAL FACILITIES PROJECTIONS FOR FUTURE NEEDS

Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity (excluding relocatable classrooms) for each of the six years in the forecast period (2022-2027). Capacity needs are expressed in terms of “unhoused students”

Table 10 identifies the District’s current permanent capacity needs (based upon information contained in Table 12):

Table 10
Unhoused Students – Based on October 2021 Enrollment/Capacity

<i>Grade Span</i>	<i>Unhoused Students/(Available Capacity</i>
Elementary Level (K-5)	(415)
Middle Level (6-8)	--
High School Level (9-12)	--

Assuming no permanent capacity additions or adjustments, Table 11 identifies the additional permanent classroom capacity that will be needed in 2027:

Table 11
Unhoused Students – 2027

<i>Grade Span</i>	<i>Unhoused Students/(Available Capacity</i>
Elementary Level (K-5)	(277)
Middle Level (6-8)	--
High School Level (9-12)	--

Interim capacity provided by relocatable classrooms is not included, though the District expects to continue to use relocatable classrooms to provide for a portion of the capacity needs. Relocatables may be moved from one grade level to another grade level as needed for capacity. (Information on relocatable classrooms by grade level and interim capacity can be found in Table 5.)

The District has no currently planned construction projects during this six-year planning period. Future updates to this CFP will include any identified projects.

Table 12 - Projected Student Capacity***Elementary School -- Surplus/Deficiency***

	21-22*	2022	2023	2024	2025	2026	2027
Existing Permanent Capacity	3,979	3,979	3,979	3,979	3,979	3,979	3,979
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	3,979	3,979	3,979	3,979	3,979	3,979	3,979
Enrollment	4,394	4,256	4,256	4,256	4,256	4,256	4,256
Permanent Capacity Surplus (Deficiency)**	(415)	(277)	(277)	(277)	(277)	(277)	(277)

*Actual February 2022 FTE enrollment

**Does not include relocatable capacity.

Middle School Level -- Surplus/Deficiency

	21-22*	2022	2023	2024	2025	2026	2027
Existing Permanent Capacity	2,450	2,450	2,450	2,450	2,450	2,450	2,450
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	2,450	2,450	2,450	2,450	2,450	2,450	2,450
Enrollment	2,236	2,116	2,116	2,116	2,116	2,116	2,116
Permanent Capacity Surplus (Deficiency)**	214	334	324	334	334	334	334

*Actual February 2022 enrollment

**Does not include relocatable capacity.

High School Level -- Surplus/Deficiency

	21-22*	2022	2023	2024	2025	2026	2027
Existing Permanent Capacity	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Permanent Capacity Change	0	0	0	0	0	0	0
Total Permanent Capacity**	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Enrollment	2,744	2,675	2,675	2,675	2,675	2,675	2,675
Permanent Capacity Surplus (Deficiency)**	656	725	725	725	725	725	725

*Actual February 2022 enrollment

**Does not include relocatable capacity.

SECTION SIX: FINANCING PLAN***Planned Improvements***

At the present time, the District does not have specific plans to construct new permanent capacity during the six-year planning period. The District may, as needed purchase and site new portable facilities to address capacity needs. The District intends to monitor closely enrollment and capacity needs and will update the CFP in the future as appropriate.

Financing for Planned Improvements

Where applicable, funding for planned improvements is typically secured from a number of sources including voter-approved bonds, State match funds, and impact fees.

General Obligation Bonds/Capital Levies: Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. Capital levies require a 50% voter approval and can be used for certain capital improvement projects. The District presented a \$120 million capital levy in February 2020 to the voters to fund safety/security upgrades and to replace Cascade and Liberty elementary schools. The levy failed to reach the required threshold for approval. Future updates to the CFP will include information related to future bond planning and projects.

State School Construction Assistance Funds: State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. The District is eligible for State School Construction Assistance funds for certain projects at the 61.87% funding percentage level.

Impact Fees: Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. *See Section 7 School Impact Fees.*

The Six-Year Financing Plan shown on Table 13 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components include bonds, State School Construction Assistance funds, and impact fees. The Financing Plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. As previously stated, with the exception of portable purchases, the District currently does not plan to construct new permanent capacity projects within the six-year planning period.

*Table 13 - Capital Facilities Financing Plan***Improvements Adding Permanent Capacity (Costs in Millions)****

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Local Funds	Projected State Funds	Impact Fees
Elementary										
Middle School										
High School										
Portables			\$0.118	\$0.118			\$0.360	X		

**Growth-related

Improvements Not Adding New Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levies	Projected State Funds	Impact Fees
Elementary										
Middle										
High School										
District-wide										

SECTION SEVEN: SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

School Impact Fees in Snohomish County and the City of Marysville

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Data must be accurate, reliable, and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or one-bedroom; and multi-family/two or more-bedroom.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

The City of Marysville also adopted a school impact fee program consistent with the Growth Management Act in November 1998 (with subsequent amendments).

Methodology Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Code and the Municipal Code for the City of Marysville. Where applicable, the resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities (portables), all as related to growth needs. As required

under the GMA, credits are applied in the formula to account for State School Construction Assistance Funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

When an impact fee is calculated, the District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. The student generation rate is the average number of students generated by each housing type -- in this case, single family dwellings and multi-family dwellings. Pursuant to the Snohomish County and the City of Marysville School Impact Fee Ordinances, multi-family dwellings are separated into one-bedroom and two-plus bedroom units. The District does not request school impact fees from the City of Everett as the portion of the District within City of Everett boundaries is largely undevelopable.

The District, for information purposes only, conducted a student generation study for this CFP even though it is not requesting school impact fees. The result of that report are included in Appendix C. Future updates to this CFP, where impact fees are requested, will include an updated student generation rate study.

Proposed Marysville School District Impact Fee Schedule for Snohomish County and the City of Marysville

The District does not have capacity projects planned as a part of the 2022 CFP. See discussion in Section 6 above. As such, the District is not requesting the collection of impact fees as a part of this Capital Facilities Plan. The District expects that future project planning and stabilization of enrollment will lead to a renewed request for impact fees in future updates to the Capital Facilities Plan.

Table 12
School Impact Fees
2022

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$0
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$0

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family

Elementary	.263
Middle	.079
Senior	.086

Total .428

Average Site Cost/Acre

N/A

Student Generation Factors – Multi Family (1 Bdrm)

Elementary	.000
Middle	.000
Senior	.000

Total .000

Temporary Facility Capacity

Capacity
Cost

State School Construction Assistance

Current Funding Percentage 61.87%

Student Generation Factors – Multi Family (2+ Bdrm)

Elementary	.083
Middle	.117
Senior	.100

Total .300

Construction Cost Allocation

Current CCA 246.83

District Average Assessed Value

Single Family Residence \$449,490

Projected Student Capacity per Facility

N/A

District Average Assessed Value

Multi Family (1 Bedroom) \$169,461

District Average Assessed Value

Multi Family (2+ Bedroom) \$239,336

Required Site Acreage per Facility

N/A

SPI Square Footage per Student

Elementary	90
Middle	108
High	130

Facility Construction Cost

N/A

District Property Tax Levy Rate (Bonds)

Current/\$1,000 \$0.81496

Permanent Facility Square Footage

Elementary	448,693
Middle	322,567
Senior	522,033

Total 95.99% 1,293,293

General Obligation Bond Interest Rate

Current Bond Buyer Index 2.45%
(2/22 average)

Developer Provided Sites/Facilities

Value	0
Dwelling Units	0

Temporary Facility Square Footage

Elementary	39,000
Middle	13,200
Senior	1,800

Total 4.01% 54,000

Total Facility Square Footage

Elementary	487,693
Middle	335,767
Senior	523,833

Total 100% 1,347,293

Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.

APPENDIX A

POPULATION AND ENROLLMENT DATA



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Marysville(31025)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	836	808	788	810	683	757		706	684	663	641	620	599
Grade 1	859	877	810	781	714	740	100.14%	758	707	685	664	642	621
Grade 2	781	867	891	797	738	736	99.69%	738	756	705	683	662	640
Grade 3	942	765	863	853	769	740	97.99%	721	723	741	691	669	649
Grade 4	897	940	782	834	802	792	99.12%	733	715	717	734	685	663
Grade 5	810	889	945	770	795	771	97.90%	775	718	700	702	719	671
K-5 Sub-Total	5,125	5,146	5,079	4,845	4,501	4,536		4,431	4,303	4,211	4,115	3,997	3,843
Grade 6	802	779	848	897	765	777	96.71%	746	750	694	677	679	695
Grade 7	766	800	779	838	866	735	98.23%	763	733	737	682	665	667
Grade 8	788	759	791	756	823	863	98.57%	724	752	723	726	672	655
6-8 Sub-Total	2,356	2,338	2,418	2,491	2,454	2,375		2,233	2,235	2,154	2,085	2,016	2,017
Grade 9	840	815	744	777	760	814	99.81%	861	723	751	722	725	671
Grade 10	890	824	814	754	791	763	100.29%	816	863	725	753	724	727
Grade 11	747	798	705	657	661	735	87.30%	666	712	753	633	657	632
Grade 12	739	722	752	674	654	674	97.59%	717	650	695	735	618	641
9-12 Sub-Total	3,216	3,159	3,015	2,862	2,866	2,986		3,060	2,948	2,924	2,843	2,724	2,671
DISTRICT K-12 TOTAL	10,697	10,643	10,512	10,198	9,821	9,897		9,724	9,486	9,289	9,043	8,737	8,531

Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Feb 23, 2022

Low Range Projection

Marysville Enrollment History

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
County Births	8675	8924	9070	9570	9795	9237	9001	8925	9226	9406
% of Cohort	10.2%	9.5%	9.4%	9.4%	9.5%	8.8%	9.4%	9.4%	8.8%	8.4%
City of Marysville	648	716	808	846	877	849	847	860	864	893
K % of City Cohort	136.3%	118.9%	105.8%	106.1%	106.4%	95.3%	100.1%	97.3%	93.5%	88.4%

	<u>Oct-09</u>	<u>Oct-10</u>	<u>Oct-11</u>	<u>Oct-12</u>	<u>Oct-13</u>	<u>Oct-14</u>	<u>Oct-15</u>	<u>Oct-16</u>	<u>Oct-17</u>	<u>Oct-18</u>
K	883	851	855	898	933	809	848	837	808	789
1	859	890	861	830	903	957	771	859	878	810
2	871	843	879	860	848	891	952	781	867	891
3	904	846	830	857	844	848	874	942	764	863
4	886	899	858	834	824	827	838	897	939	782
5	917	874	885	844	834	816	843	810	889	945
6	879	891	853	845	830	802	775	802	779	848
7	851	859	903	874	855	826	793	767	799	779
8	866	831	852	895	843	866	812	791	759	791
9	881	852	838	876	919	864	895	842	815	744
10	874	892	900	854	905	926	860	892	825	815
11	849	862	842	821	793	828	828	753	802	706
12	<u>980</u>	<u>987</u>	<u>943</u>	<u>900</u>	<u>877</u>	<u>874</u>	<u>796</u>	<u>746</u>	<u>723</u>	<u>756</u>
Total	11500	11377	11299	11188	11208	11134	10885	10719	10647	10519

Change	-165	-123	-78	-111	20	-74	-249	-166	-72	-128
% Change	-1.4%	-1.1%	-0.7%	-1.0%	0.2%	-0.7%	-2.2%	-1.5%	-0.7%	-1.2%

K-5	5320	5203	5168	5123	5186	5148	5126	5126	5145	5080
6-8	2596	2581	2608	2614	2528	2494	2380	2360	2337	2418
9-12	3584	3593	3523	3451	3494	3492	3379	3233	3165	3021

Low Range Projection

	<i>Projected Births</i>									
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
County Births	9524	9766	10045	9877	10034	10124	10062	10088	10114	10142
K % of Cohort	8.6%	8.5%	8.7%	8.7%	8.7%	9.1%	9.1%	9.1%	9.1%	9.1%
City of Marysville	885	901	956	962	961	963	965	969	968	971
K % of City Cohort	92.2%	92.0%	91.9%	89.8%	91.3%	96.0%	95.3%	95.1%	95.4%	95.5%

	<u>Oct-19</u>	<u>Oct-20</u>	<u>Oct-21</u>	<u>Oct-22</u>	<u>Oct-23</u>	<u>Oct-24</u>	<u>Oct-25</u>	<u>Oct-26</u>	<u>Oct-27</u>	<u>Oct-28</u>
K	816	829	879	864	878	925	919	922	924	926
1	796	813	826	876	862	880	928	922	924	927
2	803	784	813	828	882	870	889	937	931	933
3	867	782	766	796	814	869	858	876	923	917
4	847	867	785	770	803	824	879	868	886	934
5	767	830	852	773	761	796	817	872	861	879
6	894	722	784	806	734	725	759	779	831	821
7	833	878	712	774	799	730	721	755	774	826
8	759	813	860	698	762	789	721	712	746	765
9	792	760	814	861	698	765	792	723	715	748
10	728	775	746	800	849	691	757	784	716	707
11	701	626	668	645	695	740	602	659	683	623
12	<u>658</u>	<u>654</u>	<u>584</u>	<u>623</u>	<u>604</u>	<u>652</u>	<u>694</u>	<u>565</u>	<u>618</u>	<u>641</u>
	10251	10132	10087	10113	10141	10256	10335	10373	10532	10648

Change	-268	-119	-45	26	27	116	79	37	159	116
% Change	-2.6%	-1.2%	-0.4%	0.3%	0.3%	1.1%	0.8%	0.4%	1.5%	1.1%

K-5	4886	4904	4920	4906	4999	5165	5290	5396	5449	5517
6-8	2486	2413	2355	2278	2295	2244	2201	2245	2351	2411
9-12	2879	2815	2812	2929	2846	2847	2845	2731	2732	2719

APPENDIX B

SCHOOL IMPACT FEE CALCULATIONS

This section is not updated for the 2022-2027 Capital Facilities Plan since no Impact Fee is requested. Future updates to this CFP may include an Impact Fee.

APPENDIX C

STUDENT GENERATION RATES (SGR)

Student Generation Rate Report

for the Marysville School District

Date: March 7, 2022

Student Generation Rate Report

Prepared for

Peggy King

Finance & Operations Analyst – Marysville School District

4220 80th St NE, Marysville, WA 98270

Blueline Job No. 22-038

Prepared by: Chase Killebrew, AICP

Reviewed by: Eric Jensen

This report shows the estimated number of students for each grade that is typically generated by different dwelling unit types within the Marysville School District (MSD). These student generation rates (SGRs) assist in predicting future enrollment for the short term and long-term planning horizons as development and redevelopment change the mix of housing types in the district. SGRs are also used in the school impact fee formula to determine the per dwelling unit cost of needed new school capacity.

This document describes the methodology used to calculate SGRs for the MSD and provides the findings of those calculations. SGRs were calculated for two types of residential construction: single-family detached and multifamily. Manufactured homes are included in the single-family detached classification. Single-family attached units such as condominiums, townhomes, and multiplexes are included in the multifamily classification.

Electronic records were pulled from the Snohomish County Assessor’s FTP Data Downloads webpage. The specific dataset titled *Improvement Records* was filtered to only contain residential development data from the past 5 years (2017 – 2021). This table was brought into ArcGIS. Using a shapefile of the MSD boundary, all the records attached to parcels located within MSD were selected, creating a new MSD-specific table. The table was divided by single-family versus multifamily development. Then the multifamily list was divided by number of bedrooms, where all units containing 1 bedroom or less are grouped and units containing 2 or more bedrooms are grouped. No multifamily units containing 1 bedroom or less were found in this data. Also, no developments containing more units than a quadplex (four units) were found in this data.

The School District provided Blueline with student records data including the addresses and grade levels of all P2-12 students attending the Marysville School District as of January 2022. This data containing 10,682 students was reformatted so the addresses matched the style of the MSD Improvement Records address data.

There were 681 records indicating construction of new single-family detached units. These were cross-referenced and matched with the student records data, and the matches were tallied by grade level. The same was done for the 60 multifamily (2+ bedroom) records. The tables showing the results are shown on the following page.

	SINGLE-FAMILY	MULTIFAMILY (0-1 BR)	MULTIFAMILY (2+ BR)	TOTAL
UNITS CONSTRUCTED IN MSD (2017 - 2021)	687	0	60	747
NUMBER OF STUDENTS ATTENDING MARYSVILLE SCHOOL DISTRICT	10,682			



SUMMARY OF STUDENT GENERATION RATES FOR MARYSVILLE SCHOOL DISTRICT (2017 – 2021)

Single-family SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	4	0.006
P3	6	0.009
P4	5	0.007
K1	26	0.038
1	36	0.052
2	27	0.039
3	24	0.035
4	30	0.044
5	23	0.033
6	17	0.025
7	17	0.025
8	20	0.029
9	16	0.023
10	15	0.022
11	16	0.023
12	12	0.017
P2 - 5	181	0.263
6 - 8	54	0.079
9 - 12	59	0.086
P2 - 12	294	0.428

Multifamily (2+ BR) SGRs

GRADE(S)	COUNT OF MATCHES	CALCULATED RATE
P2	0	0.000
P3	0	0.000
P4	0	0.000
K1	0	0.000
1	2	0.033
2	1	0.017
3	0	0.000
4	1	0.017
5	1	0.017
6	2	0.033
7	1	0.017
8	4	0.067
9	0	0.000
10	1	0.017
11	4	0.067
12	1	0.017
P2 - 5	5	0.083
6 - 8	7	0.117
9 - 12	6	0.100
P2 - 12	18	0.300

SGRs Summary Table

	P2 - 5	6 - 8	9 - 12	P2 - 12
SINGLE-FAMILY	0.263	0.079	0.086	0.428
MULTIFAMILY (0-1 BR)	0.000	0.000	0.000	0.000
MULTIFAMILY (2+ BR)	0.083	0.117	0.100	0.300



Snohomish School District

1601 Avenue D
Snohomish, Washington 92890
(360) 563-7239

CAPITAL FACILITIES PLAN

2022 – 2027

Adopted July 27, 2022

Snohomish School District

**CAPITAL FACILITIES
PLAN**

Board of Directors

Jay Hagen, President
Shaunna Ballas, Vice President
Josh Seek
Dr. Sara Fagerlie
Brandy Hekker

Superintendent

Dr. Kent Kultgen

For information on the Snohomish School District Facilities Plan,
contact the Business Office at (360) 563-7240.

TABLE OF CONTENTS

	Page
Section 1 Introduction.....	1
Section 2. District Educational Program Standards.....	5
Section 3 Capital Facilities Inventory.....	10
Section 4 Student Enrollment.....	14
Section 5 Capital Facilities Needs.....	17
Section 6 Capital Facility Financing Plan.....	20
Section 7 School Impact Fees.....	24
Appendix A Population and Enrollment Data	
Appendix B Student Generation Factor Review	
Appendix C School Impact Fee Calculations	

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The purpose of this report is to update the Capital Facilities Plan (CFP) for the Snohomish School District pursuant to the Washington State Growth Management Act (GMA). The GMA includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This CFP is intended to provide the Snohomish School District (District), Snohomish County and other jurisdictions a description of the facilities needed to accommodate projected student enrollment at acceptable levels of service, including a detailed schedule and financing program for capital improvements, over the six year period of 2022-2027.

The CFP for the District was first prepared in 1994 in accordance with the specifications set down by the GMA. When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital plans in Appendix F of the General Policy Plan. This part of the plan established the criteria for all future updates of the District CFP that are to occur every two years. This CFP updates the 2020 GMA-based CFP that was adopted by the District and the County in 2020.

In accordance with GMA mandates, and Snohomish County Ordinance Nos. 97-095 and 99-107, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- If impact fees are requested, a calculation of impact fees to be assessed and supporting data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.
- The methodology used to calculate impact fees complies with the criteria and the formulas established by the County.

Overview of the Snohomish School District

The Snohomish School District serves a population of about 9,256¹ students in kindergarten through grade 12. The City of Snohomish has a population of approximately 10,126² people while the County encompasses a larger population of approximately 827,957³ people. The District is located 35 miles north of Seattle in the heart of the Puget Sound region of Washington.

The District has preschool and Early Childhood Education and Assistance Program (ECEAP) programs, ten elementary schools (one grades K-2, one grades 3-6 and eight grades K-6), two middle schools (grades 7 and 8), two high schools (grades 9-12), and one alternative school (grades 9-12) (AIM), and a Parent Partnership Program (PPP) (grades K-12).

The District opened Glacier Peak High School in the fall of 2008. The District’s voters approved a construction bond in May 2008 to fund the renovation of Snohomish High School, the replacement of Valley View Middle School, the expansion of Centennial Middle School, the replacement/expansion of Machias and Riverview elementary schools, construction of a new aquatics center, and technology improvements. All of these projects are now complete.

The District convened a Citizens’ Facility Advisory Committee (CFAC) in 2019 to review the conditions of our school buildings, explore demographic and enrollment projections and prioritize needs. Based on this information, the CFAC recommended, and the Board authorized for the February 2020 ballot, a \$470 million bond proposal to fund six elementary school replacement

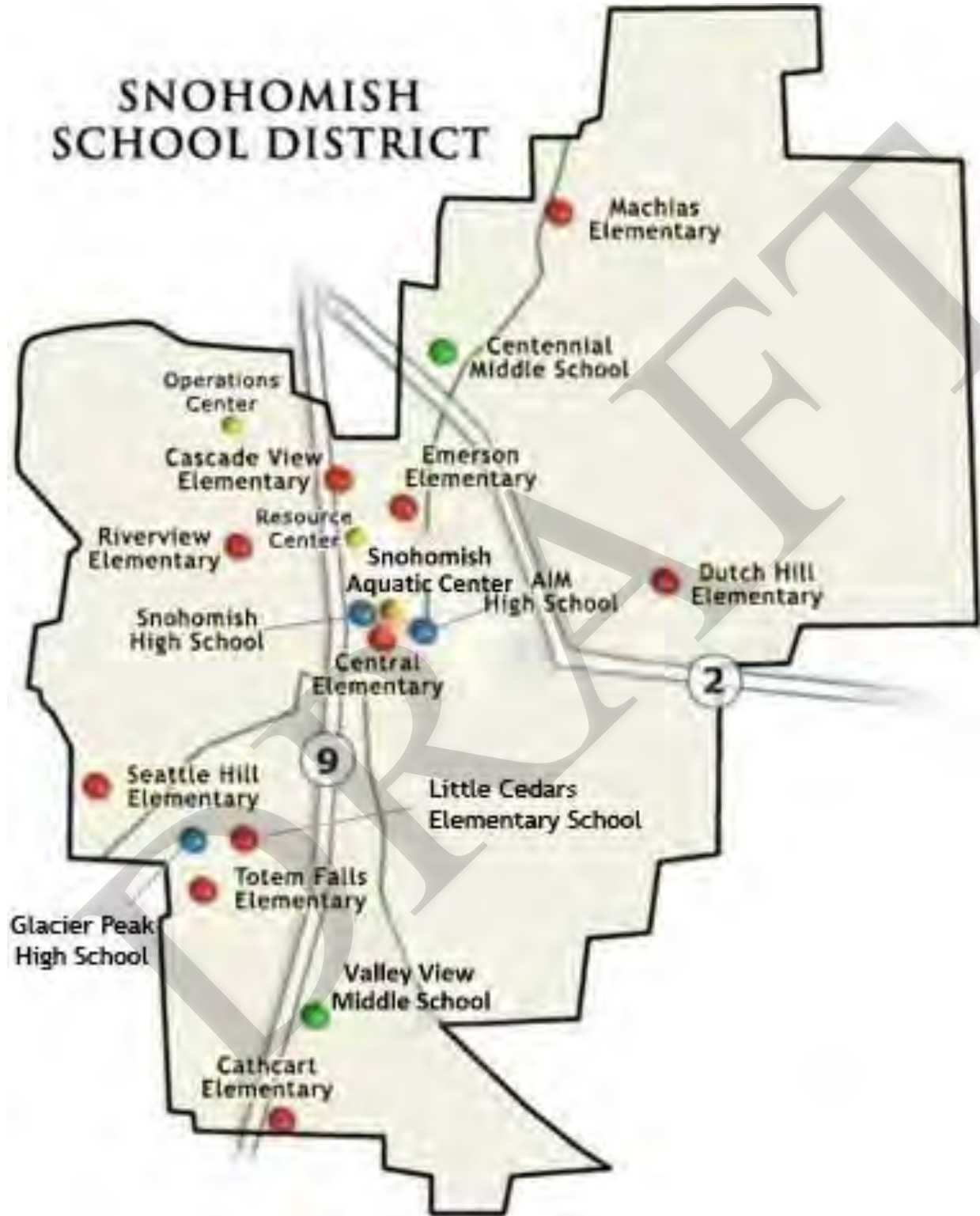
¹ October 1, 2021 FTE. Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in terms of FTE (full time equivalent).

² 2020 United States Census Bureau data

³ 2044 GMA Population Forecasts by School District – Adopted in the Snohomish County Countywide Planning Policies Appendix B (February 23, 2022).

projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District. The District failed to achieve the required 60% margin for bond approval. The District's Board of Directors is considering options for a subsequent bond proposal but has not made any decisions relative to the six year planning period of this CFP. However, the capacity needs remain, as reflected in this CFP. The District will update the CFP as needed, including consideration of an interim update, to reflect updated planning decisions.

**FIGURE 1
MAP OF DISTRICT¹**



¹ Please contact the District's Business Office at (360) 563-7240 for a copy of the map in color.

SECTION 2: DISTRICT STANDARDS

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 facility standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). The facility standards that also typically drive facility space needs include educational program offerings, classroom utilization and scheduling requirements.

Facility Standards

Creating a quality educational environment is the first priority of the Snohomish School District. It is the District's standard at this time that all students will be housed in permanent facilities and that classes will be run in one shift on a traditional school year schedule. Because of fluctuations in student population as a result of growth from new development and changing age demographics in different parts of the District, portables (temporary housing) are used in some locations. Portables will not be added if the quality of education at the facility is deemed by the District to be compromised by either total school size, impact upon core facilities such as restrooms, library space, playground space, hallways, etc. In addition, some facilities may not accommodate portables because of limitations on septic capacity. When it is not possible to increase population at a particular site, even with portables, the District will have the option of redistricting school boundaries if space is available at other facilities. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The use of temporary housing (portables) is considered strictly temporary and this CFP outlines the future permanent facility needs of the District. Where adequate funding for new construction is not available from State match and impact fees, local bonds will be sought to construct the new facilities.

The State Legislature's implementation of requirements for full-day kindergarten and reduced K-3 class size impact school capacity and educational program standards. The District implemented full-day kindergarten in 2018 at all elementary schools. The District has also reduced K-3 class sizes in accordance with state funding and has therefore adjusted educational program standards and school capacity inventory as necessary.

Facility Standards for Elementary Schools:

- The facility standard for grades K-3 is 18 students per classroom. For grades 4-6, the facility standard is 27 students per classroom.

- Optimum design capacity for new elementary schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Facility Standards for Secondary Schools:

- The facility standard for grades 7-8 is 28 students per classroom (except PE and Music).
- The facility standard for grades 9-12 is 30 students per classroom (except PE and Music).
- Optimum design capacity for new middle schools is 900 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for high schools is 1,500 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards

In addition to factors that affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by non-traditional, or special programs, such as:

- Secondary Academy
- Special education pre-school
- Special education – inclusion, resource, moderate and profound
- Highly Capable
- Bilingual education
- Preschool and early childhood programs
- Technology education
- Title I / LAP
- Drug and alcohol education
- Vocational and career education
- Music
- Daycare – before and after school
- Primary Intervention Program
- Physical education
- Outdoor education
- Multi-age classrooms
- Secondary Academies
- Parent Partnership Program
- Alternative Education (AIM High, Re Entry Program)
- USDA Food Service Program
- Extra-Curricular, co-curricular and athletic programs

These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space that can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs and, in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, 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 Capital Facilities Plan.

The District educational program standards that directly affect school capacity are outlined below for the elementary, middle and high school grade levels.

Educational Program Standards for Elementary Schools

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extended learning opportunities (remedial education) for selected students.
- Educational programs will be provided on the traditional school year schedule.
- Special education for students may be provided in a self-contained classroom.
- All students may be provided music instruction in a separate classroom.
- All students may be provided physical education instruction outside their regular classroom and outside of the cafeteria space.
- All students may be provided technology instruction outside of their regular classroom.
- Specialized work spaces for testing, specialists (i.e. OTPT/SLP's/psychologists), remedial programs, small group tutoring, and ESL programs.

Educational Program Standards for Middle and High Schools

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extra-curricular activities and for extended learning opportunities (remedial education) for selected students.
- Educational programs will be provided on a traditional school year schedule.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is

not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity should be adjusted to reflect the use of one period per day for teacher planning.

- Special education for students may be provided in a self-contained classroom.
- Specialized work spaces for testing, specialists (i.e. OTPT/SLP's/psychologists), remedial programs, small group tutoring, and ESL programs.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Vocational Classrooms (i.e. business, manufacturing, biotechnology, CAD)
 - Program Specific Classrooms (i.e. music, drama, art, physical education, technology)
 - High School Academies
 - Alternative High School Programming

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole, while meeting the District's paramount duties under the State Constitution. A boundary change or a significant programmatic change would be made by the District's Board of Directors following appropriate public review and comment.

The District's intent is to adhere to the target facility service standards noted above without making significant changes in program delivery. At a minimum, average class size in the grade K-8 classrooms will not exceed 35 students and average class size in 9-12 classrooms will not exceed 40 students. The foregoing average class sizes set forth the District's "minimum level of service." For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education, and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom or to classes held in assembly halls, gyms, cafeterias, or other common areas.

The minimum educational service standards are not the District's desired or accepted operating standard.

For the school years of 2019-20 and 2020-21, the District's compliance with the minimum educational service standards (as applicable for those years) is as follows:

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
*Snohomish No. 201	35	22.65	35	17.1	40	22.95

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
*Snohomish No. 201	35	20.63	35	16.53	40	22.46

*The District determines these figures by taking the sum of all students in regular classrooms at a grade level and dividing that by the number of teaching stations at that grade level.

SECTION 3: CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See* Section 2. A map showing locations of District facilities is provided as Figure 1.

Schools

The District currently has ten (10) elementary schools (one grades K-2, one grades 3-6 and eight grades K-6), two (2) middle schools (grades 7-8), and two high schools (grades 9-12). Machias and Riverview Elementary Schools and Valley View and Centennial Middle Schools were renovated and expanded in 2011 and 2012. The District had an additional facility, the Maple Avenue Campus (the former "Freshman Campus"), which was used as interim capacity to accommodate the District's renovation program, but it has been demolished and replaced by the Aquatic Center.

School capacity is based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. The school capacity inventory is summarized in Tables 1, 2, and 3.

**Table 1
Elementary School Capacity Inventory**

Elementary School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations(1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Cascade View	10.5	45,629	18	359	413	1990	yes
Cathcart	12.8	36,231	19	420	474	1994	yes
Central Primary	4.5	45,239	10	204	204	1994	yes
Dutch Hill	13.9	42,357	24	356	626	1985	yes
Emerson	6.9	40,038	13	375	375	1989	yes
Little Cedars	11.3	76,071	31	621	711	2007	yes
Machias	9.2	78,137	23	481	526	2011	yes
Riverview	9.6	78,740	25	515	542	2011	no
Seattle Hill	9.7	42,357	29	405	666	1982	yes
Totem Falls	10.0	44,877	18	376	376	1991	yes
Total		529,676		4,112	4,913		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that a teaching station may only be used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables and is based on target class sizes.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property

Table 2
Middle School Capacity Inventory

Middle School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations(1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Centennial Valley View	19.3 38.6	123,744 168,725	45 45	900 950	900 950	2011 2012	yes yes
Total		292,469		1,850	1,850		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that each teaching station is only used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property

Table 3
High School Capacity Inventory

High School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations (1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Snohomish H.S.	28.6	270,089	74	1,800	1,800	2012	No
Glacier Peak H.S.	50.9	245,229	74	1,500	1,692	2008	Yes
AIM Alternative(4)	3.25	13,873		100	100	2008	No
Total		529,191		3,400	3,592		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that each teaching station is only used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property.

(4) Note that the AIM Alternative High School is housed in the larger Parkway Facility. The Parkway Facility has both programmatic and non-programmatic uses including the Parent Partnership Program and the transition programs. The information here is specific to the AIM Alternative High School and not the entire Parkway Facility.

Portables

Portables are used as interim classroom space to house students until permanent classroom facilities can be provided and to prevent overbuilding. Portables are not a solution for housing students on a permanent basis. The District currently uses 68 portables at various sites throughout the District. The number of portables and their capacities are summarized in Table 4.

Table 4			
School Name	Portables		Capacity
	Portables Classrooms	Portables Other	
ELEMENTARY:			
Cascade View	2	3	54
Cathcart	2	4	54
Central Primary	0	2	0
Dutch Hill	10	1	270
Emerson		4	0
Machias	2		45
Riverview	1	3	27
Seattle Hill	10	3	261
Totem Falls	0	6	0
Little Cedars	5	2	90
Total	32	28	801
MIDDLE:			
Centennial	0	0	0
Valley View	0	0	0
Total	0	0	0
HIGH			
Snohomish	0	0	0
Glacier Peak	8	0	192
Total	8	0	192
GRAND TOTAL	40	28	993

Each portable classroom is 896 square feet.

The District portables identified in Table 4 have adequate useful remaining life and are evaluated regularly.

Support Facilities

In addition to schools, the District owns and operates facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5
Support Facilities

Facility Name	Building Area (Sq. Ft.)	Site Size (Acres)
Operations Center^	15,073	6.3
Resource and Service Center	22,296	6.0
Parkway Campus	9,536*	3.25
District Warehouse	3,936	**
Aquatic Center	52,023	21.0

^In process of demolition and replacement by summer 2022;

new square footage will equal 15,673 (including maintenance and transportation).

**Does not include education-related square footage.*

***Located on the same site as Cathcart Elementary School.*

Land

The District currently owns two undeveloped sites. The District owns 15 acres in the Three Lakes area that could potentially be used as an elementary school site in the future (assuming that land use approvals/permits could be obtained); however that property does have some notable wetland concerns that are likely to limit potential use. The District also owns an additional 23 acres behind Valley View Middle School. The 23 acre site has topography concerns and accessibility issues that could limit the District's ability to use the property as an additional school site.

Leased Facilities

The District currently does not lease any facilities.

SECTION 4: STUDENT ENROLLMENT

Historical Trends

Student enrollment in the District remained relatively constant between 1973 and 1983 and increased steadily between 1984 and 1997. The growth in student enrollment leveled out in 1998 and dipped a little in 1999. Student enrollment then grew steadily and peaked in 2016. Enrollment in the 2020-21 and 2021-22 school years declined due to the impacts of COVID-19 pandemic on available school service models and related uncertainties. The district anticipates enrollment to rebound during the duration of this plan and return and exceed levels projected by our third-party demographer pre-COVID. See additional information below.

The October 1, 2021 FTE enrollment was 9,256. See Appendix A. Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

Six Year Enrollment Projections

The Office of the Superintendent of Public Instruction prepares cohort survival projections based upon historical enrollment trends. The OSPI projections are limited in that they fail to account for development fluctuations and other anomalies such as the COVID-19 pandemic. The OSPI projections also utilize a headcount factor that misrepresents students in Snohomish School District facilities. See Appendix A-1.

The District utilizes a third party demographer, FLO Analytics, for forecasting future enrollments. This methodology, a modified cohort survival method, considers historic enrollment, economic trends, housing projections and birth rates, among other factors. Based upon this analysis, the District expects enrollment to grow over the six year planning period to a total FTE student population of 9,638, or an increase of 4.127%. See Appendix A-2.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. In 2020, the District's enrollment constituted approximately 15.69% of the District's total population. Assuming that, between 2022 and 2027, the District's enrollment will continue to constitute 15.69% of the District's population, using OFM/County data, the District projects a total enrollment of 10,071 students in 2027. See Table 6.

Table 6									
Comparison of Student Enrollment Projections 2021-2027									
Projection	October 2021*	2022	2023	2024	2025	2026	2027	Projected Change 2021-2027	Percent Change 2021-2027
County/OFM**	9,256	9,393	9,528	9,664	9,800	9,936	10,071	815	8.8%
District	9,256	9,287	9,388	9,469	9,508	9,587	9,638	382	4.127%
Total Population Projection for District (OFM)							64,190		
Student to Population Ratio	15.69%								

*Actual Oct 2021 FTE

**Based on 2044 GMA Population Forecasts by School District (information provided by Snohomish County).

The District uses the FLO Analytics modified cohort survival projections for purposes of predicting enrollment during the six years of this Plan. As noted above, the growth factor used in the modified cohort survival projections reflects an analysis of historic average housing development and enrollment in the District within the last six years and knowledge of active known and proposed future housing developments, as well as factors in pandemic-related anomalies. The District believes this projection to be an accurate measure of future growth given that it is based upon actual circumstances within the District. The District will monitor actual enrollment over the next two years and, if necessary, make appropriate adjustments in the next Plan update.

2044 Enrollment Projections

Student enrollment projections beyond the 2027 school year are highly speculative. Using OFM/County data as a base, the District projects a 2044 student population of 11,374. This assumes that the District's enrollment will continue to constitute 15.69% of the District's total population through 2044.

The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7
Projected Student Enrollment
2044

Grade Span	FTE Enrollment – October 2021	Projected Enrollment 2044**
Elementary (K-6)	4,488	5,515
Middle School (7-8)	1,423	1,748
High School (9-12)	3,345	4,111
TOTAL (K-12)	9,256	11,374

Note: Snohomish County Planning and Development Services provided the underlying data for the 2044 projections.

**The 2044 enrollment projections assume that the percentage of students per grade level will remain consistent between 2021 and 2044.

SECTION 5: CAPITAL FACILITIES NEEDS

Facility Needs (2022-2027)

Schools

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2022-2027).

Capacity needs are expressed in terms of “unhoused students.”

The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor is added later (if applicable, see Table 11).

Projected future capacity needs are depicted on Table 8 and are derived by applying the District’s modified cohort projected enrollment to the permanent capacity existing in 2021. This table shows actual permanent space needs and the portion of those needs that are “growth related” for the years 2022-2027. Importantly, capacity needs existing as of the 2021 base year include impacts from recent growth within the District and should also be considered as growth-related.

**Table 8
Additional Capacity Needs
2022-2027**

Grade Span	2021*	2022	2023	2024	2025	2026	2027	Pct. Growth Related
Elementary (K-6)								
Total	376**	515	626	814	900	956	960	
Growth Related		139	250	438	524	580	584	60.83%
Middle School (7-8)								
Total	---	---	---	---	---	---	---	
Growth Related	--	--	--	--	--	--	--	--%
High School								
Total	---	---	---	---	---	---	---	
Growth Related	--	--	--	--	--	--	--	--%

* Actual 2021 FTE Enrollment

**Represents capacity needs (including those related to recent growth) existing as of the date of this Plan.

The capacity improvements that are required to meet the District's growth-related and non-growth related capacity needs are identified in Table 9-B below.

By the end of the six-year forecast period (2027-2028), additional permanent classroom capacity will be needed as follows:

Table 9
Estimated Unhoused Students (2027-2028)*

Grade Span	Unhoused Students (Post-2021 Growth Related)	Unhoused Students (Pre-2021 Existing and Recent-Growth Related)
Elementary (K-6)	584	960
Middle School (7-8)	--	--
High School (9-12)	--	--
TOTAL UNHOUSED (K-12)	584	984

*Reflects needs assuming no construction projects

It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 9.

Recent and Planned Improvements

To accommodate growth in previous years, the District constructed and opened in 2007 a new elementary school and constructed a second high school, Glacier Peak, which opened in 2008. The District's voters approved a bond in May 2004 for these projects. In 2008, the District's voters approved additional construction bonds to replace and expand Machias and Riverview elementary schools to address the need for elementary student capacity. The 2008 Bond also provided for finishing the renovation of Snohomish High School, enlarging and modernizing Valley View Middle School and enlarging Centennial Middle School, and building a new aquatics center. The District also purchased an existing building, the "Parkway Building", and renovated it to house its AIM Alternative High School and Transition programs and the Parent Partnership Program.

The District convened a Citizens' Facility Advisory Committee (CFAC) in 2019 to review the conditions of our school buildings, explore demographic and enrollment projections and prioritize needs. Based on this information, the CFAC recommended, and the Board authorized for the February 2022 ballot, a \$470 million bond proposal to fund six elementary school replacement projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District. The District failed to achieve the required 60% margin for bond approval.

The District, in view of current and anticipated capacity needs, is continuing to plan for elementary capacity additions during the six-year planning period and beyond. The District may also purchase and site new portable facilities to address capacity needs.

Elementary Schools

The District opened Little Cedars Elementary School with a permanent capacity of 621, with 27 teaching stations. The elementary was completed and put into use for the 2007-08 school year. The total cost of the new elementary school was approximately \$25.0 million excluding the land purchase.

In addition, the District requested as a component of its 2008 bond proposal to replace and expand two elementary schools, Machias and Riverview. The projects are complete and the capacity of the two schools was expanded from 481 and 515 respectively to 600 each. These schools opened at the new capacity in January of 2011.

This CFP includes planning for classroom additions as a part of replacement projects at three elementary schools (Cathcart, Dutch Hill, and Seattle Hill) to address growth-related needs. The District is also considering replacement/addition projects at other elementary schools in the future (likely outside of the six year planning period). The replacement/addition projects are subject to funding secured through a future capital bond, all contingent on future action by the Board of Directors and ultimately the voters.

Middle Schools

To address overcrowding at the middle school level, the District constructed a new-in-lieu Valley View Middle School to house 950 students and modernized and enlarged Centennial Middle School to house 900 students. Centennial opened in 2011 and Valley View opened in fall 2012.

High Schools

The District opened Glacier Peak High School, with a capacity of 1,500 students in fall of 2008. In addition, the District recently completed modernization of the existing Snohomish High School campus. In the summer of 2012 three portables were added (total of six classrooms) at Glacier Peak. In 2017, an additional portable (two classrooms) was added at Glacier Peak.

Interim Classroom Facilities

The District plans to add two portable classrooms at Dutch Hill in the summer of 2022. It may purchase additional portables as needed to address growth-related needs (See Table 10). As necessary, the District will also continue to utilize portables as temporary housing of students until permanent facilities are constructed. However, it remains a District goal to house all students in permanent facilities.

SECTION 6: CAPITAL FACILITIES FINANCING

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, State matching funds and development impact fees. Each of these funding sources is discussed in greater detail below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. Snohomish School District voters rejected a bond proposal in 2001 for \$14.5 million to finance the acquisition of sites, planning for a new elementary school, planning for a new high school, the acquisition of modular classrooms, and the purchase and installation of technology equipment and systems.

Voters in May of 1998 approved a \$3.9 million bond issue to construct 11 classrooms at Snohomish High School and to finance mechanical and technology improvements throughout the District. On March 14, 2000, Snohomish School District voters approved a \$6.12 million dollar bond issue to finance certain capital improvements to the District's educational facilities.

In March of 2003, the school board appointed a 35-member Citizens' Facilities Advisory Committee to complete an in-depth study of our school facilities. This committee found that Snohomish schools are overcrowded and reported that half of our school buildings are at or near the end of their useful life. The committee then created a long-range plan for school construction, modernization and renovation to address those issues.

The District's voters approved a \$141,570,000 bond issue on May 18, 2004, to fund a new high school, modernization of the existing Snohomish High School, a new elementary school, acquisition of two new school sites, and various health, safety, energy and infrastructure improvements throughout the District.

The District's voters approved a \$261.6 million bond in May 2008 to fund the renovation of Snohomish High School, the renovation/expansion of Valley View Middle School, the expansion of Centennial Middle School, the replacement/expansion of Machias and Riverview elementary schools, construction of a new aquatics center, to make District-wide capital improvements, and acquire classroom technology to improve student learning.

The District's voters considered in February 2020 but did not approve a \$470 million bond proposal to fund six elementary school replacement projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District.

State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. For eligible projects, the District's funding level under the State School Construction Assistance fund is at the 56.04% percentage level (July 2022 release).

Impact Fees

Development impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. (See additional discussion in Section 7).

Six Year Financing Plan

The Six-Year Financing Plan shown in Table 10 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components includes bond issues, impact fees, and State School Construction Assistance funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

The District's six year finance plan is outlined in Table 10 below.

As previously stated, the District's CFP plans for classroom additions at three elementary schools, all subject to future funding approval. The District will update this CFP, including a potential interim update, to reflect relevant planning decisions. The District anticipates also purchasing portable facilities to address growth-related capacity needs.

Table 10
Finance Plan
(dollars in 1,000s)

	2022	2023	2024	2025	2026	2027	Total Cost*	Bond/Levy/ Impact Fee	State Match	Other	Added Capacity	Growth Related
Dutch Hill Elementary Replacement/Addition				\$46,300	\$37,000		\$83,300	X	X		X	X
Cathcart Elementary Replacement/Addition				\$45,000	\$34,700		\$79,700	X	X		X	X
Seattle Hill Elementary Replacement				\$45,100	\$34,700		\$79,700	X	X		X	X
District wide Capital Improvements (including portables)	\$300	\$300	\$300				\$900	X			X	X

*Reflects total projects costs using 2022 estimates, subject to escalation. The impact fees are calculated based on construction costs only with anticipated escalation. Construction costs for the impact fee calculation reflect average construction costs of the three elementary school capacity projects, with replacements average total capacity of 600 seats..

Table 11 - Projected Student Capacity (2022-2027)**Elementary School Surplus/Deficiency**

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	4,112	4,112	4,112	4,112	4,112	4,112	4,731
Added Capacity						619^	
Portable Capacity	801	855*	855	855	855	855	855
Total Capacity	4,913	4,967	4,967	4,967	4,967	5,586	5,586
Enrollment	4,488	4,627	4,738	4,926	5,012	5,068	5,072
Surplus (Deficiency) – Permanent Capacity	(376)	(515)	(626)	(814)	(900)	(337)	(342)
Surplus (Deficiency) – All Capacity**	425	340	229	41	(45)	518	514

^Capacity additions resulting from replacement and expansion of Cathcart, Dutch Hill, and Seattle Hill Elementary Schools

*Added portables at Dutch Hill (summer 2022)

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

Middle School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	1,850	1,850	1,850	1,850	1,850	1,850	1,850
Added Capacity							
Portable Capacity							
Total Capacity	1,850	1,850	1,850	1,850	1,850	1,850	1,850
Enrollment	1,423	1,365	1,359	1,340	1,356	1,470	1,521
Surplus (Deficiency) – Permanent Capacity	427	485	491	510	494	380	329
Surplus (Deficiency) – All Capacity***	427	485	491	510	494	380	329

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

High School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Added Capacity							
Portable Capacity	192	192	192	192	192	192	192
Total Capacity	3,592	3,592	3,592	3,592	3,592	3,592	3,592
Enrollment	3,345	3,295	3,291	3,204	3,140	3,049	3,045
Surplus (Deficiency) – Permanent Capacity	55	105	109	196	260	351	355
Surplus (Deficiency) – All Capacity***	247	301	301	388	452	543	547

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student factor methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds expected to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit toward a capital levy/bond that would fund the capacity improvements. The costs of projects that do not add capacity are not included in the impact fee

calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs. Furthermore, impact fees will not be used to address existing deficiencies.

The District’s school impact fees are calculated to include the elementary capacity additions identified in this 2022 CFP update. See discussion in Sections 5 and 6 above.

Proposed Snohomish School District Impact Fee Schedule

Using the variables on the following page and formula described above, impact fees proposed for the District are summarized in Table 12. See also Appendix C.

Table 12
School Impact Fees
2022

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$6,495
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$4,514

**Table 12 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family			Average Site Cost/Acre	
Elementary	.221		Elementary	\$0
Middle	.080			
Senior	.085			
Total	.387			
Student Generation Factors – Multi Family (1 Bdrm)			Temporary Facility Capacity	
Elementary	.000		Capacity	
Middle	.000		Cost	
Senior	.000			
Total	.000			
Student Generation Factors – Multi Family (2+ Bdrm)			State Match Credit	
Elementary	.118		Current State Match Percentage	56.04%
Middle	.059			
Senior	.059			
Total	.235			
Projected Student Capacity per Facility			Construction Cost Allocation	
Elementary	600		July 2022 Release	246.83
Middle	-			
Senior	-			
Net Site Acreage per Facility			District Average Assessed Value	
Elementary	-		Single Family Residence	\$635,321
New Facility Construction Cost/Average			District Average Assessed Value	
Elementary - 600 students	\$80,900,000		Multi Family (1 Bedroom)	\$169,461
(average of three capacity projects)				
Permanent Facility Square Footage			District Average Assessed Value	
Elementary	529,676		Multi Family (2+ Bedroom)	\$239,226
Middle	292,469			
Senior	529,161			
Total	97.41%	1,351,306		
Temporary Facility Square Footage			SPI Square Footage per Student	
Elementary	28,800		Elementary	90
Middle	0		Middle	117
Senior	7,200		Senior	130
Total	2.59%	36,000		
Total Facility Square Footage			District Debt Service Tax Rate	
Elementary	558,476		Current/\$1,000	\$2.383
Middle	292,469			
Senior	536,361			
Total	100.00%	1,387,306		
			General Obligation Bond Interest Rate	
			Bond Buyer Index (2/22 avg)	2.45%
			Developer Provided Sites/Facilities	
			Value	0
			Dwelling Units	0

Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.

APPENDIX A

POPULATION AND ENROLLMENT DATA

Sultan School District # 311

Capital Facilities Plan

2022-2027

Adopted: _____

Sultan School District No. 311 Capital Facilities Plan 2022-2027

For Inclusion in the
Snohomish County Comprehensive Plan

BOARD OF DIRECTORS

Cindy Buoy, Vice-Chair

Ed Hussman

Gigi Gouldner

Byron Kindle

Russ Sumpter, Chair

SUPERINTENDENT

Dan Chaplik

For information on the Sultan School District Facilities
Plan contact the Superintendent's Office (360) 793-9800

Table of Contents

Section 1	INTRODUCTION	
	Purpose of the Capital Facilities Plan	1
	Overview of the District	2
	District Map	2
Section 2	DEFINITIONS	3
Section 3	DISTRICT STANDARD OF SERVICE	
	Standard/Goals for Elementary School Facilities & Educational Programs	5
	District Goals for Secondary School Facilities & Educational Programs	5
	District-Wide Educational Programs	6
	Use of Portables	7
	Reporting of Minimum Level of Service – Table 1	7
Section 4	CAPITAL FACILITIES INVENTORY	
	Capital Facilities	9
	Permanent Classroom Inventory – Table 2	10
	Portable Classroom Inventory – Table 3	11
	Combined Total Classroom Inventory – Table 4	12
	Support Facilities Inventory – Table 5	13
	Additional Land Inventory	13
Section 5	STUDENT ENROLLMENT PROJECTIONS	
	Student Enrollment Projections 2021-2027	14
	OFM, OSPI, and District Enrollment Projections – Table 6	15
	Long Range Enrollment Projections through 2035 – Table 7	16
Section 6	CAPITAL FACILITIES NEEDS	
	Available Capacity-2021 – Table 8	17
	Available Capacity-2027 – Table 9	17
	Projected Student Capacity – Table 10	18
	Planned Improvements	19
Section 7	FINANCIAL PLAN	
	General Obligation Bonds	20
	State School Construction Assistance Program	20
	School Impact Fees	20
	Six-Year Financial Plan – Table 11	21
Section 8	IMPACT FEES	
	School Impact Fee Calculation Parameters	22
	Methodology and Variables Used	23
	Proposed School Impact Fee Schedule – Table 12	23
	APPENDIX – A	Enrollment Forecasts
	APPENDIX – B	Student Generation Rates
	APPENDIX – C	School Impact Fee Worksheet

Section 1: Introduction

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Sultan School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”), the City of Sultan (“Sultan”) and the City of Gold Bar (“Gold Bar”) with an overview of projected student enrollment, site capacity, a description of facilities needed to accommodate projected student enrollment, and a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the GMA, adopted County Policy, and adopted school impact fee ordinances of Snohomish County and the cities of Gold Bar and Sultan, the CFP contains the following required elements:

1. Future 6-year enrollment forecasts for each grade span (K-5, 6-8, 9-12).
2. An inventory of existing capital facilities owned by the District showing the locations and capacities of the facilities.
3. A forecast of future needs for capital facilities and school sites.
4. The proposed capacities of expanded or new capital facilities.
5. A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
6. A calculation of impact fees to be assessed and support data substantiating said fees (if applicable).

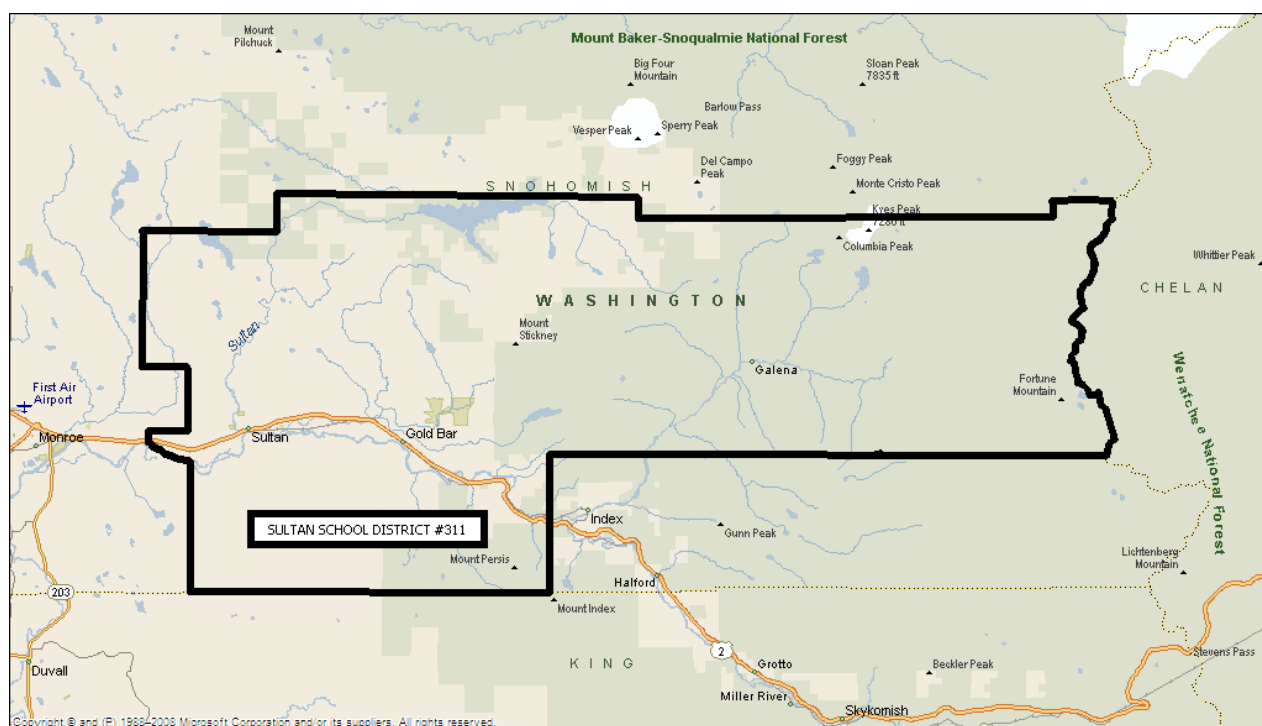
In developing this CFP, the District followed the following guidelines set forth in Appendix F of the Snohomish County General Policy Plan:

- ❖ Information was obtained from recognized sources, such as the WA State Office of Superintendent of Public Instruction (OSPI), U.S. Census, or other governmental report. School districts may generate their own data if it is derived through statistically reliable methodologies. Information is to be consistent with the Office of Financial Management (“OFM”) population forecasts and those of Snohomish County.
- ❖ The CFP complies with Chapter 36.70A RCW (the Growth Management Act) and, where impact fees are to be assessed, Chapter 82.02 RCW.
- ❖ The calculation methodology for impact fees meets the conditions and tests of Chapter 82.02 RCW. 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.
- ❖ The calculation methodology for impact fees, if proposed by the District, also complies with the criteria and the formulas established by the County and the respective City/Cities.

Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Overview of the Sultan School District

The Sultan School District has two elementary schools (grades K-5), one middle school (grades 6-8), one high school (grades 9-12) and an alternative high school program. The District serves a student population of approximately 1,955 (October 1 headcount, 1,925 adjusted FTE enrollment) in all programs from kindergarten through twelfth grade, includes the cities of Sultan and Gold Bar as well as unincorporated rural areas of Snohomish County, and had an estimated population in 2020 of 14,930 residents (Snohomish County 2044 GMA Population Forecast by School District). The District is located 47 miles northeast of Seattle, Washington nestled in the foothills of the Cascade Mountain range.



Section 2: Definitions

Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

Average Assessed Value means the average assessed value by dwelling unit type of all residential units constructed within the Sultan School District.

Board means the Board of Directors of Sultan School District No. 311 (“School Board”).

Capital Facilities means school facilities identified in the District’s CFP.

Construction Cost Allocation means the maximum cost per square foot of construction that the state will recognize. This amount is established by the legislature in the biennium budget. [Formerly referred to as the “Boeckh Index.”]

Development Activity means any residential construction, expansion of a building or structure, or any other change of building, structure or land that creates additional demand and need for school facilities by creating additional dwelling units. This excludes building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units.

Development Approval means any written authorization from the County and/or cities of Sultan or Gold Bar that authorizes the commencement of a residential development activity.

District means Sultan School District No. 311.

District Property Tax Levy Rate means the District’s current capital property tax rate for bonds per thousand dollars of assessed value.

Dwelling Unit Type means (1) single-family residences, (2) multi-family one-bedroom apartment or condominium units and (3) multi-family multiple-bedroom apartment, condominium, or duplex/townhome units, all as defined by local ordinance.

Estimated Facility Construction Cost means the projected costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs.

FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at District schools. A student is considered one FTE if he/she is enrolled for the equivalent of a full schedule each school day. Sno-Isle Vocational School and college Running Start students are a reduced FTE since they do not attend Sultan High School for a full school day. For purposes of this Capital Facilities Plan, all other grades are considered to contain one FTE per student.

Grade Span means a category into which the District groups its grades of students (e.g., elementary, middle, or junior high, and high school).

Growth Management Act / GMA means the Growth Management Act, Chapter 17, Laws of the State of Washington of 1990, 1st Ex. Sess., as now in existence or as hereafter amended.

Headcount total number of students enrolled in the District, regardless of their FTE status. The District must plan to accommodate this many students if they all attended school at the same time.

Interest Rate means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index.

Land Cost Per Acre means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the District.

OEM means Washington State Office of Financial Management.

OSPI means Washington State Office of the Superintendent of Public Instruction.

Permanent Facilities means school facilities of the District with a fixed foundation.

Portables means factory-built structures, transportable in one or more sections, that are designed to be used as instructional spaces and are needed to prevent the overbuilding of school facilities, to meet the needs of service areas within the District, or to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

Portable Facilities Cost means the total cost incurred by the District for purchasing and installing portable classrooms.

School Impact Fee means a payment of money imposed on residential development as a condition of development approval to pay for school facilities needed to serve new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

Standard of Service means the standard adopted by the District which identifies the program year, the class size by grade span and considering the requirements of students with special needs, the number of classrooms, the types of facilities the District believes will best serve its student population, and other factors as identified in the District's Capital Facilities Plan.

State Funding Assistance Percentage means the proportion of funds that are provided to the District for specific capital projects from the state's Common School Construction Fund.

Student Factor [Student Generated Rate/SGR] means the number of students of each grade span (elementary, middle/jr. high, high school) that the District determines are typically generated by different dwelling unit types within the District. The District will use a survey or statistically valid methodology to derive the specific student generated rate.

Teaching Station means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time a full class meeting the District's level of service for the particular grade.

Unhoused Students means students projected to be housed in classrooms where class size exceeds standards within the District and, if the District so specifies in the Capital Facilities Plan, students projected to be housed in portable classrooms.

Section 3: District Standard of Service

Creating a quality educational environment is the first priority of the Sultan School District. School facility and student capacity needs are often 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, classroom utilization and scheduling requirements, and use of portable classroom facilities.

Standard of Service for Elementary School Facilities

- Class size for Kindergarten will not exceed an average of 17 students per classroom.
- Class size for 1-3 will not exceed an average of 17 students per classroom.
- Class size for grades 4-5 will not exceed an average of 25 students per classroom.

District Goals for Elementary School Educational Programs

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extended learning opportunities and community use.
- Educational programs will be provided on the traditional school year schedule.
- Special education for students may be provided in regular classes when inclusion is possible and in resource rooms or self-contained classrooms when this is the most appropriate option available for some students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. We have targeted a utilization rate of 90% for grades K-5. Therefore, classroom capacity should be adjusted to reflect the use of one period per day for the aforementioned needs.
- All students will be provided music and physical education in a separate classroom.
- All students will be housed in permanent facilities.
- Optimum design capacity for new elementary schools is 600 students. However, actual capacity of an individual school may vary depending on the educational program offered.

Standard of Service for Secondary School Facilities

- Class size for grades 6-8 will not exceed an average of 25 students per classroom (except PE and Music).
- Class size for grades 9-12 will not exceed an average of 25 students per classroom (except PE and Music).

District Goals for Secondary School Educational Programs

- Educational programs will be provided in a single shift each school day. The facility will be available after normal hours for extra-curricular activities and for extended learning opportunities and community use.

- Educational programs will be provided on a traditional school year schedule.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. We have targeted a utilization rate of 81% for grades 6-12. Therefore, classroom capacity should be adjusted to reflect the use of one period per day for the aforementioned needs.
- Special education for students may be provided in regular classes when inclusion is possible, in resource rooms (pullout model), or in self-contained classrooms when this is the most appropriate option available for some students.
- All students will be housed in permanent facilities.
- Optimum design capacity for a new middle school is 700 students and for a new high school 800 students. However, actual capacity of an individual school may vary depending on the educational program(s) offered.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Vocational/Agricultural Classrooms (i.e., business, wood shop, wood technology, mechanics, metals, and greenhouse plants)
 - Program Specific Classrooms (i.e., music, art, physical education, computer labs, science labs, and business)

District-wide Educational Programs

Special programs offered by the District at specific school sites include:

- ❖ Special Educational Classes for Birth-Three
- ❖ Preschool for Special Needs Students
- ❖ Special Education Classes for K-12
- ❖ Pre-Kindergarten
- ❖ Extended Day Kindergarten
- ❖ Speech and Language Therapy
- ❖ Occupational Therapy
- ❖ Physical Therapy
- ❖ School Psychology
- ❖ Drug and Alcohol Intervention
- ❖ Title I / Learning Assistance Programs (LAP)
 - ⊕ Includes Read Naturally Curriculum
- ❖ Title III / Limited English Proficient (LEP)
- ❖ Bilingual Education for English Language Learners (ELL)
- ❖ Technology Education for Grades K-12
- ❖ Advancement Via Individual Determination (AVID)
- ❖ Science Technology Engineering & Math (STEM)
 - ⊕ Includes *Project Lead the Way* Curriculum
- ❖ Summer School / Extended School Year (ESY)
- ❖ Sno-Isle Vocational Skills Center (Cooperative School) for Grades 10-12

- ❖ R.A.P. Regional Apprenticeship Pathways
- ❖ Workforce (Cooperative School) for Grades 11-12
- ❖ Sultan Parent Partnership Program (SP3)
- ❖ Sky Valley Options (Alternative High School)
- ❖ Sultan Virtual Academy
- ❖ Community College Running Start for Grades 11-12
- ❖ Vocational and Career Education Onsite for Grades 9-12
- ❖ Alternative Program for Grades 9-12

These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities. In addition to factors that affect the amount of space required, government mandates and community expectations may affect how classroom space is utilized.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, 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 as accommodations are made to facilitate the demands brought about by modifications to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

Use of Portables

Because of fluctuations in student population as a result of growth from new development and changing age demographics in different parts of the District, portables are used on a temporary basis in most locations. Portables will not be added if the quality of education at the facility is deemed by the District to be compromised by either total school size, or impact upon core facilities such as lunchroom/food services, restrooms, library space, hallways, or a severe reduction in playground area or parking area, etc. Portables are not intended to be a long-term capacity solution. The District regularly assesses the condition of its portables for continued educational program use.

Minimum Level of Service (MLOS)

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment.

The District's minimum level of service is as follows: on average, K-5 classrooms have no more than 28 students per classroom, 6-8 classrooms have no more than 30 students per classroom, and 9-12 classrooms have no more than 32 students per classroom. The District has set minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. Minimum standards have not been met if, on average using current FTE figures: K-5 classrooms have more than 28 students per classroom, 6-8 classrooms have more than 30 students per classroom, or 9-12 classrooms more than 32 students per classroom. For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, Home Eco,

chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term “classroom” does not apply to special programs or activities that may occur in a regular classroom. The minimum educational service standards are not District’s desired or accepted operating standard.

For the school years of 2019-2020 and 2020-2021, the District’s compliance with the minimum educational service standards was as follows:

Table 1 Minimum Level of Service

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	28	20.3	30	30.75	32	31.68

* The District determines the reported service level by adding the reported average of FTE students at each grade level and dividing that number by the number of general education teaching stations (including portables).

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	28	18.61	30	30.13	32	30.32

* The District determines the reported service level by adding the reported average of FTE students at each grade level and dividing that number by the number of general education teaching stations (including portables).

Section 4: Capital Facilities Inventory

CAPITAL FACILITIES

Under the GMA, public entities are required to inventory capital facilities used to serve existing development. 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 Sultan School District including schools, portables, unimproved land and support facilities. Leased facilities are also identified. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 3).

Permanent Classrooms

The District operates two elementary schools, one middle school, one high school, and an alternative high school for grades 9-12. Currently the elementary schools serve grades PreK-5, the middle school serves grades 6-8 and the high school serves grades 9-12. School capacity was determined based on the number of classrooms used as general education teaching stations at each school and the District's adopted standard of service. It is this capacity calculation that is used to establish the District's baseline capacity and to determine future capacity needs based on projected student enrollment. The school permanent capacity inventory is summarized in Table 2. Teaching stations that are not available for regular classroom capacity are used as conference room space, computer STEM labs, special education programs, occupational therapy rooms, behavior modification rooms, and special needs pre-school classrooms.

Portable Classrooms

Portable classrooms are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The Sultan School District currently owns 42 portable classrooms throughout the District to provide additional interim classroom capacity in addition to housing programs to address diverse students (see Table 3). Of the 42 portables listed in inventory, 21 are used as general education classrooms. The other 21 are used for programmatic offerings such as the alternative high school program, computer labs, STEM labs, Title I, Occupational Therapy, Special Education, preschool, and PTA.

Table 2 Permanent Classroom Capacity Inventory

Elementary School	Site Size (Acres)	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Elementary 501 Date Ave, Sultan	7.9	52,661 sf	24	20	389
Gold Bar Elementary 419 Lewis Ave, Gold Bar	9.4	33,723 sf	16	13	221
TOTAL K-5	17.3	86,384 sf	40	33	610

Middle School	Site Size (Acres)	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Middle School 301 High Ave, Sultan	10.41	66,912 sf	25	15	375
TOTAL 6-8	10.41	66,912 sf	25	15	375

High School	Site Size (Acres)	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan High School 13715 310 th Ave SE, Sultan	33.75	71,876 sf	21	10	275
TOTAL 9-12	33.75	71,876 sf	21	10	275

GRAND TOTAL		225,172 sf	86	58	1,228
--------------------	--	-------------------	-----------	-----------	--------------

Table 3 Portable Classroom Capacity Inventory

Elementary School	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Elementary	10,776 sf	12	5	117
Gold Bar Elementary	8,960 sf	10	6	150
TOTAL	19,736 sf	22	11	267

Middle School	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Middle School	4,480 sf	5	1	25
TOTAL	4,480 sf	5	1	25

High School	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan High School	13,476 sf	13	9	225
TOTAL	13,476 sf	13	9	225

Alternative Program	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sky Valley Option High School	1,792 sf	2	0	0
TOTAL	1,792 sf	2	0	0

GRAND TOTAL	39,484 sf	42	21	517
--------------------	------------------	-----------	-----------	------------

**Table 4 Classroom Capacity – Permanent and Temporary Inventory
Combined Total**

Elementary School	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Total Maximum Student Capacity
Sultan Elementary	63,437 sf	36	25	506
Gold Bar Elementary	42,683 sf	26	19	371
TOTAL K-5	106,120 sf	62	44	877

Middle School	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Total Maximum Student Capacity
Sultan Middle School	71,392 sf	30	16	400
TOTAL 6-8	71,392 sf	30	16	400

High School	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Total Maximum Student Capacity
Sultan High School	85,352 sf	34	19	500
TOTAL 9-12	85,352 sf	34	19	500

Alternative Program	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Columbia Virtual Academy	1,792	2	0	0
TOTAL	1,792	2	0	0

GRAND TOTAL	264,656 sf	128	70	1,777
--------------------	-------------------	------------	-----------	--------------

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 4.

Table 5 Support Facility Inventory

Facility	Building Area (Square Feet)
Administration	3,149
Bus Barn	7,200
TOTAL	10,349

Additional Land Inventory

The District several years ago sold a 40-acre undeveloped parcel on Reiter Road in Gold Bar, WA. The property was originally purchased for the construction of a new middle school, but was later determined to not be an ideal location to serve our student population. The District has purchased two new properties. One property of 2.5 acres, is next to the High School and planned for potential expansion of the school facility on that site, and the other, a 9.787 acre site, is at the south eastern edge of the City and planned for a future transportation co-op. The District is currently pursuing purchase of a 50 acre site (for a future elementary school and high school).

Leased Property/Facilities

The District is leasing the property formerly known as the “Start Up Gym” to the Sky Valley Arts Council. The property is identified by Parcel No. 27080400200100 and contains approximately 8.74 acres.

The District does not lease from any third party any facilities for District administration or facility use.

Section 5: Student Enrollment Projections

Student Enrollment Projections 2022-2027

Enrollment projections are the most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Any plans for new facilities can be delayed if enrollment projections and the economy indicate a downturn. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. The District plans to monitor closely actual enrollment and, if necessary, make appropriate adjustments in future Plan updates. For purposes of this update, the District reviewed three methods of projections:

1. ***The Office of Financial Management (OFM)*** “ratio method” is based upon Snohomish County population estimates for people residing within the Sultan School District Service Area (both within the corporate City limits of Sultan and Gold Bar as well as unincorporated parts of Snohomish County) compared to current Actual student enrollment. Between 2014 and 2019, the District’s enrollment averaged approximately 13.81% of the total population in the Sultan School District service area. In 2020, during the pandemic, the average fell to 12.57%. Using the pre-pandemic average, and assuming that the District’s headcount enrollment will continue to increase in direct proportion with the Sultan School District service area population, a total enrollment of 2,424 students is projected for 2027. This is an increase of 469 students from actual 2021 enrollment, or an 23.99% increase. Using the OFM methodology, student enrollment is anticipated at 2,635 by 2044 when the Population Forecast of 19,078 residents in the Sultan School District Service Area is expected.
2. ***The Office of Superintendent of Public Instruction (OSPI)*** projections are based upon a “cohort” survival method which uses the “official” student count day of October 1st each year to establish historical enrollment data from the previous 5 years to create an average to forecast forward the number of students who will be attending school in the following years, also known as a Linear Projection. The cohort survival method is considered conservative given that it doesn’t account fully for in-migration due to growth. The cohort survival method uses a headcount analysis and includes students enrolled in non-brick and mortar programs in the District (such as the virtual academy and Running Start). The most recent OSPI cohort survival projections are artificially influenced by enrollment anomalies occurring during the pandemic, and its reliability should be viewed through that lens. Based on the OSPI “cohort” methodology, the District’s enrollment will increase in 2027 to 2,032 students, an increase of 3.94% over 2021 headcount enrollment. See Appendix A – page 1.
3. ***The District*** has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers historic enrollment trends in the District and known data regarding local housing circumstances. The District’s enrollment projections start with actual 2021 FTE enrollment and use a monthly average to produce an annual enrollment number. The District uses this average to project forward in forecasting for budget purposes and to ensure adequate staffing levels to meet enrollment projections. The District’s methodology uses a full-time equivalent analysis instead of headcount to more accurately reflect the actual

number of students in school buildings at a given time. Based upon the District’s methodology, the District’s enrollment will increase by a total of 482 students by 2027, an increase of 25.0% from 2021 enrollment. See Appendix A – page 2.

OFM, OSPI, and the District’s enrollment projections are reflected in Table 6.

Table 6 Enrollment Projections

								Projected Change	Percent Change
Method	2021^	2022	2023	2024	2025	2026	2027	2021-2027	2021-2027
OFM	1,955	2,033	2,111	2,189	2,267	2,345	2,424	469	24.0%
OSPI	1,955	1,974	1,984	2,005	1,996	2,013	2,032	77	3.94%
District	1,925	2,045	2,145	2,220	2,280	2,354	2,407	482	25.0%
Population Projections**	14,930*						17,549	2,619	17.54%
^October 1, 2021 actual HC enrolment, with District figures adjusted for FTE.									
*2020 Census									
**Snohomish County 2044 GMA Population Forecast									

The Sultan School District has chosen to follow the District’s methodology during this planning period because that methodology more accurately reflects the anticipated growth based on historic patterns and expected new development based on updated information. The District intends to monitor enrollment data and make annual adjustments as needed. The District will revisit the enrollment methodology in future updates to the CFP.

Enrollment Projections – 2044

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student FTE population of 2,635. This is based on the OFM/County data and the District’s corresponding average enrollment figures. The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities. The grade span breakdown assumes that the proportion of students in each grade band will remain constant.

Projected enrollment by grade span for the year 2044 is provided in Table 7. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7 OFM Enrollment Projections from 2021 to 2044

Grade Span	Actual Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	910	1,212
Middle School (6-8)	443	597
High School (9-12)	602	811
TOTAL (K-12)	1,955	2,635

Note: Snohomish County Planning and Development Service provided the underlying data (the “2044 GMA Population Forecast by School District”) for the 2044 projections.

Section 6: Capital Facility Needs

The projected available student capacity was determined by subtracting permanent capacity from actual 2021 enrollment and projected 2027 enrollment. Importantly, existing and planned portable capacity, which is a capacity solution, is not included in this analysis. Capacity needs are expressed in terms of “unhoused students.”

Table 8 Unhoused Students – Based on October 2021 Enrollment

Grade Span	Permanent Capacity	Enrollment	Available Capacity*	Unhoused Students
Elementary Level (K-5)	610	943	0	333
Middle Level (6-8)	375	443	0	68
High School Level (9-12)	275	539	0	264
TOTALS	1,228	1,925	0	665

*Permanent capacity only

Assuming no new capacity additions during the six-year period, Table 9 identifies the additional permanent classroom capacity that will be needed in 2027, the end of the six-year forecast period:

Table 9 Unhoused Students – Based on Projected October 2027 Enrollment

Grade Span	Permanent Capacity	Enrollment (FTE)	Available Capacity*	Unhoused Students	%age of Unhoused Students above 2021
Elementary Level (K-5)	610	1,179	0	569	41.48%
Middle Level (6-8)	375	554	0	179	62.01%
High School Level (9-12)	275	674	0	399	33.83%
TOTALS	1,228	2,407	0	1,179	43.60%

*Permanent capacity only

Table 9 demonstrates that projected growth through 2027 will impact the District’s facilities at all three grade levels.

Importantly, Table 9 does not include portable classroom additions or adjustments that could be made to meet capacity needs. For example, the portable classrooms currently located at the elementary school level could be used to serve middle school capacity needs.

Projected permanent capacity needs are depicted in Table 10. They are derived by applying the District’s projected number of students to the projected capacity. Planned improvements by the District through 2027 are included in Table 10 and more fully described in Table 11.

Table 10 Projected Student Capacity – 2021 through 2027**Elementary School -- Surplus/Deficiency**

	2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	686	686	686	686	686	686	886
Added Permanent Capacity	0	0	0	0	0	200**	700+
Enrollment	943	1,002	1,051	1,088	1,117	1,154	1,179
Permanent Facilities Surplus/(Deficiency)^	(257)	(316)	(365)	(402)	(431)	(268)	407

* Actual Oct. 2021 FTE enrollment

** Classroom addition at Sultan Elementary School (100) and Gold Bar Elementary (100)

+ New Elementary School (700)

^Does not include capacity solutions with current and planned portable classrooms

Middle School Level -- Surplus/Deficiency

	2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	480	480	480	480	480	480	0
Added Permanent Capacity	0	0	0	0	0	0	704**
Enrollment	443	470	493	511	524	541	554
Permanent Facilities Surplus/(Deficiency)^	37	10	(13)	(31)	(44)	(61)	150

* Actual Oct. 2021 FTE enrollment

** Current SHS converted to new Sultan Middle School with added capacity (net gain of +224 seats).

^ Does not include capacity solutions with in current portable classrooms

High School Level -- Surplus/Deficiency

	2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	275°	275	275	275	275	0	800
Added Permanent Capacity	0	0	0	0		800**	0
Enrollment	539	573	601	622	628	659	674
Permanent Facilities Surplus/(Deficiency)^	(264)	(298)	(326)	(347)	(353)	141	126

* Actual Oct. 2021 FTE enrollment

° Regular capacity at existing high school down from previous years due to increased needs in brick and mortar building for special capacity purposes; regular capacity needs relying more heavily on portables.

** New High School (800 for a net gain of +525 seats) (existing SHS converted to new and expanded SMS)

^ Does not include capacity solutions with current and planned portable classrooms

Planned Improvements

Table 10 indicates that the District will need additional capacity at all grade levels to serve projected student enrollment. The District is engaging in early bond planning to reflect the projects included in this Capital Facilities Plan. A future resolution by the Board of Directors, as well as voter approval of a bond, will be required to fund the planned projects. Future updates to this CFP will include updated information regarding any adopted bond resolution.

Projects Adding Permanent Capacity (subject to funding):

- a 100 seat expansion at Sultan Elementary School;
- a 100 seat expansion at Gold Bar Elementary School;
- a new 700 student elementary school;
- a 90 seat expansion at Sultan Middle School to convert that school to an alternative program for District learning;
- a 256 seat expansion at Sultan High School to convert that school to the new Sultan Middle School;
- a new 800 student high school (new Sultan High School).

Non-Capacity Adding Projects (subject to funding):

- Modernization and improvements at Sultan Elementary and Gold Bar Elementary.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State School Construction Assistance funds, and impact fees. The potential funding sources are discussed below.

Interim Classroom Facilities (Portables)

During the six years of this planning period, the District may purchase or lease portable classrooms and/or relocate portables if necessary to address growth needs. It remains a District goal to house all students in permanent facilities.

Section 7: Financial Plan

Funding of school facilities is typically secured from a number of sources including voter approved bonds, capital levies, State School Construction Assistance funds, and School Impact Fees. Each of these sources is discussed in greater detail below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. General Obligation Bonds or Special Levies would be the primary source of funding for any future capital improvement projects.

State School Construction Assistance Program

State School Construction Assistance Program funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance Program funds for specific capital projects based on a prioritization system. The District anticipates that it will receive SCAP funds for the Sultan High school and Gold Bar Elementary School projects that are included in this CFP. The District is eligible for State School Construction Assistance funds for certain projects at the 61.85% funding percentage level.

School Impact Fees

Impact fees have been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits are issued. Following a decline in enrollment in 2010, the District did not request school impact fees for several years. With recent and projected continued enrollment increases, as well as capacity planning to address these enrollment needs, the District began requesting school impact fees in 2016 and continues to do so in this Capital Facilities Plan.

Six-Year Financial Plan

The Six-Year Financial Plan shown in Table 11 is a summary of the expected budget that supports the projects in this Capital Facilities Plan. The financing components include possible funding from capital bonds and levies, school impact fees, and State Construction Assistance Funds (dependent upon qualifying, level of funding and availability of funds). Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

The District expects that, as project and bond planning proceeds, the estimated project costs in Table 11 are likely to increase. Thus, the project cost estimates in this CFP should be viewed conservatively. Future updates to this CFP will include updated cost estimates.

Table 11 Finance Plan 2022-2027**Improvements Adding Permanent Capacity (Costs in Millions)**

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy	State Funds	Impact Fees
Elementary School										
Sultan Elementary Addition					\$10.897		\$10.897	X		X
Gold Bar Elementary Addition					\$10.897		\$10.897	X	X	X
New Elementary (estimated future costs*)					\$76.284		\$76.284	X	X	X
Middle School										
New Sultan Middle (conversion of existing SHS with added capacity)						\$31.633	\$31.633	X	X	X
High School										
New High School					\$98.853		\$98.853	X	X	X
K-12										
Portables							TBD			X
Alternative School (conversion of existing SMS)					\$10.928		\$10.928	X	X	
Site Acquisition (new ES and HS)	\$5.00						\$5.00	X		X

Improvements Not Adding Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy	State Funds	Impact Fees
Elementary School										
Sultan Elementary Modernization					\$3.601		\$3.601	X		
Gold Bar Elementary Modernization					\$12.099		\$12.099	X	X	
Middle School										
High School										

*Estimated facility and land costs; future updates to the CFP will include identified costs.

Section 8: Impact Fees

Impact Fee Calculation Parameters

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. Fees also cannot be used to make up for capacity deficiencies existing on the date of Plan adoption. Fees may only be assessed in relation to the new capacity needs created by new development.

The Snohomish County General Policy Plan (GPP) which implements the GMA, sets certain conditions for districts wishing to assess impact fees.

The District must provide support data including:

- (a) An explanation of the calculation methodology, including description of key variables and their computation; and
- (b) Definitions and sources of data for all inputs into the fee calculation.

Such data must be accurate, reliable and statistically valid;

Data must accurately reflect projected costs in the 6-year financing program;

Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types:

- 1. Single-family
- 2. Multi-family/ 2 or more bedrooms
- 3. Multi-family/studio or 1-bedroom;

In November 1997, Snohomish County substantially modified Title 26C to convert it into an impact fee program meeting new requirements of the GMA and changes to RCW 82.02, the State law authorizing impact fees. On February 1, 2003, Snohomish County adopted a revision of Title 26C, thus replacing it with Chapter 30.66C, as defined by the Uniform Development Code. The cities of Sultan and Gold Bar have adopted school impact fee ordinances consistent with the Snohomish County school impact fee ordinance.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County school impact fee ordinance. The resulting figures are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit,” an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District uses only the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 9. For purposes of this Plan, the District has chosen to use the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 11 for a complete identification of funding sources.

The following projects are included in the impact fee calculation:

- 100 student capacity additions at both Sultan and Gold Bar Elementary Schools;
- A new 700 student elementary school;
- 256 student capacity addition at new Sultan Middle School; and
- A new 800 student Sultan High School.

Please see Table 11 for relevant cost data related to each capacity project.

Table 12 School Impact Fees

Housing Type	Impact Fee Per Unit
<i>Single Family Residential</i> (detached)	\$14,842
<i>Multi-Family (2+ bdrms)</i>	\$9,576
<i>Multi-Family (studio or 1 bdrm)</i>	\$0

**Table 10 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Sultan(31311)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---					AVERAGE %		--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021	SURVIVAL	2022	2023	2024	2025	2026	2027
Kindergarten	139	147	137	158	132	156		151	153	154	156	158	160
Grade 1	130	161	158	147	143	143	105.88%	165	160	162	163	165	167
Grade 2	154	129	147	154	145	159	99.56%	142	164	159	161	162	164
Grade 3	154	144	127	158	142	147	98.59%	157	140	162	157	159	160
Grade 4	161	159	151	125	133	156	100.10%	147	157	140	162	157	159
Grade 5	140	169	162	152	124	149	103.74%	162	152	163	145	168	163
Grade 6	164	142	173	170	149	128	101.99%	152	165	155	166	148	171
K-6 Sub-Total	1,042	1,051	1,055	1,064	968	1,038		1,076	1,091	1,095	1,110	1,117	1,144
Grade 7	144	169	141	178	153	156	99.98%	128	152	165	155	166	148
Grade 8	154	146	154	144	180	159	99.93%	156	128	152	165	155	166
7-8 Sub-Total	298	315	295	322	333	315		284	280	317	320	321	314
Grade 9	146	146	132	164	150	180	99.17%	158	155	127	151	164	154
Grade 10	150	151	148	142	150	146	100.22%	180	158	155	127	151	164
Grade 11	155	120	142	148	133	143	92.60%	135	167	146	144	118	140
Grade 12	151	146	123	141	143	133	98.52%	141	133	165	144	142	116
9-12 Sub-Total	602	563	545	595	576	602		614	613	593	566	575	574
DISTRICT K-12 TOTAL	1,942	1,929	1,895	1,981	1,877	1,955		1,974	1,984	2,005	1,996	2,013	2,032

Notes: Specific subtotaling on this report will be driven by District Grade spans.

**Modified Cohort Survival Projections
 (Sultan School District)**

ENROLLMENT FORECAST

S.Y.	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Tot Enroll.	1,925	2,045	2,145	2,220	2,280	2,354	2,407
Chg vs Prior Year	120						
		100					
			75				
				60			
					74		
						53	

		21/22	22/23	23/24	24/25	25/26	26/27	26/28
K-5	49%	943.25	1,002.05	1,051.05	1,087.80	1,117.20	1,153.46	1,179.43
6-8	23%	442.75	470.35	493.35	510.60	524.40	541.42	553.61
9-12	28%	539.00	572.60	600.60	621.60	638.40	659.12	673.96
TOTAL		1,925.00	2,045.00	2,145.00	2,220.00	2,280.00	2,354.00	2,407.00

APPENDIX B



MEMORANDUM

Phone: (206) 324-8760
2200 Sixth Avenue, Suite 1000
Seattle, WA 98121
www.berkconsulting.com

DATE: January 19, 2022

TO: Dan Chaplik, Superintendent, Sultan School District

FROM: Kevin Gifford, Senior Associate, BERK Consulting

RE: Sultan School District Findings for Student Generation Rates

Introduction

This memorandum contains findings for the Sultan School District's 2019 and 2022 student generation rates (SGR). Student generation rates provide an estimate of the number of students associated with a given level of residential growth. BERK was contracted to provide analysis of student enrollment and district housing data to determine SGR's for two enrollment dates: January 2020 (2019-2020 school year) and October 2021 (2021-2022 school year).

Analysis Methodology

To calculate the SGR's, BERK used student address data provided by the District and current land use and property records available from the Snohomish County Assessor. BERK geocoded student addresses using GIS software and matched address points to County property records; each matched address was classified as single-family, duplex, triplex, fourplex, or multifamily (5+ units), based on County property records.

In general, SGR's are calculated by dividing the number of students enrolled and living within the District by the number of housing units located in the District. Typically, only housing units constructed recently (within the last 5-10 years) are included in order to more closely reflect recent development trends in the area. For purposes of this analysis, SGR by grade level was calculated based on:

1. Housing units inside the District boundaries and constructed within the last 5 years (2015-2019 for the 2019-2020 school year and 2017-2021 for the 2021-2022 school year); and
2. The number of enrolled students currently living at those addresses.

Housing units constructed and associated student population are presented in Exhibit 1.



Exhibit 1. District Housing Units and Student Population

Housing Units and Student Population	2015-2019	2017-2021
Housing Units Constructed		
Single Family	365	508
Duplex	3	5
Triplex	0	0
Fourplex	0	0
Multifamily (5+)	0	0
Total	368	513
Students Living in Units Constructed		
Single Family	102	198
Duplex	3	3
Triplex	0	0
Fourplex	0	0
Multifamily (5+)	0	0
Total	105	201

Sources: Sultan School District, 2022; Snohomish County Assessor, 2021.

Findings for Student Generation Rates

Exhibit 2 and Exhibit 3 show the results of the SGR analysis by grade band and grade level for both the 2019-2020 and 2021-2022 school years. Empty cells indicate grade levels where no students enrolled for the associated school year lived in housing units constructed within the previous 5-year period. As shown in Exhibit 1, new housing construction in the district during the analysis periods has consisted primarily of single-family units. Very few duplexes have been built recently, and no construction of triplex, fourplex, or multifamily units was recorded within the district during either analysis period. Student generation rates therefore cannot be calculated for those housing types, and the following exhibits present calculated rates only for single-family and duplex housing units.

Due to the small size of the district's duplex housing stock, calculated rates for this housing type may be subject to substantial fluctuations from year to year. Expanding the date range beyond the previous five years would capture a larger number of students and housing units, thereby achieving greater coverage for duplex/triplex/multifamily units. However, as more older housing units are included, the results are less representative of current development trends.

Exhibit 2. Sultan School District Student Generation Rates by Grade Band

Sultan School District Student Generation Rates by Grade Level				
2019-2020 School Year			2021-2022 School Year	
Grade	Single Family	Duplex	Single Family	Duplex
Pre-K	0.005	-	0.006	-
K-5	0.134	0.333	0.220	0.200
6-8	0.066	0.333	0.075	0.200
9-12	0.074	0.333	0.089	0.200
Total (All Grades)	0.279	1.000	0.390	0.600

Exhibit 3. Sultan School District Student Generation Rates by Grade Level

Sultan School District Student Generation Rates by Grade Level				
2019-2020 School Year			2021-2022 School Year	
Grade	Single Family	Duplex	Single Family	Duplex
Pre-K	0.005	-	0.006	-
Kindergarten	0.005	-	0.043	-
Grade 1	0.008	-	0.028	-
Grade 2	0.027	-	0.037	-
Grade 3	0.036	0.333	0.041	0.200
Grade 4	0.022	-	0.033	-
Grade 5	0.036	-	0.037	-
Grade 6	0.019	-	0.028	-
Grade 7	0.027	-	0.030	-
Grade 8	0.019	0.333	0.018	0.200
Grade 9	0.027	-	0.039	-
Grade 10	0.008	0.333	0.012	0.200
Grade 11	0.030	-	0.026	-
Grade 12	0.008	-	0.012	-
Total (All Grades)	0.279	1.000	0.390	0.600

Note: Empty cells (-) reflect grade levels that did not have any enrolled students living in housing units constructed during the study period for that school year.

Sources: Sultan School District, 2022; Snohomish County Assessor, 2021.

Multi-Family 2+ BR Rates: As noted above, the District does not have a reliable data set for purposes of calculating student generation rates for Multi-Family 2+ bedroom units. Consistent with the methodology used in the 2016, 2017, 2018, and 2020 Sultan School District Capital Facilities Plans, the District has calculated Multi-Family 2+ BR student generation rates using the countywide average of the corresponding rates published in the 2020 capital facilities plans (the last County-adopted set of plans) of the other school districts in Snohomish County. These averages reflect recent development trends in Snohomish County which will likely influence any multi-family construction that occurs in the District in the near term. As a comparison to Snohomish County, King County has recognized countywide averages as a reasonable approach to calculating student generation rates when there is a lack of sufficient development data. See KCC 21A.06.1260.

The District is choosing to apply the 2020 calculated average* as an estimate of student generation from new Multi-Family 2+ bedroom units within the Sultan School District.

The resulting average student generation rates are as follows:

Multi-Family 2+ BR Rates	K-5	6-8	9-12
	0.108	0.058	0.078

Student generation rates were not calculated for multi-family dwelling units with one bedroom or less as current data is insufficient for purposes of calculating a countywide average in Snohomish County.

*Excluding certain anomalies of districts with high multi-family rates (Monroe, Mukilteo, Lake Stevens).

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Sultan School District								
YEAR	2022								
School Site Acquisition Cost:									
(((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student			
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	Cost/	Cost/	Cost/
							SFR	MFR (1)	MFR (2+)
Elementary	10.00	\$ -	900	0.220	0.000	0.108	\$0	\$0	\$0
Middle	20.00	\$ -	256	0.075	0.000	0.058	\$0	\$0	\$0
High	40.00	\$ -	900	0.089	0.000	0.078	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student			
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	Factor	Cost/	Cost/	Cost/
				SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	84.80%	\$ 98,078,000	900	0.220	0.000	0.108	\$20,330	\$0	\$9,980
Middle	84.80%	\$ 31,633,000	256	0.075	0.000	0.058	\$7,859	\$0	\$6,077
High	84.80%	\$ 98,853,000	800	0.089	0.000	0.078	\$9,326	\$0	\$8,173
						TOTAL	\$37,515	\$0	\$24,231
Temporary Facility Cost:									
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	Factor	Factor	Factor	SFR	MFR (1)	MFR (2+)
				SFR	MFR (1)	MFR (2+)			
Elementary	15.20%	\$ -	25	0.220	0.000	0.108	\$0	\$0	\$0
Middle	15.20%	\$ -	30	0.075	0.000	0.058	\$0	\$0	\$0
High	15.20%	\$ -	32	0.089	0.000	0.078	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student			
		Footage	Asst %	Factor	Factor	Factor	Cost/	Cost/	Cost/
				SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	\$ 246.83	90	61.85%	0.220	0.000	0.108	\$3,023	\$0	\$1,484
Middle	\$ 246.83	108	61.85%	0.075	0.000	0.058	\$1,237	\$0	\$956
High	\$ 246.83	130	61.85%	0.089	0.000	0.078	\$1,766	\$0	\$1,548
						TOTAL	\$6,026	\$0	\$3,988
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							\$395,711	\$169,461	\$239,226
Capital Bond Interest Rate							2.45%	2.45%	2.45%
Net Present Value of Average Dwelling							\$3,472,253	\$1,486,973	\$2,099,141
Years Amortized							10	10	10
Property Tax Levy Rate							\$0.52	\$0.52	\$0.52
Present Value of Revenue Stream							\$1,806	\$773	\$1,092
Fee Summary:				Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$37,515	\$0	\$24,231			
Temporary Facility Cost				\$0	\$0	\$0			
State SCFA Credit				(\$6,026)	\$0	(\$3,988)			
Tax Payment Credit				(\$1,806)	(\$773)	(\$1,092)			
FEE (AS CALCULATED)				\$29,684	(\$773)	\$19,151			
Fee (AS DISCOUNTED)				\$14,842	\$0	\$9,576			

Sultan School District # 311

Capital Facilities Plan

2022-2027

BOARD APPROVED

JUN 28 2022

Adopted: **SULTAN SCHOOL DISTRICT**

Sultan School District No. 311

Capital Facilities Plan

2022-2027

For Inclusion in the
Snohomish County Comprehensive Plan

BOARD OF DIRECTORS

Cindy Buoy, Vice-Chair

Ed Hussman

Gigi Gouldner

Byron Kindle

Russ Sumpter, Chair

SUPERINTENDENT

Dan Chaplik

For information on the Sultan School District Facilities
Plan contact the Superintendent's Office (360) 793-9800

Table of Contents

Section 1	INTRODUCTION	
	Purpose of the Capital Facilities Plan	1
	Overview of the District	2
	District Map	2
Section 2	DEFINITIONS	3
Section 3	DISTRICT STANDARD OF SERVICE	
	Standard/Goals for Elementary School Facilities & Educational Programs	5
	District Goals for Secondary School Facilities & Educational Programs	5
	District-Wide Educational Programs	6
	Use of Portables	7
	Reporting of Minimum Level of Service – Table 1	7
Section 4	CAPITAL FACILITIES INVENTORY	
	Capital Facilities	9
	Permanent Classroom Inventory – Table 2	10
	Portable Classroom Inventory – Table 3	11
	Combined Total Classroom Inventory – Table 4	12
	Support Facilities Inventory – Table 5	13
	Additional Land Inventory	13
Section 5	STUDENT ENROLLMENT PROJECTIONS	
	Student Enrollment Projections 2021-2027	14
	OFM, OSPI, and District Enrollment Projections – Table 6	15
	Long Range Enrollment Projections through 2035 – Table 7	16
Section 6	CAPITAL FACILITIES NEEDS	
	Available Capacity-2021 – Table 8	17
	Available Capacity-2027 – Table 9	17
	Projected Student Capacity – Table 10	18
	Planned Improvements	19
Section 7	FINANCIAL PLAN	
	General Obligation Bonds	20
	State School Construction Assistance Program	20
	School Impact Fees	20
	Six-Year Financial Plan – Table 11	21
Section 8	IMPACT FEES	
	School Impact Fee Calculation Parameters	22
	Methodology and Variables Used	23
	Proposed School Impact Fee Schedule – Table 12	23
	APPENDIX – A	Enrollment Forecasts
	APPENDIX – B	Student Generation Rates
	APPENDIX – C	School Impact Fee Worksheet

Section 1: Introduction

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Sultan School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”), the City of Sultan (“Sultan”) and the City of Gold Bar (“Gold Bar”) with an overview of projected student enrollment, site capacity, a description of facilities needed to accommodate projected student enrollment, and a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the GMA, adopted County Policy, and adopted school impact fee ordinances of Snohomish County and the cities of Gold Bar and Sultan, the CFP contains the following required elements:

1. Future 6-year enrollment forecasts for each grade span (K-5, 6-8, 9-12).
2. An inventory of existing capital facilities owned by the District showing the locations and capacities of the facilities.
3. A forecast of future needs for capital facilities and school sites.
4. The proposed capacities of expanded or new capital facilities.
5. A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
6. A calculation of impact fees to be assessed and support data substantiating said fees (if applicable).

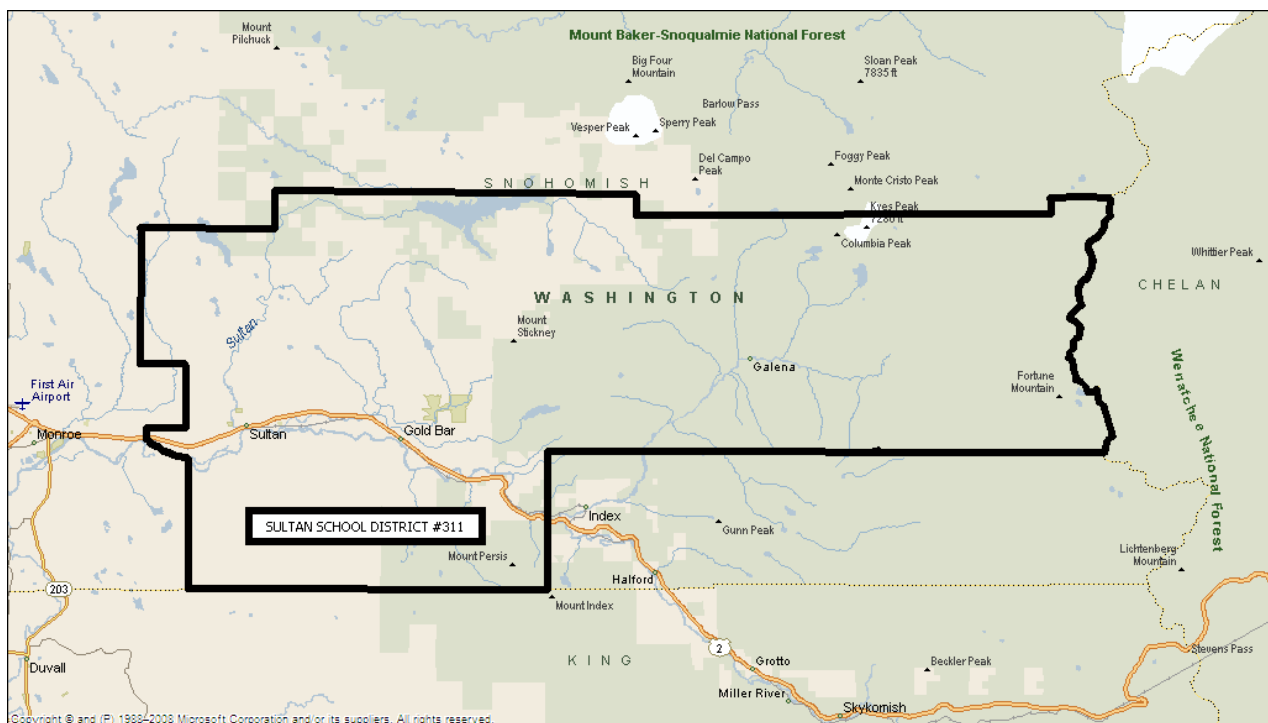
In developing this CFP, the District followed the following guidelines set forth in Appendix F of the Snohomish County General Policy Plan:

- ❖ Information was obtained from recognized sources, such as the WA State Office of Superintendent of Public Instruction (OSPI), U.S. Census, or other governmental report. School districts may generate their own data if it is derived through statistically reliable methodologies. Information is to be consistent with the Office of Financial Management (“OFM”) population forecasts and those of Snohomish County.
- ❖ The CFP complies with Chapter 36.70A RCW (the Growth Management Act) and, where impact fees are to be assessed, Chapter 82.02 RCW.
- ❖ The calculation methodology for impact fees meets the conditions and tests of Chapter 82.02 RCW. 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.
- ❖ The calculation methodology for impact fees, if proposed by the District, also complies with the criteria and the formulas established by the County and the respective City/Cities.

Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Overview of the Sultan School District

The Sultan School District has two elementary schools (grades K-5), one middle school (grades 6-8), one high school (grades 9-12) and an alternative high school program. The District serves a student population of approximately 1,955 (October 1 headcount, 1,925 adjusted FTE enrollment) in all programs from kindergarten through twelfth grade, includes the cities of Sultan and Gold Bar as well as unincorporated rural areas of Snohomish County, and had an estimated population in 2020 of 14,930 residents (Snohomish County 2044 GMA Population Forecast by School District). The District is located 47 miles northeast of Seattle, Washington nestled in the foothills of the Cascade Mountain range.



Section 2: Definitions

Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

Average Assessed Value means the average assessed value by dwelling unit type of all residential units constructed within the Sultan School District.

Board means the Board of Directors of Sultan School District No. 311 (“School Board”).

Capital Facilities means school facilities identified in the District’s CFP.

Construction Cost Allocation means the maximum cost per square foot of construction that the state will recognize. This amount is established by the legislature in the biennium budget. [Formerly referred to as the “Boeckh Index.”]

Development Activity means any residential construction, expansion of a building or structure, or any other change of building, structure or land that creates additional demand and need for school facilities by creating additional dwelling units. This excludes building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units.

Development Approval means any written authorization from the County and/or cities of Sultan or Gold Bar that authorizes the commencement of a residential development activity.

District means Sultan School District No. 311.

District Property Tax Levy Rate means the District’s current capital property tax rate for bonds per thousand dollars of assessed value.

Dwelling Unit Type means (1) single-family residences, (2) multi-family one-bedroom apartment or condominium units and (3) multi-family multiple-bedroom apartment, condominium, or duplex/townhome units, all as defined by local ordinance.

Estimated Facility Construction Cost means the projected costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs.

FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at District schools. A student is considered one FTE if he/she is enrolled for the equivalent of a full schedule each school day. Sno-Isle Vocational School and college Running Start students are a reduced FTE since they do not attend Sultan High School for a full school day. For purposes of this Capital Facilities Plan, all other grades are considered to contain one FTE per student.

Grade Span means a category into which the District groups its grades of students (e.g., elementary, middle, or junior high, and high school).

Growth Management Act / GMA means the Growth Management Act, Chapter 17, Laws of the State of Washington of 1990, 1st Ex. Sess., as now in existence or as hereafter amended.

Headcount total number of students enrolled in the District, regardless of their FTE status. The District must plan to accommodate this many students if they all attended school at the same time.

Interest Rate means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index.

Land Cost Per Acre means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the District.

OEM means Washington State Office of Financial Management.

OSPI means Washington State Office of the Superintendent of Public Instruction.

Permanent Facilities means school facilities of the District with a fixed foundation.

Portables means factory-built structures, transportable in one or more sections, that are designed to be used as instructional spaces and are needed to prevent the overbuilding of school facilities, to meet the needs of service areas within the District, or to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

Portable Facilities Cost means the total cost incurred by the District for purchasing and installing portable classrooms.

School Impact Fee means a payment of money imposed on residential development as a condition of development approval to pay for school facilities needed to serve new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

Standard of Service means the standard adopted by the District which identifies the program year, the class size by grade span and considering the requirements of students with special needs, the number of classrooms, the types of facilities the District believes will best serve its student population, and other factors as identified in the District's Capital Facilities Plan.

State Funding Assistance Percentage means the proportion of funds that are provided to the District for specific capital projects from the state's Common School Construction Fund.

Student Factor [Student Generated Rate/SGR] means the number of students of each grade span (elementary, middle/jr. high, high school) that the District determines are typically generated by different dwelling unit types within the District. The District will use a survey or statistically valid methodology to derive the specific student generated rate.

Teaching Station means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time a full class meeting the District's level of service for the particular grade.

Unhoused Students means students projected to be housed in classrooms where class size exceeds standards within the District and, if the District so specifies in the Capital Facilities Plan, students projected to be housed in portable classrooms.

Section 3: District Standard of Service

Creating a quality educational environment is the first priority of the Sultan School District. School facility and student capacity needs are often 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, classroom utilization and scheduling requirements, and use of portable classroom facilities.

Standard of Service for Elementary School Facilities

- Class size for Kindergarten will not exceed an average of 17 students per classroom.
- Class size for 1-3 will not exceed an average of 17 students per classroom.
- Class size for grades 4-5 will not exceed an average of 25 students per classroom.

District Goals for Elementary School Educational Programs

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extended learning opportunities and community use.
- Educational programs will be provided on the traditional school year schedule.
- Special education for students may be provided in regular classes when inclusion is possible and in resource rooms or self-contained classrooms when this is the most appropriate option available for some students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. We have targeted a utilization rate of 90% for grades K-5. Therefore, classroom capacity should be adjusted to reflect the use of one period per day for the aforementioned needs.
- All students will be provided music and physical education in a separate classroom.
- All students will be housed in permanent facilities.
- Optimum design capacity for new elementary schools is 600 students. However, actual capacity of an individual school may vary depending on the educational program offered.

Standard of Service for Secondary School Facilities

- Class size for grades 6-8 will not exceed an average of 25 students per classroom (except PE and Music).
- Class size for grades 9-12 will not exceed an average of 25 students per classroom (except PE and Music).

District Goals for Secondary School Educational Programs

- Educational programs will be provided in a single shift each school day. The facility will be available after normal hours for extra-curricular activities and for extended learning opportunities and community use.

- Educational programs will be provided on a traditional school year schedule.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. We have targeted a utilization rate of 81% for grades 6-12. Therefore, classroom capacity should be adjusted to reflect the use of one period per day for the aforementioned needs.
- Special education for students may be provided in regular classes when inclusion is possible, in resource rooms (pullout model), or in self-contained classrooms when this is the most appropriate option available for some students.
- All students will be housed in permanent facilities.
- Optimum design capacity for a new middle school is 700 students and for a new high school 800 students. However, actual capacity of an individual school may vary depending on the educational program(s) offered.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Vocational/Agricultural Classrooms (i.e., business, wood shop, wood technology, mechanics, metals, and greenhouse plants)
 - Program Specific Classrooms (i.e., music, art, physical education, computer labs, science labs, and business)

District-wide Educational Programs

Special programs offered by the District at specific school sites include:

- ❖ Special Educational Classes for Birth-Three
- ❖ Preschool for Special Needs Students
- ❖ Special Education Classes for K-12
- ❖ Pre-Kindergarten
- ❖ Extended Day Kindergarten
- ❖ Speech and Language Therapy
- ❖ Occupational Therapy
- ❖ Physical Therapy
- ❖ School Psychology
- ❖ Drug and Alcohol Intervention
- ❖ Title I / Learning Assistance Programs (LAP)
 - ⊕ Includes Read Naturally Curriculum
- ❖ Title III / Limited English Proficient (LEP)
- ❖ Bilingual Education for English Language Learners (ELL)
- ❖ Technology Education for Grades K-12
- ❖ Advancement Via Individual Determination (AVID)
- ❖ Science Technology Engineering & Math (STEM)
 - ⊕ Includes *Project Lead the Way* Curriculum
- ❖ Summer School / Extended School Year (ESY)
- ❖ Sno-Isle Vocational Skills Center (Cooperative School) for Grades 10-12

- ❖ R.A.P. Regional Apprenticeship Pathways
- ❖ Workforce (Cooperative School) for Grades 11-12
- ❖ Sultan Parent Partnership Program (SP3)
- ❖ Sky Valley Options (Alternative High School)
- ❖ Sultan Virtual Academy
- ❖ Community College Running Start for Grades 11-12
- ❖ Vocational and Career Education Onsite for Grades 9-12
- ❖ Alternative Program for Grades 9-12

These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities. In addition to factors that affect the amount of space required, government mandates and community expectations may affect how classroom space is utilized.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, 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 as accommodations are made to facilitate the demands brought about by modifications to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

Use of Portables

Because of fluctuations in student population as a result of growth from new development and changing age demographics in different parts of the District, portables are used on a temporary basis in most locations. Portables will not be added if the quality of education at the facility is deemed by the District to be compromised by either total school size, or impact upon core facilities such as lunchroom/food services, restrooms, library space, hallways, or a severe reduction in playground area or parking area, etc. Portables are not intended to be a long-term capacity solution. The District regularly assesses the condition of its portables for continued educational program use.

Minimum Level of Service (MLOS)

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment.

The District's minimum level of service is as follows: on average, K-5 classrooms have no more than 28 students per classroom, 6-8 classrooms have no more than 30 students per classroom, and 9-12 classrooms have no more than 32 students per classroom. The District has set minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. Minimum standards have not been met if, on average using current FTE figures: K-5 classrooms have more than 28 students per classroom, 6-8 classrooms have more than 30 students per classroom, or 9-12 classrooms more than 32 students per classroom. For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, Home Eco,

chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term “classroom” does not apply to special programs or activities that may occur in a regular classroom. The minimum educational service standards are not District’s desired or accepted operating standard.

For the school years of 2019-2020 and 2020-2021, the District’s compliance with the minimum educational service standards was as follows:

Table 1 Minimum Level of Service

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	28	20.3	30	30.75	32	31.68

* The District determines the reported service level by adding the reported average of FTE students at each grade level and dividing that number by the number of general education teaching stations (including portables).

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	28	18.61	30	30.13	32	30.32

* The District determines the reported service level by adding the reported average of FTE students at each grade level and dividing that number by the number of general education teaching stations (including portables).

Section 4: Capital Facilities Inventory

CAPITAL FACILITIES

Under the GMA, public entities are required to inventory capital facilities used to serve existing development. 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 Sultan School District including schools, portables, unimproved land and support facilities. Leased facilities are also identified. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 3).

Permanent Classrooms

The District operates two elementary schools, one middle school, one high school, and an alternative high school for grades 9-12. Currently the elementary schools serve grades PreK-5, the middle school serves grades 6-8 and the high school serves grades 9-12. School capacity was determined based on the number of classrooms used as general education teaching stations at each school and the District's adopted standard of service. It is this capacity calculation that is used to establish the District's baseline capacity and to determine future capacity needs based on projected student enrollment. The school permanent capacity inventory is summarized in Table 2. Teaching stations that are not available for regular classroom capacity are used as conference room space, computer STEM labs, special education programs, occupational therapy rooms, behavior modification rooms, and special needs pre-school classrooms.

Portable Classrooms

Portable classrooms are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The Sultan School District currently owns 42 portable classrooms throughout the District to provide additional interim classroom capacity in addition to housing programs to address diverse students (see Table 3). Of the 42 portables listed in inventory, 21 are used as general education classrooms. The other 21 are used for programmatic offerings such as the alternative high school program, computer labs, STEM labs, Title I, Occupational Therapy, Special Education, preschool, and PTA.

Table 2 Permanent Classroom Capacity Inventory

Elementary School	Site Size (Acres)	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Elementary 501 Date Ave, Sultan	7.9	52,661 sf	24	20	389
Gold Bar Elementary 419 Lewis Ave, Gold Bar	9.4	33,723 sf	16	13	221
TOTAL K-5	17.3	86,384 sf	40	33	610

Middle School	Site Size (Acres)	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Middle School 301 High Ave, Sultan	10.41	66,912 sf	25	15	375
TOTAL 6-8	10.41	66,912 sf	25	15	375

High School	Site Size (Acres)	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan High School 13715 310 th Ave SE, Sultan	33.75	71,876 sf	21	10	275
TOTAL 9-12	33.75	71,876 sf	21	10	275

GRAND TOTAL		225,172 sf	86	58	1,228
--------------------	--	-------------------	-----------	-----------	--------------

Table 3 Portable Classroom* Capacity Inventory

Elementary School	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Elementary	10,776 sf	12	5	117
Gold Bar Elementary	8,960 sf	10	6	150
TOTAL	19,736 sf	22	11	267

Middle School	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Middle School	4,480 sf	5	1	25
TOTAL	4,480 sf	5	1	25

High School	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan High School	13,476 sf	13	9	225
TOTAL	13,476 sf	13	9	225

Alternative Program	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sky Valley Option High School	1,792 sf	2	0	0
TOTAL	1,792 sf	2	0	0

GRAND TOTAL	39,484 sf	42	21	517
--------------------	------------------	-----------	-----------	------------

*District portable classrooms included in Table 3 have adequate useful remaining life and are evaluated regularly for such purpose.

**Table 4 Classroom Capacity – Permanent and Temporary Inventory
Combined Total**

Elementary School	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Total Maximum Student Capacity
Sultan Elementary	63,437 sf	36	25	506
Gold Bar Elementary	42,683 sf	26	19	371
TOTAL K-5	106,120 sf	62	44	877

Middle School	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Total Maximum Student Capacity
Sultan Middle School	71,392 sf	30	16	400
TOTAL 6-8	71,392 sf	30	16	400

High School	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Total Maximum Student Capacity
Sultan High School	85,352 sf	34	19	500
TOTAL 9-12	85,352 sf	34	19	500

Alternative Program	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Columbia Virtual Academy	1,792	2	0	0
TOTAL	1,792	2	0	0

GRAND TOTAL	264,656 sf	128	79	1,777
--------------------	-------------------	------------	-----------	--------------

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 5.

Table 5 Support Facility Inventory

Facility	Building Area (Square Feet)
Administration 514 4th St, Sultan, WA 98294	3,149
Bus Barn 303 High Ave, Sultan WA 98294	7,200
TOTAL	10,349

Additional Land Inventory

The District several years ago sold a 40-acre undeveloped parcel on Reiter Road in Gold Bar, WA. The property was originally purchased for the construction of a new middle school, but was later determined to not be an ideal location to serve our student population. The District has purchased two new properties. One property of 2.5 acres, is next to the High School and planned for potential expansion of the school facility on that site, and the other, a 9.787 acre site, is at the south eastern edge of the City and planned for a future transportation co-op. The District is currently pursuing purchase of a 50 acre site (for a future elementary school and high school).

Leased Property/Facilities

The District is leasing the property formerly known as the “Start Up Gym” to the Sky Valley Arts Council. The property is identified by Parcel No. 27080400200100 and contains approximately 8.74 acres.

The District does not lease from any third party any facilities for District administration or facility use.

Section 5: Student Enrollment Projections

Student Enrollment Projections 2022-2027

Enrollment projections are the most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Any plans for new facilities can be delayed if enrollment projections and the economy indicate a downturn. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. The District plans to monitor closely actual enrollment and, if necessary, make appropriate adjustments in future Plan updates. For purposes of this update, the District reviewed three methods of projections:

1. ***The Office of Financial Management (OFM)*** “ratio method” is based upon Snohomish County population estimates for people residing within the Sultan School District Service Area (both within the corporate City limits of Sultan and Gold Bar as well as unincorporated parts of Snohomish County) compared to current Actual student enrollment. Between 2014 and 2019, the District’s enrollment averaged approximately 13.81% of the total population in the Sultan School District service area. In 2020, during the pandemic, the average fell to 12.57%. Using the pre-pandemic average, and assuming that the District’s headcount enrollment will continue to increase in direct proportion with the Sultan School District service area population, a total enrollment of 2,424 students is projected for 2027. This is an increase of 469 students from actual 2021 enrollment, or an 23.99% increase. Using the OFM methodology, student enrollment is anticipated at 2,635 by 2044 when the Population Forecast of 19,078 residents in the Sultan School District Service Area is expected.
2. ***The Office of Superintendent of Public Instruction (OSPI)*** projections are based upon a “cohort” survival method which uses the “official” student count day of October 1st each year to establish historical enrollment data from the previous 5 years to create an average to forecast forward the number of students who will be attending school in the following years, also known as a Linear Projection. The cohort survival method is considered conservative given that it doesn’t account fully for in-migration due to growth. The cohort survival method uses a headcount analysis and includes students enrolled in non-brick and mortar programs in the District (such as the virtual academy and Running Start). The most recent OSPI cohort survival projections are artificially influenced by enrollment anomalies occurring during the pandemic, and its reliability should be viewed through that lens. Based on the OSPI “cohort” methodology, the District’s enrollment will increase in 2027 to 2,032 students, an increase of 3.94% over 2021 headcount enrollment. See Appendix A – page 1.
3. ***The District*** has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers historic enrollment trends in the District and known data regarding local housing circumstances. The District’s enrollment projections start with actual 2021 FTE enrollment and use a monthly average to produce an annual enrollment number. The District uses this average to project forward in forecasting for budget purposes and to ensure adequate staffing levels to meet enrollment projections. The District’s methodology uses a full-time equivalent analysis instead of headcount to more accurately reflect the actual

number of students in school buildings at a given time. Based upon the District's methodology, the District's enrollment will increase by a total of 482 students by 2027, an increase of 25.0% from 2021 enrollment. See Appendix A – page 2.

OFM, OSPI, and the District's enrollment projections are reflected in Table 6.

Table 6 Enrollment Projections

								Projected Change	Percent Change
Method	2021^	2022	2023	2024	2025	2026	2027	2021-2027	2021-2027
OFM	1,955	2,033	2,111	2,189	2,267	2,345	2,424	469	24.0%
OSPI	1,955	1,974	1,984	2,005	1,996	2,013	2,032	77	3.94%
District	1,925	2,045	2,145	2,220	2,280	2,354	2,407	482	25.0%
Population Projections**	14,930*						17,549	2,619	17.54%
^October 1, 2021 actual HC enrolment, with District figures adjusted for FTE.									
*2020 Census									
**Snohomish County 2044 GMA Population Forecast									

The Sultan School District has chosen to follow the District's methodology during this planning period because that methodology more accurately reflects the anticipated growth based on historic patterns and expected new development based on updated information. The District intends to monitor enrollment data and make annual adjustments as needed. The District will revisit the enrollment methodology in future updates to the CFP.

Enrollment Projections – 2044

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student FTE population of 2,635. This is based on the OFM/County data and the District’s corresponding average enrollment figures. The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities. The grade span breakdown assumes that the proportion of students in each grade band will remain constant.

Projected enrollment by grade span for the year 2044 is provided in Table 7. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7 OFM Enrollment Projections from 2021 to 2044

Grade Span	Actual Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	910	1,212
Middle School (6-8)	443	597
High School (9-12)	602	811
TOTAL (K-12)	1,955	2,635

Note: Snohomish County Planning and Development Service provided the underlying data (the “2044 GMA Population Forecast by School District”) for the 2044 projections.

Section 6: Capital Facility Needs

The projected available student capacity was determined by subtracting permanent capacity from actual 2021 enrollment and projected 2027 enrollment. Importantly, existing and planned portable capacity, which is a capacity solution, is not included in this analysis. Capacity needs are expressed in terms of “unhoused students.”

Table 8 Unhoused Students – Based on October 2021 Enrollment

Grade Span	Permanent Capacity	Enrollment	Available Capacity*	Unhoused Students
Elementary Level (K-5)	610	943	0	333
Middle Level (6-8)	375	443	0	68
High School Level (9-12)	275	539	0	264
TOTALS	1,260	1,925	0	665

*Permanent capacity only

Assuming no new capacity additions during the six-year period, Table 9 identifies the additional permanent classroom capacity that will be needed in 2027, the end of the six-year forecast period:

Table 9 Unhoused Students – Based on Projected October 2027 Enrollment

Grade Span	Permanent Capacity	Enrollment (FTE)	Available Capacity*	Unhoused Students	%age of Unhoused Students above 2021
Elementary Level (K-5)	610	1,179	0	569	41.48%
Middle Level (6-8)	375	554	0	179	62.01%
High School Level (9-12)	275	674	0	399	33.83%
TOTALS	1,260	2,407	0	1,147	42.02%

*Permanent capacity only

Table 9 demonstrates that projected growth through 2027 will impact the District’s facilities at all three grade levels.

Importantly, Table 9 does not include portable classroom additions or adjustments that could be made to meet capacity needs. For example, the portable classrooms currently located at the elementary school level could be used to serve middle school capacity needs.

Projected permanent capacity needs are depicted in Table 10. They are derived by applying the District’s projected number of students to the projected capacity. Planned improvements by the District through 2027 are included in Table 10 and more fully described in Table 11.

Table 10 Projected Student Capacity – 2021 through 2027**Elementary School -- Surplus/Deficiency**

	2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	610	610	610	610	610	610	810
Added Permanent Capacity	0	0	0	0	0	200**	700+
Enrollment	943	1,002	1,051	1,088	1,117	1,154	1,179
Permanent Facilities Surplus/(Deficiency)^	(333)	(392)	(441)	(478)	(507)	(344)	331

* Actual Oct. 2021 FTE enrollment

** Classroom addition at Sultan Elementary School (100) and Gold Bar Elementary (100)

+ New Elementary School (700)

^Does not include capacity solutions with current and planned portable classrooms

Middle School Level -- Surplus/Deficiency

	2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	375	375	375	375	375	375	0
Added Permanent Capacity	0	0	0	0	0	0	704**
Enrollment	443	470	493	511	524	541	554
Permanent Facilities Surplus/(Deficiency)^	(68)	(95)	(118)	(136)	(149)	(166)	150

* Actual Oct. 2021 FTE enrollment

** Current SHS converted to new Sultan Middle School with added capacity (net gain of +224 seats).

^ Does not include capacity solutions with in current portable classrooms

High School Level -- Surplus/Deficiency

	2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	275°	275	275	275	275	0	800
Added Permanent Capacity	0	0	0	0		800**	0
Enrollment	539	573	601	622	628	659	674
Permanent Facilities Surplus/(Deficiency)^	(264)	(298)	(326)	(347)	(353)	141	126

* Actual Oct. 2021 FTE enrollment

° Regular capacity at existing high school down from previous years due to increased needs in brick and mortar building for special capacity purposes; regular capacity needs relying more heavily on portables.

** New High School (800 for a net gain of +525 seats) (existing SHS converted to new and expanded SMS)

^ Does not include capacity solutions with current and planned portable classrooms

Planned Improvements

Table 10 indicates that the District will need additional capacity at all grade levels to serve projected student enrollment. The District is engaging in early bond planning to reflect the projects included in this Capital Facilities Plan. A future resolution by the Board of Directors, as well as voter approval of a bond, will be required to fund the planned projects. Future updates to this CFP will include updated information regarding any adopted bond resolution.

Projects Adding Permanent Capacity (subject to funding):

- a 100 seat expansion at Sultan Elementary School;
- a 100 seat expansion at Gold Bar Elementary School;
- a new 700 student elementary school;
- a 90 seat expansion at Sultan Middle School to convert that school to an alternative program for District learning;
- a 256 seat expansion at Sultan High School to convert that school to the new Sultan Middle School;
- a new 800 student high school (new Sultan High School).

Non-Capacity Adding Projects (subject to funding):

- Modernization and improvements at Sultan Elementary and Gold Bar Elementary.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State School Construction Assistance funds, and impact fees. The potential funding sources are discussed below.

Interim Classroom Facilities (Portables)

During the six years of this planning period, the District may purchase or lease portable classrooms and/or relocate portables if necessary to address growth needs. It remains a District goal to house all students in permanent facilities.

Section 7: Financial Plan

Funding of school facilities is typically secured from a number of sources including voter approved bonds, capital levies, State School Construction Assistance funds, and School Impact Fees. Each of these sources is discussed in greater detail below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. General Obligation Bonds or Special Levies would be the primary source of funding for any future capital improvement projects.

State School Construction Assistance Program

State School Construction Assistance Program funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance Program funds for specific capital projects based on a prioritization system. The District anticipates that it will receive SCAP funds for the Sultan High school and Gold Bar Elementary School projects that are included in this CFP. The District is eligible for State School Construction Assistance funds for certain projects at the 61.85% funding percentage level.

School Impact Fees

Impact fees have been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits are issued. Following a decline in enrollment in 2010, the District did not request school impact fees for several years. With recent and projected continued enrollment increases, as well as capacity planning to address these enrollment needs, the District began requesting school impact fees in 2016 and continues to do so in this Capital Facilities Plan.

Six-Year Financial Plan

The Six-Year Financial Plan shown in Table 11 is a summary of the expected budget that supports the projects in this Capital Facilities Plan. The financing components include possible funding from capital bonds and levies, school impact fees, and State Construction Assistance Funds (dependent upon qualifying, level of funding and availability of funds). Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

The District expects that, as project and bond planning proceeds, the estimated project costs in Table 11 are likely to increase. Thus, the project cost estimates in this CFP should be viewed conservatively. Future updates to this CFP will include updated cost estimates.

Table 11 Finance Plan 2022-2027**Improvements Adding Permanent Capacity (Costs in Millions)**

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy	State Funds	Impact Fees
Elementary School										
Sultan Elementary Addition					\$10.897		\$10.897	X		X
Gold Bar Elementary Addition					\$10.897		\$10.897	X	X	X
New Elementary (estimated future costs*)					\$76.284		\$76.284	X	X	X
Middle School										
New Sultan Middle (conversion of existing SHS with added capacity)						\$31.633	\$31.633	X	X	X
High School										
New High School					\$98.853		\$98.853	X	X	X
K-12										
Portables							TBD			X
Alternative School (conversion of existing SMS)					\$10.928		\$10.928	X	X	
Site Acquisition (new ES and HS)	\$5.00						\$5.00	X		X

Improvements Not Adding Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy	State Funds	Impact Fees
Elementary School										
Sultan Elementary Modernization					\$3.601		\$3.601	X		
Gold Bar Elementary Modernization					\$12.099		\$12.099	X	X	
Middle School										
High School										

*Estimated facility and land costs; future updates to the CFP will include identified costs.

Section 8: Impact Fees

Impact Fee Calculation Parameters

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. Fees also cannot be used to make up for capacity deficiencies existing on the date of Plan adoption. Fees may only be assessed in relation to the new capacity needs created by new development.

The Snohomish County General Policy Plan (GPP) which implements the GMA, sets certain conditions for districts wishing to assess impact fees.

The District must provide support data including:

- (a) An explanation of the calculation methodology, including description of key variables and their computation; and
- (b) Definitions and sources of data for all inputs into the fee calculation.

Such data must be accurate, reliable and statistically valid;

Data must accurately reflect projected costs in the 6-year financing program;

Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types:

- 1. Single-family
- 2. Multi-family/ 2 or more bedrooms
- 3. Multi-family/studio or 1-bedroom;

In November 1997, Snohomish County substantially modified Title 26C to convert it into an impact fee program meeting new requirements of the GMA and changes to RCW 82.02, the State law authorizing impact fees. On February 1, 2003, Snohomish County adopted a revision of Title 26C, thus replacing it with Chapter 30.66C, as defined by the Uniform Development Code. The cities of Sultan and Gold Bar have adopted school impact fee ordinances consistent with the Snohomish County school impact fee ordinance.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County school impact fee ordinance. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a "cost per dwelling unit," an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District uses only the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 9. For purposes of this Plan, the District has chosen to use the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 11 for a complete identification of funding sources.

The following projects are included in the impact fee calculation:

- 100 student capacity additions at both Sultan and Gold Bar Elementary Schools;
- A new 700 student elementary school;
- 256 student capacity addition at new Sultan Middle School; and
- A new 800 student Sultan High School.

Please see Table 11 for relevant cost data related to each capacity project.

Table 12 School Impact Fees

Housing Type	Impact Fee Per Unit
<i>Single Family Residential</i> (detached)	\$14,842
<i>Multi-Family (2+ bdrms)</i>	\$9,576
<i>Multi-Family (studio or 1 bdrm)</i>	\$0

**Table 12 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Sultan(31311)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	139	147	137	158	132	156		151	153	154	156	158	160
Grade 1	130	161	158	147	143	143	105.88%	165	160	162	163	165	167
Grade 2	154	129	147	154	145	159	99.56%	142	164	159	161	162	164
Grade 3	154	144	127	158	142	147	98.59%	157	140	162	157	159	160
Grade 4	161	159	151	125	133	156	100.10%	147	157	140	162	157	159
Grade 5	140	169	162	152	124	149	103.74%	162	152	163	145	168	163
Grade 6	164	142	173	170	149	128	101.99%	152	165	155	166	148	171
K-6 Sub-Total	1,042	1,051	1,055	1,064	968	1,038		1,076	1,091	1,095	1,110	1,117	1,144
Grade 7	144	169	141	178	153	156	99.98%	128	152	165	155	166	148
Grade 8	154	146	154	144	180	159	99.93%	156	128	152	165	155	166
7-8 Sub-Total	298	315	295	322	333	315		284	280	317	320	321	314
Grade 9	146	146	132	164	150	180	99.17%	158	155	127	151	164	154
Grade 10	150	151	148	142	150	146	100.22%	180	158	155	127	151	164
Grade 11	155	120	142	148	133	143	92.60%	135	167	146	144	118	140
Grade 12	151	146	123	141	143	133	98.52%	141	133	165	144	142	116
9-12 Sub-Total	602	563	545	595	576	602		614	613	593	566	575	574
DISTRICT K-12 TOTAL	1,942	1,929	1,895	1,981	1,877	1,955		1,974	1,984	2,005	1,996	2,013	2,032

Notes: Specific subtotaling on this report will be driven by District Grade spans.

**Modified Cohort Survival Projections
(Sultan School District)**

ENROLLMENT FORECAST

S.Y.	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Tot Enroll.	1,925	2,045	2,145	2,220	2,280	2,354	2,407
Chg vs Prior Year	120						
		100					
			75				
				60			
					74		
						53	

		21/22	22/23	23/24	24/25	25/26	26/27	26/28
K-5	49%	943.25	1,002.05	1,051.05	1,087.80	1,117.20	1,153.46	1,179.43
6-8	23%	442.75	470.35	493.35	510.60	524.40	541.42	553.61
9-12	28%	539.00	572.60	600.60	621.60	638.40	659.12	673.96
TOTAL		1,925.00	2,045.00	2,145.00	2,220.00	2,280.00	2,354.00	2,407.00

APPENDIX B



Phone: (206) 324-8760
2200 Sixth Avenue, Suite 1000
Seattle, WA 98121
www.berkconsulting.com

DATE: January 19, 2022

TO: Dan Chaplik, Superintendent, Sultan School District

FROM: Kevin Gifford, Senior Associate, BERK Consulting

RE: Sultan School District Findings for Student Generation Rates

Introduction

This memorandum contains findings for the Sultan School District's 2019 and 2022 student generation rates (SGR). Student generation rates provide an estimate of the number of students associated with a given level of residential growth. BERK was contracted to provide analysis of student enrollment and district housing data to determine SGR's for two enrollment dates: January 2020 (2019-2020 school year) and October 2021 (2021-2022 school year).

Analysis Methodology

To calculate the SGR's, BERK used student address data provided by the District and current land use and property records available from the Snohomish County Assessor. BERK geocoded student addresses using GIS software and matched address points to County property records; each matched address was classified as single-family, duplex, triplex, fourplex, or multifamily (5+ units), based on County property records.

In general, SGR's are calculated by dividing the number of students enrolled and living within the District by the number of housing units located in the District. Typically, only housing units constructed recently (within the last 5-10 years) are included in order to more closely reflect recent development trends in the area. For purposes of this analysis, SGR by grade level was calculated based on:

1. Housing units inside the District boundaries and constructed within the last 5 years (2015-2019 for the 2019-2020 school year and 2017-2021 for the 2021-2022 school year); and
2. The number of enrolled students currently living at those addresses.

Housing units constructed and associated student population are presented in Exhibit 1.

Exhibit 1. District Housing Units and Student Population

Housing Units and Student Population	2015-2019	2017-2021
Housing Units Constructed		
Single Family	365	508
Duplex	3	5
Triplex	0	0
Fourplex	0	0
Multifamily (5+)	0	0
Total	368	513
Students Living in Units Constructed		
Single Family	102	198
Duplex	3	3
Triplex	0	0
Fourplex	0	0
Multifamily (5+)	0	0
Total	105	201

Sources: Sultan School District, 2022; Snohomish County Assessor, 2021.

Findings for Student Generation Rates

Exhibit 2 and Exhibit 3 show the results of the SGR analysis by grade band and grade level for both the 2019-2020 and 2021-2022 school years. Empty cells indicate grade levels where no students enrolled for the associated school year lived in housing units constructed within the previous 5-year period. As shown in Exhibit 1, new housing construction in the district during the analysis periods has consisted primarily of single-family units. Very few duplexes have been built recently, and no construction of triplex, fourplex, or multifamily units was recorded within the district during either analysis period. Student generation rates therefore cannot be calculated for those housing types, and the following exhibits present calculated rates only for single-family and duplex housing units.

Due to the small size of the district's duplex housing stock, calculated rates for this housing type may be subject to substantial fluctuations from year to year. Expanding the date range beyond the previous five years would capture a larger number of students and housing units, thereby achieving greater coverage for duplex/triplex/multifamily units. However, as more older housing units are included, the results are less representative of current development trends.

Exhibit 2. Sultan School District Student Generation Rates by Grade Band

Sultan School District Student Generation Rates by Grade Level				
	2019-2020 School Year		2021-2022 School Year	
Grade	Single Family	Duplex	Single Family	Duplex
Pre-K	0.005	-	0.006	-
K-5	0.134	0.333	0.220	0.200
6-8	0.066	0.333	0.075	0.200
9-12	0.074	0.333	0.089	0.200
Total (All Grades)	0.279	1.000	0.390	0.600

Exhibit 3. Sultan School District Student Generation Rates by Grade Level

Sultan School District Student Generation Rates by Grade Level				
	2019-2020 School Year		2021-2022 School Year	
Grade	Single Family	Duplex	Single Family	Duplex
Pre-K	0.005	-	0.006	-
Kindergarten	0.005	-	0.043	-
Grade 1	0.008	-	0.028	-
Grade 2	0.027	-	0.037	-
Grade 3	0.036	0.333	0.041	0.200
Grade 4	0.022	-	0.033	-
Grade 5	0.036	-	0.037	-
Grade 6	0.019	-	0.028	-
Grade 7	0.027	-	0.030	-
Grade 8	0.019	0.333	0.018	0.200
Grade 9	0.027	-	0.039	-
Grade 10	0.008	0.333	0.012	0.200
Grade 11	0.030	-	0.026	-
Grade 12	0.008	-	0.012	-
Total (All Grades)	0.279	1.000	0.390	0.600

Note: Empty cells (-) reflect grade levels that did not have any enrolled students living in housing units constructed during the study period for that school year.

Sources: Sultan School District, 2022; Snohomish County Assessor, 2021.

Multi-Family 2+ BR Rates: As noted above, the District does not have a reliable data set for purposes of calculating student generation rates for Multi-Family 2+ bedroom units. Consistent with the methodology used in the 2016, 2017, 2018, and 2020 Sultan School District Capital Facilities Plans, the District has calculated Multi-Family 2+ BR student generation rates using the countywide average of the corresponding rates published in the 2020 capital facilities plans (the last County-adopted set of plans) of the other school districts in Snohomish County. These averages reflect recent development trends in Snohomish County which will likely influence any multi-family construction that occurs in the District in the near term. As a comparison to Snohomish County, King County has recognized countywide averages as a reasonable approach to calculating student generation rates when there is a lack of sufficient development data. See KCC 21A.06.1260.

The District is choosing to apply the 2020 calculated average* as an estimate of student generation from new Multi-Family 2+ bedroom units within the Sultan School District.

The resulting average student generation rates are as follows:

Multi-Family 2+ BR Rates	K-5	6-8	9-12
	0.108	0.058	0.078

Student generation rates were not calculated for multi-family dwelling units with one bedroom or less as current data is insufficient for purposes of calculating a countywide average in Snohomish County.

*Excluding certain anomalies of districts with high multi-family rates (Monroe, Mukilteo, Lake Stevens).

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Sultan School District								
YEAR	2022								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student			
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	Cost/	Cost/	Cost/
							SFR	MFR (1)	MFR (2+)
Elementary	10.00	\$ -	900	0.220	0.000	0.108	\$0	\$0	\$0
Middle	20.00	\$ -	256	0.075	0.000	0.058	\$0	\$0	\$0
High	40.00	\$ -	900	0.089	0.000	0.078	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student			
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	Factor	Cost/	Cost/	Cost/
				SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	84.80%	\$ 98,078,000	900	0.220	0.000	0.108	\$20,330	\$0	\$9,980
Middle	84.80%	\$ 31,633,000	256	0.075	0.000	0.058	\$7,859	\$0	\$6,077
High	84.80%	\$ 98,853,000	800	0.089	0.000	0.078	\$9,326	\$0	\$8,173
						TOTAL	\$37,515	\$0	\$24,231
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	Factor	Factor	Factor	SFR	MFR (1)	MFR (2+)
				SFR	MFR (1)	MFR (2+)			
Elementary	15.20%	\$ -	25	0.220	0.000	0.108	\$0	\$0	\$0
Middle	15.20%	\$ -	30	0.075	0.000	0.058	\$0	\$0	\$0
High	15.20%	\$ -	32	0.089	0.000	0.078	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student			
		Footage	Asst %	Factor	Factor	Factor	Cost/	Cost/	Cost/
				SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	\$ 246.83	90	61.85%	0.220	0.000	0.108	\$3,023	\$0	\$1,484
Middle	\$ 246.83	108	61.85%	0.075	0.000	0.058	\$1,237	\$0	\$956
High	\$ 246.83	130	61.85%	0.089	0.000	0.078	\$1,766	\$0	\$1,548
						TOTAL	\$6,026	\$0	\$3,988
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							\$395,711	\$169,461	\$239,226
Capital Bond Interest Rate							2.45%	2.45%	2.45%
Net Present Value of Average Dwelling							\$3,472,253	\$1,486,973	\$2,099,141
Years Amortized							10	10	10
Property Tax Levy Rate							\$0.52	\$0.52	\$0.52
Present Value of Revenue Stream							\$1,806	\$773	\$1,092
Fee Summary:				Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$37,515	\$0	\$24,231			
Temporary Facility Cost				\$0	\$0	\$0			
State SCFA Credit				(\$6,026)	\$0	(\$3,988)			
Tax Payment Credit				(\$1,806)	(\$773)	(\$1,092)			
FEE (AS CALCULATED)				\$29,684	(\$773)	\$19,151			
Fee (AS DISCOUNTED)				\$14,842	\$0	\$9,576			

Sultan School District # 311

Capital Facilities Plan

2022-2027

Adopted: _____
June 2022 Draft

Sultan School District No. 311

Capital Facilities Plan

2022-2027

For Inclusion in the
Snohomish County Comprehensive Plan

BOARD OF DIRECTORS

Cindy Buoy, Vice-Chair

Ed Hussman

Gigi Gouldner

Byron Kindle

Russ Sumpter, Chair

SUPERINTENDENT

Dan Chaplik

For information on the Sultan School District Facilities
Plan contact the Superintendent's Office (360) 793-9800

Table of Contents

Section 1	INTRODUCTION	
	Purpose of the Capital Facilities Plan	1
	Overview of the District	2
	District Map	2
Section 2	DEFINITIONS	3
Section 3	DISTRICT STANDARD OF SERVICE	
	Standard/Goals for Elementary School Facilities & Educational Programs	5
	District Goals for Secondary School Facilities & Educational Programs	5
	District-Wide Educational Programs	6
	Use of Portables	7
	Reporting of Minimum Level of Service – Table 1	7
Section 4	CAPITAL FACILITIES INVENTORY	
	Capital Facilities	9
	Permanent Classroom Inventory – Table 2	10
	Portable Classroom Inventory – Table 3	11
	Combined Total Classroom Inventory – Table 4	12
	Support Facilities Inventory – Table 5	13
	Additional Land Inventory	13
Section 5	STUDENT ENROLLMENT PROJECTIONS	
	Student Enrollment Projections 2021-2027	14
	OFM, OSPI, and District Enrollment Projections – Table 6	15
	Long Range Enrollment Projections through 2035 – Table 7	16
Section 6	CAPITAL FACILITIES NEEDS	
	Available Capacity-2021 – Table 8	17
	Available Capacity-2027 – Table 9	17
	Projected Student Capacity – Table 10	18
	Planned Improvements	19
Section 7	FINANCIAL PLAN	
	General Obligation Bonds	20
	State School Construction Assistance Program	20
	School Impact Fees	20
	Six-Year Financial Plan – Table 11	21
Section 8	IMPACT FEES	
	School Impact Fee Calculation Parameters	22
	Methodology and Variables Used	23
	Proposed School Impact Fee Schedule – Table 12	23
	APPENDIX – A	Enrollment Forecasts
	APPENDIX – B	Student Generation Rates
	APPENDIX – C	School Impact Fee Worksheet

Section 1: Introduction

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Sultan School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Snohomish County (the “County”), the City of Sultan (“Sultan”) and the City of Gold Bar (“Gold Bar”) with an overview of projected student enrollment, site capacity, a description of facilities needed to accommodate projected student enrollment, and a schedule and financing program for capital improvements over the next six years (2022-2027).

In accordance with the GMA, adopted County Policy, and adopted school impact fee ordinances of Snohomish County and the cities of Gold Bar and Sultan, the CFP contains the following required elements:

1. Future 6-year enrollment forecasts for each grade span (K-5, 6-8, 9-12).
2. An inventory of existing capital facilities owned by the District showing the locations and capacities of the facilities.
3. A forecast of future needs for capital facilities and school sites.
4. The proposed capacities of expanded or new capital facilities.
5. A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
6. A calculation of impact fees to be assessed and support data substantiating said fees (if applicable).

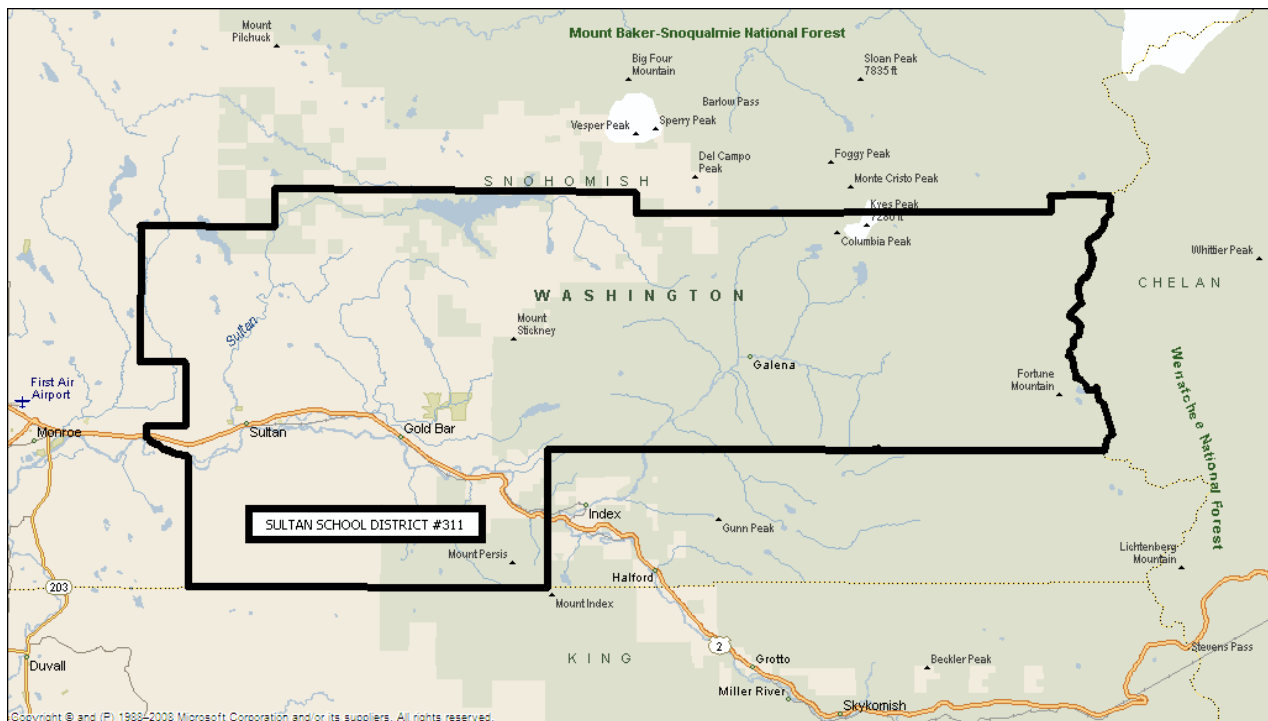
In developing this CFP, the District followed the following guidelines set forth in Appendix F of the Snohomish County General Policy Plan:

- ❖ Information was obtained from recognized sources, such as the WA State Office of Superintendent of Public Instruction (OSPI), U.S. Census, or other governmental report. School districts may generate their own data if it is derived through statistically reliable methodologies. Information is to be consistent with the Office of Financial Management (“OFM”) population forecasts and those of Snohomish County.
- ❖ The CFP complies with Chapter 36.70A RCW (the Growth Management Act) and, where impact fees are to be assessed, Chapter 82.02 RCW.
- ❖ The calculation methodology for impact fees meets the conditions and tests of Chapter 82.02 RCW. 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.
- ❖ The calculation methodology for impact fees, if proposed by the District, also complies with the criteria and the formulas established by the County and the respective City/Cities.

Snohomish County’s Countywide Planning Policies direct jurisdictions in Snohomish County to “ensure the availability of sufficient land and services for future K-20 school needs.” Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Overview of the Sultan School District

The Sultan School District has two elementary schools (grades K-5), one middle school (grades 6-8), one high school (grades 9-12) and an alternative high school program. The District serves a student population of approximately 1,955 (October 1 headcount, 1,925 adjusted FTE enrollment) in all programs from kindergarten through twelfth grade, includes the cities of Sultan and Gold Bar as well as unincorporated rural areas of Snohomish County, and had an estimated population in 2020 of 14,930 residents (Snohomish County 2044 GMA Population Forecast by School District). The District is located 47 miles northeast of Seattle, Washington nestled in the foothills of the Cascade Mountain range.



Section 2: Definitions

Appendix F means Appendix F of the Snohomish County Growth Management Act (GMA) Comprehensive Plan, also referred to as the General Policy Plan (GPP).

Average Assessed Value means the average assessed value by dwelling unit type of all residential units constructed within the Sultan School District.

Board means the Board of Directors of Sultan School District No. 311 (“School Board”).

Capital Facilities means school facilities identified in the District’s CFP.

Construction Cost Allocation means the maximum cost per square foot of construction that the state will recognize. This amount is established by the legislature in the biennium budget. [Formerly referred to as the “Boeckh Index.”]

Development Activity means any residential construction, expansion of a building or structure, or any other change of building, structure or land that creates additional demand and need for school facilities by creating additional dwelling units. This excludes building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units.

Development Approval means any written authorization from the County and/or cities of Sultan or Gold Bar that authorizes the commencement of a residential development activity.

District means Sultan School District No. 311.

District Property Tax Levy Rate means the District’s current capital property tax rate for bonds per thousand dollars of assessed value.

Dwelling Unit Type means (1) single-family residences, (2) multi-family one-bedroom apartment or condominium units and (3) multi-family multiple-bedroom apartment, condominium, or duplex/townhome units, all as defined by local ordinance.

Estimated Facility Construction Cost means the projected costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs.

FTE (Full Time Equivalent) is a means of measuring student enrollment based on the number of hours per day in attendance at District schools. A student is considered one FTE if he/she is enrolled for the equivalent of a full schedule each school day. Sno-Isle Vocational School and college Running Start students are a reduced FTE since they do not attend Sultan High School for a full school day. For purposes of this Capital Facilities Plan, all other grades are considered to contain one FTE per student.

Grade Span means a category into which the District groups its grades of students (e.g., elementary, middle, or junior high, and high school).

Growth Management Act / GMA means the Growth Management Act, Chapter 17, Laws of the State of Washington of 1990, 1st Ex. Sess., as now in existence or as hereafter amended.

Headcount total number of students enrolled in the District, regardless of their FTE status. The District must plan to accommodate this many students if they all attended school at the same time.

Interest Rate means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index.

Land Cost Per Acre means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the District.

OFM means Washington State Office of Financial Management.

OSPI means Washington State Office of the Superintendent of Public Instruction.

Permanent Facilities means school facilities of the District with a fixed foundation.

Portables means factory-built structures, transportable in one or more sections, that are designed to be used as instructional spaces and are needed to prevent the overbuilding of school facilities, to meet the needs of service areas within the District, or to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

Portable Facilities Cost means the total cost incurred by the District for purchasing and installing portable classrooms.

School Impact Fee means a payment of money imposed on residential development as a condition of development approval to pay for school facilities needed to serve new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

Standard of Service means the standard adopted by the District which identifies the program year, the class size by grade span and considering the requirements of students with special needs, the number of classrooms, the types of facilities the District believes will best serve its student population, and other factors as identified in the District's Capital Facilities Plan.

State Funding Assistance Percentage means the proportion of funds that are provided to the District for specific capital projects from the state's Common School Construction Fund.

Student Factor [Student Generated Rate/SGR] means the number of students of each grade span (elementary, middle/jr. high, high school) that the District determines are typically generated by different dwelling unit types within the District. The District will use a survey or statistically valid methodology to derive the specific student generated rate.

Teaching Station means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time a full class meeting the District's level of service for the particular grade.

Unhoused Students means students projected to be housed in classrooms where class size exceeds standards within the District and, if the District so specifies in the Capital Facilities Plan, students projected to be housed in portable classrooms.

Section 3: District Standard of Service

Creating a quality educational environment is the first priority of the Sultan School District. School facility and student capacity needs are often 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, classroom utilization and scheduling requirements, and use of portable classroom facilities.

Standard of Service for Elementary School Facilities

- Class size for Kindergarten will not exceed an average of 17 students per classroom.
- Class size for 1-3 will not exceed an average of 17 students per classroom.
- Class size for grades 4-5 will not exceed an average of 25 students per classroom.

District Goals for Elementary School Educational Programs

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extended learning opportunities and community use.
- Educational programs will be provided on the traditional school year schedule.
- Special education for students may be provided in regular classes when inclusion is possible and in resource rooms or self-contained classrooms when this is the most appropriate option available for some students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. We have targeted a utilization rate of 90% for grades K-5. Therefore, classroom capacity should be adjusted to reflect the use of one period per day for the aforementioned needs.
- All students will be provided music and physical education in a separate classroom.
- All students will be housed in permanent facilities.
- Optimum design capacity for new elementary schools is 600 students. However, actual capacity of an individual school may vary depending on the educational program offered.

Standard of Service for Secondary School Facilities

- Class size for grades 6-8 will not exceed an average of 25 students per classroom (except PE and Music).
- Class size for grades 9-12 will not exceed an average of 25 students per classroom (except PE and Music).

District Goals for Secondary School Educational Programs

- Educational programs will be provided in a single shift each school day. The facility will be available after normal hours for extra-curricular activities and for extended learning opportunities and community use.

- Educational programs will be provided on a traditional school year schedule.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. We have targeted a utilization rate of 81% for grades 6-12. Therefore, classroom capacity should be adjusted to reflect the use of one period per day for the aforementioned needs.
- Special education for students may be provided in regular classes when inclusion is possible, in resource rooms (pullout model), or in self-contained classrooms when this is the most appropriate option available for some students.
- All students will be housed in permanent facilities.
- Optimum design capacity for a new middle school is 700 students and for a new high school 800 students. However, actual capacity of an individual school may vary depending on the educational program(s) offered.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Vocational/Agricultural Classrooms (i.e., business, wood shop, wood technology, mechanics, metals, and greenhouse plants)
 - Program Specific Classrooms (i.e., music, art, physical education, computer labs, science labs, and business)

District-wide Educational Programs

Special programs offered by the District at specific school sites include:

- ❖ Special Educational Classes for Birth-Three
- ❖ Preschool for Special Needs Students
- ❖ Special Education Classes for K-12
- ❖ Pre-Kindergarten
- ❖ Extended Day Kindergarten
- ❖ Speech and Language Therapy
- ❖ Occupational Therapy
- ❖ Physical Therapy
- ❖ School Psychology
- ❖ Drug and Alcohol Intervention
- ❖ Title I / Learning Assistance Programs (LAP)
 - ⊕ Includes Read Naturally Curriculum
- ❖ Title III / Limited English Proficient (LEP)
- ❖ Bilingual Education for English Language Learners (ELL)
- ❖ Technology Education for Grades K-12
- ❖ Advancement Via Individual Determination (AVID)
- ❖ Science Technology Engineering & Math (STEM)
 - ⊕ Includes *Project Lead the Way* Curriculum
- ❖ Summer School / Extended School Year (ESY)
- ❖ Sno-Isle Vocational Skills Center (Cooperative School) for Grades 10-12

- ❖ R.A.P. Regional Apprenticeship Pathways
- ❖ Workforce (Cooperative School) for Grades 11-12
- ❖ Sultan Parent Partnership Program (SP3)
- ❖ Sky Valley Options (Alternative High School)
- ❖ Sultan Virtual Academy
- ❖ Community College Running Start for Grades 11-12
- ❖ Vocational and Career Education Onsite for Grades 9-12
- ❖ Alternative Program for Grades 9-12

These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities. In addition to factors that affect the amount of space required, government mandates and community expectations may affect how classroom space is utilized.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, 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 as accommodations are made to facilitate the demands brought about by modifications to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

Use of Portables

Because of fluctuations in student population as a result of growth from new development and changing age demographics in different parts of the District, portables are used on a temporary basis in most locations. Portables will not be added if the quality of education at the facility is deemed by the District to be compromised by either total school size, or impact upon core facilities such as lunchroom/food services, restrooms, library space, hallways, or a severe reduction in playground area or parking area, etc. Portables are not intended to be a long-term capacity solution. The District regularly assesses the condition of its portables for continued educational program use.

Minimum Level of Service (MLOS)

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole. A boundary change or a significant programmatic change would be made by the Board of Directors following appropriate public review and comment.

The District's minimum level of service is as follows: on average, K-5 classrooms have no more than 28 students per classroom, 6-8 classrooms have no more than 30 students per classroom, and 9-12 classrooms have no more than 32 students per classroom. The District has set minimum educational service standards based on several criteria. Exceeding these minimum standards will trigger significant changes in program delivery. Minimum standards have not been met if, on average using current FTE figures: K-5 classrooms have more than 28 students per classroom, 6-8 classrooms have more than 30 students per classroom, or 9-12 classrooms more than 32 students per classroom. For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, Home Eco,

chorus and band rooms, spaces used for physical education and other special program areas). Furthermore, the term “classroom” does not apply to special programs or activities that may occur in a regular classroom. The minimum educational service standards are not District’s desired or accepted operating standard.

For the school years of 2019-2020 and 2020-2021, the District’s compliance with the minimum educational service standards was as follows:

Table 1 Minimum Level of Service

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	28	20.3	30	30.75	32	31.68

* The District determines the reported service level by adding the reported average of FTE students at each grade level and dividing that number by the number of general education teaching stations (including portables).

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
	28	18.61	30	30.13	32	30.32

* The District determines the reported service level by adding the reported average of FTE students at each grade level and dividing that number by the number of general education teaching stations (including portables).

Section 4: Capital Facilities Inventory

CAPITAL FACILITIES

Under the GMA, public entities are required to inventory capital facilities used to serve existing development. 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 Sultan School District including schools, portables, unimproved land and support facilities. Leased facilities are also identified. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 3).

Permanent Classrooms

The District operates two elementary schools, one middle school, one high school, and an alternative high school for grades 9-12. Currently the elementary schools serve grades PreK-5, the middle school serves grades 6-8 and the high school serves grades 9-12. School capacity was determined based on the number of classrooms used as general education teaching stations at each school and the District's adopted standard of service. It is this capacity calculation that is used to establish the District's baseline capacity and to determine future capacity needs based on projected student enrollment. The school permanent capacity inventory is summarized in Table 2. Teaching stations that are not available for regular classroom capacity are used as conference room space, computer STEM labs, special education programs, occupational therapy rooms, behavior modification rooms, and special needs pre-school classrooms.

Portable Classrooms

Portable classrooms are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The Sultan School District currently owns 42 portable classrooms throughout the District to provide additional interim classroom capacity in addition to housing programs to address diverse students (see Table 3). Of the 42 portables listed in inventory, 21 are used as general education classrooms. The other 21 are used for programmatic offerings such as the alternative high school program, computer labs, STEM labs, Title I, Occupational Therapy, Special Education, preschool, and PTA.

Table 2 Permanent Classroom Capacity Inventory

Elementary School	Site Size (Acres)	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Elementary 501 Date Ave, Sultan	7.9	52,661 sf	24	20	389
Gold Bar Elementary 419 Lewis Ave, Gold Bar	9.4	33,723 sf	16	13	221
TOTAL K-5	17.3	86,384 sf	40	33	610

Middle School	Site Size (Acres)	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Middle School 301 High Ave, Sultan	10.41	66,912 sf	25	15	375
TOTAL 6-8	10.41	66,912 sf	25	15	375

High School	Site Size (Acres)	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan High School 13715 310 th Ave SE, Sultan	33.75	71,876 sf	21	10	275
TOTAL 9-12	33.75	71,876 sf	21	10	275

GRAND TOTAL		225,172 sf	86	58	1,228
--------------------	--	-------------------	-----------	-----------	--------------

Table 3 Portable Classroom* Capacity Inventory

Elementary School	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Elementary	10,776 sf	12	5	117
Gold Bar Elementary	8,960 sf	10	6	150
TOTAL	19,736 sf	22	11	267

Middle School	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan Middle School	4,480 sf	5	1	25
TOTAL	4,480 sf	5	1	25

High School	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sultan High School	13,476 sf	13	9	225
TOTAL	13,476 sf	13	9	225

Alternative Program	Bldg Area (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Sky Valley Option High School	1,792 sf	2	0	0
TOTAL	1,792 sf	2	0	0

GRAND TOTAL	39,484 sf	42	21	517
--------------------	------------------	-----------	-----------	------------

*District portable classrooms included in Table 3 have adequate useful remaining life and are evaluated regularly for such purpose.

**Table 4 Classroom Capacity – Permanent and Temporary Inventory
Combined Total**

Elementary School	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Total Maximum Student Capacity
Sultan Elementary	63,437 sf	36	25	506
Gold Bar Elementary	42,683 sf	26	19	371
TOTAL K-5	106,120 sf	62	44	877

Middle School	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Total Maximum Student Capacity
Sultan Middle School	71,392 sf	30	16	400
TOTAL 6-8	71,392 sf	30	16	400

High School	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Total Maximum Student Capacity
Sultan High School	85,352 sf	34	19	500
TOTAL 9-12	85,352 sf	34	19	500

Alternative Program	Permanent/ Temporary (Square Feet)	Total Teaching Stations	Teaching Stations General Education	Student Classroom Capacity
Columbia Virtual Academy	1,792	2	0	0
TOTAL	1,792	2	0	0

GRAND TOTAL	264,656 sf	128	79	1,777
--------------------	-------------------	------------	-----------	--------------

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 5.

Table 5 Support Facility Inventory

Facility	Building Area (Square Feet)
Administration 514 4th St, Sultan, WA 98294	3,149
Bus Barn 303 High Ave, Sultan WA 98294	7,200
TOTAL	10,349

Additional Land Inventory

The District several years ago sold a 40-acre undeveloped parcel on Reiter Road in Gold Bar, WA. The property was originally purchased for the construction of a new middle school, but was later determined to not be an ideal location to serve our student population. The District has purchased two new properties. One property of 2.5 acres, is next to the High School and planned for potential expansion of the school facility on that site, and the other, a 9.787 acre site, is at the south eastern edge of the City and planned for a future transportation co-op. The District is currently pursuing purchase of a 50 acre site (for a future elementary school and high school).

Leased Property/Facilities

The District is leasing the property formerly known as the “Start Up Gym” to the Sky Valley Arts Council. The property is identified by Parcel No. 27080400200100 and contains approximately 8.74 acres.

The District does not lease from any third party any facilities for District administration or facility use.

Section 5: Student Enrollment Projections

Student Enrollment Projections 2022-2027

Enrollment projections are the most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Any plans for new facilities can be delayed if enrollment projections and the economy indicate a downturn. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. The District plans to monitor closely actual enrollment and, if necessary, make appropriate adjustments in future Plan updates. For purposes of this update, the District reviewed three methods of projections:

1. ***The Office of Financial Management (OFM)*** “ratio method” is based upon Snohomish County population estimates for people residing within the Sultan School District Service Area (both within the corporate City limits of Sultan and Gold Bar as well as unincorporated parts of Snohomish County) compared to current Actual student enrollment. Between 2014 and 2019, the District’s enrollment averaged approximately 13.81% of the total population in the Sultan School District service area. In 2020, during the pandemic, the average fell to 12.57%. Using the pre-pandemic average, and assuming that the District’s headcount enrollment will continue to increase in direct proportion with the Sultan School District service area population, a total enrollment of 2,424 students is projected for 2027. This is an increase of 469 students from actual 2021 enrollment, or an 23.99% increase. Using the OFM methodology, student enrollment is anticipated at 2,635 by 2044 when the Population Forecast of 19,078 residents in the Sultan School District Service Area is expected.
2. ***The Office of Superintendent of Public Instruction (OSPI)*** projections are based upon a “cohort” survival method which uses the “official” student count day of October 1st each year to establish historical enrollment data from the previous 5 years to create an average to forecast forward the number of students who will be attending school in the following years, also known as a Linear Projection. The cohort survival method is considered conservative given that it doesn’t account fully for in-migration due to growth. The cohort survival method uses a headcount analysis and includes students enrolled in non-brick and mortar programs in the District (such as the virtual academy and Running Start). The most recent OSPI cohort survival projections are artificially influenced by enrollment anomalies occurring during the pandemic, and its reliability should be viewed through that lens. Based on the OSPI “cohort” methodology, the District’s enrollment will increase in 2027 to 2,032 students, an increase of 3.94% over 2021 headcount enrollment. See Appendix A – page 1.
3. ***The District*** has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers historic enrollment trends in the District and known data regarding local housing circumstances. The District’s enrollment projections start with actual 2021 FTE enrollment and use a monthly average to produce an annual enrollment number. The District uses this average to project forward in forecasting for budget purposes and to ensure adequate staffing levels to meet enrollment projections. The District’s methodology uses a full-time equivalent analysis instead of headcount to more accurately reflect the actual

number of students in school buildings at a given time. Based upon the District's methodology, the District's enrollment will increase by a total of 482 students by 2027, an increase of 25.0% from 2021 enrollment. See Appendix A – page 2.

OFM, OSPI, and the District's enrollment projections are reflected in Table 6.

Table 6 Enrollment Projections

								Projected Change	Percent Change
Method	2021^	2022	2023	2024	2025	2026	2027	2021-2027	2021-2027
OFM	1,955	2,033	2,111	2,189	2,267	2,345	2,424	469	24.0%
OSPI	1,955	1,974	1,984	2,005	1,996	2,013	2,032	77	3.94%
District	1,925	2,045	2,145	2,220	2,280	2,354	2,407	482	25.0%
Population Projections**	14,930*						17,549	2,619	17.54%
^October 1, 2021 actual HC enrolment, with District figures adjusted for FTE.									
*2020 Census									
**Snohomish County 2044 GMA Population Forecast									

The Sultan School District has chosen to follow the District's methodology during this planning period because that methodology more accurately reflects the anticipated growth based on historic patterns and expected new development based on updated information. The District intends to monitor enrollment data and make annual adjustments as needed. The District will revisit the enrollment methodology in future updates to the CFP.

Enrollment Projections – 2044

Student enrollment projections beyond 2027 are highly speculative. Using OFM/County data as a base, the District projects a 2044 student FTE population of 2,635. This is based on the OFM/County data and the District’s corresponding average enrollment figures. The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities. The grade span breakdown assumes that the proportion of students in each grade band will remain constant.

Projected enrollment by grade span for the year 2044 is provided in Table 7. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7 OFM Enrollment Projections from 2021 to 2044

Grade Span	Actual Enrollment – October 2021	Projected Enrollment 2044*
Elementary (K-5)	910	1,212
Middle School (6-8)	443	597
High School (9-12)	602	811
TOTAL (K-12)	1,955	2,635

Note: Snohomish County Planning and Development Service provided the underlying data (the “2044 GMA Population Forecast by School District”) for the 2044 projections.

Section 6: Capital Facility Needs

The projected available student capacity was determined by subtracting permanent capacity from actual 2021 enrollment and projected 2027 enrollment. Importantly, existing and planned portable capacity, which is a capacity solution, is not included in this analysis. Capacity needs are expressed in terms of “unhoused students.”

Table 8 Unhoused Students – Based on October 2021 Enrollment

Grade Span	Permanent Capacity	Enrollment	Available Capacity*	Unhoused Students
Elementary Level (K-5)	610	943	0	333
Middle Level (6-8)	375	443	0	68
High School Level (9-12)	275	539	0	264
TOTALS	1,260	1,925	0	665

*Permanent capacity only

Assuming no new capacity additions during the six-year period, Table 9 identifies the additional permanent classroom capacity that will be needed in 2027, the end of the six-year forecast period:

Table 9 Unhoused Students – Based on Projected October 2027 Enrollment

Grade Span	Permanent Capacity	Enrollment (FTE)	Available Capacity*	Unhoused Students	%age of Unhoused Students above 2021
Elementary Level (K-5)	610	1,179	0	569	41.48%
Middle Level (6-8)	375	554	0	179	62.01%
High School Level (9-12)	275	674	0	399	33.83%
TOTALS	1,260	2,407	0	1,147	42.02%

*Permanent capacity only

Table 9 demonstrates that projected growth through 2027 will impact the District’s facilities at all three grade levels.

Importantly, Table 9 does not include portable classroom additions or adjustments that could be made to meet capacity needs. For example, the portable classrooms currently located at the elementary school level could be used to serve middle school capacity needs.

Projected permanent capacity needs are depicted in Table 10. They are derived by applying the District’s projected number of students to the projected capacity. Planned improvements by the District through 2027 are included in Table 10 and more fully described in Table 11.

Table 10 Projected Student Capacity – 2021 through 2027**Elementary School -- Surplus/Deficiency**

	2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	610	610	610	610	610	610	810
Added Permanent Capacity	0	0	0	0	0	200**	700+
Enrollment	943	1,002	1,051	1,088	1,117	1,154	1,179
Permanent Facilities Surplus/(Deficiency)^	(333)	(392)	(441)	(478)	(507)	(344)	331

* Actual Oct. 2021 FTE enrollment

** Classroom addition at Sultan Elementary School (100) and Gold Bar Elementary (100)

+ New Elementary School (700)

^Does not include capacity solutions with current and planned portable classrooms

Middle School Level -- Surplus/Deficiency

	2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	375	375	375	375	375	375	0
Added Permanent Capacity	0	0	0	0	0	0	704**
Enrollment	443	470	493	511	524	541	554
Permanent Facilities Surplus/(Deficiency)^	(68)	(95)	(118)	(136)	(149)	(166)	150

* Actual Oct. 2021 FTE enrollment

** Current SHS converted to new Sultan Middle School with added capacity (net gain of +224 seats).

^ Does not include capacity solutions with in current portable classrooms

High School Level -- Surplus/Deficiency

	2021*	2022	2023	2024	2025	2026	2027
Existing Capacity	275°	275	275	275	275	0	800
Added Permanent Capacity	0	0	0	0		800**	0
Enrollment	539	573	601	622	628	659	674
Permanent Facilities Surplus/(Deficiency)^	(264)	(298)	(326)	(347)	(353)	141	126

* Actual Oct. 2021 FTE enrollment

° Regular capacity at existing high school down from previous years due to increased needs in brick and mortar building for special capacity purposes; regular capacity needs relying more heavily on portables.

** New High School (800 for a net gain of +525 seats) (existing SHS converted to new and expanded SMS)

^ Does not include capacity solutions with current and planned portable classrooms

Planned Improvements

Table 10 indicates that the District will need additional capacity at all grade levels to serve projected student enrollment. The District is engaging in early bond planning to reflect the projects included in this Capital Facilities Plan. A future resolution by the Board of Directors, as well as voter approval of a bond, will be required to fund the planned projects. Future updates to this CFP will include updated information regarding any adopted bond resolution.

Projects Adding Permanent Capacity (subject to funding):

- a 100 seat expansion at Sultan Elementary School;
- a 100 seat expansion at Gold Bar Elementary School;
- a new 700 student elementary school;
- a 90 seat expansion at Sultan Middle School to convert that school to an alternative program for District learning;
- a 256 seat expansion at Sultan High School to convert that school to the new Sultan Middle School;
- a new 800 student high school (new Sultan High School).

Non-Capacity Adding Projects (subject to funding):

- Modernization and improvements at Sultan Elementary and Gold Bar Elementary.

In the event that planned construction projects do not fully address space needs for student growth and a reduction in interim student housing, the Board could consider various courses of action, including, but not limited to:

- Alternative scheduling options;
- Changes in instructional model;
- Grade configuration changes;
- Increased class sizes; or
- Modified school calendar.

Funding for planned improvements is typically secured from a number of sources including voter approved bonds, State School Construction Assistance funds, and impact fees. The potential funding sources are discussed below.

Interim Classroom Facilities (Portables)

During the six years of this planning period, the District may purchase or lease portable classrooms and/or relocate portables if necessary to address growth needs. It remains a District goal to house all students in permanent facilities.

Section 7: Financial Plan

Funding of school facilities is typically secured from a number of sources including voter approved bonds, capital levies, State School Construction Assistance funds, and School Impact Fees. Each of these sources is discussed in greater detail below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. General Obligation Bonds or Special Levies would be the primary source of funding for any future capital improvement projects.

State School Construction Assistance Program

State School Construction Assistance Program funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance Program funds for specific capital projects based on a prioritization system. The District anticipates that it will receive SCAP funds for the Sultan High school and Gold Bar Elementary School projects that are included in this CFP. The District is eligible for State School Construction Assistance funds for certain projects at the 61.85% funding percentage level.

School Impact Fees

Impact fees have been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits are issued. Following a decline in enrollment in 2010, the District did not request school impact fees for several years. With recent and projected continued enrollment increases, as well as capacity planning to address these enrollment needs, the District began requesting school impact fees in 2016 and continues to do so in this Capital Facilities Plan.

Six-Year Financial Plan

The Six-Year Financial Plan shown in Table 11 is a summary of the expected budget that supports the projects in this Capital Facilities Plan. The financing components include possible funding from capital bonds and levies, school impact fees, and State Construction Assistance Funds (dependent upon qualifying, level of funding and availability of funds). Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

The District expects that, as project and bond planning proceeds, the estimated project costs in Table 11 are likely to increase. Thus, the project cost estimates in this CFP should be viewed conservatively. Future updates to this CFP will include updated cost estimates.

Table 11 Finance Plan 2022-2027**Improvements Adding Permanent Capacity (Costs in Millions)**

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy	State Funds	Impact Fees
Elementary School										
Sultan Elementary Addition					\$10.897		\$10.897	X		X
Gold Bar Elementary Addition					\$10.897		\$10.897	X	X	X
New Elementary (estimated future costs*)					\$76.284		\$76.284	X	X	X
Middle School										
New Sultan Middle (conversion of existing SHS with added capacity)						\$31.633	\$31.633	X	X	X
High School										
New High School					\$98.853		\$98.853	X	X	X
K-12										
Portables							TBD			X
Alternative School (conversion of existing SMS)					\$10.928		\$10.928	X	X	
Site Acquisition (new ES and HS)	\$5.00						\$5.00	X		X

Improvements Not Adding Permanent Capacity (Costs in Millions)

Project	2022	2023	2024	2025	2026	2027	Total Cost	Bonds/ Levy	State Funds	Impact Fees
Elementary School										
Sultan Elementary Modernization					\$3.601		\$3.601	X		
Gold Bar Elementary Modernization					\$12.099		\$12.099	X	X	
Middle School										
High School										

*Estimated facility and land costs; future updates to the CFP will include identified costs.

Section 8: Impact Fees

Impact Fee Calculation Parameters

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. Fees also cannot be used to make up for capacity deficiencies existing on the date of Plan adoption. Fees may only be assessed in relation to the new capacity needs created by new development.

The Snohomish County General Policy Plan (GPP) which implements the GMA, sets certain conditions for districts wishing to assess impact fees.

The District must provide support data including:

- (a) An explanation of the calculation methodology, including description of key variables and their computation; and
- (b) Definitions and sources of data for all inputs into the fee calculation.

Such data must be accurate, reliable and statistically valid;

Data must accurately reflect projected costs in the 6-year financing program;

Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types:

- 1. Single-family
- 2. Multi-family/ 2 or more bedrooms
- 3. Multi-family/studio or 1-bedroom;

In November 1997, Snohomish County substantially modified Title 26C to convert it into an impact fee program meeting new requirements of the GMA and changes to RCW 82.02, the State law authorizing impact fees. On February 1, 2003, Snohomish County adopted a revision of Title 26C, thus replacing it with Chapter 30.66C, as defined by the Uniform Development Code. The cities of Sultan and Gold Bar have adopted school impact fee ordinances consistent with the Snohomish County school impact fee ordinance.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County school impact fee ordinance. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. The costs of projects that do not add capacity are not included in the impact fee calculations. Furthermore, because the impact fee formula calculates a "cost per dwelling unit," an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District uses only the percentage of the total new capacity project costs allocated to the Districts growth-related needs, as demonstrated in Table 9. For purposes of this Plan, the District has chosen to use the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 11 for a complete identification of funding sources.

The following projects are included in the impact fee calculation:

- 100 student capacity additions at both Sultan and Gold Bar Elementary Schools;
- A new 700 student elementary school;
- 256 student capacity addition at new Sultan Middle School; and
- A new 800 student Sultan High School.

Please see Table 11 for relevant cost data related to each capacity project.

Table 12 School Impact Fees

Housing Type	Impact Fee Per Unit
<i>Single Family Residential</i> (detached)	\$14,842
<i>Multi-Family (2+ bdrms)</i>	\$9,576
<i>Multi-Family (studio or 1 bdrm)</i>	\$0

**Table 12 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX A


ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Snohomish/Sultan(31311)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021		2022	2023	2024	2025	2026	2027
Kindergarten	139	147	137	158	132	156		151	153	154	156	158	160
Grade 1	130	161	158	147	143	143	105.88%	165	160	162	163	165	167
Grade 2	154	129	147	154	145	159	99.56%	142	164	159	161	162	164
Grade 3	154	144	127	158	142	147	98.59%	157	140	162	157	159	160
Grade 4	161	159	151	125	133	156	100.10%	147	157	140	162	157	159
Grade 5	140	169	162	152	124	149	103.74%	162	152	163	145	168	163
Grade 6	164	142	173	170	149	128	101.99%	152	165	155	166	148	171
K-6 Sub-Total	1,042	1,051	1,055	1,064	968	1,038		1,076	1,091	1,095	1,110	1,117	1,144
Grade 7	144	169	141	178	153	156	99.98%	128	152	165	155	166	148
Grade 8	154	146	154	144	180	159	99.93%	156	128	152	165	155	166
7-8 Sub-Total	298	315	295	322	333	315		284	280	317	320	321	314
Grade 9	146	146	132	164	150	180	99.17%	158	155	127	151	164	154
Grade 10	150	151	148	142	150	146	100.22%	180	158	155	127	151	164
Grade 11	155	120	142	148	133	143	92.60%	135	167	146	144	118	140
Grade 12	151	146	123	141	143	133	98.52%	141	133	165	144	142	116
9-12 Sub-Total	602	563	545	595	576	602		614	613	593	566	575	574
DISTRICT K-12 TOTAL	1,942	1,929	1,895	1,981	1,877	1,955		1,974	1,984	2,005	1,996	2,013	2,032

Notes: Specific subtotaling on this report will be driven by District Grade spans.

**Modified Cohort Survival Projections
(Sultan School District)**

ENROLLMENT FORECAST

S.Y.	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Tot Enroll.	1,925	2,045	2,145	2,220	2,280	2,354	2,407
Chg vs Prior Year	120						
		100					
			75				
				60			
					74		
						53	

		21/22	22/23	23/24	24/25	25/26	26/27	26/28
K-5	49%	943.25	1,002.05	1,051.05	1,087.80	1,117.20	1,153.46	1,179.43
6-8	23%	442.75	470.35	493.35	510.60	524.40	541.42	553.61
9-12	28%	539.00	572.60	600.60	621.60	638.40	659.12	673.96
TOTAL		1,925.00	2,045.00	2,145.00	2,220.00	2,280.00	2,354.00	2,407.00

APPENDIX B



MEMORANDUM

Phone: (206) 324-8760
2200 Sixth Avenue, Suite 1000
Seattle, WA 98121
www.berkconsulting.com

DATE: January 19, 2022

TO: Dan Chaplik, Superintendent, Sultan School District

FROM: Kevin Gifford, Senior Associate, BERK Consulting

RE: Sultan School District Findings for Student Generation Rates

Introduction

This memorandum contains findings for the Sultan School District's 2019 and 2022 student generation rates (SGR). Student generation rates provide an estimate of the number of students associated with a given level of residential growth. BERK was contracted to provide analysis of student enrollment and district housing data to determine SGR's for two enrollment dates: January 2020 (2019-2020 school year) and October 2021 (2021-2022 school year).

Analysis Methodology

To calculate the SGR's, BERK used student address data provided by the District and current land use and property records available from the Snohomish County Assessor. BERK geocoded student addresses using GIS software and matched address points to County property records; each matched address was classified as single-family, duplex, triplex, fourplex, or multifamily (5+ units), based on County property records.

In general, SGR's are calculated by dividing the number of students enrolled and living within the District by the number of housing units located in the District. Typically, only housing units constructed recently (within the last 5-10 years) are included in order to more closely reflect recent development trends in the area. For purposes of this analysis, SGR by grade level was calculated based on:

1. Housing units inside the District boundaries and constructed within the last 5 years (2015-2019 for the 2019-2020 school year and 2017-2021 for the 2021-2022 school year); and
2. The number of enrolled students currently living at those addresses.

Housing units constructed and associated student population are presented in Exhibit 1.

Exhibit 1. District Housing Units and Student Population

Housing Units and Student Population	2015-2019	2017-2021
Housing Units Constructed		
Single Family	365	508
Duplex	3	5
Triplex	0	0
Fourplex	0	0
Multifamily (5+)	0	0
Total	368	513
Students Living in Units Constructed		
Single Family	102	198
Duplex	3	3
Triplex	0	0
Fourplex	0	0
Multifamily (5+)	0	0
Total	105	201

Sources: Sultan School District, 2022; Snohomish County Assessor, 2021.

Findings for Student Generation Rates

Exhibit 2 and Exhibit 3 show the results of the SGR analysis by grade band and grade level for both the 2019-2020 and 2021-2022 school years. Empty cells indicate grade levels where no students enrolled for the associated school year lived in housing units constructed within the previous 5-year period. As shown in Exhibit 1, new housing construction in the district during the analysis periods has consisted primarily of single-family units. Very few duplexes have been built recently, and no construction of triplex, fourplex, or multifamily units was recorded within the district during either analysis period. Student generation rates therefore cannot be calculated for those housing types, and the following exhibits present calculated rates only for single-family and duplex housing units.

Due to the small size of the district's duplex housing stock, calculated rates for this housing type may be subject to substantial fluctuations from year to year. Expanding the date range beyond the previous five years would capture a larger number of students and housing units, thereby achieving greater coverage for duplex/triplex/multifamily units. However, as more older housing units are included, the results are less representative of current development trends.

Exhibit 2. Sultan School District Student Generation Rates by Grade Band

Sultan School District Student Generation Rates by Grade Level				
	2019-2020 School Year		2021-2022 School Year	
Grade	Single Family	Duplex	Single Family	Duplex
Pre-K	0.005	-	0.006	-
K-5	0.134	0.333	0.220	0.200
6-8	0.066	0.333	0.075	0.200
9-12	0.074	0.333	0.089	0.200
Total (All Grades)	0.279	1.000	0.390	0.600

Exhibit 3. Sultan School District Student Generation Rates by Grade Level

Sultan School District Student Generation Rates by Grade Level				
	2019-2020 School Year		2021-2022 School Year	
Grade	Single Family	Duplex	Single Family	Duplex
Pre-K	0.005	-	0.006	-
Kindergarten	0.005	-	0.043	-
Grade 1	0.008	-	0.028	-
Grade 2	0.027	-	0.037	-
Grade 3	0.036	0.333	0.041	0.200
Grade 4	0.022	-	0.033	-
Grade 5	0.036	-	0.037	-
Grade 6	0.019	-	0.028	-
Grade 7	0.027	-	0.030	-
Grade 8	0.019	0.333	0.018	0.200
Grade 9	0.027	-	0.039	-
Grade 10	0.008	0.333	0.012	0.200
Grade 11	0.030	-	0.026	-
Grade 12	0.008	-	0.012	-
Total (All Grades)	0.279	1.000	0.390	0.600

Note: Empty cells (-) reflect grade levels that did not have any enrolled students living in housing units constructed during the study period for that school year.

Sources: Sultan School District, 2022; Snohomish County Assessor, 2021.

Multi-Family 2+ BR Rates: As noted above, the District does not have a reliable data set for purposes of calculating student generation rates for Multi-Family 2+ bedroom units. Consistent with the methodology used in the 2016, 2017, 2018, and 2020 Sultan School District Capital Facilities Plans, the District has calculated Multi-Family 2+ BR student generation rates using the countywide average of the corresponding rates published in the 2020 capital facilities plans (the last County-adopted set of plans) of the other school districts in Snohomish County. These averages reflect recent development trends in Snohomish County which will likely influence any multi-family construction that occurs in the District in the near term. As a comparison to Snohomish County, King County has recognized countywide averages as a reasonable approach to calculating student generation rates when there is a lack of sufficient development data. See KCC 21A.06.1260.

The District is choosing to apply the 2020 calculated average* as an estimate of student generation from new Multi-Family 2+ bedroom units within the Sultan School District.

The resulting average student generation rates are as follows:

Multi-Family 2+ BR Rates	K-5	6-8	9-12
	0.108	0.058	0.078

Student generation rates were not calculated for multi-family dwelling units with one bedroom or less as current data is insufficient for purposes of calculating a countywide average in Snohomish County.

*Excluding certain anomalies of districts with high multi-family rates (Monroe, Mukilteo, Lake Stevens).

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Sultan School District								
YEAR	2022								
School Site Acquisition Cost:									
(((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student			
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	Cost/	Cost/	Cost/
							SFR	MFR (1)	MFR (2+)
Elementary	10.00	\$ -	900	0.220	0.000	0.108	\$0	\$0	\$0
Middle	20.00	\$ -	256	0.075	0.000	0.058	\$0	\$0	\$0
High	40.00	\$ -	900	0.089	0.000	0.078	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student			
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	Factor	Cost/	Cost/	Cost/
				SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	84.80%	\$ 98,078,000	900	0.220	0.000	0.108	\$20,330	\$0	\$9,980
Middle	84.80%	\$ 31,633,000	256	0.075	0.000	0.058	\$7,859	\$0	\$6,077
High	84.80%	\$ 98,853,000	800	0.089	0.000	0.078	\$9,326	\$0	\$8,173
						TOTAL	\$37,515	\$0	\$24,231
Temporary Facility Cost:									
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	Factor	Factor	Factor	SFR	MFR (1)	MFR (2+)
				SFR	MFR (1)	MFR (2+)			
Elementary	15.20%	\$ -	25	0.220	0.000	0.108	\$0	\$0	\$0
Middle	15.20%	\$ -	30	0.075	0.000	0.058	\$0	\$0	\$0
High	15.20%	\$ -	32	0.089	0.000	0.078	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student			
		Footage	Asst %	Factor	Factor	Factor	Cost/	Cost/	Cost/
				SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	\$ 246.83	90	61.85%	0.220	0.000	0.108	\$3,023	\$0	\$1,484
Middle	\$ 246.83	108	61.85%	0.075	0.000	0.058	\$1,237	\$0	\$956
High	\$ 246.83	130	61.85%	0.089	0.000	0.078	\$1,766	\$0	\$1,548
						TOTAL	\$6,026	\$0	\$3,988
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							\$395,711	\$169,461	\$239,226
Capital Bond Interest Rate							2.45%	2.45%	2.45%
Net Present Value of Average Dwelling							\$3,472,253	\$1,486,973	\$2,099,141
Years Amortized							10	10	10
Property Tax Levy Rate							\$0.52	\$0.52	\$0.52
	Present Value of Revenue Stream						\$1,806	\$773	\$1,092
	Fee Summary:			Single	Multi-	Multi-			
			Family	Family (1)	Family (2+)				
	Site Acquisition Costs			\$0	\$0	\$0			
	Permanent Facility Cost			\$37,515	\$0	\$24,231			
	Temporary Facility Cost			\$0	\$0	\$0			
	State SCFA Credit			(\$6,026)	\$0	(\$3,988)			
	Tax Payment Credit			(\$1,806)	(\$773)	(\$1,092)			
	FEE (AS CALCULATED)			\$29,684	(\$773)	\$19,151			
	Fee (AS DISCOUNTED)			\$14,842	\$0	\$9,576			

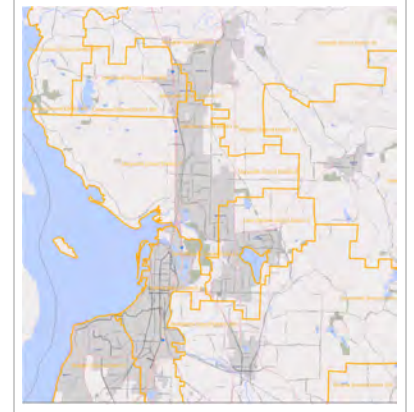
Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Marysville	
	Contact Person	David Cram, Executive Director of Finance	Denise Stiffarm, Pacifica Law Group
	Business Phone	360.965.0000	206.602.1203
	Email-Address	David_Cram@msvl.k12.wa.us	Denise.Stiffarm@pacificallawgroup.com
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues	<u>MSD RESPONSES</u>
Pg 17, Table 12		Middle School Level: permanent capacity computation errors	<i>Corrected.</i>

2022 Biennial Update to School District Capital Facilities Plans (CFPs)

Project Summary

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. 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. School districts that wish to collect impact fees must provide a school-board adopted capital facilities plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code.



The County assesses and collects the 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 should pay 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 current impact fee program, school impact fees are due at the time of building permit issuance and must be spent within ten years of collection.

In general, school districts' CFPs are reviewed by the County on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated CFP that meets state and County requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1. Amendments to a school district's CFP constitute amendments to the County's comprehensive plan (Capital Facilities Plan) and County code (SCC 30.63C.100). Only those school districts that submit CFPs to the County for review and adoption are eligible to collect school-related impact fees.

Appendix F of the General Policy Plan contains the specific requirements for the school districts' CFPs. These requirements call for each school CFP to include the following elements:

- Enrollment projections that are consistent with 2044 county population forecasts;
- Inventory of existing sites, facilities, and their capacities;
- Proposed capital improvement projects to address additional demands of growth (existing deficiencies may also be addressed, but cannot be financed

Project Contact

Eileen Canola, *Senior Planner*

[Email Eileen Canola](#)

425.262.2253

with impact fees);

- A schedule and financing program (at least six years) to fund the proposed project; 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.

Snohomish County is served by fifteen public school districts that are governed by locally elected school boards.

Project Update

On January 11, 2022, Snohomish County staff met with school districts representatives and building industry representatives to coordinate on this biennial update. In Spring 2022, the districts will provide draft capital facilities plans that will be reviewed by county staff. The Snohomish County Planning Commission is scheduled to review the districts' final drafts in August/September 2022, and the target date for Council review and approval is November 2022, State Environmental Policy Act (SEPA) reviews are to be completed by each district prior to school district Board approval of their Capital Facility Plans.

Project Schedule

Task	Target Time Frame
County Review of Draft School Districts' Capital Facilities Plans	May - July 2022
Individual School Districts complete State Environmental Policy ACT (SEPA) requirements	Check with individual school district
Individual School District Board Adoption of Capital Facilities Plan	June - September 2022 (check with individual school district for specific date)
Snohomish County Planning Commission Briefing	August 23, 2022
Snohomish County Planning Commission Hearing	September 27, 2022

Task	Target Time Frame
------	-------------------

County Council Review GPP 2022-27: Index # 0056.pdf	November 2022
--	---------------

Document Links

- [School Mitigation Impact Fee Table in SCC 30.66C.100](#)
- [Snohomish County Code Chapter 30.66C – School Impact Mitigation](#)
- [Appendix F of the General Policy Plan \(GPP\) of the Snohomish County Comprehensive Plan](#)
- [Revised Code of Washington \(RCW\) 36.70A.020 – Comprehensive Plans – Mandatory Elements](#)
- [RCW Chapter 82.02 – General Provisions](#)
- [Annual Reports \(Snohomish County Assessor Annual Reports on Taxes\)](#)
- [Construction Cost Allocation \(OPSI\)](#)

School Districts

- [Arlington School District No. 16](#)
- [Darrington School District No. 330](#)
- [Edmonds School District No. 15](#)
- [Everett School District No. 2](#)
- [Granite Falls School District No. 332](#)
- [Index School District No. 63](#)
- [Lake Stevens School District No. 4](#)
- [Lakewood School District No. 306](#)
- [Marysville School District No. 25](#)
- [Monroe School District No. 103](#)
- [Mukilteo School District No. 6](#)
- [Northshore School District No. 417](#)
- [Snohomish School District No. 201](#)
- [Stanwood-Camano Island School District No. 401](#)
- [Sultan School District No. 311](#)

Need help?

Click here and start chatting
with us

2022 Biennial Update to School District Capital Facilities Plans (CFPs)

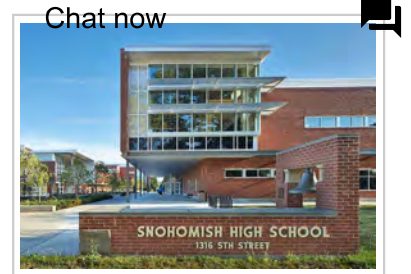
Project Summary

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. 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. School districts that wish to collect impact fees must provide a school-board adopted capital facilities plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code.

The County assesses and collects the 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 should pay 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 current impact fee program, school impact fees are due at the time of building permit issuance and must be spent within ten years of collection.

In general, school districts' CFPs are reviewed by the County on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated CFP that meets state and County requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1. Amendments to a school district's CFP constitute amendments to the County's comprehensive plan (Capital Facilities Plan) and County code (SCC 30.63C.100). Only those school districts that submit CFPs to the County for review and adoption are eligible to collect school-related impact fees.

Chat now



Project Contact

Eileen Canola, *Senior Planner*

Email Eileen Canola

425.262.2253

**Click thumbnail below for
Snohomish County School
Districts Map (PDF)**



Appendix F of the General Policy Plan contains the specific requirements for the school districts' CFPs. These requirements call for each school CFP to include the following elements:

- Enrollment projections that are consistent with 2044 county population forecasts;
- Inventory of existing sites, facilities, and their capacities;
- 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.

Snohomish County is served by fifteen public school districts that are governed by locally elected school boards.

Project Update

On January 11, 2022, Snohomish County staff met with school districts representatives and building industry representatives to coordinate on this biennial update. In Spring 2022, the districts will provide draft capital facilities plans that will be reviewed by county staff. The Snohomish County Planning Commission is scheduled to review the districts' final drafts in August/September 2022, and the target date for Council review and approval is November 2022. State Environmental Policy Act (SEPA) reviews are to be completed by each district prior to school district Board approval of their Capital Facility Plans.

Project Schedule

Task	Target Time Frame
County Review of Draft School Districts' Capital Facilities Plans	May - July 2022

Need help?

Click here and start chatting with us

Chat now



Task	Target Time Frame
CFP 2022-27: Index # 1.0057.pdf Individual School Districts complete State Environmental Policy ACT (SEPA) requirements	Check with individual school district
Individual School District Board Adoption of Capital Facilities Plan	June - September 2022 (check with individual school district for specific date)
Snohomish County Planning Commission Briefing	August 23, 2022
Snohomish County Planning Commission Hearing	September 27, 2022
County Council Review	November 2022

Need help?

Click here and start chatting with us

Chat now



Document Links

- [School Mitigation Impact Fee Table in SCC 30.66C.100](#)
- [Snohomish County Code Chapter 30.66C – School Impact Mitigation](#)
- [Appendix F of the General Policy Plan \(GPP\) of the Snohomish County Comprehensive Plan](#)
- [Revised Code of Washington \(RCW\) 36.70A.020 – Comprehensive Plans – Mandatory Elements](#)
- [RCW Chapter 82.02 – General Provisions](#)
- [Annual Reports \(Snohomish County Assessor Annual Reports on Taxes\)](#)
- [Construction Cost Allocation \(OPSI\)](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - release](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - supplementary info](#)
- [2022 Average Assessed Value by School District](#)
- [Snohomish County School Districts Map](#)

School Districts

- [Arlington School District No. 16](#)
- [Darrington School District No. 330](#)
- [Edmonds School District No. 15](#)
- [Everett School District No. 2](#)
- [Granite Falls School District No. 332](#)
- [Index School District No. 63](#)
- [Lake Stevens School District No. 4](#)
- [Lakewood School District No. 306](#)
- [Marysville School District No. 25](#)
- [Monroe School District No. 103](#)

- [Mukilteo School District No. 6](#)
- CFP 2022-23 Index #
- [Northshore School District No. 417](#)
- [Snohomish School District No. 201](#)
- [Stanwood-Camano Island School District No. 401](#)
- [Sultan School District No. 311](#)

Need help?

Click here and start chatting
with us

Chat now



Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Sultan	
	Contact Person	Charlie Weaver – Director of Operations	Denise Stiffarm – Pacifica Law Group
	Business Phone	360-793-9820 x. 1140	206-602-1203
	Email-Address	Charlie.weaver@sultan.k12.wa.us	Denise.stiffarm@pacificallawgroup.com
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues	<u>SSD RESPONSE</u>
Pgs 7, 9	See SSD Response	Appendix F requires an inventory of on portables to include information on remaining useful life (as appropriate to educational standards). Do the portables have adequate useful remaining life?	<i>As noted on page 7 "the District regularly assesses the condition of its portables for continued educational program use." As such, if a portable is listed as being used for such purposes, it has remaining useful life. For further clarity, a footnote is added to Table 3 to identify that the District has determined adequate remaining useful life.</i>
Pg 12 Table 4	See SSD Response	Table 4 Total number of teaching stations is incorrect (25+19+16+19+0=79 not 70)	<i>Corrected.</i>
Pg 13 Table 5	See SSD Response	Appendix F requires the location and description of all district-owned or leased sites and properties. Where are the Administration building and the Bus Barn located? Other districts provide a graphic/map to show the locations of all the schools and buildings or state the physical address. Please provide either graphic or state the physical location of all schools and buildings for the District.	<i>Addresses for Admin Building and Bus Barn added on page 13. School addresses already listed on Table 2, page 10.</i>
Pg 17 Table 8	See SSD Response	Total permanent capacity is incorrect (610+375+275=1,260 not 1228)	<i>Corrected.</i>
Pg 17 Table 9	See SSD Response	Total permanent capacity is incorrect (610+375+275=1,260 not 1228), Total unhoused students is incorrect (569+179+399=1,147 not 1,179), Total %age of Unhoused Students above 2021	<i>Corrected.</i>

		will also have to be recalculated											
Pg 18 Table 10	See SSD Response	Existing Capacity for Elementary schools of 686 on table 10 does not match capacity of 610 reported on Tables 8 and 9. Existing Capacity for Middle schools of 480 on table 10 does not match capacity of 375 reported on Tables 8 and 9. Is the difference the use of non-permanent portables?	Table 10 is updated to reflect updated 2022 permanent capacity figures identified in Tables 8 and 9.										
Pg 23	See SSD Response	Why isn't the \$5 million site acquisition included in the impact fee calculation? It is in Table 11, and the box is checked for impact fees.	The District is choosing not to include the site acquisition costs within the impact fee formula but the acquisition does qualify for impact fee expenditure, as noted in Table 11, as related to a growth related project planned within the six year period.										
	See SSD Response	Footnote should refer to Table 12, not Table 10	Corrected.										
Appendix C	See SSD Response	The tax payment credit is rounded. The District Property Tax Levy Rate is 0.5217122469 not 0.52 which leads to a difference in the calculation of impact fees.	The formula rounds the figure to \$0.52, which provides effectively the same amount in credit and any variation is more than accommodated with the 50% discount. No Change.										
Pg 23	See SSD Response	Would the proposed impact fee for Multi-family also include Townhomes? The County impact fee table has a separate category for Townhomes. Historically, the County has applied the MF+2 impact fee to the Townhome column : <div>Table 30.66C.100(1) School Impact Mitigation Fees</div> <table><tr><th>SCHOOL DISTRICT</th><th>SINGLE FAMILY per dwelling unit</th><th>MULTI-FAMILY 1-BEDROOM per dwelling unit</th><th>MULTI-FAMILY 2+ BEDROOMS per dwelling unit</th><th>DUPLEXES AND TOWNHOMES per dwelling unit</th></tr><tr><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr></table>	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	Yes, the MF2+ fee includes townhomes; the District does not separately calculate a fee for townhomes.
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									
...									

School Impact Fee Calculations

District

Year

School Site Acquisition Cost

(Acres X Land Cost) / Facility Design Capacity * Student Factor

				Student Factor	
	Facility Acreage	Land Cost	Facility Capacity	SFR	MFR (1)
Elementary	10	\$0	550	0.184	
Middle	20	\$0	850	0.074	
High	40	\$0	1,600	0.080	

School Construction Cost

Facility Cost/Facility Capacity) X Student Generation Factor X (%Permanent Capacity)

				Student Factor	
	% Permanent Capacity	Facility Cost	Facility Capacity	SFR	MFR (1)
Elementary	97.57%	\$11,928,954	176	0.184	
Middle	97.57%	\$0	850	0.074	
High	97.57%	\$0	1600	0.080	

Temporary Facility Cost

Facility Cost/Facility Capacity) X Student Generation Factor X (%Temporary Capacity)

				Student Factor	
	% Temporary Capacity	Facility Cost	Facility Capacity	SFR	MFR (1)
Elementary	2.43%	0	25	0.184	
Middle	2.43%	0	25	0.074	
High	2.43%	0	25	0.080	

State School Construction Funding Assistance Credit

CCA X OSPI sqft X District Funding Assistance % X Student Factor

			District Funding Assistance	Student Factor	
	CCA	OSPI Footage		SFR	MFR (1)
Elementary	246.83	90	49.91%	0.184	
Middle	246.83	108		0.074	
High	246.83	130		0.080	

Tax Payment Credit

	SFR	MFR (1)	MFR (2+)
Average Assessed Value	584,150		
Capital Bond Interest Rate	2.45%	2.45%	2.45%
Property Tax Levy Rate	0.82		
Total	\$4,203	\$0	\$0

Fee Summary	SFR	MFR (1)	MFR (2+)
Site Acquisition Cost	0	#DIV/0!	#DIV/0!
Permanent Facility C	\$12,168	0	0
Temporary Facility C	\$0	0	0
State SCFA Credit	\$2,040	0	0
Tax Payment Credit	\$4,203	\$0	\$0
Fee as Calculated	5,925	#DIV/0!	#DIV/0!
Fee as Discounted	2,962	#DIV/0!	#DIV/0!

This is usually 50% but

or	Cost		
MFR (2+)	SFR	MFR (1)	MFR (2+)
	0	#DIV/0!	#DIV/0!
	0	#DIV/0!	#DIV/0!
	0	#DIV/0!	#DIV/0!
Total	0	#DIV/0!	#DIV/0!

or	Cost		
MFR (2+)	SFR	MFR (1)	MFR (2+)
	\$12,168	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
Total	\$12,168	\$0	\$0

or	Cost		
MFR (2+)	SFR	MFR (1)	MFR (2+)
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
Total	\$0	\$0	\$0

or	Cost		
MFR (2+)	SFR	MFR (1)	MFR (2+)
	\$2,040	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
Total	\$2,040	\$0	\$0

Canola, Eileen

From: Denise Stiffarm <Denise.Stiffarm@pacificallawgroup.com>
Sent: Monday, April 25, 2022 10:46 AM
To: Canola, Eileen
Cc: Laufmann, Tom
Subject: RE: 1st Draft CFP - Snohomish School District
Attachments: 2022 Snohomish SD CFP (April Draft).pdf

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.
Apologies, Eileen. We caught one type. Please use this updated version instead. Thank you!

From: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Sent: Monday, April 25, 2022 9:27 AM
To: Denise Stiffarm <Denise.Stiffarm@pacificallawgroup.com>
Cc: Laufmann, Tom <tom.laufmann@sno.wednet.edu>
Subject: RE: 1st Draft CFP - Snohomish School District

Hello Denise,

The 1st Draft of the Snohomish School District CFP has been received.

Thank you,

Eileen

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

From: Denise Stiffarm <Denise.Stiffarm@pacificallawgroup.com>
Sent: Sunday, April 24, 2022 4:31 PM
To: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Cc: Laufmann, Tom <tom.laufmann@sno.wednet.edu>
Subject: 1st Draft CFP - Snohomish School District

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.
Hi Eileen. Attached please find the first draft of the Snohomish School District Capital Facilities Plan. Please let me know if you have any questions. Thank you. Denise

Denise L. Stiffarm
Partner (pronouns: she/her/hers)



CFR 2022-27: Index # 1-0060.pdf
119 Second Avenue, Suite 2000
Seattle, WA 98101
Denise.Stiffarm@pacificallawgroup.com
Direct: 206-602-1203

This electronic message contains information from the law firm of Pacifica Law Group LLP. The contents may be privileged and confidential and are intended for the use of the intended addressee(s) only. If you are not an intended addressee, note that any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you have received this e-mail in error, please contact me at Denise.Stiffarm@pacificallawgroup.com

Snohomish School District

1601 Avenue D
Snohomish, Washington 92890
(360) 563-7239

CAPITAL FACILITIES PLAN

2022 – 2027

Adopted
_____, 2022

Snohomish School District

CAPITAL FACILITIES PLAN

Board of Directors

Jay Hagen, President
Shaunna Ballas, Vice President
Josh Seek
Dr. Sara Fagerlie
Brandy Hekker

Superintendent

Dr. Kent Kultgen

For information on the Snohomish School District Facilities Plan,
contact the Business Office at (360) 563-7240.

TABLE OF CONTENTS

	Page
Section 1 Introduction.....	1
Section 2. District Educational Program Standards.....	5
Section 3 Capital Facilities Inventory.....	10
Section 4 Student Enrollment.....	14
Section 5 Capital Facilities Needs.....	17
Section 6 Capital Facility Financing Plan.....	20
Section 7 School Impact Fees.....	24
Appendix A .....Population and Enrollment Data	
Appendix B .....Student Generation Factor Review	
Appendix C .....School Impact Fee Calculations	

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan

The purpose of this report is to update the Capital Facilities Plan (CFP) for the Snohomish School District pursuant to the Washington State Growth Management Act (GMA). The GMA includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This CFP is intended to provide the Snohomish School District (District), Snohomish County and other jurisdictions a description of the facilities needed to accommodate projected student enrollment at acceptable levels of service, including a detailed schedule and financing program for capital improvements, over the six year period of 2022-2027.

The CFP for the District was first prepared in 1994 in accordance with the specifications set down by the GMA. When Snohomish County adopted its GMA Comprehensive Plan in 1995, it addressed future school capital plans in Appendix F of the General Policy Plan. This part of the plan established the criteria for all future updates of the District CFP that are to occur every two years. This CFP updates the 2020 GMA-based CFP that was adopted by the District and the County in 2020.

In accordance with GMA mandates, and Snohomish County Ordinance Nos. 97-095 and 99-107, this CFP contains the following required elements:

- Future enrollment forecasts for each grade span (elementary, middle, and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities and school sites.
- The proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- If impact fees are requested, a calculation of impact fees to be assessed and supporting data substantiating said fees.

In developing this CFP, the District followed the following guidelines set forth in the Snohomish County General Policy Plan:

- Districts should use information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information must not be inconsistent with Office of Financial Management (“OFM”) population forecasts. Student generation rates must be independently calculated by each school district.
- The CFP must comply with the GMA.
- The methodology used to calculate impact fees must comply with the GMA. In the event that impact fees are not available due to action by the state, county or cities within the District, the District in a future CFP update must identify alternative funding sources to replace the intended impact fee funding.
- The methodology used to calculate impact fees complies with the criteria and the formulas established by the County.

Overview of the Snohomish School District

The Snohomish School District serves a population of about 9,256¹ students in kindergarten through grade 12. The City of Snohomish has a population of approximately 10,126² people while the County encompasses a larger population of approximately 827,957³ people. The District is located 35 miles north of Seattle in the heart of the Puget Sound region of Washington.

The District has preschool and Early Childhood Education and Assistance Program (ECEAP) programs, ten elementary schools (one grades K-2, one grades 3-6 and eight grades K-6), two middle schools (grades 7 and 8), two high schools (grades 9-12), and one alternative school (grades 9-12) (AIM), and a Parent Partnership Program (PPP) (grades K-12).

The District opened Glacier Peak High School in the fall of 2008. The District’s voters approved a construction bond in May 2008 to fund the renovation of Snohomish High School, the replacement of Valley View Middle School, the expansion of Centennial Middle School, the replacement/expansion of Machias and Riverview elementary schools, construction of a new aquatics center, and technology improvements. All of these projects are now complete.

The District convened a Citizens’ Facility Advisory Committee (CFAC) in 2019 to review the conditions of our school buildings, explore demographic and enrollment projections and prioritize needs. Based on this information, the CFAC recommended, and the Board authorized for the February 2020 ballot, a \$470 million bond proposal to fund six elementary school replacement

¹ October 1, 2021 FTE. Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in terms of FTE (full time equivalent).

² 2020 United States Census Bureau data

³ 2044 GMA Population Forecasts by School District – Adopted in the Snohomish County Countywide Planning Policies Appendix B (February 23, 2022).

projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District. The District failed to achieve the required 60% margin for bond approval. The District's Board of Directors is considering options for a subsequent bond proposal but has not made any decisions relative to the six year planning period of this CFP. However, the capacity needs remain, as reflected in this CFP. The District will update the CFP as needed, including consideration of an interim update, to reflect updated planning decisions.

**FIGURE 1
MAP OF DISTRICT¹**



¹ Please contact the District's Business Office at (360) 563-7240 for a copy of the map in color.

SECTION 2: DISTRICT STANDARDS

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 facility standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classroom facilities (portables). The facility standards that also typically drive facility space needs include educational program offerings, classroom utilization and scheduling requirements.

Facility Standards

Creating a quality educational environment is the first priority of the Snohomish School District. It is the District's standard at this time that all students will be housed in permanent facilities and that classes will be run in one shift on a traditional school year schedule. Because of fluctuations in student population as a result of growth from new development and changing age demographics in different parts of the District, portables (temporary housing) are used in some locations. Portables will not be added if the quality of education at the facility is deemed by the District to be compromised by either total school size, impact upon core facilities such as restrooms, library space, playground space, hallways, etc. In addition, some facilities may not accommodate portables because of limitations on septic capacity. When it is not possible to increase population at a particular site, even with portables, the District will have the option of redistricting school boundaries if space is available at other facilities. The District may also request that development be deferred until planned facilities can be completed to meet the needs of the incoming population; however, the District has no control over the ultimate land use decisions made by the permitting jurisdictions.

The use of temporary housing (portables) is considered strictly temporary and this CFP outlines the future permanent facility needs of the District. Where adequate funding for new construction is not available from State match and impact fees, local bonds will be sought to construct the new facilities.

The State Legislature's implementation of requirements for full-day kindergarten and reduced K-3 class size impact school capacity and educational program standards. The District implemented full-day kindergarten in 2018 at all elementary schools. The District has also reduced K-3 class sizes in accordance with state funding and has therefore adjusted educational program standards and school capacity inventory as necessary.

Facility Standards for Elementary Schools:

- The facility standard for grades K-3 is 18 students per classroom. For grades 4-6, the facility standard is 27 students per classroom.

- Optimum design capacity for new elementary schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Facility Standards for Secondary Schools:

- The facility standard for grades 7-8 is 28 students per classroom (except PE and Music).
- The facility standard for grades 9-12 is 30 students per classroom (except PE and Music).
- Optimum design capacity for new middle schools is 900 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for high schools is 1,500 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

Educational Program Standards

In addition to factors that affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by school districts are often supplemented by non-traditional, or special programs, such as:

- Secondary Academy
- Special education pre-school
- Special education – inclusion, resource, moderate and profound
- Highly Capable
- Bilingual education
- Preschool and early childhood programs
- Technology education
- Title I / LAP
- Drug and alcohol education
- Vocational and career education
- Music
- Daycare – before and after school
- Primary Intervention Program
- Physical education
- Outdoor education
- Multi-age classrooms
- Secondary Academies
- Parent Partnership Program
- Alternative Education (AIM High, Re Entry Program)
- USDA Food Service Program
- Extra-Curricular, co-curricular and athletic programs

These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space that can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs and, in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, 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 Capital Facilities Plan.

The District educational program standards that directly affect school capacity are outlined below for the elementary, middle and high school grade levels.

Educational Program Standards for Elementary Schools

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extended learning opportunities (remedial education) for selected students.
- Educational programs will be provided on the traditional school year schedule.
- Special education for students may be provided in a self-contained classroom.
- All students may be provided music instruction in a separate classroom.
- All students may be provided physical education instruction outside their regular classroom and outside of the cafeteria space.
- All students may be provided technology instruction outside of their regular classroom.
- Specialized work spaces for testing, specialists (i.e. OTPT/SLP's/psychologists), remedial programs, small group tutoring, and ESL programs.

Educational Program Standards for Middle and High Schools

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extra-curricular activities and for extended learning opportunities (remedial education) for selected students.
- Educational programs will be provided on a traditional school year schedule.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is

not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity should be adjusted to reflect the use of one period per day for teacher planning.

- Special education for students may be provided in a self-contained classroom.
- Specialized work spaces for testing, specialists (i.e. OTPT/SLP's/psychologists), remedial programs, small group tutoring, and ESL programs.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
 - Vocational Classrooms (i.e. business, manufacturing, biotechnology, CAD)
 - Program Specific Classrooms (i.e. music, drama, art, physical education, technology)
 - High School Academies
 - Alternative High School Programming

Minimum Educational Service Standards

The District will evaluate student housing levels based on the District as a whole system and not on a school by school or site by site basis. This may result in portable classrooms being used as interim housing, attendance boundary changes or other program changes to balance student housing across the system as a whole, while meeting the District's paramount duties under the State Constitution. A boundary change or a significant programmatic change would be made by the District's Board of Directors following appropriate public review and comment.

The District's intent is to adhere to the target facility service standards noted above without making significant changes in program delivery. At a minimum, average class size in the grade K-8 classrooms will not exceed 35 students and average class size in 9-12 classrooms will not exceed 40 students. The foregoing average class sizes set forth the District's "minimum level of service." For purposes of this determination, the term "classroom" does not include special education classrooms or special program classrooms (i.e. computer labs, art rooms, chorus and band rooms, spaces used for physical education, and other special program areas). Furthermore, the term "classroom" does not apply to special programs or activities that may occur in a regular classroom or to classes held in assembly halls, gyms, cafeterias, or other common areas.

The minimum educational service standards are not the District's desired or accepted operating standard.

For the school years of 2019-20 and 2020-21, the District's compliance with the minimum educational service standards (as applicable for those years) is as follows:

2019-20 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
*Snohomish No. 201	35	22.65	35	17.1	40	22.95

2020-21 School Year						
LOS Standard	MINIMUM LOS# Elementary	REPORTED LOS Elementary	MINIMUM LOS Middle	REPORTED LOS Middle	MINIMUM LOS High	REPORTED LOS High
*Snohomish No. 201	35	20.63	35	16.53	40	22.46

*The District determines these figures by taking the sum of all students in regular classrooms at a grade level and dividing that by the number of teaching stations at that grade level.

SECTION 3: CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, relocatable classrooms, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See* Section 2. A map showing locations of District facilities is provided as Figure 1.

Schools

The District currently has ten (10) elementary schools (one grades K-2, one grades 3-6 and eight grades K-6), two (2) middle schools (grades 7-8), and two high schools (grades 9-12). Machias and Riverview Elementary Schools and Valley View and Centennial Middle Schools were renovated and expanded in 2011 and 2012. The District had an additional facility, the Maple Avenue Campus (the former "Freshman Campus"), which was used as interim capacity to accommodate the District's renovation program, but it has been demolished and replaced by the Aquatic Center.

School capacity is based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. The school capacity inventory is summarized in Tables 1, 2, and 3.

Table 1
Elementary School Capacity Inventory

Elementary School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations(1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Cascade View	10.5	45,629	18	359	413	1990	yes
Cathcart	12.8	36,231	19	420	474	1994	yes
Central Primary	4.5	45,239	10	204	204	1994	yes
Dutch Hill	13.9	42,357	24	356	626	1985	yes
Emerson	6.9	40,038	13	375	375	1989	yes
Little Cedars	11.3	76,071	31	621	711	2007	yes
Machias	9.2	78,137	23	481	526	2011	yes
Riverview	9.6	78,740	25	515	542	2011	no
Seattle Hill	9.7	42,357	29	405	666	1982	yes
Totem Falls	10.0	44,877	18	376	376	1991	yes
Total		529,676		4,112	4,913		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that a teaching station may only be used for regular student instruction for a portion of the total school day.

(2) Permanent Student Capacity figure is exclusive of Portables and is based on target class sizes.

(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property

Table 2
Middle School Capacity Inventory

Middle School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations(1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Centennial	19.3	123,744	45	900	900	2011	yes
Valley View	38.6	168,725	45	950	950	2012	yes
Total		292,469		1,850	1,850		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that each teaching station is only used for regular student instruction for a portion of the total school day.
(2) Permanent Student Capacity figure is exclusive of Portables.
(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property

Table 3
High School Capacity Inventory

High School	Site Size (acres)	Bldg Area (Sq. Ft.)	Teaching Stations (1)	Permanent Capacity (2)	Capacity with Portables	Year Built or Last Remodel	Potential for Expansion of Perm. Facility (3)
Snohomish H.S.	28.6	270,089	74	1,800	1,800	2012	No
Glacier Peak H.S.	50.9	245,229	74	1,500	1,692	2008	Yes
AIM Alternative(4)	3.25	13,873		100	100	2008	No
Total		529,161		3,400	3,592		

(1) The number of teaching stations includes stations used for teacher planning periods. Therefore, the permanent capacity figure is adjusted to reflect that each teaching station is only used for regular student instruction for a portion of the total school day.
(2) Permanent Student Capacity figure is exclusive of Portables.
(3) Potential for expansion is based on the size of existing site and assumes that the District could obtain land use approvals/permits for such expansion. The analysis does not take into consideration the possibility of acquiring adjacent property.
(4) Note that the AIM Alternative High School is housed in the larger Parkway Facility. The Parkway Facility has both programmatic and non-programmatic uses including the Parent Partnership Program and the transition programs. The information here is specific to the AIM Alternative High School and not the entire Parkway Facility.

Portables

Portables are used as interim classroom space to house students until permanent classroom facilities can be provided and to prevent overbuilding. Portables are not a solution for housing students on a permanent basis. The District currently uses 68 portables at various sites throughout the District. The number of portables and their capacities are summarized in Table 4.

Table 4			
School Name	Portables		Capacity
	Classrooms	Other	
ELEMENTARY:			
Cascade View	2	3	54
Cathcart	2	4	54
Central Primary	0	2	0
Dutch Hill	10	1	270
Emerson		4	0
Machias	2		45
Riverview	1	3	27
Seattle Hill	10	3	261
Totem Falls	0	6	0
Little Cedars	5	2	90
Total	32	28	801
MIDDLE:			
Centennial	0	0	0
Valley View	0	0	0
Total	0	0	0
HIGH			
Snohomish	0	0	0
Glacier Peak	8	0	192
Total	8	0	192
GRAND TOTAL	40	28	993

Each portable classroom is 896 square feet.

The District portables identified in Table 4 have adequate useful remaining life and are evaluated regularly.

Support Facilities

In addition to schools, the District owns and operates facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5
Support Facilities

Facility Name	Building Area (Sq. Ft.)	Site Size (Acres)
Operations Center^	15,073	6.3
Resource and Service Center	22,296	6.0
Parkway Campus	9,536*	3.25
District Warehouse	3,936	**
Aquatic Center	52,023	21.0

^In process of demolition and replacement by summer 2022;

new square footage will equal 15,673 (including maintenance and transportation).

**Does not include education-related square footage.*

***Located on the same site as Cathcart Elementary School.*

Land

The District currently owns two undeveloped sites. The District owns 15 acres in the Three Lakes area that could potentially be used as an elementary school site in the future (assuming that land use approvals/permits could be obtained); however that property does have some notable wetland concerns that are likely to limit potential use. The District also owns an additional 23 acres behind Valley View Middle School. The 23 acre site has topography concerns and accessibility issues that could limit the District's ability to use the property as an additional school site.

Leased Facilities

The District currently does not lease any facilities.

SECTION 4: STUDENT ENROLLMENT

Historical Trends

Student enrollment in the District remained relatively constant between 1973 and 1983 and increased steadily between 1984 and 1997. The growth in student enrollment leveled out in 1998 and dipped a little in 1999. Student enrollment then grew steadily and peaked in 2016. Enrollment in the 2020-21 and 2021-22 school years declined due to the impacts of COVID-19 pandemic on available school service models and related uncertainties. The district anticipates enrollment to rebound during the duration of this plan and return and exceed levels projected by our third-party demographer pre-COVID. See additional information below.

The October 1, 2021 FTE enrollment was 9,256. See Appendix A. Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projection.

Six Year Enrollment Projections

The Office of the Superintendent of Public Instruction prepares cohort survival projections based upon historical enrollment trends. The OSPI projections are limited in that they fail to account for development fluctuations and other anomalies such as the COVID-19 pandemic. The OSPI projections also utilize a headcount factor that misrepresents students in Snohomish School District facilities. See Appendix A-1.

The District utilizes a third party demographer, FLO Analytics, for forecasting future enrollments. This methodology, a modified cohort survival method, considers historic enrollment, economic trends, housing projections and birth rates, among other factors. Based upon this analysis, the District expects enrollment to grow over the six year planning period to a total FTE student population of 9,666, or an increase of 4.43%. See Appendix A-2.

OFM population-based enrollment projections were estimated for the District using OFM population forecasts for the County. In 2020, the District's enrollment constituted approximately 15.69% of the District's total population. Assuming that, between 2022 and 2027, the District's enrollment will continue to constitute 15.69% of the District's population, using OFM/County data, the District projects a total enrollment of 10,071 students in 2027. See Table 6.

Table 6									
Comparison of Student Enrollment Projections 2021-2027									
Projection	October 2021*	2022	2021	2022	2023	2024	2027	Projected Change 2021-2027	Percent Change 2021-2027
County/OFM**	9,256	9,392	9,528	9,664	9,800	9,936	10,071	815	8.8%
District	9,256	9,287	9,388	9,469	9,508	9,587	9,666	410	4.43%
Total Population Projection for District (OFM)							64,190		
Student to Population Ratio	15.69%								

*Actual Oct 2021 FTE

**Based on 2044 GMA Population Forecasts by School District (information provided by Snohomish County).

The District uses the FLO Analytics modified cohort survival projections for purposes of predicting enrollment during the six years of this Plan. As noted above, the growth factor used in the modified cohort survival projections reflects an analysis of historic average housing development and enrollment in the District within the last six years and knowledge of active known and proposed future housing developments, as well as factors in pandemic-related anomalies. The District believes this projection to be an accurate measure of future growth given that it is based upon actual circumstances within the District. The District will monitor actual enrollment over the next two years and, if necessary, make appropriate adjustments in the next Plan update.

2044 Enrollment Projections

Student enrollment projections beyond the 2027 school year are highly speculative. Using OFM/County data as a base, the District projects a 2044 student population of 11,374. This assumes that the District's enrollment will continue to constitute 15.69% of the District's total population through 2044.

The total enrollment estimate was broken down by grade span to evaluate long-term needs for capital facilities. Again, these estimates are highly speculative and are used only for general planning purposes.

Table 7
Projected Student Enrollment
2044

Grade Span	FTE Enrollment – October 2021	Projected Enrollment 2044**
Elementary (K-6)	4,488	5,515
Middle School (7-8)	1,423	1,748
High School (9-12)	3,345	4,111
TOTAL (K-12)	9,256	11,374

Note: Snohomish County Planning and Development Services provided the underlying data for the 2044 projections.

**The 2044 enrollment projections assume that the percentage of students per grade level will remain consistent between 2021 and 2044.

SECTION 5: CAPITAL FACILITIES NEEDS

Facility Needs (2022-2027)

Schools

The projected available student capacity was determined by subtracting projected FTE student enrollment from permanent school capacity (i.e. excluding portables) for each of the six years in the forecast period (2022-2027).

Capacity needs are expressed in terms of “unhoused students.”

The method used to define future capacity needs assumes no new construction. For this reason, planned construction projects are not included at this point. This factor is added later (if applicable, see Table 11).

Projected future capacity needs are depicted on Table 8 and are derived by applying the District’s modified cohort projected enrollment to the permanent capacity existing in 2021. This table shows actual permanent space needs and the portion of those needs that are “growth related” for the years 2022-2027. Importantly, capacity needs existing as of the 2021 base year include impacts from recent growth within the District and should also be considered as growth-related.

Table 8
Additional Capacity Needs
2022-2027

Grade Span	2021*	2022	2021	2022	2023	2024	2027	Pct. Growth Related
Elementary (K-6)								
Total	376**	515	626	814	900	956	960	
Growth Related		139	250	438	524	580	584	60.83%
Middle School (7-8)								
Total	---	---	---	---	---	---	---	
Growth Related	--	--	--	--	--	--	--	--%
High School								
Total	---	---	---	---	---	---	---	
Growth Related	--	--	--	--	--	--	--	--%

* Actual 2021 FTE Enrollment

**Represents capacity needs (including those related to recent growth) existing as of the date of this Plan.

The capacity improvements that are required to meet the District's growth-related and non-growth related capacity needs are identified in Table 9-B below.

By the end of the six-year forecast period (2027-2028), additional permanent classroom capacity will be needed as follows:

Table 9
Estimated Unhoused Students (2027-2028)*

Grade Span	Unhoused Students (Post-2021 Growth Related)	Unhoused Students (Pre-2021 Existing and Recent-Growth Related)
Elementary (K-6)	584	960
Middle School (7-8)	--	--
High School (9-12)	--	--
TOTAL UNHOUSED (K-12)	584	984

*Reflects needs assuming no construction projects

It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included in Table 9.

Recent and Planned Improvements

To accommodate growth in previous years, the District constructed and opened in 2007 a new elementary school and constructed a second high school, Glacier Peak, which opened in 2008. The District's voters approved a bond in May 2004 for these projects. In 2008, the District's voters approved additional construction bonds to replace and expand Machias and Riverview elementary schools to address the need for elementary student capacity. The 2008 Bond also provided for finishing the renovation of Snohomish High School, enlarging and modernizing Valley View Middle School and enlarging Centennial Middle School, and building a new aquatics center. The District also purchased an existing building, the "Parkway Building", and renovated it to house its AIM Alternative High School and Transition programs and the Parent Partnership Program.

The District convened a Citizens' Facility Advisory Committee (CFAC) in 2019 to review the conditions of our school buildings, explore demographic and enrollment projections and prioritize needs. Based on this information, the CFAC recommended, and the Board authorized for the February 2022 ballot, a \$470 million bond proposal to fund six elementary school replacement projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District. The District failed to achieve the required 60% margin for bond approval.

The District, in view of current and anticipated capacity needs, is continuing to plan for elementary capacity additions during the six-year planning period and beyond. The District may also purchase and site new portable facilities to address capacity needs.

Elementary Schools

The District opened Little Cedars Elementary School with a permanent capacity of 621, with 27 teaching stations. The elementary was completed and put into use for the 2007-08 school year. The total cost of the new elementary school was approximately \$25.0 million excluding the land purchase.

In addition, the District requested as a component of its 2008 bond proposal to replace and expand two elementary schools, Machias and Riverview. The projects are complete and the capacity of the two schools was expanded from 481 and 515 respectively to 600 each. These schools opened at the new capacity in January of 2011.

This CFP includes planning for classroom additions as a part of replacement projects at three elementary schools (Cathcart, Dutch Hill, and Seattle Hill) to address growth-related needs. The District is also considering replacement/addition projects at other elementary schools in the future (likely outside of the six year planning period). The replacement/addition projects are subject to funding secured through a future capital bond, all contingent on future action by the Board of Directors and ultimately the voters.

Middle Schools

To address overcrowding at the middle school level, the District constructed a new-in-lieu Valley View Middle School to house 950 students and modernized and enlarged Centennial Middle School to house 900 students. Centennial opened in 2011 and Valley View opened in fall 2012.

High Schools

The District opened Glacier Peak High School, with a capacity of 1,500 students in fall of 2008. In addition, the District recently completed modernization of the existing Snohomish High School campus. In the summer of 2012 three portables were added (total of six classrooms) at Glacier Peak. In 2017, an additional portable (two classrooms) was added at Glacier Peak.

Interim Classroom Facilities

The District plans to add two portables at Dutch Hill in the summer of 2022. It may purchase additional portables as needed to address growth-related needs (See Table 10). As necessary, the District will also continue to utilize portables as temporary housing of students until permanent facilities are constructed. However, it remains a District goal to house all students in permanent facilities.

SECTION 6: CAPITAL FACILITIES FINANCING

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, State matching funds and development impact fees. Each of these funding sources is discussed in greater detail below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. Snohomish School District voters rejected a bond proposal in 2001 for \$14.5 million to finance the acquisition of sites, planning for a new elementary school, planning for a new high school, the acquisition of modular classrooms, and the purchase and installation of technology equipment and systems.

Voters in May of 1998 approved a \$3.9 million bond issue to construct 11 classrooms at Snohomish High School and to finance mechanical and technology improvements throughout the District. On March 14, 2000, Snohomish School District voters approved a \$6.12 million dollar bond issue to finance certain capital improvements to the District's educational facilities.

In March of 2003, the school board appointed a 35-member Citizens' Facilities Advisory Committee to complete an in-depth study of our school facilities. This committee found that Snohomish schools are overcrowded and reported that half of our school buildings are at or near the end of their useful life. The committee then created a long-range plan for school construction, modernization and renovation to address those issues.

The District's voters approved a \$141,570,000 bond issue on May 18, 2004, to fund a new high school, modernization of the existing Snohomish High School, a new elementary school, acquisition of two new school sites, and various health, safety, energy and infrastructure improvements throughout the District.

The District's voters approved a \$261.6 million bond in May 2008 to fund the renovation of Snohomish High School, the renovation/expansion of Valley View Middle School, the expansion of Centennial Middle School, the replacement/expansion of Machias and Riverview elementary schools, construction of a new aquatics center, to make District-wide capital improvements, and acquire classroom technology to improve student learning.

The District's voters considered in February 2020 but did not approve a \$470 million bond proposal to fund six elementary school replacement projects (including adding capacity), added classrooms at Glacier Peak High School to reduce portable reliance, an early learning center at the existing Central Primary Center facility, and improvements at the Parkway Campus as well as the District's maintenance and transportation facilities. The bond also proposed safety and security improvements throughout the District.

State School Construction Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system. For eligible projects, the District's funding level under the State School Construction Assistance fund is at the 56.04% percentage level (July 2022 release).

Impact Fees

Development impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. (See additional discussion in Section 7).

Six Year Financing Plan

The Six-Year Financing Plan shown in Table 10 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2022-2027. The financing components includes bond issues, impact fees, and State School Construction Assistance funds. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or which remedy existing deficiencies.

The District's six year finance plan is outlined in Table 10 below.

As previously stated, the District's CFP plans for classroom additions at three elementary schools, all subject to future funding approval. The District will update this CFP, including a potential interim update, to reflect relevant planning decisions. The District anticipates also purchasing portable facilities to address growth-related capacity needs.

Table 10
Finance Plan
(dollars in 1,000s)

	2022	2023	2024	2025	2026	2027	Total Cost*	Bond/Levy/ Impact Fee	State Match	Other	Added Capacity	Growth Related
Dutch Hill Elementary Replacement/Addition				\$46,300	\$37,000		\$83,300	X	X		X	X
Cathcart Elementary Replacement/Addition				\$45,000	\$34,700		\$79,700	X	X		X	X
Seattle Hill Elementary Replacement				\$45,100	\$34,700		\$79,700	X	X		X	X
District wide Capital Improvements (including portables)	\$300	\$300	\$300				\$900	X			X	X

*Reflects total projects costs using 2022 estimates, subject to escalation. The impact fees are calculated based on construction costs only with anticipated escalation. Construction costs for the impact fee calculation reflect average construction costs of the four elementary school capacity projects.

Table 11 - Projected Student Capacity (2022-2027)

Elementary School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	4,112	4,112	4,112	4,112	4,112	4,112	4,757
Added Capacity						645^	
Portable Capacity	801	855*	855	855	855	855	855
Total Capacity	4,913	4,967	4,967	4,967	4,967	5,612	5,612
Enrollment	4,488	4,627	4,738	4,926	5,012	5,068	5,072
Surplus (Deficiency) – Permanent Capacity	(376)	(515)	(626)	(814)	(900)	(311)	(315)
Surplus (Deficiency) – All Capacity**	425	340	229	41	(45)	544	540

^Capacity additions resulting from replacement and expansion of Cathcart, Dutch Hill, and Seattle Hill Elementary Schools

*Added portables at Dutch Hill (summer 2022)

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

Middle School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	1,850	1,850	1,850	1,850	1,850	1,850	1,850
Added Capacity							
Portable Capacity							
Total Capacity	1,850	1,850	1,850	1,850	1,850	1,850	1,850
Enrollment	1,423	1,365	1,359	1,340	1,356	1,470	1,521
Surplus (Deficiency) – Permanent Capacity	427	485	491	510	494	380	329
Surplus (Deficiency) – All Capacity***	427	485	491	510	494	380	329

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

High School Surplus/Deficiency

	2021	2022	2023	2024	2025	2026	2027
Permanent Capacity	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Added Capacity							
Portable Capacity	192	192	192	192	192	192	192
Total Capacity	3,592	3,592	3,592	3,592	3,592	3,592	3,592
Enrollment	3,345	3,295	3,291	3,204	3,140	3,049	3,045
Surplus (Deficiency) – Permanent Capacity	55	105	109	196	260	351	355
Surplus (Deficiency) – All Capacity***	247	301	301	388	452	543	547

**Except as specifically noted, does not reflect addition or removal of portable facilities over the planning period.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

School Impact Fees in Snohomish County

The Snohomish County General Policy Plan (“GPP”) which implements the GMA sets certain conditions for school districts wishing to assess impact fees:

- The District must provide support data including: an explanation of the calculation methodology, a description of key variables and their computation, and definitions and sources of data for all inputs into the fee calculation.
- Such data must be accurate, reliable and statistically valid.
- Data must accurately reflect projected costs in the Six-Year Financing Plan.
- Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types: single family; multi-family/studio or 1-bedroom; and multi-family/2-bedroom or more.

Snohomish County established a school impact fee program in November 1997, and amended the program in December 1999. This program requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula, which are based on projected school facility costs necessitated by new growth and are contained in the District’s CFP, become effective following County Council adoption of the District’s CFP.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated utilizing the formula in the Snohomish County Impact Fee Ordinance. The resulting figures are based on the District’s cost per dwelling unit to, as applicable, purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development. A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type (single-family dwellings and multi-family dwellings of one bedroom and two bedrooms or more). A description of the student factor methodology is contained in Appendix B. As required under the GMA, credits are applied in the formula to account for State School Construction Assistance funds expected to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit toward a capital levy/bond that would fund the capacity improvements. The costs of projects that do not add capacity are not included in the impact fee

calculations. Furthermore, because the impact fee formula calculates a “cost per dwelling unit”, an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs. Furthermore, impact fees will not be used to address existing deficiencies.

The District’s school impact fees are calculated to include the elementary capacity additions identified in this 2022 CFP update. See discussion in Sections 5 and 6 above.

Proposed Snohomish School District Impact Fee Schedule

Using the variables on the following page and formula described above, impact fees proposed for the District are summarized in Table 12. See also Appendix C.

Table 12
School Impact Fees
2022

Housing Type	Impact Fee Per Dwelling Unit
Single Family	\$6,495
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedroom)	\$4,514

**Table 12 reflects a 50% adjustment to the calculated fee as required by local ordinances.*

FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family			Average Site Cost/Acre	
Elementary	.221		Elementary	\$0
Middle	.080			
Senior	.085			
Total	.387			
Student Generation Factors – Multi Family (1 Bdrm)			Temporary Facility Capacity	
Elementary	.000		Capacity	
Middle	.000		Cost	
Senior	.000			
Total	.000			
Student Generation Factors – Multi Family (2+ Bdrm)			State Match Credit	
Elementary	.118		Current State Match Percentage	56.04%
Middle	.059			
Senior	.059			
Total	.235			
Projected Student Capacity per Facility			Construction Cost Allocation	
Elementary	600		July 2022 Release	246.83
Middle	-			
Senior	-			
Net Site Acreage per Facility			District Average Assessed Value	
Elementary	-		Single Family Residence	\$635,321
New Facility Construction Cost/Average			District Average Assessed Value	
Elementary - 600 students	\$80,900,000		Multi Family (1 Bedroom)	\$169,461
(average of three capacity projects)				
Permanent Facility Square Footage			District Average Assessed Value	
Elementary	529,676		Multi Family (2+ Bedroom)	\$239,226
Middle	292,469			
Senior	529,161			
Total	1,351,306	97.41%	SPI Square Footage per Student	
			Elementary	90
			Middle	117
			Senior	130
Temporary Facility Square Footage			District Debt Service Tax Rate	
Elementary	28,800		Current/\$1,000	\$2.383
Middle	0			
Senior	7,200			
Total	36,000	2.59%	General Obligation Bond Interest Rate	
			Bond Buyer Index (2/22 avg)	2.45%
Total Facility Square Footage			Developer Provided Sites/Facilities	
Elementary	558,476		Value	0
Middle	292,469		Dwelling Units	0
Senior	536,361			
Total	1,387,306	100.00%	Note: The total costs of the school construction projects and the total capacities are shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth.	

APPENDIX A

POPULATION AND ENROLLMENT DATA

Table A-1
OSPI Cohort Survival Projections (Headcount)



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

Snohomish/Snohomish(31201)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---					AVERAGE %		--- PROJECTED ENROLLMENTS ---					
	2016	2017	2018	2019	2020	2021	SURVIVAL	2022	2023	2024	2025	2026	2027
Kindergarten	627	605	634	659	554	644		616	615	614	613	611	610
Grade 1	620	646	621	646	604	643	103.05%	664	635	634	633	632	630
Grade 2	649	647	663	624	611	644	101.73%	654	675	646	645	644	643
Grade 3	706	695	675	689	583	654	103.15%	664	675	696	666	665	664
Grade 4	741	729	706	690	657	594	100.85%	660	670	681	702	672	671
Grade 5	674	761	724	715	639	664	99.38%	590	656	666	677	698	668
Grade 6	770	713	779	734	685	637	101.00%	671	596	663	673	684	705
K-6 Sub-Total	4,787	4,796	4,802	4,757	4,333	4,480		4,519	4,522	4,600	4,609	4,606	4,591
Grade 7	754	785	724	790	726	700	101.19%	645	679	603	671	681	692
Grade 8	824	769	775	749	762	719	99.92%	699	644	678	603	670	680
7-8 Sub-Total	1,578	1,554	1,499	1,539	1,488	1,419		1,344	1,323	1,281	1,274	1,351	1,372
Grade 9	868	891	884	839	857	854	111.56%	802	780	718	756	673	747
Grade 10	903	877	908	897	822	857	100.47%	858	806	784	721	760	676
Grade 11	873	877	839	841	821	776	94.26%	808	809	760	739	680	716
Grade 12	907	905	848	819	824	843	99.72%	774	806	807	758	737	678
9-12 Sub-Total	3,551	3,550	3,479	3,396	3,324	3,330		3,242	3,201	3,069	2,974	2,850	2,817
DISTRICT K-12 TOTAL	9,916	9,900	9,780	9,692	9,145	9,229		9,105	9,046	8,950	8,857	8,807	8,780

Notes: Specific subtotalling on this report will be driven by District Grade spans.

School Facilities and Organization

Printed Feb 23, 2022

Table A-2
PROJECTED STUDENT ENROLLMENT (FTE)
FLO Analytics

Grade	2021*	2022	2023	2024	2025	2026	2027
K-6	4488	4627	4738	4926	5012	5068	5072
7-8	1423	1365	1359	1340	1356	1470	1521
9-12	3345	3295	3291	3204	3140	3049	3045
Total	9256	9287	9388	9469	9509	9587	9638

*October 1, 2021 actual FTE

Table A-3
AVERAGE PERCENTAGE ENROLLMENT BY GRADE SPAN
(COUNTY/OFM Enrollment Projections)

Enrollment by Grade Span	2021*	2022	2021	2022	2023	2024	2027^
Elementary (K-6)	4,448	4,518	4,583	4,649	4,714	4,779	4,844
Middle School (7-8)	1,423	1,447	1,467	1,489	1,509	1,530	1,551
High School (9-12)	3,345	3,400	3,449	3,499	3,548	3,597	3,646
TOTAL**	9,256	9,393	9,528	9,664	9,800	9,936	10,071

*Actual October 2021 FTE Student Enrollment.

** Totals will vary due to rounding.

^Assumes grade level percentage stays consistent through 2027.

The District finds the OFM enrollment projections as not a reliable source given the need to apply assumptions for consistent grade level percentages and the inherent flaws due to rounding.

APPENDIX B

STUDENT GENERATION FACTOR REVIEW



MEMORANDUM

To: Tom Laufmann
Executive Director, Business Services
Snohomish School District

Date: March 18, 2022

From: Tyler Vick
Managing Director

Project No.: F1371.01.004

Benjamin Maloney
Demographer/Data Analyst

Re: Student Generation Report—Snohomish School District

At the request of the Snohomish School District (District/SSD), FLO Analytics (FLO) has prepared an analysis of student generation rates (SGRs) resulting from recent (2017 to 2021) residential construction within the district. This document details the methodology FLO used to create the SGRs for SSD; an analysis of recent single-family (SF) and multifamily (MF) construction; and SGRs for SF housing, 0–1 bedroom (BR) MF units, and 2+ BR MF units. The findings are presented per individual grade and per grade group.

METHODS

The SGR analysis is based on two data sources: (1) January 2017 to December 2021 residential developments from the Snohomish County Assessor's Office (SCAO) and (2) October 2021 student enrollment provided by the District. The residential development data include information regarding the building size, room count, assessed value, and year built, along with a significant amount of other structural information. Data that contained incomplete records (e.g., no stated location) or did not coincide with a remote visual inspection (i.e., Google Earth) were removed from the final database prior to the calculations. Senior housing was not included in the analysis. The final data were then joined to Snohomish County tax parcels to provide a spatial understanding of recent residential construction trends.

According to data obtained from the SCAO, residential construction activity has continued at a brisk pace for SF housing with 1,172 units completed between 2017 and 2021. Over the same period, three comparatively small MF buildings were constructed. While the majority of the SF construction consisted of "Single Family Residence – Detached" (989 units), a variety of other SF use codes were also constructed, including duplexes, triplexes, condominiums, and manufactured homes (owned and leased). MF activity consisted of 17 2+ BR units.

All students (grades kindergarten [K] through 12) in the October 1, 2021, Student Information System (SIS) were geocoded; however, the analysis considered only students that reside within the district boundary. Any students geocoded to locations not within a parcel (e.g., along a street right-of-way) were relocated within the parcel corresponding to the student's address. The student address points were then compared to the 2017–2021 residential construction data. These two data sets were spatially joined to create a record that indicates the development, the number of

FLO Analytics | 1-888-847-0299 | www.flo-analytics.com

R:\F1371.01 Snohomish School District\Document\04_2022.03.18 Student Generation Report
2022\Snohomish_SD_Student_Generation_Report 2022.docx

Tom Laufmann
March 18, 2022

Project No. F1371.01.004
Page 2

students living at a location, and all pertinent attributes for this analysis, including current grade level. With this combination of information, SGRs were calculated for SF housing, 0–1 BR MF units, and 2+ BR MF units as detailed in the results below.

RESULTS

Single-Family Residential Unit Rates

All new SF residential units (constructed between 2017 and 2021) from the SCAO were compared with the District's October 2021 SIS, and the number of students at each grade level residing within those units were determined. The 1,172 SF units were compared with the 9,257 students enrolled within the District, and the following matches were found by grade level(s):

Table 1. Rate of Matches by Grade for Single-Family Units

Grade	Matches	Rate
K	61	0.052
1	42	0.036
2	47	0.040
3	48	0.041
4	28	0.024
5	33	0.028
6	29	0.025
7	31	0.026
8	34	0.029
9	27	0.023
10	32	0.027
11	20	0.017
12	21	0.018
K–5	259	0.221
6–8	94	0.080
9–12	100	0.085
K–12	453	0.387

*Calculated rates for grade level groups may not equal the sum of individual grade rates due to rounding.

Multifamily Developments

While SF data are nearly completely accounted for within the SCAO data, there are significant data gaps with regard to MF construction. For instance, the SCAO data do not include the number of bedrooms in the building and parcels may be layered on top of one another on occasion. FLO performed additional research to determine the number of MF units and breakdown of units by bedroom count, as well as to remove all duplicate parcels. To aid this effort, FLO received additional SIS attributes from the District including the number or letter identifier of the MF units in which students reside.

Information gleaned from parcel records in conjunction with a visual remote analysis, allowed FLO to determine that MF construction (17 units) between 2017 and 2021 consisted of 2+ BR units. 161 Lincoln Ave is a mixed-use building with 8 units completed in 2021. 110 Lincoln Ave is a triplex building completed in 2017. Four students reside in these two (of three) MF buildings built between 2017 and 2021. 700 Pine Ave is a 6-unit building that does not currently house students.

Tom Laufmann
March 18, 2022

Project No. F1371.01.004
Page 3

Multifamily 0–1 BR Rates

The multifamily 0–1 BR SGRs are calculated by comparing data on 0–1 BR multifamily units with the District's student record data. However, as of this writing, no 0–1 BR units were constructed from 2017 to 2021.

Multifamily 2+ BR Rates

The multifamily 2+ BR SGRs were calculated by comparing data on 2+ BR multifamily units with the District's student record data, and the number of students at each grade level living in those units was determined. It is estimated that 17 2+ BR units in total were constructed from 2017 to 2021. While the calculated multifamily 2+ BR SGRs are in line with what we would expect to see for this area, it should be noted that 17 units is not a statistically significant enough number upon which to reliably calculate a rate. These yields should be used with care.

Matches to current students are indicated in the table below.

Table 2. Rate of Matches by Grade for Multifamily 2+ BR Units

Grade	Matches	Rate
K	2	0.118
1	0	0.000
2	0	0.000
3	0	0.000
4	0	0.000
5	0	0.000
6	0	0.000
7	1	0.059
8	0	0.000
9	1	0.059
10	0	0.000
11	0	0.000
12	0	0.000
K–5	2	0.118
6–8	1	0.059
9–12	1	0.059
K–12	4	0.235

Summary of Student Generation Rates

Table 3. Student Generation Rate Summary by Housing Type and Aggregated Grade Levels

Type	K–5	6–8	9–12	K–12
Single-family	0.221	0.080	0.085	0.387
Multi-family 0–1 BR	0.000	0.000	0.000	0.000
Multi-family 2+ BR	0.118	0.059	0.059	0.235

Tom Laufmann
March 18, 2022

Project No. F1371.01.004
Page 4

Summary of 2017–2021 Multifamily Developments

Table 4. Summary of Multifamily Developments by Elementary School Boundary

Address	Number of Units	School
700 Pine Ave	6	Emerson ES
161 Lincoln Ave	8	Emerson ES
110 Lincoln Ave	3	Emerson ES

Summary of Single-Family Housing Built by Year

Table 5. Summary of Single-Family Housing Construction by Year

2017	2018	2019	2020	2021
271	171	222	256	252

APPENDIX C

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS									
DISTRICT	Snohomish School District								
YEAR	2022								
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	10.00	\$ -	600	0.221	0.000	0.118	\$0	\$0	\$0
Middle	20.00	\$ -	900	0.080	0.000	0.059	\$0	\$0	\$0
High	40.00	\$ -	1,800	0.085	0.000	0.059	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	97.41%	\$ 80,900,000	600	0.221	0.000	0.118	\$29,026	\$0	\$15,498
Middle	97.41%	\$ -	900	0.080	0.000	0.059	\$0	\$0	\$0
High	97.41%	\$ -	1800	0.085	0.000	0.059	\$0	\$0	\$0
						TOTAL	\$29,026	\$0	\$15,498
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	2.59%	\$ -	25	0.221	0.000	0.118	\$0	\$0	\$0
Middle	2.59%	\$ -	30	0.080	0.000	0.059	\$0	\$0	\$0
High	2.59%	\$ -	32	0.085	0.000	0.059	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student	Cost/	Cost/	Cost/
		Footage	Asst %	SFR	MFR (1)	MFR (2+)	SFR	MFR (1)	MFR (2+)
Elementary	\$ 246.83	90	56.04%	0.221	0.000	0.118	\$2,751	\$0	\$1,469
Middle	\$ 246.83	117	0.00%	0.080	0.000	0.059	\$0	\$0	\$0
High	\$ 246.83	130	0.00%	0.085	0.000	0.059	\$0	\$0	\$0
						TOTAL	\$2,751	\$0	\$1,469
Tax Payment Credit:							SFR	MFR (1)	MFR (2+)
Average Assessed Value							\$635,321	\$169,461	\$239,226
Capital Bond Interest Rate							2.45%	2.45%	2.45%
Net Present Value of Average Dwelling							\$5,574,764	\$1,486,973	\$2,099,141
Years Amortized							10	10	10
Property Tax Levy Rate							\$2.38	\$2.38	\$2.38
Present Value of Revenue Stream							\$13,285	\$3,543	\$5,002
Fee Summary:				Single	Multi-	Multi-			
				Family	Family (1)	Family (2+)			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$29,026	\$0	\$15,498			
Temporary Facility Cost				\$0	\$0	\$0			
State SCFA Credit				(\$2,751)	\$0	(\$1,469)			
Tax Payment Credit				(\$13,285)	(\$3,543)	(\$5,002)			
FEE (AS CALCULATED)				\$12,990	(\$3,543)	\$9,027			
Fee (AS DISCOUNTED)				\$6,495	\$0	\$4,514			

Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Snohomish	
	Contact Person	Tom Laufmann, Executive Director, Business Services	Denise Stiffarm, Pacifica Law Group
	Business Phone	360.563.7239	206.602.1203
	Email-Address	Tom.Laufmann@sno.wednet.edu	Denise.Stiffarm@pacificallawgroup.com
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues	<u>SSD Response</u>
Pg 11 Table 3		Table 3 High School Capacity Inventory 'Bldg Area' total 270,089+245,229+13,873 = 529,191 (not 529,161)	<i>Corrected.</i>
Pg 15, Table 6		2022 data for County/OFM does not match appendix A-3	<i>The bottom line/cumulative data matches however we did catch an error in the grade level breakdown on Appendix A-3, which is corrected. There is no substantive effect of this data on other portions of the CFP.</i>
Pg 15, Table 6		District data for 2023 and 2027 does not match values in Appendix A-2. Projected change and percent change therefore would need to be recalculated.	<i>We see the error in 2027 and have corrected that information in Table 6, as well as the percentage in that Table. However, we don't see an error between the listed 9,388 for 2023 in Table 6 and the listed 9,388 for 2023 in Appendix A-2. Please identify specific error.</i>
Pg 22, Table 10		This Finance plan does not separate out projects adding capacity from projects not adding capacity. To clarify, do all of the projects contained within District-wide Capital Improvements add capacity?	<i>The projects are all capacity adding. This is reflected with the existing notation in the column "Added Capacity" in the table. No additional changes.</i>
Pgs 14, 15, Table A-2		Table A-2 info in Appendix A on 2027 projected FTE student enrollment of 9,638 from FLO Analytics differs slightly from info in text and Table 6 on pages 14-15 re FLO Analytics projection of 9,666 FTE student	<i>See note above. This item is corrected to identify the 2027 projected enrollment of 9,638 consistent with Appendix A-2.</i>

		enrollment in 2027.											
Pg 25		<p>Would the proposed impact fee for Multi-family also include Townhomes? The County impact fee table has a separate category for Townhomes. Historically, the County has applied the MF+2 impact fee to the Townhome column:</p> <p>Table 30.66C.100(1) School Impact Mitigation Fees</p> <table><tr><th>SCHOOL DISTRICT</th><th>SINGLE FAMILY per dwelling unit</th><th>MULTI-FAMILY 1-BEDROOM per dwelling unit</th><th>MULTI-FAMILY 2+ BEDROOMS per dwelling unit</th><th>DUPLEXES AND TOWNHOMES per dwelling unit</th></tr><tr><td>1-60-010-010</td><td>\$2,044</td><td>\$2,044</td><td>\$2,155</td><td>\$2,155</td></tr></table>	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	1-60-010-010	\$2,044	\$2,044	\$2,155	\$2,155	<p><i>Yes, the MF2+ fee includes townhomes; the District does not separately calculate a fee for townhomes.</i></p>
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									
1-60-010-010	\$2,044	\$2,044	\$2,155	\$2,155									
Pg 26		<p>Page 23 Table 11 Projected Student Capacity for Elementary School reports added capacity of 645 in 2026, whereas Factors for Estimated Impact Fee Calculations on Page 26 lists 600 for Projected Student Capacity per Facility for Elementary. Is 600 the growth-related component of 645? The note on Page 26 indicates total capacity is shown in the fee calculations. However, new development will only be charged for the system improvements needed to serve new growth"</p>	<p><i>The additions at each of those three schools (with varying capacity currently) is intended to bring each school to a permanent capacity of 600 – thus, the impact fee calculation uses the average construction cost for the three 600 student elementary projects. The note in Table 11 should reflect "619" instead of "645" as the added capacity in 2026 as a result of the expansion projects at the three schools. Correction added.</i></p>										
Pg 26		<p>The SPI Square Footage per student is 108 for middle school.</p>	<p><i>The County's comment is incorrect. The District has a 7-8 model, which pursuant to OSPI regulations sets square footage at 117. In any case, the District does not have a middle school project and is not showing a SCAP credit at this level. No change.</i></p>										
Pg 26		<p>Why is the average of three construction costs used and not the total construction cost for all three projects?</p>	<p><i>The average is used because it provides <u>exactly</u> the same cost per student as would using the total of the three construction project costs divided by the total capacity. The intent is to show the average cost of a 600 student elementary school. No change.</i></p>										
C-1, Levy rate		<p>The levy rate listed in \$2.38309720740 – in the impact</p>	<p><i>The formula rounds the figure to \$2.38,</i></p>										

		fee calculation is has been limited to \$2.38	<i>which provides effectively the same amount in credit and any variation is more than accommodated with the 50% discount. No Change.</i>
15, Table 6		Total Populations projection for District (OFM) is 64,190 correct?	<i>Correct – unsure of the comment here. No change.</i>

Snohomish County Planning and Development Services

Annual School District Report of Impact Fees Collected and Spent

Instructions

Background:

Per RCW 82.02.070 (1), as well as SCC 30.66C.210(4); "Each district shall provide the county an annual report showing the source and the amount of school impact fees received by the school district and the capital facilities financed in whole or in part with those school impact fees."

Reporting duties of the school district per the Interlocal Agreement (Exhibit A, (Section III) Item F): "Prepare and submit to the County on or before April 1 each year an annual report in accordance with the requirements of SCC 30.66C.210(4) for the preceding calendar year allowing the County to meet the requirements of RCW 82.02.070(1). The District's annual report shall identify the system improvements that were financed in whole or in part by school impact fees and the amount of funds expended on those system improvements."

Report Requirements:

- Reporting Period: January 1st to December 31st (Note that changing the reporting period requires an Interlocal Agreement addendum signed by all parties. At this time, we will maintain the calendar year requirement.)
- Report Due Date: April 1st of the following year
- Reports will be available to the public on the Snohomish County PDS website

Receipts:

- The report shall contain the source and amount of school impact fees received by the school district from Snohomish County for the reporting period (calendar year).
- In January, an Excel file of impact fees collected by Snohomish County by payer for the preceding year will be provided to the school district capital facilities contacts to assist in the report preparation.
- Please contact Snohomish County PDS Accounting staff if there are any discrepancies between Snohomish County and school district records.
- The list provided by Snohomish County may be attached as Appendix A.

Expenditures:

- The report shall only list growth-related capital facilities projects identified in an adopted Capital Facilities Plan financed by the impact fees for the reporting period (calendar year).
- The report should not detail to whom payments were made (e.g., vendors), but must include the specific project(s) the fees were spent on.
- See examples on the template for ways in which projects can be reported. Please include total spent per project and include which schools benefited from each project. Listing expenditures per school/site is optional within a single project.
- The sum of the project list should equal the total expenditures.
- Expenditures are not required to equal receipts.
- If no impact fees were spent in the year, then state that no impact fees were expended on capital projects.

Annual School District Report of Impact Fees Collected and Spent [Template]

Reporting Year (Calendar Year): _____

School District Name: _____

Date Submitted: _____

Report Submitted By: _____

IMPACT FEE RECEIPTS for reporting period (calendar year)

Total Amount Received: \$ _____

Details of Amount Received: (See Appendix A for listing of sources and amounts collected from each source.)

EXPENDITURES OF IMPACT FEES for reporting period (calendar year), received from Snohomish County,

Total Expenditures: \$ _____

List of Capital Facilities Projects and expenditure for each:

Example 1 – Simple list of projects and associated facility with expenditure breakdown:

Project Name	Expenditures for Reporting Year
Example – New [School Name]	\$ _____
Example – [School Name] Portable Classrooms	\$ _____
Example – [School Name] [Project Description]	\$ _____
Total Expenditures:	\$ _____
	(must match Total Expenditures above)

Example 2 – Combination of projects benefiting multiple sites and projects benefiting one facility:**Project #1:**

Project Description: Relocate existing portables and purchase new portables for the following schools:

[Name] Elementary School

[Name] Elementary School

[Name] Middle School

[Name] High School

Total Expenditures Project #1 \$ _____

Project #2:

Project Description: [School Name, Brief description of project]

Total Expenditures Project #2: \$ _____

Total Expenditures of all projects: \$ _____ (must match Total Expenditures above)

Example 3:

No expenditures of impact fees received from Snohomish County for reporting period.

Appendix A: Detail of Impact Fees Received

School Impact Fees Collected by Payer (Report to be provided by county to district in January for revenue received in the previous year):

Payer	Fee Amount
GORDON HOMES LLC	\$ X,XXX.XX
LENNAR NORTHWEST INC	\$ X,XXX.XX
MTT Construction LLC	\$ XX,XXX.XX
K L P INC	\$ XX,XXX.XX
Total Impact Fees Received	\$XXX,XXX.XX

Canola, Eileen

Subject: FW: Planning Commission - School CFP Briefing (Agenda attached)
Location: <https://zoom.us/j/96527346176>

Start: Tue 7/26/2022 5:30 PM
End: Tue 7/26/2022 8:30 PM
Show Time As: Tentative

Recurrence: Monthly
Recurrence Pattern: the fourth Tuesday of every 1 month(s) from 5:30 PM to 8:30 PM

Meeting Status: Not yet responded

Organizer: Moore, Megan

Hello,

This is an invite to the Planning Commission meeting on July 26th – the school district CFPs will be on the agenda for a briefing.

Thank you,

Eileen

-----Original Appointment-----

From: Moore, Megan <Megan.Moore@co.snohomish.wa.us>
Sent: Monday, November 29, 2021 3:26 PM
Subject: Planning Commission
When: Tuesday, July 26, 2022 5:30 PM-8:30 PM (UTC-08:00) Pacific Time (US & Canada).
Where: <https://zoom.us/j/96527346176>

Planning Commission

Please click the link below to join the webinar:

<https://zoom.us/j/96527346176>

Or One tap mobile :

US: +12532158782,,96527346176# or +13462487799,,96527346176#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 965 2734 6176

International numbers available: <https://zoom.us/u/akrtaV25I>

Or an H.323/SIP room system:

H.323:

162.255.37.11 (US West)

162.255.36.11 (US East)

115.114.131.7 (India Mumbai)

CFR 2022-27-Index #1-0064-B15
192.14.115.9 (India Hyderabad)
213.19.144.110 (Amsterdam Netherlands)
213.244.140.110 (Germany)
103.122.166.55 (Australia Sydney)
103.122.167.55 (Australia Melbourne)
149.137.40.110 (Singapore)
64.211.144.160 (Brazil)
149.137.68.253 (Mexico)
69.174.57.160 (Canada Toronto)
65.39.152.160 (Canada Vancouver)
207.226.132.110 (Japan Tokyo)
149.137.24.110 (Japan Osaka)
Meeting ID: 965 2734 6176
SIP: 96527346176@zoomcrc.com



Snohomish County
Planning Commission
Planning and Development Services

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

REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission

July 26, 2022
5:30 PM

Join the Zoom Meeting: <https://zoom.us/j/96527346176>
or call (253) 215-8782
Webinar ID: 965 2734 6176

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

- [June 28, 2022](#): 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

1. Proposed Code Amendments Relating to Development Application and Permit Expiration Extensions: Hearing

Hilary McGowan, Planner, Hilary.McGowan@snoco.org

The Planning Commission will hold a public hearing on the proposed code amendments to SCC Chapters 30.70, 30.86, 30.50, 30.56 relating to development applications and permit expiration extensions. The proposed code would amend permit application expiration terms for Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance permits, and permit expiration fees to match the proposed permit application expirations. This code amendment also proposes limited code clean-up associated with permitting fee tables. The proposed code could work to increase the consistency between permit application expiration timelines within



Snohomish County
Planning Commission
Planning and Development Services

Title 30 chapters and make fees and code language for permit application and permit extensions consistent among permit types.

For further information, please review the following:

- [Staff Report dated 6/28/2022](#)
- [Presentation dated 6/28/2022](#)

2. Proposed Code Amendments Relating to Flood Hazard Areas Code Correction: Hearing

Hilary McGowan, Planner, Hilary.McGowan@snoco.org

The Planning Commission will hold a public hearing on the proposed code amendments to SCC 30.65.220 relating to flood hazard areas code correction. Due to an error in a 2020 Ordinance, code that allowed single-family residences located within floodways to do repairs or improvements that did not increase the ground floor area and were not substantial improvements was stricken. Since this code was removed, residential homeowners are unable to do necessary home repairs and reconstruction when their homes are located within floodway's. The proposed code amendment would re-insert the stricken code while maintaining the intent of Ordinance No. 20-029 within Title 30 chapters and complying with the National Flood Insurance Program (NFIP).

For further information, please review the following:

- [Staff Report dated 6/28/2022](#)
- [Presentation dated 6/28/2022](#)

G. NEW BUSINESS

1. School District Capital Facilities 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 first 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 7/28/2022](#)
- [Project Webpage including School District CFPs First Drafts](#)

2. ADJOURN



Snohomish County
Planning Commission
Planning and Development Services

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.

PARTY OF RECORD / PUBLIC TESTIMONY:

You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Megan Moore, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Megan.Moore@snoco.org.

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 Megan.Moore@snoco.org.

AMERICANS WITH DISABILITIES ACT NOTICE:

Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon request of one calendar week. Contact Angela Anderson at 425-262-2206 Voice, or 425-388-3700 TDD.

Snohomish County Planning Commissioners:

*Merle Ash, District 1
Mark James, District 1
Tom Norcott, District 2
Raymond Sheldon, Jr., District 2
Robert Larsen, District 3
Christine Eck, District 3*

*Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Leah Everett, District 5
Keri Moore, Executive Appointee*

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

Mike McCrary, Commission Secretary

Megan Moore, Commission Clerk

From: [Denise Stiffarm](#)
To: [Canola, Eileen](#)
Cc: [Brian Lewis](#); [Robb Stanton](#); [Dale Leach](#); [David Cram](#); [Scarpelli, Victor](#); [Mooseker Karen W.](#); [Dawn Mark](#); [dralph@nsd.org](#); [Laufmann, Tom](#); [Charlie Weaver](#); [Dan Chaplik](#)
Subject: FW: Next Steps School District CFPs - July briefing for Planning Commission
Date: Sunday, July 10, 2022 2:58:10 PM
Attachments: [Amendments to school impact fees SCC 30.66C.100.docx](#)
[School District CFPs-Overview-2nd Draft.docx](#)
[Min LOS- 2022-2nd DRAFT CFPs-7-7-2022.docx](#)

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

Hi Eileen. Thank you for the opportunity to comment. I have just a few as follows:

1. On the summary of School District CFPs: the 5.52% figure for the Marysville SD enrollment change between 2021 and 2027, the note should identify a decrease vs. an increase.
2. On the summary of School District CFPs: For the Sultan SD, please revise the "Conversion of high school to middle school" to read: "Conversion of high school to middle school with added capacity for the new middle school."
3. On the summary of School District CFPs: For the Sultan SD, please add "Conversion of middle school to alternative learning program." This conversion will help to free up capacity in existing schools so indirectly creates capacity within the system and is a part of the District's overall capacity planning package.
4. For the School Impact Fee charts: The fees as stated appear accurate for the districts. However, I suggest removing any reference to "1st draft" fees for the Lake Stevens and Mukilteo School Districts as (1) the reference reads very confusing as it appears that there was an adopted interim fee in place somewhere between 2020 and 2022; and (2) the two districts, in submitting initial first drafts for TRC review only, were not presenting those fees as final for consideration by the Planning Commission but rather only as initial drafting of what became the final draft CFP.

Please let me know if you have any questions. Thank you!

From: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>

Sent: Thursday, July 7, 2022 6:03 PM

To: Mike Pattison <mpattison@MBAKS.COM>; blewis@asd.wednet.edu; gzeutenhorst@asd.wednet.edu; finchm@edmonds.wednet.edu; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; cbooth@everettsd.org; DWalker@everettsd.org; daleach@lwsd.wednet.edu; Jon Poolman <jpoolman@lwsd.wednet.edu>; robb_stanton@lkstevens.wednet.edu; peggy_king@msvl.k12.wa.us; Hunt, Brenda <huntb@monroe.wednet.edu>; scarpelliv@monroe.wednet.edu; moosekerkw@mukilteo.wednet.edu; HendersonSA@mukilteo.wednet.edu

Cc: Denise Stiffarm <Denise.Stiffarm@pacificallawgroup.com>; Walker, Darcy J. <DWalker@everettsd.org>; Reid Shockey <rshockey@shockeyplanning.com>; Killingstad, David <david.killingstad@snoco.org>; Moore, Megan <Megan.Moore@co.snohomish.wa.us>; Toy, Stephen <Steve.Toy@co.snohomish.wa.us>; Piona, Amber <Amber.Piona@co.snohomish.wa.us>; Carlson,

Chris <Chris.Carlson@co.snohomish.wa.us>

Subject: RE: Next Steps School District CFPs - July briefing for Planning Commission

Apologies for the additional email; however, I made a clarification to the amendments in the attached impact fee schedule as two districts made changes from the 1st CFP draft to the 2nd one.

Thanks again,

Eileen

From: Canola, Eileen

Sent: Thursday, July 7, 2022 5:28 PM

To: Mike Pattison <mpattison@mbaks.com>; blewis@asd.wednet.edu; gzeutenhorst@asd.wednet.edu; finchm@edmonds.wednet.edu; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; cbooth@everettsd.org; DWalker@everettsd.org; daleach@lwsd.wednet.edu; Jon Poolman; robb_stanton@lkstevens.wednet.edu; peggy_king@msvl.k12.wa.us; huntb@monroe.wednet.edu; scarpelliv@monroe.wednet.edu; moosekerkw@mukilteo.wednet.edu; HendersonSA@mukilteo.wednet.edu

Cc: Denise Stiffarm <Denise.Stiffarm@pacificallawgroup.com>; Walker, Darcy J. <DWalker@everettsd.org>; Reid Shockey <rshockey@shockeyplanning.com>; Killingstad, David <david.killingstad@snoco.org>; Moore, Megan <Megan.Moore@co.snohomish.wa.us>; Toy, Stephen <Steve.Toy@co.snohomish.wa.us>; Piona, Amber <Amber.Piona@co.snohomish.wa.us>; Carlson, Chris <Chris.Carlson@co.snohomish.wa.us>

Subject: RE: Next Steps School District CFPs - July briefing for Planning Commission

Hi all,

Thank you all for submitting your district's 2nd CFP drafts and sending along the SEPA materials and Board-adopted versions (once completed).

By July 14th, can you please review the attachments and send me any edits. This material is in preparation for the briefings to Planning Commission (July 26th -school CFPs & August 23rd - the County's annual Capital Improvement Plan (CIP)).

Attachments (all info based on 2nd CFP drafts:

- School districts CFPs overview
- Proposed amendments to school impact fees (there were a couple of changes since the 1st CFP drafts)
- Min. LOS for each school district. This is part of the County's "Statement of Assessment" in the annual CIP, that reports on how min. LOS are being met for public services in the county. This is a GMA requirement and part of the County's Capital Facilities Plan.

I will send out the invite for the July 26th Planning Commission meeting – the [agenda](#) will be posted soon. The 2nd CFP drafts will also be posted on the [County website](#) soon.

Thank you very much for your assistance.

Eileen

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

From: Canola, Eileen

Sent: Monday, June 6, 2022 1:02 PM

To: Mike Pattison <mpattison@mbaks.com>; blewis@asd.wednet.edu; gzeutenhorst@asd.wednet.edu; finchm@edmonds.wednet.edu; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; cbooth@everettsd.org; DWalker@everettsd.org; daleach@lwsd.wednet.edu; Jon Poolman; robb_stanton@lkstevens.wednet.edu; peggy_king@msvl.k12.wa.us; huntb@monroe.wednet.edu; scarpelliv@monroe.wednet.edu; moosekerkw@mukilteo.wednet.edu; HendersonSA@mukilteo.wednet.edu

Cc: Denise Stiffarm <Denise.Stiffarm@pacificlawgroup.com>; Reid Shockey <rshockey@shockeyplanning.com>; Killingstad, David <david.killingstad@snoco.org>; Moore, Megan <Megan.Moore@co.snohomish.wa.us>; Toy, Stephen <Steve.Toy@co.snohomish.wa.us>; Piona, Amber <Amber.Piona@co.snohomish.wa.us>; Carlson, Chris <Chris.Carlson@co.snohomish.wa.us>

Subject: Next Steps School District CFPs - July briefing for Planning Commission

Good morning,

I wanted to touch base on the next steps for your district's CFP update and propose the July 26th Planning Commission meeting for the briefing on the school CFPs.

Next Steps for school district CFPs:

- Please respond to the comments sent from the Technical Review Committee (TRC) on your District's CFP – use the same comment form to respond to each comments and update your CFP accordingly. Send me (electronically) your **updated final draft CFP by June 30**. (*this is so the TRC can check if the comments were addressed prior to school board adoption*).
- Complete SEPA review prior to school Board adoption of the final draft CFP.
- **School Board Adoption** of the final draft CFP preferably by **August 18th** and please send me the Board-adopted version for Planning Commission hearing and County Council review.

July 26th briefing to Planning Commission on district's CFPs:

- The Planning Commission briefing for the school district CFPs is being moved ahead a month from August 23rd to **July 26th** – this is to accommodate several code projects and provide ample time for the school CFP briefing and the County's annual CIP briefing (remains on August 23rd). The Planning Commission hearing for the school CFPs remains for September 27th.

Thank you and please let me know if you have any questions.

Eileen

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

Proposed amendment to School Impact Fees ([SCC 30.66C.100](#))

Note: The red font indicates updates from the 1st CFP draft to the 2nd CFP draft for Lake Stevens and Mukilteo school districts. Only the 2nd draft proposed impact fee will be included as an amendment in the ordinance for Council review.

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	\$3,811 <u>\$4,002</u>	\$0	\$3,455 <u>\$2,328</u>	\$3,455 <u>\$2,328</u>
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	\$5,358 <u>\$6,286</u>	\$0	\$3,010 <u>\$3,834</u>	\$3,010 <u>\$3,834</u>
Lake Stevens No. 4	\$9,788 <u>\$11,434</u>	\$0	\$7,672 <u>\$4,281</u> <u>\$2,526</u>	\$7,672 <u>\$4,281</u> <u>\$2,526</u>
Lakewood No. 306	\$3,566 <u>\$0</u>	\$445 <u>\$0</u>	\$1,641 <u>\$0</u>	\$1,641 <u>\$0</u>
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	\$3,803 <u>\$2,961</u>	\$0	\$7,638 <u>\$2,112</u>	\$7,638 <u>\$2,112</u>
Mukilteo No. 6	\$5,048 <u>\$1,053</u> <u>\$1,121</u>	\$0 <u>\$0</u> <u>\$700</u>	\$8,924 <u>\$11,374</u> <u>\$11,846</u>	\$8,924 <u>\$11,374</u> <u>\$11,846</u>
Northshore No. 417	\$17,080 <u>\$17,963</u>	\$0	\$1,504 <u>\$0</u>	\$1,504 <u>\$7,152</u>
Snohomish No. 201	\$6,039 <u>\$6,495</u>	\$0	\$260 <u>\$4,514</u>	\$260 <u>\$4,514</u>
Sultan No. 311	\$2,966 <u>\$14,842</u>	\$0	\$2,685 <u>\$9,576</u>	\$2,685 <u>\$9,576</u>

CFP 2022-27: Index #1-0067.pdf
Proposed amendment to School Impact Fees ([SCC 30.66C.100](#))
Based on 2nd CFPs drafts

Part 6.2c – Public Schools Level of Service Report**Table 15. Public Schools Level of Service**

School District*						
LOS Standard	MINIMUM LOS Elementary	CURRENT LOS Elementary	MINIMUM LOS Middle	CURRENT LOS Middle	MINIMUM LOS High	CURRENT LOS High
Arlington No. 16	26	2222.48	26	20.4 20.04	32	32.9 33.68
Maximum average class size						
Edmonds No.15	11,075 **	11,164 10,288	3,370**	3,208 2,950	6,649 **	6,260 6,169
Maximum number of students the district will accommodate						
Everett No.2	KG=24 G1-3=25 G4=26 G5=27	KG=19.8 20 G1-3=20.8 20.6 G4- 5=24.6 24.2	29	24.21 24.1	30	24.4 24.5
Maximum average class size						
Lake Stevens No.4	KG=19 G1-3=20 G4-5=25	KG=100 89% G1-3=89% G4-5=89%	27	82%	27	82%
Maximum average class						
Lakewood No.306	26	19.16 18.17	28	23.08 23.11	30	2222.88
Maximum average class						
Marysville No.25	29	25.02 22.17	32	25.42 25.04	34	21.04 21.07
Maximum average class						
Monroe No.103	27	20.7 17.73	30	21.5 19.05	30	21.9 20.45
Maximum average class						
Mukilteo No.6	25	22.49 21.0	30	22.5 22.2	33	27.6 27.7
Maximum number of						
Northshore No.417	24	21.4 20.9	24 26	22.9 25.1	27 26	22.9 22.7
Average students per						
Snohomish No.201	35	21.9 20.63	35	24.3 16.53	40	26.1 22.46
Maximum average class						
Sultan No.311	28	23.21 18.61	30	27.53 30.13	32	20.19 30.32
Maximum average class						

* Information contained in Table 15 is only for school districts that participate in the County's school impact fee program

** Maximum enrollment that can be accommodated in existing facilities

Table 1. Summary of School Districts CFPs – Information based on 2nd CFP drafts

School District	District Student Projections* 6-year	Permanent Capacity Needs*(does not include available and portable capacity)*	Proposed Growth-Related Capital Projects/Solutions & Funding Source		Meeting Min. LOS?
Arlington	<ul style="list-style-type: none">2027: 6,13514.5% increase from 2021	By 2027: Capacity needs at elementary, middle, and high school levels	<ul style="list-style-type: none">Replacement of Post Middle SchoolHigh school expansionPortables (interim)Land acquisition for future elementary school	<ul style="list-style-type: none">BondState match fundsImpact fees	Yes
Edmonds	<ul style="list-style-type: none">2027: 19,9891.71% increase from 2021	By 2027: Capacity needs at elementary, high school	<ul style="list-style-type: none">New elementary schoolsNew middle schoolsRenewal and upgrades in multi-sites	<ul style="list-style-type: none">BondPotential state matchOther property revenue	Yes
Everett	<ul style="list-style-type: none">2027: 20,2483.20% increase from 2021	By 2027: increasing capacity needs at the elementary and middle school levels	<ul style="list-style-type: none">Additional classroomPortables (interim)Multi-site systems renewal & upgrade projects	<ul style="list-style-type: none">BondImpact feesPotential state construction assistance	Yes
Lake Stevens	<ul style="list-style-type: none">2027: 10,30210.5% increase from 2021	By 2027: Capacity needs at elementary, middle, and high school levels	<ul style="list-style-type: none">Elementary: land for two schools and the construction of three elementary schoolsNew middle schoolPortables (interim)	<ul style="list-style-type: none">BondState match fundsImpact fees	Yes
Lakewood	<ul style="list-style-type: none">2027: 2,79110.9% increase from 2021	By 2027: Elementary and middle school levels	<ul style="list-style-type: none">PortablesLand acquisition	<ul style="list-style-type: none">BondImpact fees	Yes
Marysville	<ul style="list-style-type: none">2027: 9,2455.52% increase from 2021	By 2027: Capacity needs at the elementary school level	<ul style="list-style-type: none">Portables (new and shifting of existing inventory)	<ul style="list-style-type: none">Bond / local fund	Yes
Monroe	<ul style="list-style-type: none">2027: 5,7464.7% increase from 2021	By 2027: Capacity need at elementary school level.	<ul style="list-style-type: none">Elementary school expansions	<ul style="list-style-type: none">BondState match fundsImpact fees	Yes
Mukilteo	<ul style="list-style-type: none">2027: 15,1413.84% increase from 2021	By 2027: Capacity needs at elementary school and high school levels	<ul style="list-style-type: none">Elementary additions and replacementHigh school additionsPortables	<ul style="list-style-type: none">Capital Levy / bondState match fundsImpact feesFuture source	Yes
Northshore	<ul style="list-style-type: none">2027: 23,2123.54% increase from 2021	By 2027: Capacity needs at elementary, middle, and high school levels	<ul style="list-style-type: none">New elementary schoolElementary and middle school additions/modernizationPlanning for new K-8 capacityHigh school capacity expansion/Innovation Lab High SchoolPortables	<ul style="list-style-type: none">BondImpact feesState match funds	Yes
Snohomish	<ul style="list-style-type: none">2027: 9,6384.127% increase from 2021	By 2027: Capacity needs at the elementary school level	<ul style="list-style-type: none">Elementary capacity additions / replacementPortables	<ul style="list-style-type: none">BondState match fundsImpact fees	Yes
Sultan	<ul style="list-style-type: none">2027: 2,40725% increase from 2021	By 2027: Capacity needs at the elementary, middle, and high school levels	<ul style="list-style-type: none">Elementary school expansions/ new elementary schoolConversion of high school to middle schoolNew high school	<ul style="list-style-type: none">BondState match fundsImpact fees	Yes

Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Lakewood	
	Contact Person	Jon Poolman, Exec Director of Finance and Operations	Denise Stiffarm, Pacifica Law Group
	Business Phone	360.652.4500 ext. 1103	206-602-1203
	Email-Address	jpoolman@lwsd.wednet.edu	Denise.stiffarm@pacificallawgroup.com
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues	<u>LWSD RESPONSE</u>
P16, Table 7		Under the High School surplus/deficiency table, the surplus for 2026 is 50 (850-800=50) not 59 and for 2027 the surplus is 7 (850-843=7) not 6.	<i>Corrected.</i>

From: [Canola, Eileen](#)
To: [Denise Stiffarm](#); [Brian Lewis](#); gzeutenhorst@asd.wednet.edu; [Reid Shockey](#); [Matthew Finch](#); kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; [Booth, Charles \(CBooth@everettsd.org\)](mailto:CBooth@everettsd.org); gholzman@everettsd.org; [Dale Leach](#); [Robb Stanton](#); [Peggy KING](#); [Mike SULLIVAN](#); [Hunt, Brenda](#); [Scarpelli, Victor](#); [Karen Mooseker \(moosekerkw@mukilteo.wednet.edu\)](mailto:moosekerkw@mukilteo.wednet.edu); HendersonSA@mukilteo.wednet.edu; pfield@nsd.org; [Dri Ralph](#); [Laufmann, Tom](#); [Steve Moore \(semoore@heery.com\)](mailto:semoore@heery.com); [Reine Jeffries](#); [Charlie Weaver](#); mkruse@gfalls.wednet.edu; jmiddleton@gfalls.wednet.edu; mboyd@dsd.k.wa.us; ejamieson@stanwood.wednet.edu; information@index.k12.wa.us; [Mike Pattison](#); [Mass, Julie](#); tfranke@dsd.k12.wa.us; [Slusser, Frank](#); [Toy, Stephen](#); [Piona, Amber](#); [Siddons, Matthew](#)
Cc: [Killingstad, David](#); [Carlson, Chris](#)
Subject: RE: Kick-off Meeting: Biennial Update for School District CFPs
Date: Tuesday, December 28, 2021 11:07:00 AM
Attachments: [Appendix F of the General Policy Plan.pdf](#)
[chapter 30.66C SCC-School Impact Fee Program.pdf](#)
[ppt Kickoff-School CFP Update.pdf](#)
[Snohomish County School District Annual Impact Fee Annual Report Template \(Draft 12.22.2021\).docx](#)

Hello,

Hope this finds you well and enjoying the snowy weather! In preparation for the January 11th (10:00 -11:30 am) kick-off meeting for the districts CFP update, I have attached the following documents:

- Presentation with the meeting agenda on slide 2.
- Guidance document to ensure consistency with the annual impact fee report submitted to the County
- Appendix F of the County's General Policy Plan that outlines review criteria for school district CFPs
- Chapter 30.66C Snohomish County Code (SCC) – the County's School Impact Mitigation

Please let me know if you have any questions. Wishing you and yours a very Happy New Year!

Eileen

-----Original Appointment-----

From: Canola, Eileen

Sent: Wednesday, December 1, 2021 2:01 PM

To: Denise Stiffarm; Brian Lewis; gzeutenhorst@asd.wednet.edu; Reid Shockey; Matthew Finch; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; Booth, Charles (CBooth@everettsd.org); gholzman@everettsd.org; Dale Leach; Robb Stanton; Peggy KING; Mike SULLIVAN; Hunt, Brenda; Scarpelli, Victor; [Karen Mooseker \(moosekerkw@mukilteo.wednet.edu\)](mailto:moosekerkw@mukilteo.wednet.edu); HendersonSA@mukilteo.wednet.edu; pfield@nsd.org; Dri Ralph; Laufmann, Tom; Steve Moore (semoore@heery.com); Reine Jeffries; Charlie Weaver; mkruse@gfalls.wednet.edu; jmiddleton@gfalls.wednet.edu; mboyd@dsd.k.wa.us; ejamieson@stanwood.wednet.edu; information@index.k12.wa.us; Mike Pattison; Mass, Julie; tfranke@dsd.k12.wa.us; Slusser, Frank; Toy, Stephen; Piona, Amber; Siddons, Matthew

Cc: Killingstad, David; Carlson, Chris

Subject: Kick-off Meeting: Biennial Update for School District CFPs

When: Tuesday, January 11, 2022 10:00 AM-11:30 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

Hello,

Apologies if this date/time does not work for all – it worked for the most of the participants. I will have materials available for those who cannot attend this virtual (Teams) meeting.

The purpose of this meeting is to provide background information and context for this biennial update to school districts capital facilities plans. The agenda and PowerPoint presentation will be emailed out a week in advance of the meeting. A portion of the meeting will cover the County's 2024 Comprehensive Plan Update relative to planning for public schools.

Please let me know if you have any questions.

Thank you,

Eileen

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 425-262-2000,,992969807#](#) United States, Seattle

Phone Conference ID: 992 969 807#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

2022 Biennial School District Capital Facilities Plan Update

Snohomish County Planning and Development Services

January 11, 2022



Snohomish County

Agenda

Topic	Presenter
Introductions	All
<ul style="list-style-type: none"> • PSRC Vision 2050/Regional Growth Strategy • Adopted Countywide Planning Policies (CPPs) • Code Amendment: Minor Revision to Conditional Use Permit • 2024 Comprehensive Plan Update <ul style="list-style-type: none"> ○ Overview ○ EIS Preparation/ Alternatives/ Docket ○ Draft Growth Targets ○ Southwest Urban Core Subarea ○ Capital Facilities and Utilities Element – Public Schools ○ Maps: School district boundaries; Lands Useful for Public Purpose ○ Visioning Statement 	Eileen Canola, Senior Planner, PDS, Steve Toy, Principal Demographer, PDS Frank Slusser, Senior Planner PDS
<ul style="list-style-type: none"> • County School Impact Fee Program <ul style="list-style-type: none"> ○ Schedule ○ Inputs for Impact Fee calculation 	Eileen Canola, Senior Planner, PDS
<ul style="list-style-type: none"> • State Audit Results – School Impact Fees <ul style="list-style-type: none"> ○ Annual Impact Fee Report <ul style="list-style-type: none"> ○ Submittal Schedule ○ Guidance Document for Annual Impact Fee Report 	Julie Mass, Manager, PDS Finance
Round Robin/ Updates	All
Questions/ Next Steps	All

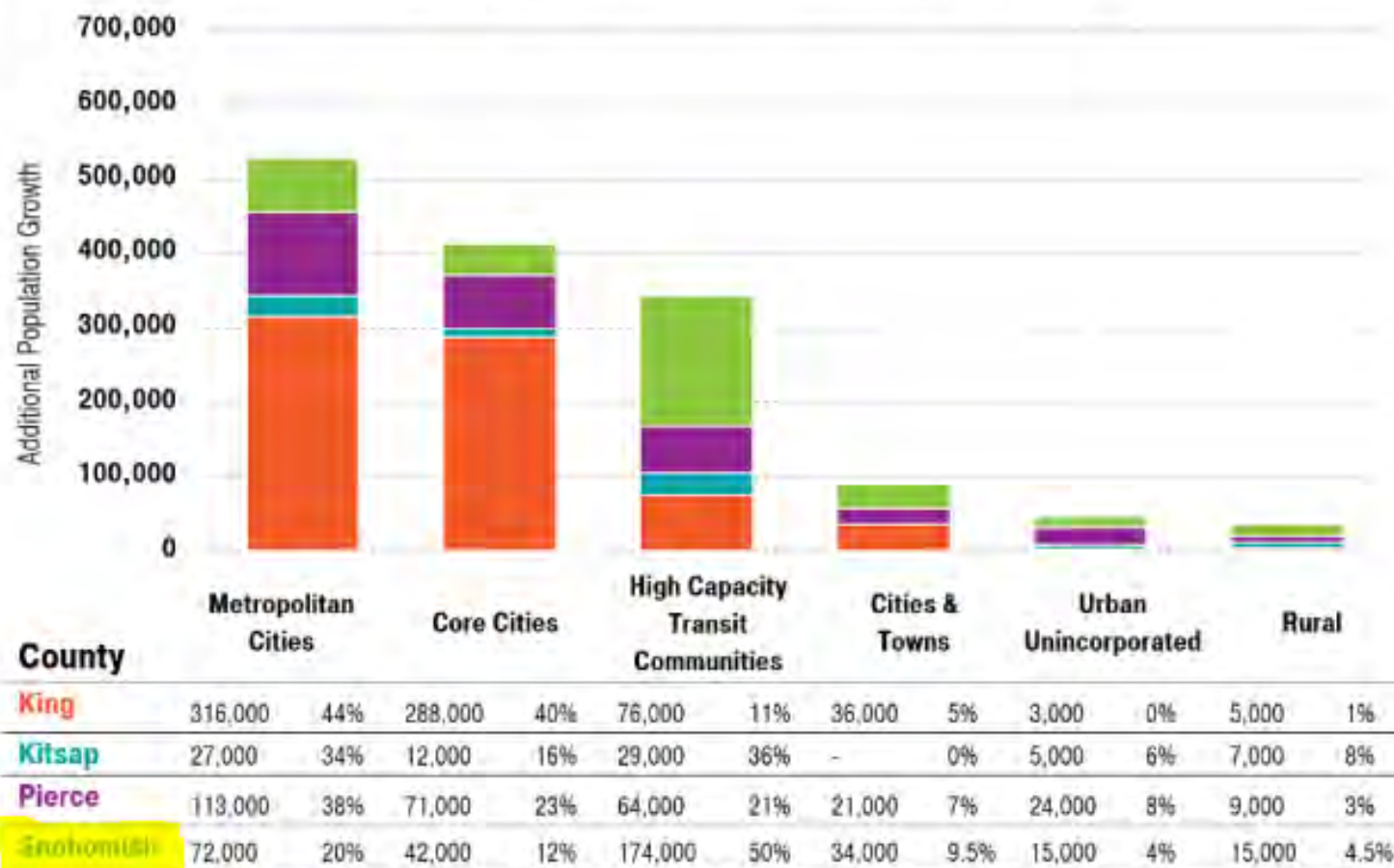
Updates

PSRC / Countywide Planning Policies / Code Amendment



PSRC - Vision 2050 Regional Growth Strategy

Figure 1 Regional Growth Strategy — Population Growth 2017–2044 (Illustrative)



PSRC Vision 2050 – School Siting

School Siting

School district boundaries have long been established, and some districts that were historically rural have become major suburban education providers. As a result, there are some districts that provide school services to both urban and rural populations, and some that own sites outside the urban growth area intended for future schools. Developing urban-serving schools on these outlying locations often requires expensive programs to transport students and encourages students to drive or be driven to schools.

Schools should be encouraged to become the hubs and gathering places of their communities by locating urban-serving schools in urban settings and designing facilities to better integrate with their urban neighborhoods. Collaborative planning between school districts and local governments on siting urban schools has been successful in identifying locations, problem-solving development challenges and encouraging walking and biking to schools.

In 2017, the Washington State Legislature amended the Growth Management Act to allow, under circumstances, schools serving urban and rural populations outside the urban growth area if certain conditions are met.

PSRC Vision 2050 – School Siting

Multicounty Planning Policies (MPPs) – Public Services (PS)

MPP-PS-26

Work cooperative with school districts to plan for school facilities to meet existing and future community needs consistent with adopted comprehensive plans and growth forecasts, including siting and designing schools to support safe, walkable access and best serve their communities

MPP-PS-27

Site schools, institutions, and other community facilities that primarily serve urban populations within the urban growth area where they will promote the local desired growth plans, except as provided by RCW 36.70A.211.

MPP-PS-28

Locate schools, institutions, and other community facilities serving rural residents in neighboring cities and towns and design these facilities in keeping with the size and scale of the local community, except as provided for by RCW 36.70A.211

MPP-PS-29

Site or expand regional capital facilities in a manner that (1) reduces adverse social, environmental, and economic impacts on the host community, especially on historically marginalized communities, (2) equitably balances the location of new facilities away from disproportionately burdened communities, and (3) addresses regional planning objectives.

PS-Action-2

Facilities Siting and Design: PSRC will facilitate cooperative efforts with special purpose districts and local jurisdictions to site and design facilities that enhance local communities in accordance with growth management goals and VISION 2050.

PS-Action-3

School Siting: PSRC will initiate and support discussions with the Office of the Superintendent of Public Instruction to facilitate updates that modernize school siting standards, especially those related to site area requirements. Updates should work to align school siting standards with the goals of the Growth Management Act and facilitate school districts' ability to better meet urban capacity needs.

PS-Action-4

Regional Support for School Siting Best Practices: PSRC will research and develop guidance on innovative methods to update regulations and local plans to develop a regional approach to school siting and to assist local jurisdictions and school districts in siting new schools in urbanized areas.



Adopted Countywide Planning Policies

CPP Policy General Public Services (PS)-21:

PS-21 “The County and cities should work collaboratively with school districts to plan for the siting and improvement of school facilities to meet the current and future community needs. Considerations should include recent growth, 6-year projections of population and student enrollment growth, adopted comprehensive plans including capital facilities plans, and the growth targets in Appendix B.

County Code Amendment

Minor Revision to Conditional Use Permit (CUP) Ordinance No. 21-011

- Increases the allowed building height for schools from 45ft to 55ft to allow for the construction of a third story.
- Increase the threshold for a minor revision to an approved conditional use permit for a K-12 school facility from a 10% increase to a 20% increase in gross floor area and trip generation. Provides greater flexibility to use an administrative process



Snohomish County 2024 Comprehensive Plan Update



Snohomish County

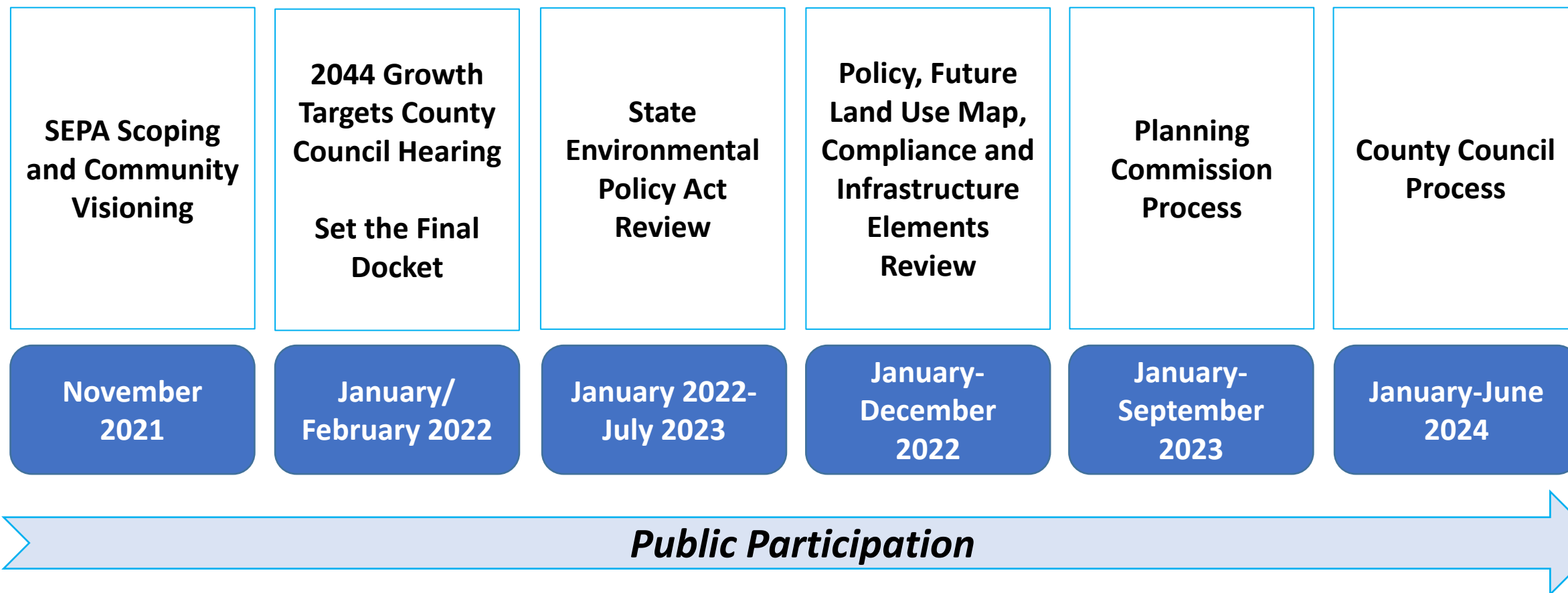
2024 Comprehensive Plan *Update*



Snohomish County

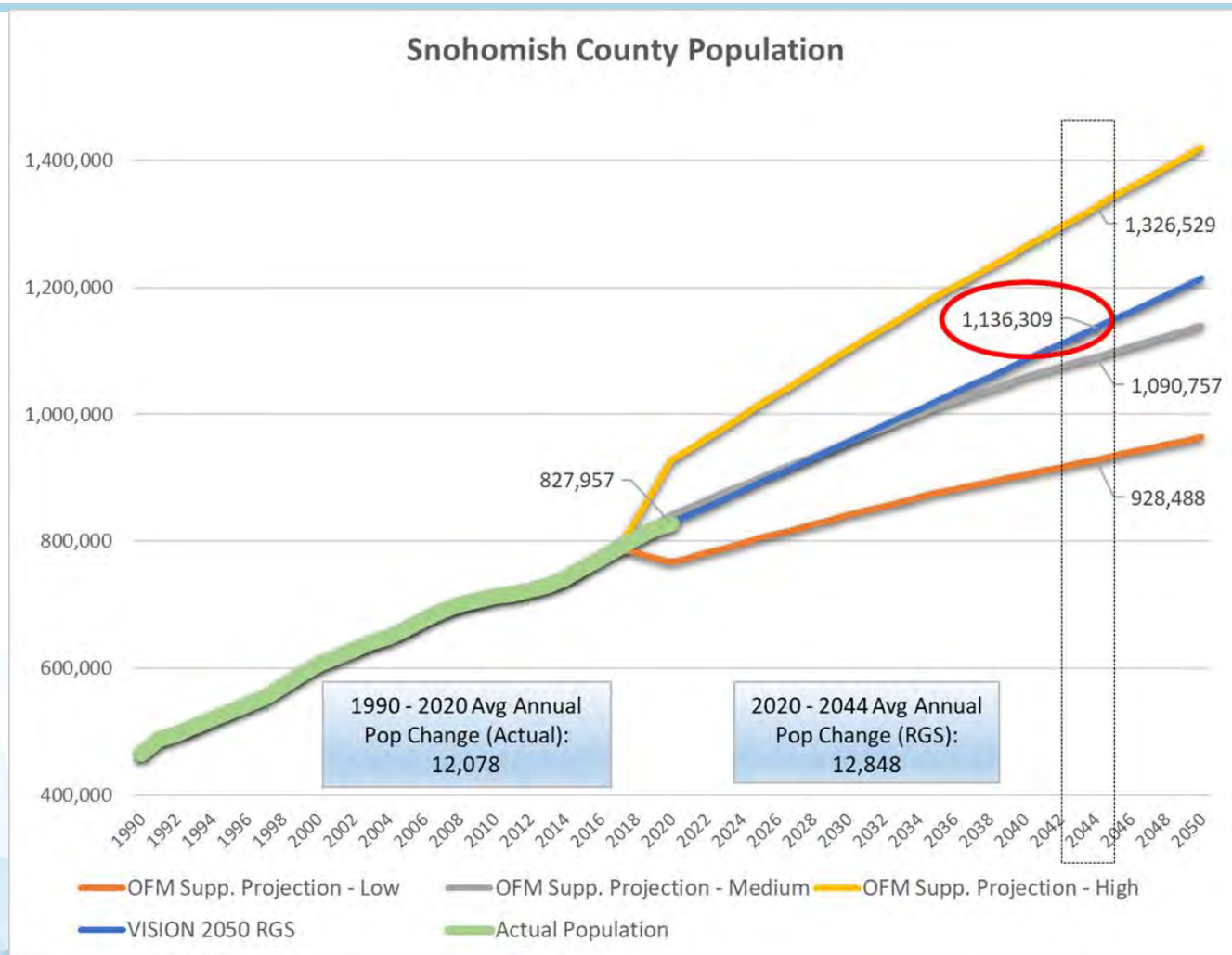
Planning for a resilient, vibrant, and inclusive future

Project Timeline (Subject to Change)



June 30, 2024 deadline to complete the update

Snohomish County Population Projections



- Total County population of 1,136,309 by 2044 based on PSRC VISION 2050 Regional Growth Strategy (RGS)
- Increase of 308,352 population from 2020 to 2044
- Projected annual average population increase is similar to past annual average
- Falls within low-high range of OFM 2017 GMA supplemental projections
- New OFM population projections are due in 2022

Placeholder-Population Projections – Growth Targets



Snohomish County

Placeholder - Alternatives

Environmental Impact Statement (EIS)

- An informational document that provides the County, public, and other agencies with environmental information to be considered in a decision-making process.
- An EIS describes:
 - proposed actions and alternatives;
 - existing conditions of the study area;
 - adverse environmental impacts that may occur if certain proposals are implemented;
 - mitigation measures to reduce or eliminate adverse impacts; and
 - potential significant, unavoidable, and adverse impacts.
- The EIS process includes several opportunities for public input.
- The EIS process will be integrated with the planning process and inform the development of the County's 2044 comprehensive plan goals and policies.



Capital Facilities Element

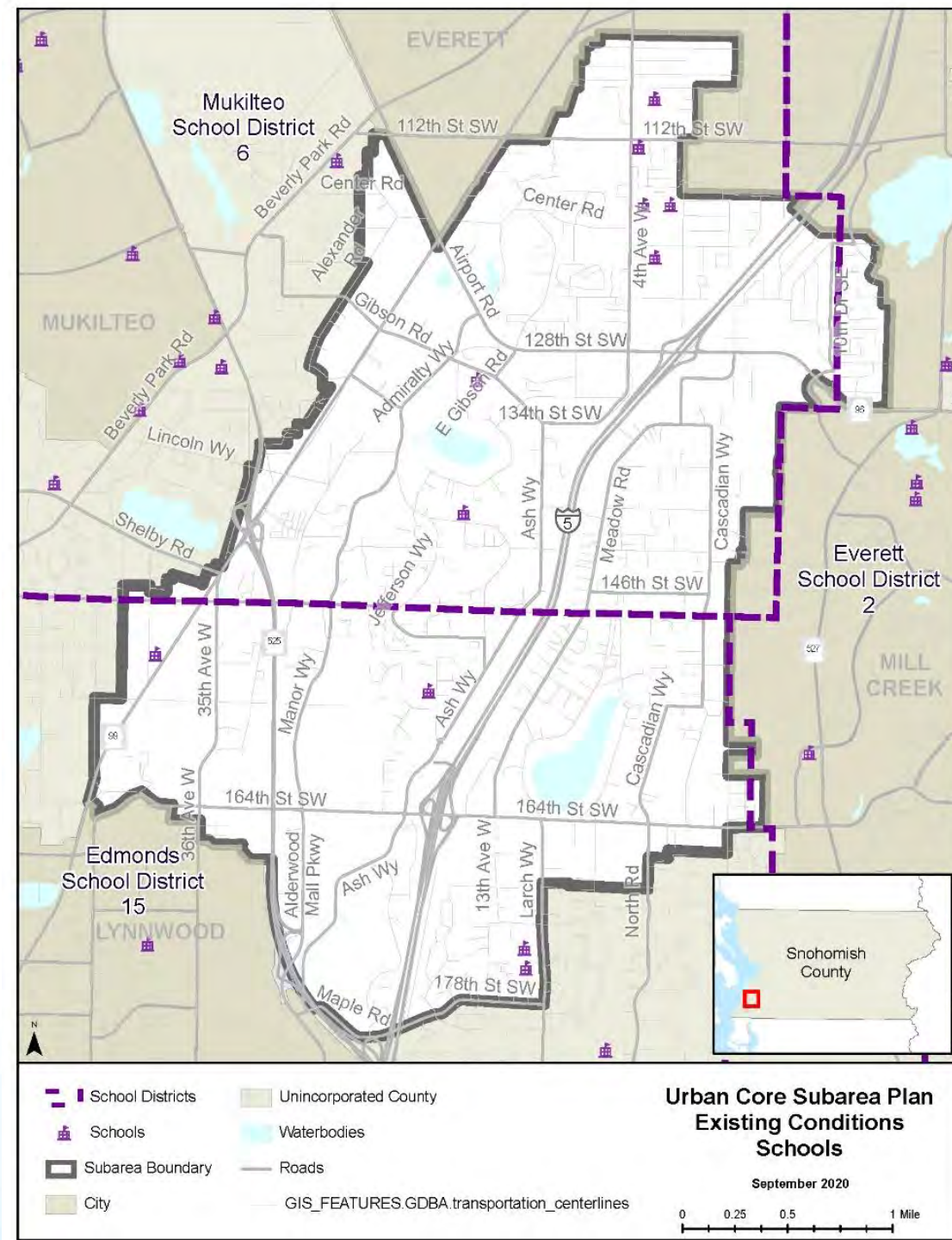
The Capital Facilities Plan will be folded into the Capital Facilities and Utilities Element. The Element will contain

- Forecast of Future Needs
- Review Level of Service Standard
- Update Project Lists and Maps
- Statement of Assessment (Annual Capital Improvement Plan)



Southwest Urban Core Subarea Element

Snohomish County, in partnership with numerous interested parties, is planning for the arrival of light rail in the mid-2030s through the preparation of a subarea element.

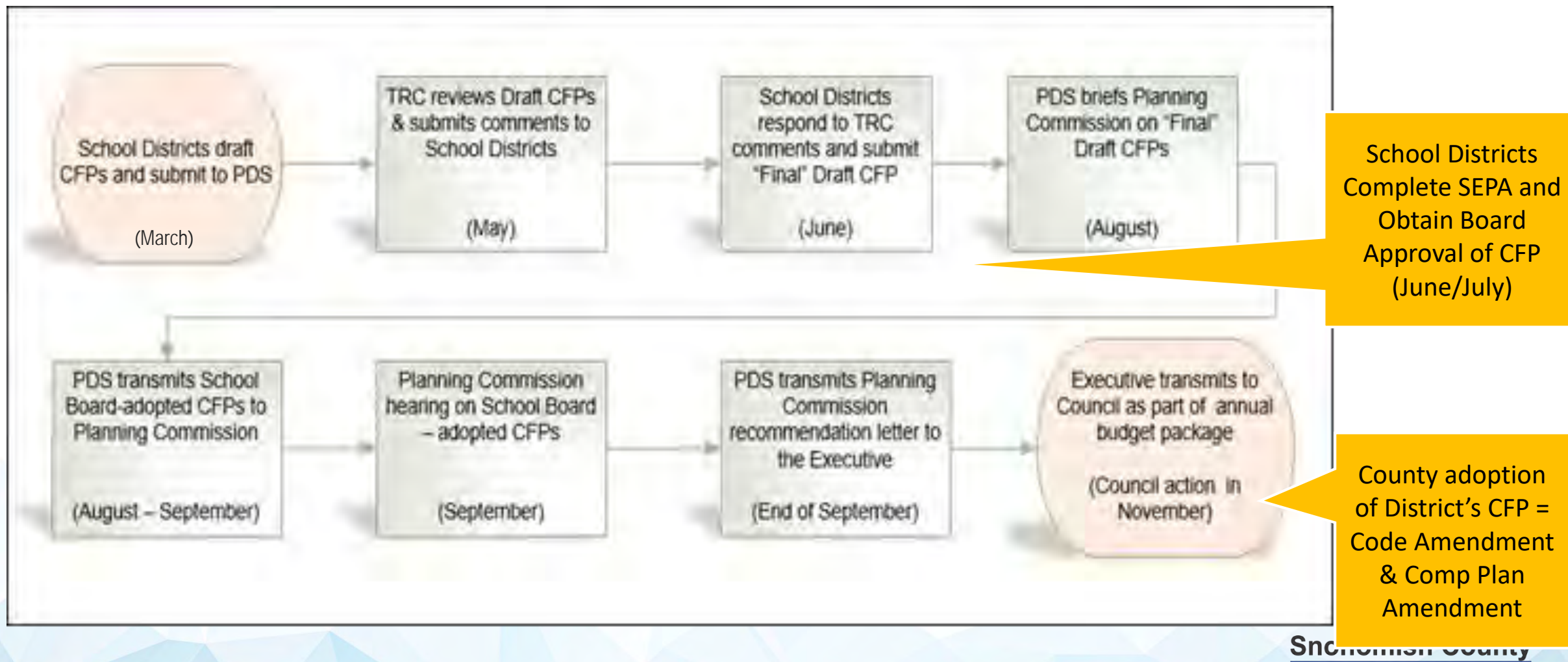


School Capital Facilities Plan Update

Schedule – Inputs - Review Process



Process for County Council Adoption of School District CFP



Working Schedule

Milestone	Target Date (2022)	Comments
Kick-off Meeting	January 11	
Inputs for Impact Fee Calculation to School Districts	February - March	
Establish County Project Webpage	March 30	
1 st Drafts due to County's TRC	March 31	Electronic submittal
TRC Comments due to School Districts on 1 st Draft	May 13	
2 nd Drafts due to County's TRC	June 17	Electronic submittal
SEPA process – School Districts to Complete	June - July	Signed copy to PDS
School Board Adoption of CFPs	June - early September	3 hardcopies to PDS
County sends to Dept. Commerce (60-day notice)	August	
Planning Commission Briefing	August 23	Attendance encouraged
Planning Commission Hearing	September 27	Attendance encouraged
County Council Review	October - November	Dates TBD



Review Criteria for School District CFPs: Appendix F

- **Future enrollment forecast by grade span including**
 - 6-year forecast (or more); description of forecasting methodology; consistency with OFM population forecasts
- **Inventory of Existing Facilities**
 - Location / capacity of existing school schools
 - *Clearly defined LOS standard*; description of education standard;
 - District-owned leased sites - location, description
 - Portables – number, locations, status
- **Forecast of Future Facility Needs & New Site Needs**
 - Existing needs for new schools / portables for existing deficiencies & projected growth (6 yrs.). New school sites needed
- **Financing Program (6 yrs.)**
 - Est. cost of construction, site acquisition, projects for growth related needs. Schedule and funding sources.
- **Impact Fee Support Data (if applicable)**
 - Calculation methodology; description of key variables
 - Data sources: definition, accurate and reliable
 - Fee schedule reflects student generation rates from single family, multi-family



Table 12
Impact Fee Variables

Criteria	Elementary	Middle	High
Site Acquisition Cost Element			
Site Size (acres)	15.00	0	0
Growth Related (2018-23)			
Average Land Cost Per Acre	\$300,000	\$300,000	\$300,000
Growth Related (2018-23)	\$257,351	\$0	\$135,200
Total Land Cost	\$4,500,000	\$0	\$0
Growth Related (2018-23)	\$3,860,258	\$0	\$0
Additional Land Capacity	565	0	0
Growth Related (2018-23)	485	0	0
Student Factor			
Single Family	0.310	0.086	0.074
Multiple Family 0-1 Bedroom	.000	.000	.000
Multiple Family 2+ Bedrooms	0.157	0.072	0.064
School Construction Cost Element			
	New Elementary School No. 18		Comprehensive High School No. 4
Additional Building Capacity	619	0	1,500
Growth Related (2018-23)	531	0	676
Current Facility Square Footage	1,000,474	552,780	838,854
Estimated Facility Construction Cost	\$45,400,000	\$0	\$218,000,000
Growth Related (2018-23)	\$38,945,719	\$0	\$98,245,333
State Financing Assistance Credit *			
Construction Cost Allotment -- July 2017	\$225.97	\$225.97	\$225.97
School Space per Student (OSPI)	90	117	130
State Financing Assistance Percentage	56.02%	56.02%	56.02%
Tax Payment Credit			
Interest Rate	3.85%	3.85%	3.85%
Loan Payoff (Years)	10	10	10
Levy Rate	0.001836	0.001836	0.001836
Average Assessed Value	\$392,665 (Single Family)	\$127,578 (MF 0-1 bdrm)	\$189,310 (MF 2+ bdrm)
Growth-Related Capacity Percentage			
Permanent Facilities	85.78%	0.00%	45.07%
Discount	50%	50%	50%

* The district is currently not eligible for state funding assistance on new construction

Inputs for School Impact Fee Calculation (SCC 30.66C)

Topic	Source
Assessed Valuation for SFR & MFR:	The County will be using Commercial Analytics https://www.commercial-analytics.com/
District Debt Service Tax Rate for Bonds (Current / \$1,000):	Listed for each school district in the Snohomish County Assessor's Annual Report, completed annually after tax rolls have been certified to the Treasurer's office in January. Annual Report link: https://snohomishcountywa.gov/2208/Annual-Reports
Capitol Bond Rate:	Propose using a bond rate that reflects the monthly average for March 2022
Cost Construction Allocation (CCA):	July 1, 2022, \$246.83: https://www.k12.wa.us/policy-funding/school-buildings-facilities/school-construction-assistance-program/construction-cost-allocation
Population forecasts:	Uses OFM current annual numbers, however, the time frame is the 20-year planning horizon for the existing comprehensive plan.

Table SCC

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	\$3,811	\$0	\$3,455	\$3,455
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	\$5,358	\$0	\$3,010	\$3,010
Lake Stevens No. 4	\$9,788	\$0	\$7,672	\$7,672
Lakewood No. 306	\$3,566	\$445	\$1,641	\$1,641
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	\$3,803	\$0	\$7,638	\$7,638
Mukilteo No. 6	\$5,048	\$0	\$8,924	\$8,924
Northshore No. 417	\$17,080	\$0	\$1,504	\$1,504
Snohomish No. 201	\$6,039	\$0	\$260	\$260
Sultan No. 311	\$2,966	\$0	\$2,685	\$2,685

State Audit Results

Annual Impact Fee Report



Round Robin

Updates



Links to Reference Material & Information

School District CFP Update

- [Chapter 30.66C Snohomish County Code \(SCC\)](#)
- [Existing School Impact Fees](#) (SCC Table 30.66C(1))
- [Appendix F](#) – General Policy Plan (GPP) of County Comprehensive Plan
- [2022 Levy Rates](#) (Snohomish County Assessor 2022 Annual Report)
- [Construction Cost Allocation](#) (OSPI)

County 2024 Comprehensive Plan Update

- [PSRC Vision 2050](#)
- [Countywide Planning Policies](#)
- County's webpages:
 - [2024 Comprehensive Plan Update](#)
 - [2020 Growth Monitoring Report](#)
 - [Subarea Planning \(Light Rail Communities\)](#)

Canola, Eileen

From: Canola, Eileen
Sent: Tuesday, January 11, 2022 5:17 PM
To: mboyd@dsd.k12.wa.us; Denise Stiffarm; Brian Lewis; gzeutenhorst@asd.wednet.edu; Reid Shockey; Matthew Finch; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; Booth, Charles (CBooth@everettsd.org); Dale Leach; Robb Stanton; Peggy KING; Mike SULLIVAN; Hunt, Brenda; Scarpelli, Victor; Karen Mooseker (moosekerkw@mukilteo.wednet.edu); HendersonSA@mukilteo.wednet.edu; pfield@nsd.org; Dri Ralph; Laufmann, Tom; Steve Moore (semoore@heery.com); Reine Jeffries; Charlie Weaver; mkruse@gfalls.wednet.edu; jmiddleton@gfalls.wednet.edu; mboyd@dsd.k.wa.us; ejamieson@stanwood.wednet.edu; information@index.k12.wa.us; Mike Pattison; tfranke@dsd.k12.wa.us; Piona, Amber; Siddons, Matthew
Cc: Walker, Darcy J.; Dawn Mark; Todd Hall
Subject: RE: Follow-up from Kick-off Meeting: Biennial Update for School District CFPs
Attachments: Kickoff-School CFP Update-1-2022.pdf; Snohomish County School District Annual Impact Fee Annual Report Template_12-28-21.docx; Appendix F of the General Policy Plan.pdf; 2024 _update_visioning_full_page_flyer_call_to_action_Final.pdf

Hello,

Thank you again to all who attended the kick-off meeting this morning. If you have any specific questions, please send them to me and our team will respond. As a follow-up I have attached:

- the presentation in pdf format, the project working schedule include and clip out below.
- the Guidance template (Word document) for the annual impact fee reports to the County on a calendar year,
- the criteria for school Capital Facilities Plans in Appendix F of the County's General Policy Plan, and
- Visioning Comment form for the 2024 Comprehensive Plan update to distribute to your student's families – **What is your Vision for Snohomish County in 2044?** Here's a link to the Visioning [comment form](#) and here is a link to the [2024 Comp plan Update project page](#). Comments will help shape the Vision statement for the County Comprehensive plan. See clip out below.

Working Schedule		
Milestone	Target Date (2022)	Comments
Kick-off Meeting	January 11	
Inputs for Impact Fee Calculation to School Districts	February - March	
Establish County Project Webpage	March 30	
1 st Drafts due to County's TRC	April 29	Electronic submittal
TRC Comments due to School Districts on 1 st Draft	May 13	
2 nd Drafts due to County's TRC	June 30	Electronic submittal
SEPA process – School Districts to Complete	June - July	Signed copy to PDS
School Board Adoption of CFPs	June - early September	3 hardcopies to PDS
County sends to Dept. Commerce (60-day notice)	August	
Planning Commission Briefing	August 23	Attendance encouraged
Planning Commission Hearing	September 27	Attendance encouraged
County Council Review	October - November	Dates TBD

Snohomish C

Visioning: How Do You See Snohomish County in 2044?

Snohomish County is using regional and local guidance to work towards a resilient, inclusive, and vibrant future so that all residents can thrive. We're looking for your input to create a 'Vision' with guiding principles to set the tone for the 2024 Comprehensive Plan. From November 1, 2021 until February 25, 2022, we will be collecting your comments and working with you and other members of the community to draft an overarching Vision for the Comprehensive Plan.

Submit your Vision and thoughts using the [Visioning Comment Form](#)

- What Do You Want Snohomish County to Look Like in 2044?

Watch videos on Visioning and the 2024 Comprehensive Plan Update:



Thank you,

Eileen

-----Original Appointment-----

From: Canola, Eileen

Sent: Tuesday, January 11, 2022 9:33 AM

To: mboyd@dsd.k12.wa.us

Subject: FW: Kick-off Meeting: Biennial Update for School District CFPs

When: Tuesday, January 11, 2022 10:00 AM-11:30 AM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

-----Original Appointment-----

From: Canola, Eileen

Sent: Tuesday, January 11, 2022 9:32 AM

To: Denise Stiffarm; Brian Lewis; gzeutenhorst@asd.wednet.edu; Reid Shockey; Matthew Finch; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; Booth, Charles (CBooth@everettsd.org); gholzman@everettsd.org; Dale Leach; Robb Stanton; Peggy KING; Mike SULLIVAN; Hunt, Brenda; Scarpelli, Victor; Karen Mooseker (moosekerkw@mukilteo.wednet.edu); HendersonSA@mukilteo.wednet.edu; pfield@nsd.org; Dri Ralph; Laufmann, Tom; Steve Moore (semoore@heery.com); Reine Jeffries; Charlie Weaver; mkruse@gfalls.wednet.edu; jmiddleton@gfalls.wednet.edu; mboyd@dsd.k.wa.us; eamieson@stanwood.wednet.edu; information@index.k12.wa.us; Mike Pattison; Mass, Julie; tfranke@dsd.k12.wa.us; Slusser, Frank; Toy, Stephen; Piona, Amber; Siddons, Matthew

Cc: Killingstad, David; Carlson, Chris; Walker, Darcy J.; Dawn Mark; Todd Hall; Kasting, Justin

Subject: Kick-off Meeting: Biennial Update for School District CFPs

Where: Microsoft Teams Meeting

Attached is a revised presentation that includes the Alternative and Growth Target Slides as well as a revised schedule for the district's CFP update.

Thank you,

Eileen

Hello,

Apologies if this date/time does not work for all – it worked for the most of the participants. I will have materials available for those who cannot attend this virtual (Teams) meeting.

The purpose of this meeting is to provide background information and context for this biennial update to school districts capital facilities plans. The agenda and PowerPoint presentation will be emailed out a week in advance of the meeting. A portion of the meeting will cover the County's 2024 Comprehensive Plan Update relative to planning for public schools.

Please let me know if you have any questions.

Thank you,

Eileen

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 425-262-2000,,992969807#](#) United States, Seattle

Phone Conference ID: 992 969 807#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

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.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[County Website: snohomishcountywa.gov](http://snohomishcountywa.gov)

County Telephone: (425) 388-3494

[Code Publishing Company](#)

Snohomish County Planning and Development Services

Annual School District Report of Impact Fees Collected and Spent

Instructions

Background:

Per RCW 82.02.070 (1), as well as SCC 30.66C.210(4); “Each district shall provide the county an annual report showing the source and the amount of school impact fees received by the school district and the capital facilities financed in whole or in part with those school impact fees.”

Reporting duties of the school district per the Interlocal Agreement (Exhibit A, (Section III) Item F): “Prepare and submit to the County on or before April 1 each year an annual report in accordance with the requirements of SCC 30.66C.210(4) for the preceding calendar year allowing the County to meet the requirements of RCW 82.02.070(1). The District’s annual report shall identify the system improvements that were financed in whole or in part by school impact fees and the amount of funds expended on those system improvements.”

Report Requirements:

- Reporting Period: January 1st to December 31st (Note that changing the reporting period requires an Interlocal Agreement addendum signed by all parties. At this time, we will maintain the calendar year requirement.)
- Report Due Date: April 1st of the following year
- Reports will be available to the public on the Snohomish County PDS website

Receipts:

- The report shall contain the source and amount of school impact fees received by the school district from Snohomish County for the reporting period (calendar year).
- In January, an Excel file of impact fees collected by Snohomish County by payer for the preceding year will be provided to the school district capital facilities contacts to assist in the report preparation.
- Please contact Snohomish County PDS Accounting staff if there are any discrepancies between Snohomish County and school district records.
- The list provided by Snohomish County may be attached as Appendix A.

Expenditures:

- The report shall only list growth-related capital facilities projects identified in an adopted Capital Facilities Plan financed by the impact fees for the reporting period (calendar year).
- The report should not detail to whom payments were made (e.g., vendors), but must include the specific project(s) the fees were spent on.
- See examples on the template for ways in which projects can be reported. Please include total spent per project and include which schools benefited from each project. Listing expenditures per school/site is optional within a single project.
- The sum of the project list should equal the total expenditures.
- Expenditures are not required to equal receipts.
- If no impact fees were spent in the year, then state that no impact fees were expended on capital projects.

Annual School District Report of Impact Fees Collected and Spent [Template]

Reporting Year (Calendar Year): _____

School District Name: _____

Date Submitted: _____

Report Submitted By: _____

IMPACT FEE RECEIPTS for reporting period (calendar year)

Total Amount Received: \$ _____

Details of Amount Received: (See Appendix A for listing of sources and amounts collected from each source.)

EXPENDITURES OF IMPACT FEES for reporting period (calendar year), received from Snohomish County,

Total Expenditures: \$ _____

List of Capital Facilities Projects and expenditure for each:

Example 1 – Simple list of projects and associated facility with expenditure breakdown:

<u>Project Name</u>	<u>Expenditures for Reporting Year</u>
Example – New [School Name]	\$ _____
Example – [School Name] Portable Classrooms	\$ _____
Example – [School Name] [Project Description]	\$ _____
Total Expenditures:	\$ _____ (must match Total Expenditures above)

Example 2 – Combination of projects benefiting multiple sites and projects benefiting one facility:**Project #1:**

Project Description: Relocate existing portables and purchase new portables for the following schools:

[Name] Elementary School

[Name] Elementary School

[Name] Middle School

[Name] High School

Total Expenditures Project #1 \$ _____

Project #2:

Project Description: [School Name, Brief description of project]

Total Expenditures Project #2: \$ _____

Total Expenditures of all projects: \$ _____ (must match Total Expenditures above)

Example 3:

No expenditures of impact fees received from Snohomish County for reporting period.

Annual School District Report of Impact Fees Collected and Spent

Appendix A: Detail of Impact Fees Received

School Impact Fees Collected by Payer (Report to be provided by county to district in January for revenue received in the previous year):

Payer	Fee Amount
GORDON HOMES LLC	\$ X,XXX.XX
LENNAR NORTHWEST INC	\$ X,XXX.XX
MTT Construction LLC	\$ XX,XXX.XX
K L P INC	\$ XX,XXX.XX
Total Impact Fees Received	\$XXX,XXX.XX

2024 Comprehensive Plan Update



The Comprehensive Plan guides Snohomish County decisions on a wide range of topics and services over a 20-year time period. It will impact neighborhoods, businesses, traffic, the environment, and you. It is also meant to reflect the vision and priorities of Snohomish County communities and residents, while meeting requirements of state and federal law.

What's **your** vision for Snohomish County in 2044?

In 2044, Snohomish County will be a great place to live, work, and play because _____. Fill in the blank and send us your thoughts on the future of Snohomish County to 2024Update@snoco.org, and learn more on our project website at bit.ly/SnoCo2024.



Title VI / ADA Information

Interpreter and translation services for people with limited English proficiency, and accommodations for persons with disabilities are available upon request. Please make arrangements by emailing the project contact at 2024Update@snoco.org. For questions regarding Public Works' Title VI Program, contact the Title VI Coordinator via e-mail at spw-titlevi@snoco.org, or phone 425-388-6660. If you have a hearing or speech impairment call 711.

Se encuentran disponibles traducciones, interpretaciones y adaptaciones de conformidad con la ADA a pedido. 425-388-6660 (TTY: 711)

ትርጉሞች፣ አስተርጓሚዎች እና የ ADA መኖሪያዎች በሚጠይቁበት ጊዜ ይገኛሉ። 425-388-6660. (TTY: 711)

تتاح الترجمات والترجمات الفورية والتعديلات المرتبطة (لمستخدمي) 425-388-6660. عند الطلب ADA بقانون الهواتف النصية، يمكنهم الاتصال على الرقم: 711).

অনুবাদ, ভাষান্তর, এবং ADA উপযোগন অনুবোধক্রমে উপলব্ধ। 425-388-6660. (TTY: 711)

ಕಾರ್ಯಕ್ರಮಗಳಿಗಾಗಿ ಕಾರ್ಯಕ್ರಮಗಳನ್ನು ಸಿದ್ಧಪಡಿಸುವುದು ಮತ್ತು ADA ಹಾಗೂ ಸಾರ್ವಜನಿಕ ಸ್ಥಳಗಳಲ್ಲಿ ಸ್ಥಳೀಯವಾಗಿ 425-388-6660. (TTY: 711)

可根据要求提供翻译、口译和ADA 适应服务。 425-388-6660. (TTY: 711)

可按要求提供翻譯、口譯和ADA 輔助服務。 425-388-6660. (TTY: 711)

अनुरोध पर अनुवाद, व्याख्या, और ADA आवास उपलब्ध हैं. 425-388-6660. (TTY: 711)

Muaj cov kev txhais ntauwv, kev txaus lus, thiab ADA cov kev pab cuam thaum thov txog. 425-388-6660. (TTY: 711)

요청 시, 통번역 서비스 및 ADA 지원을 받을 수 있습니다. 전화번호: 425-388-6660. (TTY: 711)

در صورت ADA ترجمه، ترجمه شفاهی، و تسهیلات درخواست در دسترس است. 6660-388-425. (TTY: 711)

අනුරාද, විਆਖ්‍යා, අනු ADA අවබෝධයන් සඳහා 'ප්‍ර' ප්‍රියසය හරි 425-388-6660. (TTY: 711)

Услуги письменного и устного перевода, а также разумные условия в рамках ADA предоставляются по заявкам. 425-388-6660. (TTY: 711)

За запитом надаються послуги письмового й усного перекладу, а також пристосування, потрібні згідно з ADA. Тел.: 425-388-6660. (лінія TTY: 711)

Available ang mga pagsasalin, interpretasyon, at pagsasaalang-alang batay sa ADA kapag hiniling. 425-388-6660. (TTY: 711)

மொழிபெயர்ப்புகள், விளக்கங்கள் மற்றும் ADA தங்குமிடங்கள் கோரிக்கையின் பேரில் கிடைக்கின்றன. 425-388-6660. (TTY: 711)

ಅನುವಾದ, ಇಂಟರ್‌ಪ್ರಿಟೇಷನ್, ಮತ್ತು ADA ಸಿಫಾರಸುಲು ಅಭ್ಯರ್ಥಿಸುವುದು ಅಭ್ಯಮಾನಿತವಿದೆ. 425-388-6660. (TTY: 711)

کی سہولیات درخواست پر ADA ترجمے، ترجمان اور 6660-388-425. دستیاب ہیں. (TTY: 711)

Bản dịch, dịch vụ thông dịch và hình thức điều chỉnh ADA được cung cấp theo yêu cầu. 425-388-6660. (TTY: 711)



2022 Biennial School District Capital Facilities Plan Update

Snohomish County Planning and Development Services

January 11, 2022



Snohomish County

Agenda

Topic	Presenter
Introductions	All
<ul style="list-style-type: none"> • PSRC Vision 2050/Regional Growth Strategy • Adopted Countywide Planning Policies (CPPs) • Code Amendment: Minor Revision to Conditional Use Permit • 2024 Comprehensive Plan Update <ul style="list-style-type: none"> ○ Overview ○ EIS Preparation/ Alternatives/ Docket ○ Draft Growth Targets ○ Southwest Urban Core Subarea ○ Capital Facilities and Utilities Element – Public Schools ○ Maps: School district boundaries; Lands Useful for Public Purpose ○ Visioning Statement 	Eileen Canola, Senior Planner, PDS, Steve Toy, Principal Demographer, PDS Frank Slusser, Senior Planner PDS
<ul style="list-style-type: none"> • County School Impact Fee Program <ul style="list-style-type: none"> ○ Schedule ○ Inputs for Impact Fee calculation 	Eileen Canola, Senior Planner, PDS
<ul style="list-style-type: none"> • State Audit Results – School Impact Fees <ul style="list-style-type: none"> ○ Annual Impact Fee Report <ul style="list-style-type: none"> ○ Submittal Schedule ○ Guidance Document for Annual Impact Fee Report 	Julie Mass, Manager, PDS Finance
Round Robin/ Updates	All
Questions/ Next Steps	All

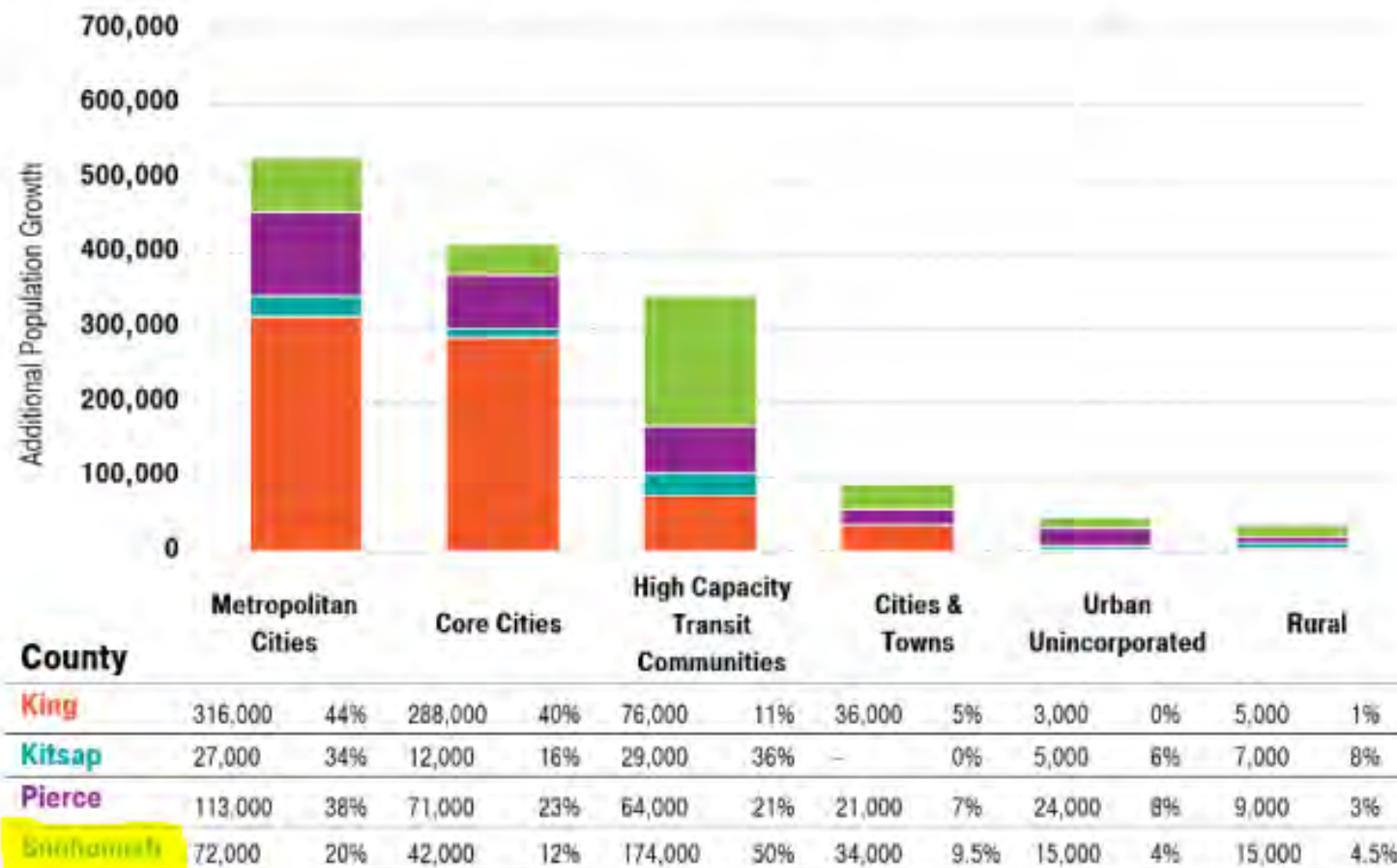
Updates

PSRC / Countywide Planning Policies / Code Amendment



PSRC - Vision 2050 Regional Growth Strategy

Figure 1 Regional Growth Strategy — Population Growth 2017–2044 (Illustrative)



PSRC Vision 2050 – School Siting

School Siting

School district boundaries have long been established, and some districts that were historically rural have become major suburban education providers. As a result, there are some districts that provide school services to both urban and rural populations, and some that own sites outside the urban growth area intended for future schools. Developing urban-serving schools on these outlying locations often requires expensive programs to transport students and encourages students to drive or be driven to schools.

Schools should be encouraged to become the hubs and gathering places of their communities by locating urban-serving schools in urban settings and designing facilities to better integrate with their urban neighborhoods. Collaborative planning between school districts and local governments on siting urban schools has been successful in identifying locations, problem-solving development challenges and encouraging walking and biking to schools.

In 2017, the Washington State Legislature amended the Growth Management Act to allow, under circumstances, schools serving urban and rural populations outside the urban growth area if certain conditions are met.

PSRC Vision 2050 – School Siting

Multicounty Planning Policies (MPPs) – Public Services (PS)

MPP-PS-26

Work cooperative with school districts to plan for school facilities to meet existing and future community needs consistent with adopted comprehensive plans and growth forecasts, including siting and designing schools to support safe, walkable access and best serve their communities

MPP-PS-27

Site schools, institutions, and other community facilities that primarily serve urban populations within the urban growth area where they will promote the local desired growth plans, except as provided by RCW 36.70A.211.

MPP-PS-28

Locate schools, institutions, and other community facilities serving rural residents in neighboring cities and towns and design these facilities in keeping with the size and scale of the local community, except as provided for by RCW 36.70A.211

MPP-PS-29

Site or expand regional capital facilities in a manner that (1) reduces adverse social, environmental, and economic impacts on the host community, especially on historically marginalized communities, (2) equitably balances the location of new facilities away from disproportionately burdened communities, and (3) addresses regional planning objectives.

PS-Action-2

Facilities Siting and Design: PSRC will facilitate cooperative efforts with special purpose districts and local jurisdictions to site and design facilities that enhance local communities in accordance with growth management goals and VISION 2050.

PS-Action-3

School Siting: PSRC will initiate and support discussions with the Office of the Superintendent of Public Instruction to facilitate updates that modernize school siting standards, especially those related to site area requirements. Updates should work to align school siting standards with the goals of the Growth Management Act and facilitate school districts' ability to better meet urban capacity needs.

PS-Action-4

Regional Support for School Siting Best Practices: PSRC will research and develop guidance on innovative methods to update regulations and local plans to develop a regional approach to school siting and to assist local jurisdictions and school districts in siting new schools in urbanized areas.



Adopted Countywide Planning Policies

CPP Policy General Public Services (PS)-21:

PS-21 “The County and cities should work collaboratively with school districts to plan for the siting and improvement of school facilities to meet the current and future community needs. Considerations should include recent growth, 6-year projections of population and student enrollment growth, adopted comprehensive plans including capital facilities plans, and the growth targets in Appendix B.

County Code Amendment

Minor Revision to Conditional Use Permit (CUP) Ordinance No. 21-011

- Increases the allowed building height for schools from 45ft to 55ft to allow for the construction of a third story.
- Increase the threshold for a minor revision to an approved conditional use permit for a K-12 school facility from a 10% increase to a 20% increase in gross floor area and trip generation. Provides greater flexibility to use an administrative process



Snohomish County 2024 Comprehensive Plan Update



Snohomish County

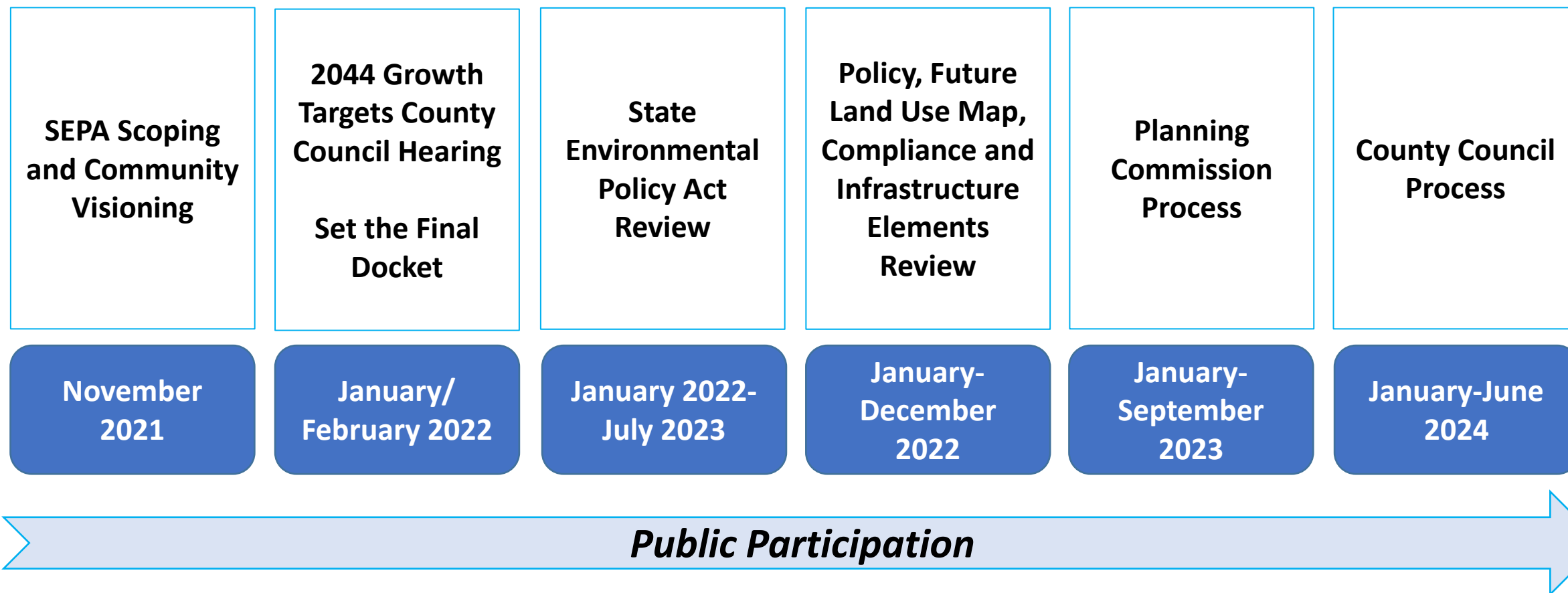
2024 Comprehensive Plan *Update*



Snohomish County

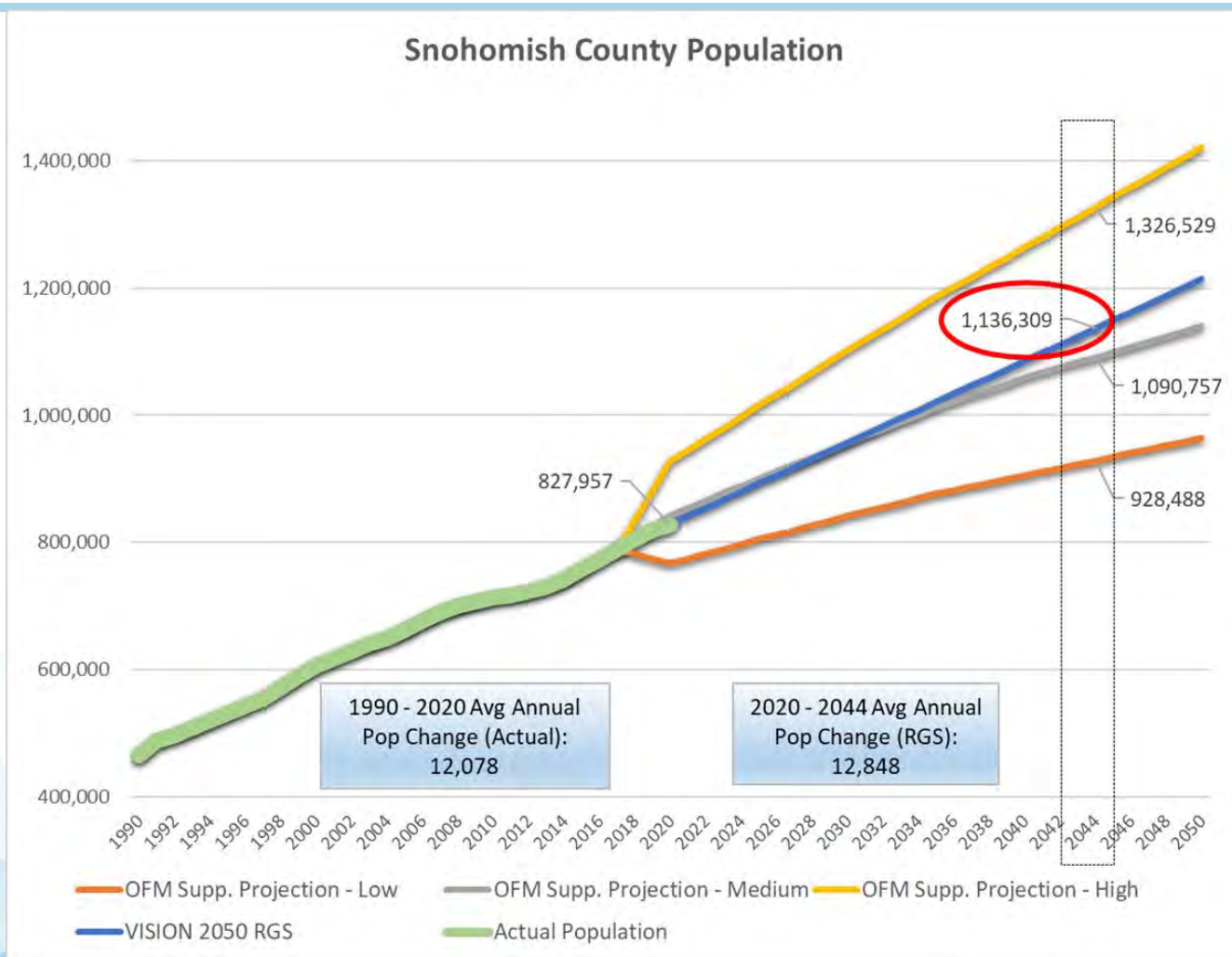
Planning for a resilient, vibrant, and inclusive future

Project Timeline (Subject to Change)



June 30, 2024 deadline to complete the update

Snohomish County Population Projections



- Total County population of 1,136,309 by 2044 based on PSRC VISION 2050 Regional Growth Strategy (RGS)
- Increase of 308,352 population from 2020 to 2044
- Projected annual average population increase is similar to past annual average
- Falls within low-high range of OFM 2017 GMA supplemental projections
- New OFM population projections are due in 2022

Regional Geographies in Snohomish County (RGS)

Metropolitan City: Everett

Core Cities: Bothell, Lynnwood

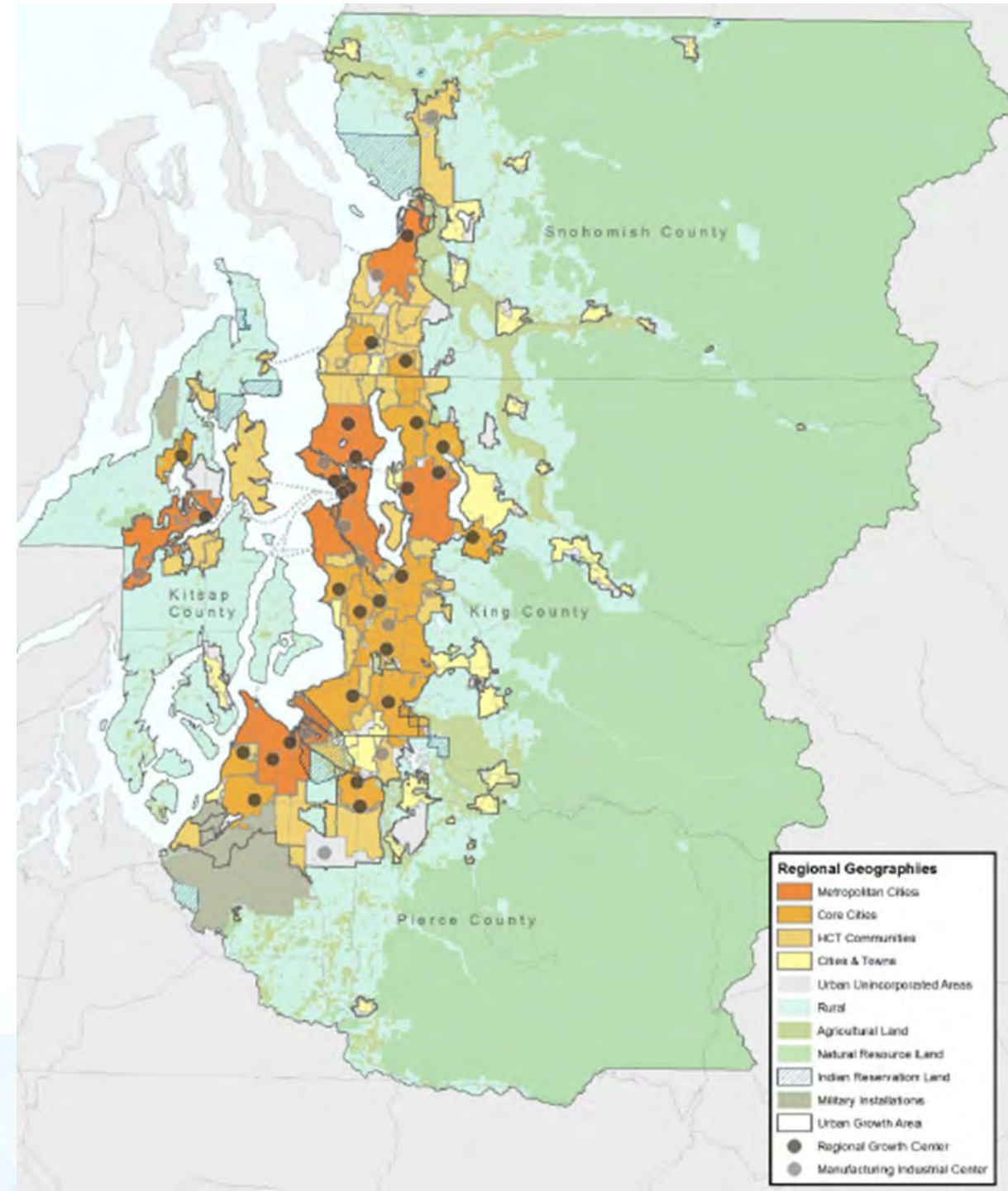
High Capacity Transit (HCT) Communities:

- Arlington, Edmonds, Marysville, Mill Creek, Mountlake Terrace, Mukilteo (cities)
- Bothell MUGA, Edmonds MUGA, Everett MUGA, Larch Way Overlap, Lynnwood MUGA, Mill Creek MUGA, Mukilteo MUGA (unincorporated portions of SWUGA)

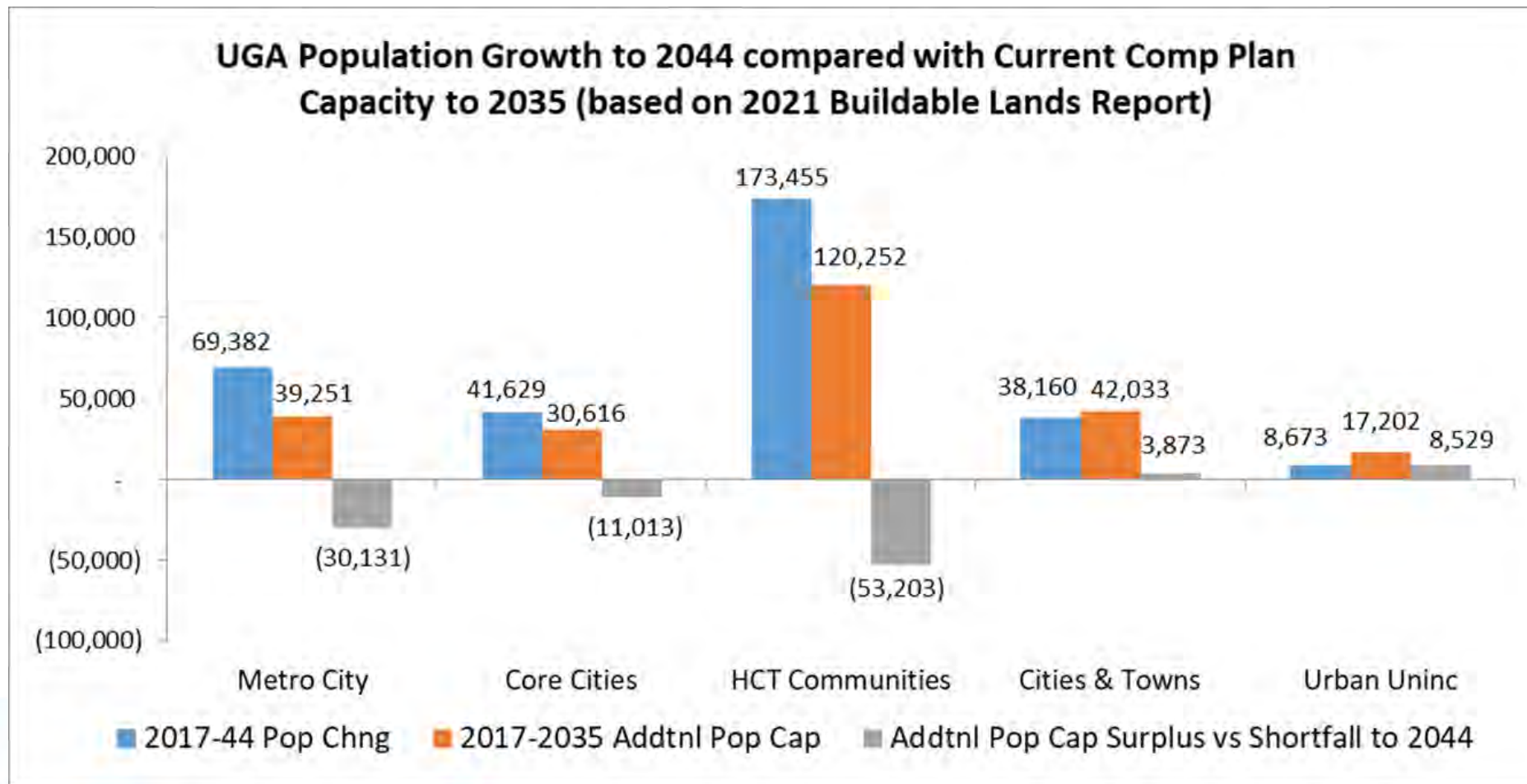
Cities & Towns: Brier, Darrington, Gold Bar, Granite Falls, Index, Lake Stevens, Monroe, Snohomish, Stanwood, Sultan, Woodway

Urban Unincorporated Areas: Remaining Urban Unincorporated areas (Brier, Mountlake Terrace and Woodway unincorporated MUGAs, Paine Field area, Lake Stickney and Silver Firs Gap, Maltby UGA, and all unincorporated non-SW UGAs)

Rural: Rural Designated Lands

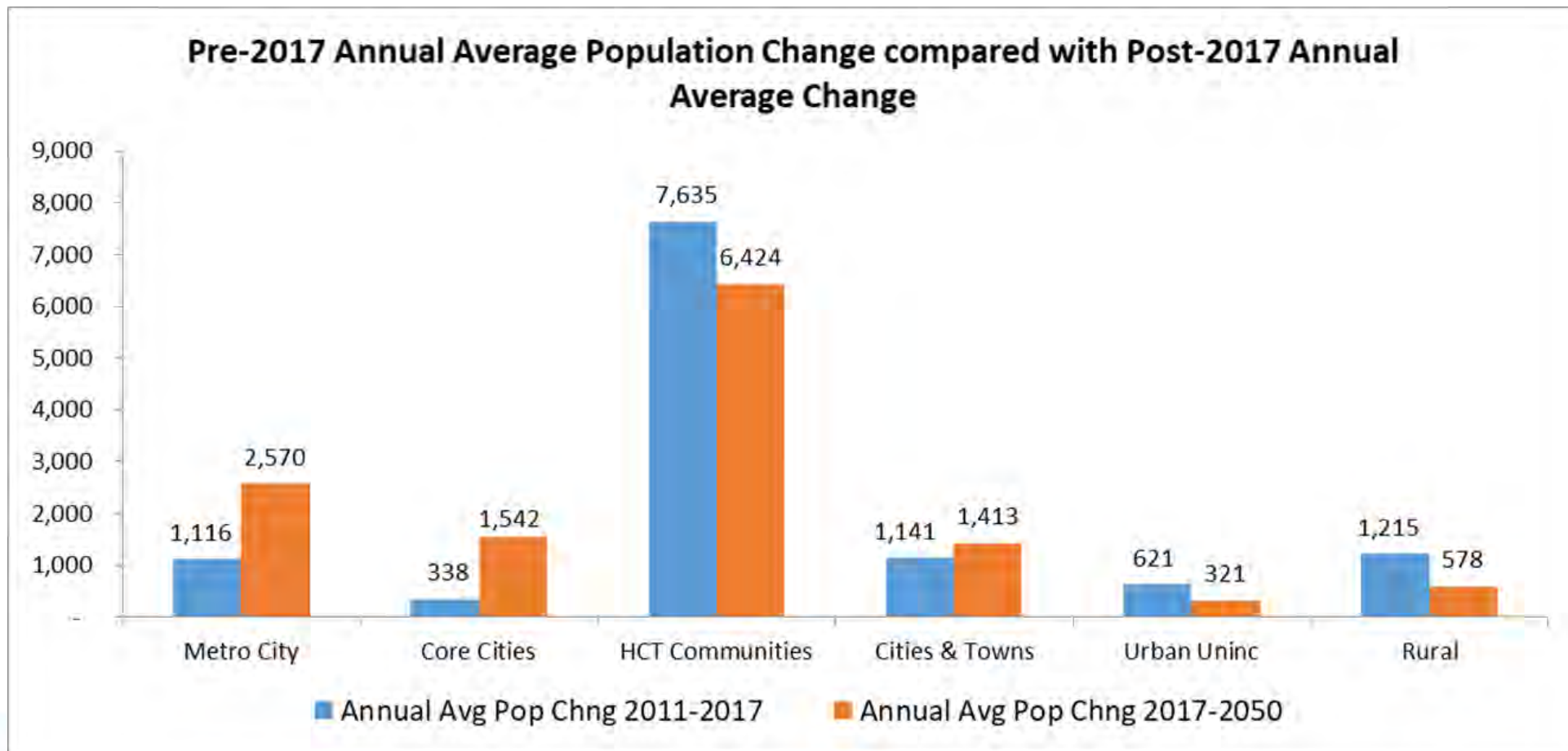


RGS Population Growth to 2044 Compared with Buildable Lands Capacity to 2035



Snohomish County

Past Growth Trends and Future Expectations Under RGS

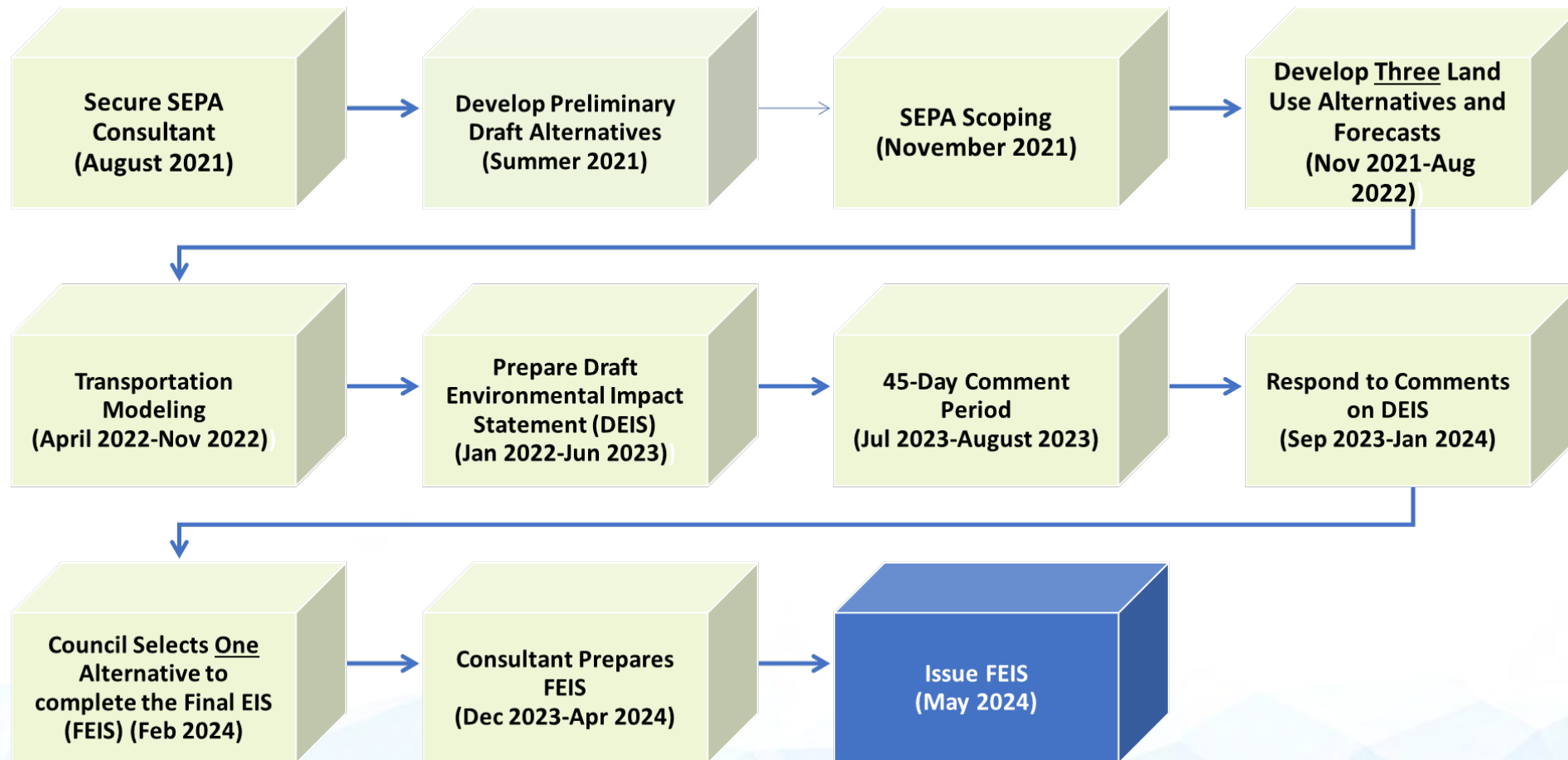


Alternatives

Alternative	Title	Description
1	No Action: Adopted Plans - Lower Growth	Zoning unchanged. Unincorporated urban growth area (UGA) subareas build to capacity or Initial 2044 Targets, whichever is less, and rural area accommodates no more than 8.5% of county population growth. Transportation network is adopted plan plus possible new projects to accommodate 2035-2044 growth. This alternative accounts for scenario if OFM Most Likely Forecast is lower than the Vision 2050 total for the county.
2	Medium: Focus on High-Capacity Transit Communities	Growth consistent with Vision 2050 and initial growth targets. Accommodate as much growth as possible in the core of the Southwest UGA with emphasis around high-capacity transit stations. Also consider ways to encourage larger variety of housing types within single family neighborhoods within the existing UGA, including opportunities to redesignate some locations from ULDR to UMDR in the unincorporated High-Capacity Transit (HCT) Communities regional geography from Vision 2050. May include minor UGA adjustments. Rely on multi-modal approach to transportation.
3	Higher Growth	Factors in possibility that the OFM Most Likely Forecast could exceed the Vision 2050 countywide target. Like Alternative 2, but factors in additional growth in core of the Southwest UGA near high-capacity transit stations. This alternative would include any UGA expansion proposals that get placed on the final docket. Higher total county growth associated with UGA expansions would be assumed. Rely on multi-modal approach to transportation, with new road projects to extend service to any UGA expansion areas. Rural area accommodates 4.5% of population growth.



Environmental Impact Statement



Environmental Impact Statement (EIS)

- An informational document that provides the County, public, and other agencies with environmental information to be considered in a decision-making process.
- An EIS describes:
 - proposed actions and alternatives;
 - existing conditions of the study area;
 - adverse environmental impacts that may occur if certain proposals are implemented;
 - mitigation measures to reduce or eliminate adverse impacts; and
 - potential significant, unavoidable, and adverse impacts.
- The EIS process includes several opportunities for public input.
- The EIS process will be integrated with the planning process and inform the development of the County's 2044 comprehensive plan goals and policies.



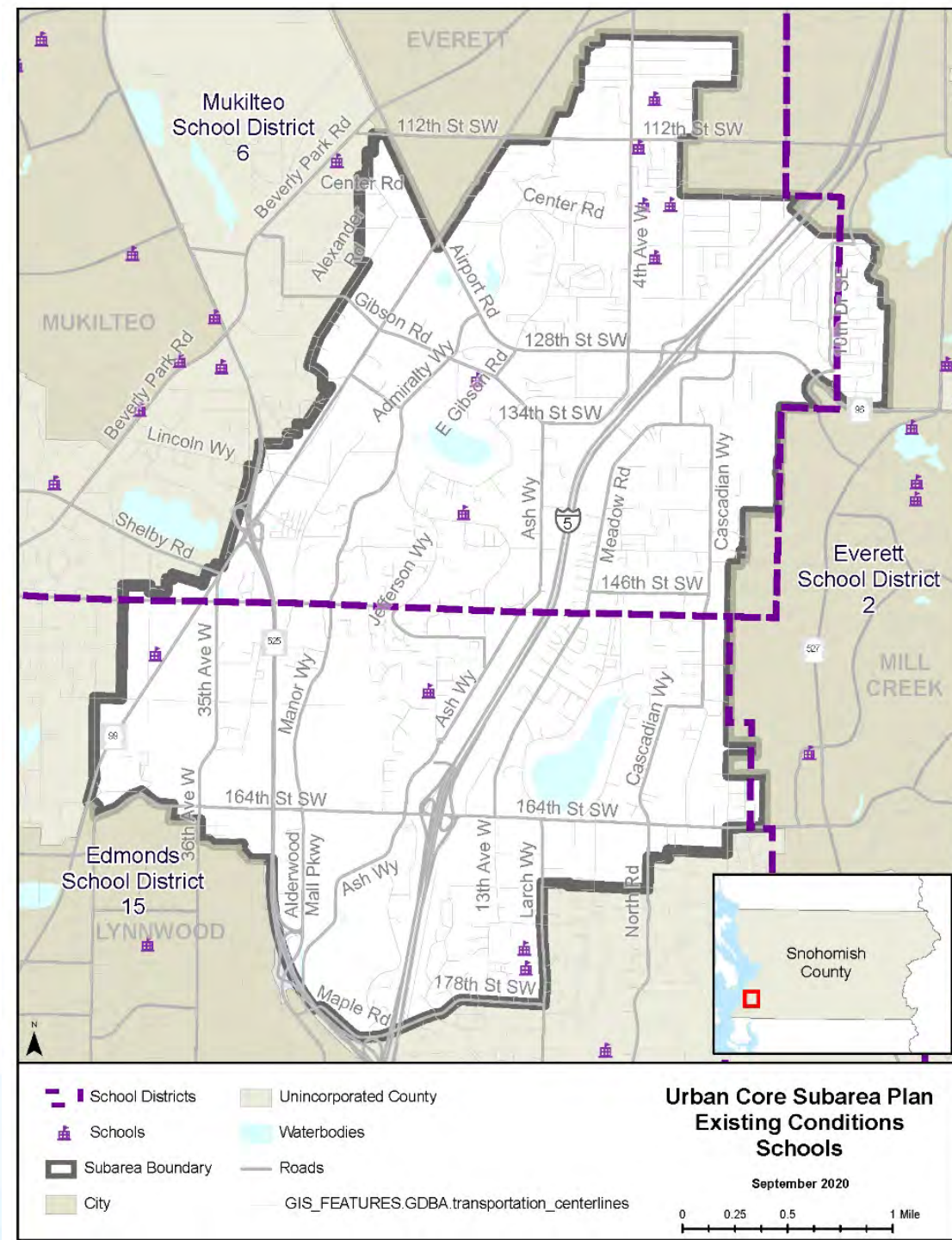
Capital Facilities Element

The Capital Facilities Plan will be folded into the Capital Facilities and Utilities Element. The Element will contain:

- Forecast of Future Needs
- Review Level of Service Standard
- Update Project Lists and Maps
- Statement of Assessment (Annual Capital Improvement Plan)

Southwest Urban Core Subarea Element

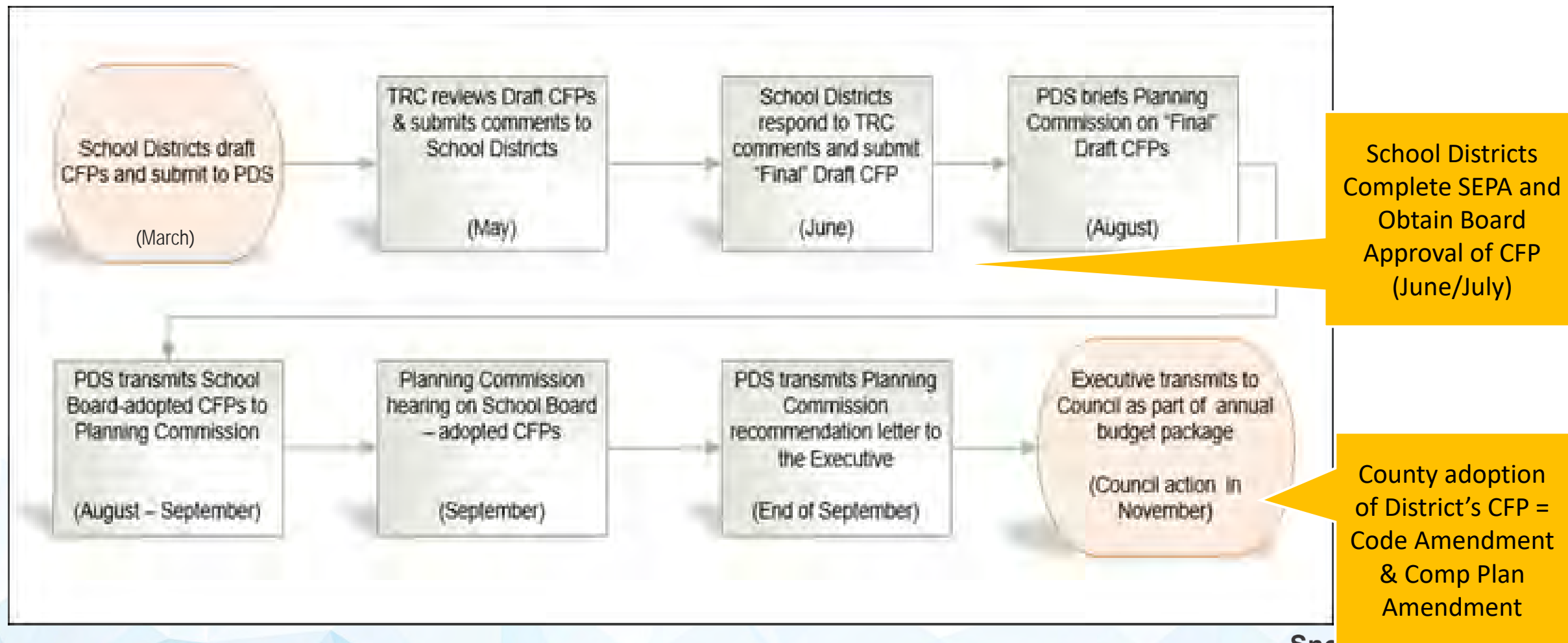
Snohomish County, in partnership with numerous interested parties, is planning for the arrival of light rail in the mid-2030s through the preparation of a subarea element.



School Capital Facilities Plan Update

Schedule – Inputs - Review Process





Working Schedule

Milestone	Target Date (2022)	Comments
Kick-off Meeting	January 11	
Inputs for Impact Fee Calculation to School Districts	February - March	
Establish County Project Webpage	March 30	
1 st Drafts due to County's TRC	April 29	Electronic submittal
TRC Comments due to School Districts on 1 st Draft	May 13	
2 nd Drafts due to County's TRC	June 30	Electronic submittal
SEPA process – School Districts to Complete	June - July	Signed copy to PDS
School Board Adoption of CFPs	June - early September	3 hardcopies to PDS
County sends to Dept. Commerce (60-day notice)	August	
Planning Commission Briefing	August 23	Attendance encouraged
Planning Commission Hearing	September 27	Attendance encouraged
County Council Review	October - November	Dates TBD



Review Criteria for School District CFPs: Appendix F

- **Future enrollment forecast by grade span including**
 - 6-year forecast (or more); description of forecasting methodology; consistency with OFM population forecasts
- **Inventory of Existing Facilities**
 - Location / capacity of existing school schools
 - *Clearly defined LOS standard*; description of education standard;
 - District-owned leased sites - location, description
 - Portables – number, locations, status
- **Forecast of Future Facility Needs & New Site Needs**
 - Existing needs for new schools / portables for existing deficiencies & projected growth (6 yrs.). New school sites needed
- **Financing Program (6 yrs.)**
 - Est. cost of construction, site acquisition, projects for growth related needs. Schedule and funding sources.
- **Impact Fee Support Data (if applicable)**
 - Calculation methodology; description of key variables
 - Data sources: definition, accurate and reliable
 - Fee schedule reflects student generation rates from single family, multi-family



Table 12
Impact Fee Variables

Criteria	Elementary	Middle	High
Site Acquisition Cost Element			
Site Size (acres)	15.00	0	0
Growth Related (2018-23)			
Average Land Cost Per Acre	\$300,000	\$300,000	\$300,000
Growth Related (2018-23)	\$257,351	\$0	\$135,200
Total Land Cost	\$4,500,000	\$0	\$0
Growth Related (2018-23)	\$3,860,258	\$0	\$0
Additional Land Capacity	565	0	0
Growth Related (2018-23)	485	0	0
Student Factor			
Single Family	0.310	0.086	0.074
Multiple Family 0-1 Bedroom	.000	.000	.000
Multiple Family 2+ Bedrooms	0.157	0.072	0.064
	New Elementary School No. 18		Comprehensive High School No. 4
School Construction Cost Element			
Additional Building Capacity	619	0	1,500
Growth Related (2018-23)	531	0	676
Current Facility Square Footage	1,000,474	552,780	838,854
Estimated Facility Construction Cost	\$45,400,000	\$0	\$218,000,000
Growth Related (2018-23)	\$38,945,719	\$0	\$98,245,333
State Financing Assistance Credit *			
Construction Cost Allotment -- July 2017	\$225.97	\$225.97	\$225.97
School Space per Student (OSPI)	90	117	130
State Financing Assistance Percentage	56.02%	56.02%	56.02%
Tax Payment Credit			
Interest Rate	3.85%	3.85%	3.85%
Loan Payoff (Years)	10	10	10
Levy Rate	0.001836	0.001836	0.001836
Average Assessed Value	\$392,665 (Single Family)	\$127,578 (MF 0-1 bdrm)	\$189,310 (MF 2+ bdrm)
Growth-Related Capacity Percentage			
Permanent Facilities	85.78%	0.00%	45.07%
Discount	50%	50%	50%

* The district is currently not eligible for state funding assistance on new construction.

Inputs for School Impact Fee Calculation (SCC 30.66C)

Topic	Source
Assessed Valuation for SFR & MFR:	The County will be using Commercial Analytics https://www.commercial-analytics.com/
District Debt Service Tax Rate for Bonds (Current / \$1,000):	Listed for each school district in the Snohomish County Assessor's Annual Report, completed annually after tax rolls have been certified to the Treasurer's office in January. Annual Report link: https://snohomishcountywa.gov/2208/Annual-Reports
Capitol Bond Rate:	Propose using a bond rate that reflects the monthly average for March 2022
Cost Construction Allocation (CCA):	July 1, 2022, \$246.83: https://www.k12.wa.us/policy-funding/school-buildings-facilities/school-construction-assistance-program/construction-cost-allocation
Population forecasts:	Uses OFM current annual numbers, however, the time frame is the 20-year planning horizon for the existing comprehensive plan.

Table SCC 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	\$3,811	\$0	\$3,455	\$3,455
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	\$5,358	\$0	\$3,010	\$3,010
Lake Stevens No. 4	\$9,788	\$0	\$7,672	\$7,672
Lakewood No. 306	\$3,566	\$445	\$1,641	\$1,641
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	\$3,803	\$0	\$7,638	\$7,638
Mukilteo No. 6	\$5,048	\$0	\$8,924	\$8,924
Northshore No. 417	\$17,080	\$0	\$1,504	\$1,504
Snohomish No. 201	\$6,039	\$0	\$260	\$260
Sultan No. 311	\$2,966	\$0	\$2,685	\$2,685

State Audit Results

Annual Impact Fee Report



Round Robin

Updates



Links to Reference Material & Information

School District CFP Update

- [Chapter 30.66C Snohomish County Code \(SCC\)](#)
- [Existing School Impact Fees](#) (SCC Table 30.66C(1))
- [Appendix F](#) – General Policy Plan (GPP) of County Comprehensive Plan
- [2022 Levy Rates](#) (Snohomish County Assessor 2022 Annual Report)
- [Construction Cost Allocation](#) (OSPI)

County 2024 Comprehensive Plan Update

- [PSRC Vision 2050](#)
- [Countywide Planning Policies](#)
- County's webpages:
 - [2024 Comprehensive Plan Update](#)
 - [2020 Growth Monitoring Report](#)
 - [Subarea Planning \(Light Rail Communities\)](#)

Canola, Eileen

From: Canola, Eileen
Sent: Tuesday, March 15, 2022 6:15 PM
To: Mike Pattison; blewis@asd.wednet.edu; gzeutenhorst@asd.wednet.edu; finchm@edmonds.wednet.edu; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; cbooth@everettsd.org; DWalker@everettsd.org; daleach@lwsd.wednet.edu; jpoolman@lwsd.wednet.edu; robb_stanton@lkstevens.wednet.edu; peggy_king@msvl.k12.wa.us; Hunt, Brenda; scarpelliv@monroe.wednet.edu; moosekerkw@mukilteo.wednet.edu; HendersonSA@mukilteo.wednet.edu; pfield@nsd.org; dralph@nsd.org; thall3@nsd.org; Laufmann, Tom; semoore@heery.com; reine.jeffries@sultan.k12.wa.us; Charlie.weaver@sultan.k12.wa.us; mkruse@gfalls.wednet.edu; jmiddleton@gfalls.wednet.edu; tfranke@dsd.k12.wa.us; mboyd@dsd.k12.wa.us; ejamieson@stanwood.wednet.edu; information@index.k12.wa.us; Denise Stiffarm; Reid Shockey; Dawn Mark
Cc: Carlson, Chris; Slusser, Frank; Toy, Stephen; Piona, Amber; Siddons, Matthew
Subject: RE: Update on County inputs to school district Capital Facilities Plans
Attachments: AV_2022_SF_MF.pdf; SDFORE2022-release_Supplemental-Info.pdf

Hello all,

Attached are the 2022 average assessed valuations for single family and multifamily units by school district.

The other attachments is supplemental population information from Steve Toy:

Attached is some additional material associated with the 2044 GMA population forecasts by school district information that were sent out earlier this week that the school districts may find helpful. In particular, the first table in the attachment showing the distribution of 2020-2044 population growth by jurisdictions within school districts is something that was requested at the School District CFP Update Kick-Off meeting on January 11th.

Notes:

- The Snohomish County Council adopted [Ord. 22-003](#) on February 23, 2022 (effective March 6, 2022), updating the Countywide Planning Policies (CPPs) to include the 2044 Initial Growth Targets recommended by Snohomish County Tomorrow (SCT). The 2044 Initial Growth Target information in Appendix A and B of the CPPs may be helpful since they were the basis for the school district forecasts.

The updated CPP document can be viewed on the [SCT homepage](#) and clicking on the “Countywide Planning Policies” link in the left margin.

- The webpage for the Snohomish County 2022 Biennial School District CFP update is live and will be updated periodically. <https://snohomishcountywa.gov/4037/Biennial-Update-to-School-Districts-CFPs>
- Thank you to those who have submitted their 2021 Annual Impact fee report – please send it in if you have not.

Please let me know if you have any questions.

Thank you,

Eileen

Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

From: Canola, Eileen
Sent: Wednesday, March 9, 2022 4:22 PM
Subject: Update on County inputs to school district Capital Facilities Plans

Good afternoon,

This is to let you know that we have encountered a minor setback in completing the single family and multifamily assessed valuations and anticipate completing this work by early next week. I will send a follow-up email with that information. However, attached is the 2044 GMA Population forecast by school district.

If you have not done so, can you please submit your annual impact fee reports to Chris Carlson (chris.carlson@co.snohomish.wa.us). Hoping to received your 1st CFP drafts by the end of April.

Thank you and please let me know if you have any questions.

Eileen

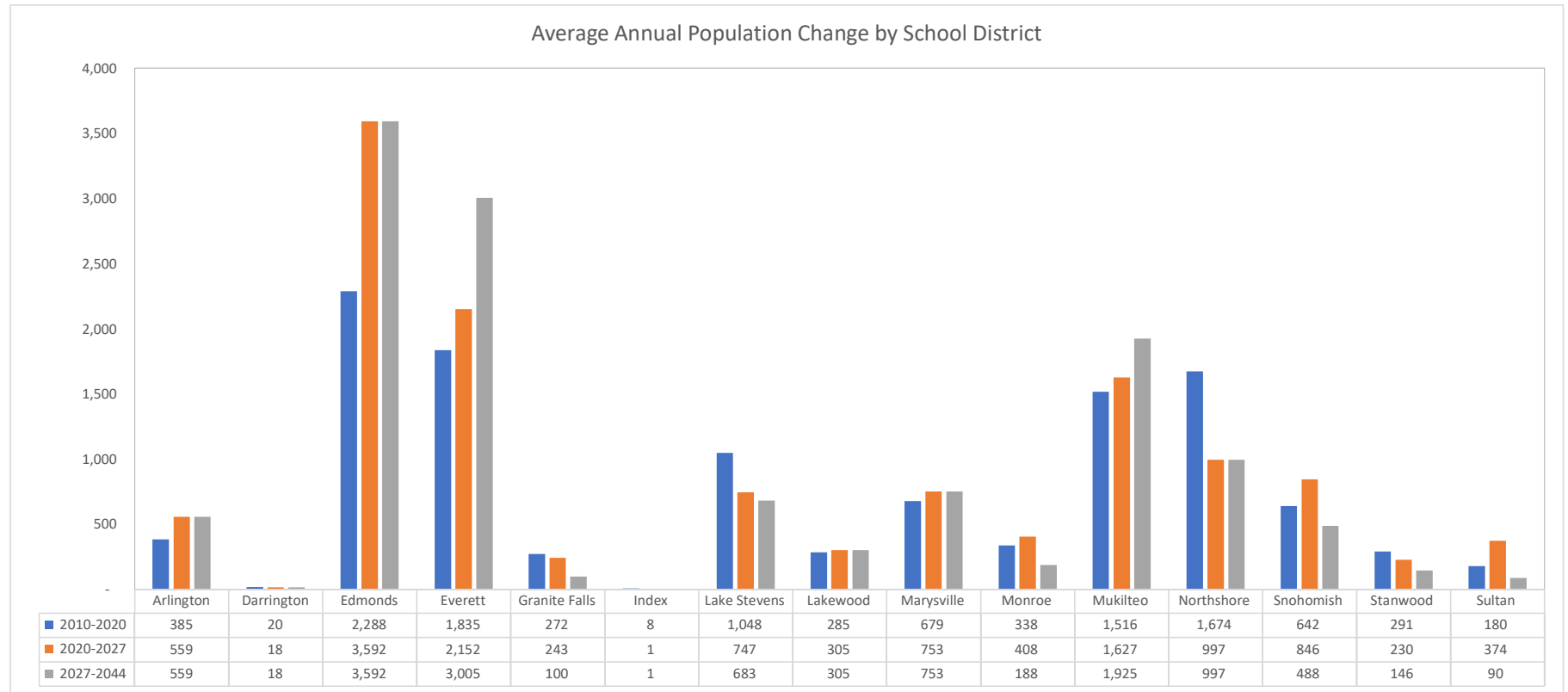
Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

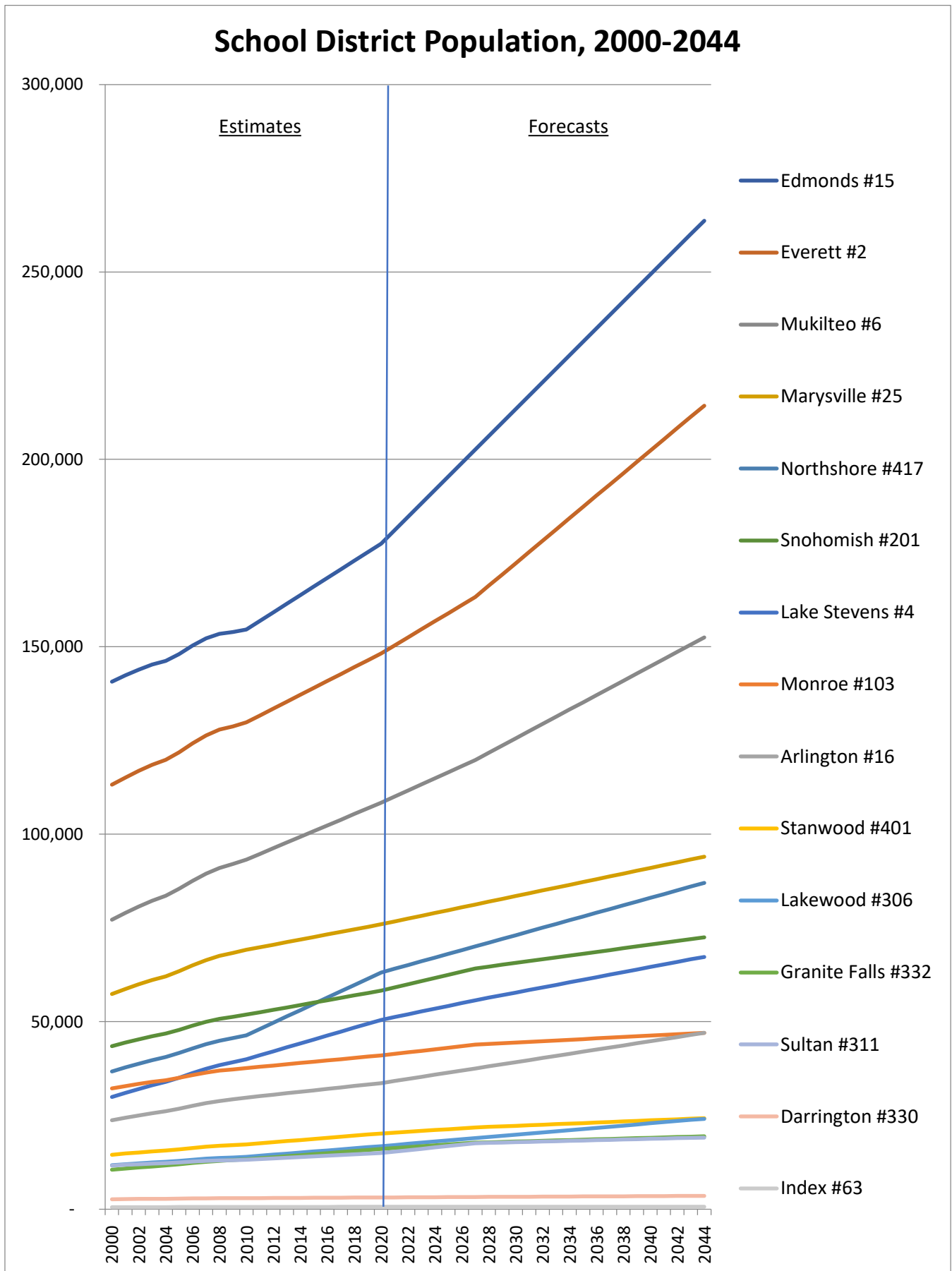
2044 GMA Population Forecast by School District
Based on the 2044 Initial Population Targets Adopted in the Snohomish County
Countywide Planning Policies, Appendix B by the Snohomish County Council on February 23, 2022

School District	Jurisdiction	2020-2044 Pop Chng	% Distr
Arlington #16			
	Arlington City	11,971	89.3%
	Arlington Uninc UGA	307	2.3%
	Rural	1,131	8.4%
	School District Total	13,409	100.0%
Darrington #330			
	Darrington Town	308	72.6%
	Darrington Uninc UGA	111	26.1%
	Rural	6	1.3%
	School District Total	425	100.0%
Edmonds #15			
	Bothell Uninc MUGA	1,685	2.0%
	Brier City	490	0.6%
	Brier Uninc MUGA	67	0.1%
	Edmonds City	13,113	15.2%
	Edmonds Uninc MUGA	908	1.1%
	Larch Way Uninc Overlap	5,540	6.4%
	Lynnwood City	25,167	29.2%
	Lynnwood Uninc MUGA	19,780	22.9%
	Mill Creek Uninc MUGA	5,596	6.5%
	Mountlake Terrace City	13,424	15.6%
	MtLkTerr Uninc MUGA	7	0.0%
	Woodway Town	162	0.2%
	Woodway Uninc MUGA	271	0.3%
	School District Total	86,209	100.0%
Everett #2			
	Everett City	56,418	85.3%
	Everett Uninc MUGA	3,229	4.9%
	Mill Creek City	3,884	5.9%
	Mill Creek Uninc MUGA	2,472	3.7%
	Rural	143	0.2%
	School District Total	66,147	100.0%
Granite Falls #332			
	Granite Falls City	2,101	61.8%
	Granite Falls Uninc UGA	187	5.5%
	Rural	1,114	32.8%
	School District Total	3,403	100.0%
Index #63			
	Index Town	18	100.0%
	School District Total	18	100.0%
Lake Stevens #4			
	Lake Stevens City	8,104	48.1%
	Lake Stevens Uninc UGA	191	1.1%
	Marysville City	8,088	48.0%
	Rural	450	2.7%
	School District Total	16,833	100.0%
Lakewood #306			
	Arlington City	2,405	32.9%
	Marysville City	4,412	60.4%
	Rural	494	6.8%
	School District Total	7,310	100.0%
Marysville #25			
	Arlington City	405	2.2%
	Marysville City	16,609	92.0%
	Rural	1,048	5.8%
	School District Total	18,062	100.0%

2044 GMA Population Forecast by School District
Based on the 2044 Initial Population Targets Adopted in the Snohomish County
Countywide Planning Policies, Appendix B by the Snohomish County Council on February 23, 2022

School District	Jurisdiction	2020-2044 Pop Chng	% Distr
Monroe #103			
	Maltby Uninc UGA	426	7.1%
	Monroe City	4,392	72.7%
	Monroe Uninc UGA	153	2.5%
	Rural	1,070	17.7%
	School District Total	6,042	100.0%
Mukilteo #6			
	Everett City	12,128	27.5%
	Everett Uninc MUGA	12,588	28.5%
	LkStickney Uninc Gap	3,800	8.6%
	Lynnwood Uninc MUGA	3	0.0%
	Mill Creek City	3	0.0%
	Mill Creek Uninc MUGA	4,325	9.8%
	Mukilteo City	3,078	7.0%
	Mukilteo Uninc MUGA	8,178	18.5%
	Rural	8	0.0%
	School District Total	44,112	100.0%
Northshore #417			
	Bothell City	13,150	55.0%
	Bothell Uninc MUGA	9,242	38.6%
	Brier City	50	0.2%
	Brier Uninc MUGA	83	0.3%
	Mill Creek Uninc MUGA	985	4.1%
	Rural	417	1.7%
	School District Total	23,927	100.0%
Snohomish #201			
	Everett Uninc MUGA	1,319	9.3%
	Lake Stevens City	1,509	10.6%
	Lake Stevens Uninc UGA	124	0.9%
	Monroe City	212	1.5%
	Monroe Uninc UGA	254	1.8%
	SilverFirs Uninc Gap	4,193	29.5%
	Snohomish City	2,752	19.3%
	Snohomish Uninc UGA	405	2.8%
	Rural	3,456	24.3%
	School District Total	14,224	100.0%
Stanwood #401			
	Stanwood City	3,258	79.7%
	Stanwood Uninc UGA	290	7.1%
	Rural	538	13.2%
	School District Total	4,086	100.0%
Sultan #311			
	Gold Bar City	247	6.0%
	Gold Bar Uninc UGA	38	0.9%
	Sultan City	3,526	85.0%
	Sultan Uninc UGA	149	3.6%
	Rural	188	4.5%
	School District Total	4,148	100.0%
Total		308,353	





MARCH, 2022**2022 AVERAGE ASSESSED VALUE BY SCHOOL DISTRICT:**

**SINGLE FAMILY DETACHED USE PARCELS (1 UNIT PER PARCEL),
 MULTI FAMILY LARGE UNIT (2 OR MORE BEDROOMS) &
 MULTI FAMILY SMALL UNIT (0 OR 1 BEDROOM)
 ENTIRE DISTRICT (INCORPORATED AND UNINCORPORATED)**

		2022	2022	2022
		AVERAGE A/V	AVERAGE A/V	AVERAGE A/V
		PER SINGLE FAM.	PER MULTI-FAM.	PER MULTI-FAM.
		DET. USE PARCEL	LARGE UNIT	SMALL UNIT
SCHOOL DISTRICT				
002	Everett	\$567,005	\$287,840	\$203,899
004	Lake Stevens	\$485,760	\$239,226	\$169,461
006	Mukilteo	\$622,863	\$287,840	\$203,899
015	Edmonds	\$649,319	\$287,840	\$203,899
016	Arlington	\$496,438	\$239,226	\$169,461
025	Marysville	\$449,490	\$239,226	\$169,461
103	Monroe	\$584,150	\$239,226	\$169,461
201	Snohomish	\$635,321	\$239,226	\$169,461
306	Lakewood	\$500,494	\$239,226	\$169,461
311	Sultan	\$395,711	\$239,226	\$169,461
330	Darrington	\$328,617	\$239,226	\$169,461
332	Granite Falls	\$443,561	\$239,226	\$169,461
401	Stanwood	\$498,808	\$239,226	\$169,461
417	Northshore	\$766,252	\$287,840	\$203,899

SOURCES: Snohomish County Assessor's Office Property Improvements and Custom Data Extracts, November 2021 and Apartment Rent and Vacancy Report, Commercial Analytics, September 2021.

NOTES: Parcel data extracted by school district includes detached single family parcels with one unit on parcel, built in any year.

Assessed value includes land and improvements.

Multi-family use includes parcels with 2 or more units per residential structure, including attached units and attached residential condominiums, built in any year.

Large unit multi-family is defined as having 2 or more bedrooms.

Small unit multi-family is defined as 1 bedroom, open or studio units.

Northshore School District includes Snohomish County portion only.

Snohomish County Planning and Development Services, Planning Division, 3/15/22

Chapter 30.66C

SCHOOL IMPACT MITIGATION

Sections:

30.66C.010	Purpose and applicability.
30.66C.020	School impact fee eligibility.
30.66C.030	Expiration of district plans.
30.66C.035	Updating of district plans.
30.66C.040	Minimum requirements for district capital facilities plans.
30.66C.045	Impact fee calculation formula.
30.66C.050	Department review and transmittal.
30.66C.055	District capital facilities plan and fee adoption.
30.66C.060	Correction of deficiencies.
30.66C.065	Delays.
30.66C.100	Fee required.
30.66C.110	Impact fee schedule - exemptions.
30.66C.120	Service areas established.
30.66C.130	Impact fee limitations.
30.66C.150	Credit for in-kind contributions/existing lots.
30.66C.160	SEPA mitigation and other review.
30.66C.200	Collection and transfer of fees.
30.66C.210	Use of funds.
30.66C.220	Refunds.
30.66C.230	Reimbursement for county administrative costs, legal expenses, and refund payments.
30.66C.300	Administrative adjustment of fee amount.
30.66C.310	Appeals of decisions - procedure.
30.66C.320	Arbitration of disputes.

30.66C.010 Purpose and applicability.

(1) The purpose of this chapter is:

- (a) to ensure that adequate school facilities are available to serve new growth and development; and
 - (b) to require that new growth and development pay its proportionate share of the costs of new school facilities.
- (2) This chapter shall apply to all development, except for the following:
- (a) Development that
 - (i) was the subject of a prior SEPA threshold determination that resulted in the imposition of school mitigation conditions under chapter [30.66C](#) SCC as codified prior to January 1, 1999; and
 - (ii) has not undergone modifications or other administrative revisions following issuance of the SEPA threshold determination. An applicant subject to a prior version of this chapter may consent in writing to the application of this chapter.
 - (b) Permits for attached or detached accessory dwelling units.
 - (c) Permits for remodeling or renovation.
 - (d) "Housing for Older Persons" as defined by [42](#) U.S.C. § [3607\(2\)](#), when guaranteed by a restrictive covenant.
 - (e) Permits for temporary dwellings.
 - (f) Permits for new single-family detached units and duplexes constructed on legal lots created prior to May 1, 1991.
 - (g) Building permits for residential development on or located within:
 - (i) existing lots recognized through the administrative lot status process pursuant to SCC [30.41A.030](#) or SCC [30.41B.025](#);
 - (ii) unrecorded short plats filed with the county prior to September 12, 1972, and pursuant to SCC [30.41B.025\(2\)](#); and
 - (iii) exempt subdivisions or large tract subdivisions, including five acre segregations pursuant to SCC [30.41A.030\(1\)](#) or SCC [30.41B.025\(1\)\(a\)](#), 20-acre segregations pursuant to SCC [30.41A.030\(2\)](#) or [30.41B.025\(1\)\(b\)](#), and 80-acre segregations pursuant to SCC

[30.41A.020\(7\)](#) or SCC [30.41B.020\(7\)](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 04-140, Jan. 12, 2005, Eff date Jan. 29, 2005; Amended by Amended Ord. 21-018, June 9, 2021, Eff date June 19, 2021).

30.66C.020 School impact fee eligibility.

(1) Any district serving the county shall be eligible to receive school impact fees upon adoption by the council of a capital facilities plan for the district by reference as part of the capital facilities element of the comprehensive plan.

(2) A condition of eligibility shall be that a district must provide documentation that it has petitioned every other city and/or county served by that district to establish a school impact fee or mitigation program. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.030 Expiration of district plans.

For purposes of impact fee eligibility, a district's capital facilities plan shall expire two years from the date of its adoption by the council, or when an updated plan, as required in Appendix F of the comprehensive plan, is adopted by the council, whichever date first occurs. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.035 Updating of district plans.

(1) A district's capital facilities plan shall be updated by the district and transmitted to the county by the district at least 60 days prior to its biennial expiration date. The district's updated plan shall be submitted by the department to the council for its consideration within forty-five (45) days of the department's receipt of complete and accurate information as required in Appendix F of the comprehensive plan. In the event any district desires to amend its capital facilities plan prior to the biennial expiration date, the district may propose an amendment to be considered by the county pursuant to the procedures established by Appendix F. Such amendments shall be considered by the county no more than once per year unless the board of directors of such district declares, and the county finds, that an emergency exists.

(2) A district's updated capital facilities plan may include revised data for the fee calculation and a corresponding modification to the impact fee schedule, consistent with the comprehensive plan and SCC [30.66C.040](#) through [30.66C.065](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.040 Minimum requirements for district capital facilities plans.

To be eligible for school impact fees, districts must submit capital facilities plans to the county pursuant to the procedure established by this chapter. District capital facilities plans shall contain data and analysis necessary and sufficient to meet the requirements of the GMA and Appendix F of the comprehensive plan. The plans must provide sufficient detail to allow computation of school impact fees according to the formula contained in SCC [30.66C.045](#). Additional elements may be contained within a school district capital facilities plan, provided that any such additional elements are consistent with those mandatory elements outlined in Appendix F. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.045 Impact fee calculation formula.

(1) *General.* The formula in this section provides the basis for the impact fee schedule for each district serving the county. District capital facilities plans shall include a calculation of its proposed impact fee schedule, by dwelling unit type as provided in SCC [30.66C.100\(1\)](#), utilizing this formula. In addition, a detailed listing and description of the various data and factors needed to support the fee calculation is included herein.

(2) *Determination of projected school capacity needs.* Each district shall determine, as part of its capital facilities plan, projected school capacity needs for the current year and for not less than the succeeding five-year period. The capital facilities plan shall also include estimated capital costs for the additional capacity needs, and those costs provide the basis for the impact fee calculations set forth in this section.

(3) *Cost calculation by element.* The fees shall be calculated on a "per dwelling unit" basis, by "dwelling unit type" as set forth below.

(a) *Site acquisition cost element.*

$$\{[B_{(2)} \times B_{(3)}] \div B_{(1)}\} \times A_{(1)} = \text{Site Acquisition Cost Element}$$

Where:

$B_{(2)}$ = Site Size (in acres, to the nearest 1/10th)

$B_{(3)}$ = Land Cost (Per Acre, to the nearest dollar)

$B_{(1)}$ = Facility Design Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total Site Acquisition Cost Element" for purposes of the final school impact fee calculation below.

(b) *School construction cost element.*

$$[C_{(1)} \div B_{(1)}] \times A_{(1)} = \text{School Construction Cost Element}$$

Where:

$C_{(1)}$ = Estimated Facility Construction Cost

$B_{(1)}$ = Facility Design Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of permanent facilities divided by the total square footage of school facilities, with the result being the "Total School Construction Cost Element" for purposes of the final school impact fee calculation below.

(c) *Relocatable facilities (portables) cost element.*

$$[E_{(1)} \div E_{(2)}] \times A_{(1)} = \text{Relocatable Facilities Cost Element}$$

Where:

$E_{(1)}$ = Relocatable Facilities Cost

$E_{(2)}$ = Relocatable Facilities Student Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of relocatable facilities divided by the total square footage of school facilities, with the result being the "Total Relocatable Facilities Cost Element" for purposes of the final school impact fee calculation below.

(4) *Credits against cost calculation - mandatory.* The following monetary credits shall be deducted from the calculated cost elements defined above for purposes of calculating the final school impact fee below.

(a) *State match credit.*

$D_{(1)} \times D_{(3)} \times D_{(2)} \times A_{(1)}$ = State Match Credit

Where:

$D_{(1)}$ = Boeckh Index

$D_{(3)}$ = Square footage of school space allowed per student, by grade span, by the Office of the Superintendent of Public Instruction

$D_{(2)}$ = State Match Percentage

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total State Match Credit" for purposes of the final school impact fee calculation below.

(b) *Tax payment credit.*

$\{[(1 + F_{(1)})^{10}] - 1\} \{F_{(1)}(1 + F_{(1)})^{10}\} \times F_{(2)} \times F_{(3)}$ = Tax Credit

Where:

$F(1)$ = Interest Rate

$F(2)$ = District Property Tax Levy Rate

$F(3)$ = Average Assessed Value (for each dwelling unit type)

(5) *Adjustments against cost calculation - elective by district.* Recognizing that the availability of other sources of public funds varies among districts, each district may provide an additional credit against school impact fees which the district determines will provide the best balance in system improvement funding within the district, between school impact fees and other sources of local public funds available to the district. This adjustment may reduce, but may not increase, the school impact fee from the amount determined by application of the elements identified above. The adjustment, if any, applied by the district shall be specified within the district's capital facilities plan adopted by the county.

(6) *Calculation of total impact fee.*

(a) The total school impact fee, per dwelling unit, assessed on a development activity shall be the sum of:

Total Site Acquisition Cost Element

Total School Construction Cost Element

Total Relocatable Facilities Cost Element minus the sum of:

Total State Match Credit

Total Tax Payment Credit

Elective Adjustment by District expressed in Total Dollars per Dwelling Unit, by Dwelling Unit Type.

(b) The total school impact fee obligation for each development activity pursuant to the school impact fee schedule of this ordinance shall be calculated as follows:

Number of Dwelling Units, by Dwelling Unit Type multiplied by School Impact Fee for Each Dwelling Unit Type less the value of any in-kind contributions proposed by the school developer and accepted by the school district, as provided in SCC [30.66C.150](#). (Added by

Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 15-005, Mar. 18, 2015, Eff date Apr. 2, 2015).

30.66C.050 Department review and transmittal.

- (1) Upon receipt of a district's capital facilities plan (or amendment thereof) the department shall determine whether the plan meets the following requirements:
 - (a) the required plan contents and plan performance criteria outlined in Appendix F of the comprehensive plan are included in the document;
 - (b) The analysis contained within the district capital facilities plan is consistent with current data developed pursuant to the requirements of the GMA and Appendix F;
 - (c) Any school impact fee proposed in the district's capital facilities plan has been calculated using the formula contained in SCC Table 30.66C.050(1) of this chapter; and
 - (d) The district capital facilities plan has been adopted by the district's board of directors.
- (2) Upon finding that these requirements have been satisfied, the department shall transmit the district capital facilities plan to the planning commission.
- (3) The director is authorized to adopt policies and procedures for the establishment and operation of a technical review committee to assist the department in its review of capital facilities plans and the student factor methodologies used to support the plans. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.055 District capital facilities plan and fee adoption.

Any school district capital facilities plan adopted by the county council shall be incorporated into the capital facilities element of the county's comprehensive plan. Adoption of the district capital facilities plan shall constitute adoption of the schedule of school impact fees specified in the district's capital facilities plan as modified by SCC [30.66C.100](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.060 Correction of deficiencies.

Prior to its adoption by the council, should the department find a district's capital facilities plan to be deficient in any way, the department shall notify the district of the deficiency, identifying the specific matters found to be deficient, and shall indicate the standard for correction. The district shall then have forty-five (45) days (or such longer period as may be necessary to comply with applicable legal requirements) to correct the deficiencies and resubmit its revised, adopted capital facilities plan. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.065 Delays.

If a district fails to submit its biennial update of the district capital facilities plan at least 60 days before the expiration date, or if the department notifies a district of deficiencies in the district's proposed capital facilities plan and the district fails to correct identified deficiencies within 45 days (or such longer period as may be necessary to comply with applicable legal requirements), the department shall endeavor, but shall not be obligated, to complete review prior to the plan expiration date. If an updated district capital facilities plan has not been adopted by the council prior to the existing plan's expiration date due to the district's failure to submit an updated plan, the district shall be ineligible to receive school impact fees until the updated plan has been adopted by the council. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.100 Fee required.

- (1) Each development, as a condition of approval, shall be subject to the school impact fee established pursuant to this chapter. The school impact fee shall be calculated in accordance with the formula established in SCC [30.66C.045](#).
- (2) The fees listed in Table [30.66C.100\(1\)](#) represent one-half of the amount calculated by each school district in its respective capital facilities plan in accordance with the formula identified in SCC [30.66C.045](#).
- (3) The payment of school impact fees will be required prior to issuance of building permits, except as provided in SCC [30.66C.200\(2\)](#). The amount of the fee due shall be based on the fee

schedule in effect at the time of filing a complete application for development. For building permit applications received by the department more than five years after the filing of a complete application for development, the amount of the fee due shall be based on the fee schedule in effect at the time of building permit application.

(4) The department shall maintain and provide to the public upon request a table summarizing the schedule of school impact fees for each school district within the county.

(5) The fees set forth in Table [30.66C.100\(1\)](#) apply to developments that vest to county development regulations from January 1, 2021, to December 31, 2022.

(6) Building permits submitted after January 1, 1999, for which prior plat approval has been obtained under chapter [30.66C](#) SCC as codified prior to January 1, 1999, shall be subject to the school impact fees established pursuant to this chapter, as set forth in this section, except as provided in SCC [30.66C.010\(2\)](#).

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

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	\$3,811	\$0	\$3,455	\$3,455
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	\$5,358	\$0	\$3,010	\$3,010
Lake Stevens No. 4	\$9,788	\$0	\$7,672	\$7,672
Lakewood No. 306	\$3,566	\$445	\$1,641	\$1,641
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	\$3,803	\$0	\$7,638	\$7,638
Mukilteo No. 6	\$5,048	\$0	\$8,924	\$8,924

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
Northshore No. 417	\$17,080	\$0	\$1,504	\$1,504
Snohomish No. 201	\$6,039	\$0	\$260	\$260
Sultan No. 311	\$2,966	\$0	\$2,685	\$2,685

(Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 03-033, Apr. 9, 2003, Eff date Apr. 21, 2003; Amended by Amended Ord. 04-118, Nov. 23, 2004, Eff date Jan. 1, 2005; Amended by Ord. 05-108, Nov. 21, 2005, Eff date Jan. 1, 2006; Amended by Amended Ord. 06-086, Nov. 20, 2006, Eff date Jan. 1, 2007; Amended by Ord. 08-058, May 7, 2008, Eff date May 19, 2008; Amended by Amended Ord. 08-115, Nov. 5, 2008, Eff date Jan. 1, 2009; Amended by Ord. 10-097, Nov. 22, 2010, Eff date Jan. 1, 2011; Amended by Ord. 12-093, Nov. 19, 2012, Eff date Jan. 1, 2013; Amended by Ord. 14-053, Aug. 27, 2014, Eff date Sept. 13, 2014; Amended by Ord. 14-096, Nov. 24, 2014, Eff date Jan. 1, 2015; Amended by Amended Ord. 16-060, Aug. 24, 2016, Eff date Sept. 12, 2016; Amended by Amended Ord. 16-095, Nov. 14, 2016, Eff date Jan. 1, 2017; Amended by Amended Emerg. Ord. 16-117, Nov. 14, 2016, Eff date Nov. 14, 2016; Amended by Ord. 17-047, Aug. 9, 2017, Eff date Aug. 27, 2017; Amended by Amended Ord. 17-085, Dec. 20, 2017, Eff date Jan. 13, 2018; Amended by Amended Ord. 18-036, Oct. 3, 2018, Eff date Oct. 16, 2018; Amended by Amended Ord. 18-083, Nov. 19, 2018, Eff date Jan. 1, 2019; Amended by Ord. 20-072, Nov. 10, 2020, Eff date Jan. 1, 2021).

30.66C.110 Impact fee schedule - exemptions.

The council may, on a case-by-case basis, grant exemptions to the application of the fee schedule for low-income housing as defined in SCC [30.91H.220](#) and in accordance with the conditions specified under RCW [82.02.060\(2\)](#). To qualify for the exemption, the developer shall submit a petition to the director for consideration by the council prior to application for building permit. Conditions for such approvals shall meet the requirements of RCW [82.02.060\(2\)](#) and include a requirement for a covenant to assure the project's continued use for low-income housing. The covenant shall be an obligation that runs with the land upon which the housing is located, and shall be recorded against the title of the real property. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 15-005, Mar. 18, 2015, Eff date Apr. 2, 2015).

30.66C.120 Service areas established.

For purposes of calculating and imposing school impact fees, the geographic boundary of each district constitutes a separate service area. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.130 Impact fee limitations.

- (1) School impact fees shall be imposed for district capital facilities that are reasonably related to the development under consideration, shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the development, and shall be used for system improvements that will reasonably benefit the new development.
- (2) School impact fees must be expended or encumbered for a permissible use within the time limits established in chapter [82.02](#) RCW.
- (3) To the extent permitted by law, school impact fees may be collected for capital facilities costs previously incurred to the extent that new growth and development will be served by the previously constructed capital facilities, provided that school impact fees shall not be imposed to make up for any existing system deficiencies.
- (4) A developer required to pay a fee pursuant to RCW [43.21C.060](#) for capital facilities shall not be required to pay a school impact fee pursuant to RCW [82.02.050](#) - [82.02.090](#) and this title for the same capital facilities. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 18-012, Mar. 14, 2018, Eff date Mar. 29, 2018).

30.66C.150 Credit for in-kind contributions/existing lots.

- (1) A developer may request, and the director may grant a credit against school impact fees otherwise due under this chapter for the value of any dedication of land, improvement to, or new construction of any capital facilities identified in the district's capital facilities plan provided by the developer. Such requests must be accompanied by supporting documentation of the estimated value of such in-kind contributions. All requests must be submitted to the department in writing prior to its determination of the impact fee obligation for the

development. Each request for credit will be immediately forwarded to the affected school district for its evaluation.

(2) Where a school district determines that a development is eligible for a credit for a proposed in-kind contribution, it shall provide the department and the developer with a letter setting forth the justification for and dollar amount of the credit, the legal description of any dedicated property, and a description of the development activity to which the credit may be applied. The value of any such credit may not exceed the impact fee obligation of the development.

(3) Where there is agreement between the developer and the school district concerning the value of proposed in-kind contributions, their eligibility for a credit, and the amount of any credit, the director may approve the request for credit and adjust the impact fee obligation accordingly, and require that such contributions be made as a condition of development approval. Where there is disagreement between the developer and the school district regarding the value of in-kind contributions, however, the director may render a decision that can be appealed by either party pursuant to the procedures in SCC [30.66C.300](#) - [30.66C.310](#).

(4) For any development subject to the provisions of this title that is sited on one or more legal lots created prior to May 1, 1991, a credit equal to the applicable impact fee for a single-family dwelling times the number of such pre-existing lots shall apply to the fee obligation of the development.

(5) For subdivisions, PRDs and other large-scale developments where credits for in-kind contributions or pre-existing lots are proposed or required, it may be appropriate or necessary to establish the value of the credit on a per-unit basis as a part of the development approval. Such credit values will then be recorded as part of the subdivision or other instrument of approval and will be used in determining the fee obligation - if any - at the time of building permit application for the development activity. In the event that such credit value is greater than the impact fee in effect at the time of permit application, the fee obligation shall be considered satisfied, and the balance of the credit may be transferable to future developments by the applicant within the same school district by agreement with the school district. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.160 SEPA mitigation and other review.

(1) The county may condition or deny development approval pursuant to the SEPA as necessary or appropriate to mitigate or avoid significant adverse impacts to school services and facilities, to assure that appropriate provisions are made for schools, school grounds, and safe student walking conditions, and to ensure that development is compatible and consistent with each district's services, facilities and capital facilities plan.

(2) Impact fees required by this chapter shall constitute adequate mitigation for impacts on capital facilities identified in the district's capital facilities plan; except that nothing in this chapter prevents issuance of a determination of significance under SEPA and conditioning or denial of the project based on specific adverse environmental impacts identified during project review. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.200 Collection and transfer of fees.

(1) An applicant must pay school system impact fees prior to building permit issuance, except as provided in subsection [\(2\)](#) of this section.

(2) An applicant may request a deferral of the payment of school impact fees. The deferral of school impact fees shall be allowed only for single-family attached and detached residential construction by a property owner having a contractor registration number or other unique identification number. The amount of impact fees that may be deferred under this subsection shall be determined by the fees in effect at the time the applicant applies for a deferral.

(a) For this subsection:

(i) "Applicant" means the property owner which includes an entity that controls, is controlled by, or is under common control with the applicant.

(ii) "Common control" means two or more entities controlled by the same person or entity.

(iii) "Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of an entity, whether through the ownership of voting shares, by contract, or otherwise.

- (b) An applicant wishing to defer the payment of a school impact fee shall:
 - (i) Submit a signed and notarized deferred impact fees application and completed lien form signed by all owners of the property subject to the lien concurrent with the building permit application for the building subject to the impact fees. Multiple deferrals can be included on one application as long as the building permit applications are located within the same development and the applicant pays a separate administrative fee as required below for each single-family dwelling unit whether detached or attached;
 - (ii) Submit a signed and notarized certification that the applicant has requested deferral of impact fees for no more than a total of 20 building permits in the calendar year within unincorporated Snohomish County; and
 - (iii) Pay a non-refundable \$250.00 administration fee for each deferred impact fee application.
- (c) The lien shall:
 - (i) Be in a form approved and provided by the county;
 - (ii) Include the legal description, property tax account number, and address for each lot or unit the lien will encumber and identify the type and amount of the deferred impact fees;
 - (iii) Be binding and subordinate on all successors in title after the recording;
 - (iv) Be junior and subordinate to a first mortgage for the purpose of construction upon the same real property granted to the applicant who applied for the deferral of impact fees, but in no case shall the lien be in less than second place; and
 - (v) Be signed by all owners of the property, with all signatures acknowledged as required for a deed.
- (d) The lien shall be recorded prior to the issuance of the building permit for the building subject to the impact fees.

- (e) Each applicant eligible to defer impact fees shall only be entitled to receive deferrals for no more than a total of 20 building permits in unincorporated Snohomish County during each calendar year.
- (f) The applicant or property owner shall be responsible for the payment of recording fees.
- (g) The deferred impact fees for each single-family dwelling unit whether detached or attached shall be paid in full prior to whichever of the following occurs first:
 - (i) Scheduling final inspection;
 - (ii) Issuance of a certificate of occupancy;
 - (iii) The closing of the first sale of the property occurring after the recording of the lien; or
 - (iv) Eighteen months from the date of building permit issuance.
- (h) If the building for which the deferral of the impact fees is requested will be located within a subdivision or short subdivision, the subdivision or short subdivision shall be recorded prior to recording the lien for impact fees and issuance of the building permit.
- (i) Upon receipt of final payment of all deferred impact fees for a building permit, the county shall execute a release of the deferred impact fee lien. The applicant or property owner is responsible for submitting a lien release application to PDS. The applicant, at their own expense, will be responsible for recording the lien release after all deferred impact fees associated with a lot or unit subject to a lien have been paid.
- (j) Compliance with the requirements of the deferral option shall constitute compliance with subdivision or short subdivision conditions pertaining to the timing of the impact fee payment.
- (k) If deferred impact fees are not paid in accordance with terms authorized by state law and this section, the county may initiate foreclosure proceedings for the unpaid impact fees and all costs associated with the collection of the unpaid impact fees.
- (l) A request to defer school impact fees under this section may be combined in one application with a request to defer park and recreation impact fees under SCC [30.66A.020\(4\)](#) and road system impact fees under SCC [30.66B.340\(5\)](#).

(3) Districts eligible to receive school impact fees collected by the county shall establish an interest-bearing account separate from all other district accounts. The county shall deposit school impact fees in the appropriate district account within 10 days after receipt, and shall provide the receiving district with a notice of deposit.

(4) Each district shall institute a procedure for the disposition of impact fees and providing for annual reporting to the county that demonstrates compliance with the requirements of RCW [82.02.070](#), and other applicable laws. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 16-060, Aug. 24, 2016, Eff date Sept. 12, 2016).

30.66C.210 Use of funds.

(1) School impact fees may be used by the district only for capital facilities that are reasonably related to the development for which they were assessed and may be expended only in conformance with the district's adopted capital facilities plan.

(2) In the event that bonds or similar debt instruments are issued for the advance provision of capital facilities for which school impact fees may be expended, and where consistent with the provisions of the bond covenants and state law, school impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the capital facilities provided are consistent with the requirements of this title.

(3) The responsibility for assuring that school impact fees are used for authorized purposes rests with the district receiving the school impact fees. All interest earned on a school impact fee account must be retained in the account and expended for the purpose or purposes for which the school impact fees were imposed, subject to the provisions of SCC [30.66C.220](#) below.

(4) Each district shall provide the county an annual report showing the source and the amount of school impact fees received by the school district and the capital facilities financed in whole or in part with those school impact fees. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.220 Refunds.

(1) School impact fees not spent or encumbered within the time limits established in chapter [82.02](#) RCW shall be refunded pursuant to RCW [82.02.080\(1\)](#). For purposes of this chapter, "encumbered" means school impact fees identified by the district to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

(2) When the county seeks to terminate any or all impact fee requirements under this section, all unexpended or unencumbered funds, including interest earned, shall be refunded in accordance with RCW [82.02.080\(2\)](#).

(3) Refunds provided for under this section shall be paid only upon submission of a proper claim pursuant to county claim procedures. Such claims must be submitted within one year of the date the right to claim the refund arises, or the date that notice is given, whichever is later. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 12-018, May 2, 2012, Eff date May 21, 2012; Amended by Ord. 18-012, Mar. 14, 2018, Eff date Mar. 29, 2018).

30.66C.230 Reimbursement for county administrative costs, legal expenses, and refund payments.

Each participating school district shall enter into an agreement with the county for reimbursement of the actual administrative costs of assessing, collecting and handling fees for the district, any legal expenses and staff time associated with defense of this chapter against district-specific challenges, and payment of any refunds provided under SCC [30.66C.220](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.300 Administrative adjustment of fee amount.

(1) Within 14 days of acceptance by the county of a building permit application, a developer or school district may appeal to the director for an adjustment to the amount of or an elimination of fees imposed under this chapter by submitting a written explanation of the basis for the appeal. The director may adjust the amount of or eliminate the fee, in consideration of studies

and data submitted by the developer and the affected school district, if one of the following circumstances exists:

- (a) The school impact fee assessment was incorrectly calculated;
- (b) Unusual circumstances exist that demonstrate the school impact fee is unfair as applied to the specific development;
- (c) A credit for in-kind contributions by the developer, as provided for under SCC [30.66C.150](#) above, is warranted;
- (d) Any other credit specified in RCW [82.02.060\(1\)\(b\)](#) is warranted; or
- (e) The school impact fee assessment was improper under RCW [82.02.020](#) or RCW [82.02.050](#) et seq.

(2) To avoid any delay pending resolution of the appeal, school impact fees may be paid under written protest in order to obtain development approval. Such written protest must be submitted at or prior to the time fees are paid, and will relate only to the specific fees identified in the protest. Failure to provide such written protest at the time of fee payment shall be deemed a withdrawal of any appeal to the director.

(3) Failure to file a written protest and to seek a timely appeal to the director shall preclude any appeal of the school impact fee pursuant to SCC [30.66C.310](#).

(4) Refunds approved under this section, or following an administrative appeal as provided in SCC [30.66C.310](#), shall be made to the current property owner at the time the refund is authorized, unless the current property owner releases the county and the school district from any obligation to refund the current property owner.

(5) The developer or the school district may appeal the director's decision as provided in SCC [30.66C.310\(1\)](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.310 Appeals of decisions - procedure.

(1) Any person aggrieved by a decision to impose, impose modifications, or waive an impact fee under this chapter may appeal the decision to the hearing examiner. Where there is an

administrative appeal process for the underlying development approval, appeals of an impact fee under this chapter must be combined with the administrative appeal for the underlying development approval. Where there is no administrative appeal for the permit, then appeal of the impact fee shall proceed as a Type 1 appeal pursuant to chapter [30.71](#) SCC.

(2) The impact fee may be modified or refunded if paid under written protest in accordance with SCC [30.66C.300](#), upon a determination based on the application of the criteria contained in SCC [30.66C.300](#). Appeals shall be limited to application of the impact fee provisions to a specific development. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.320 Arbitration of disputes.

With the consent of the developer and the affected district, a dispute regarding imposition or calculation of a school impact fee may be resolved by arbitration. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

The Snohomish County Code is current through legislation passed November 9, 2021.

Disclaimer: The Clerk of the Council's Office electronically retains the ordinances as passed by Council and subsequently enacted. The Snohomish County Code is updated on the web as new ordinances become effective, and includes new ordinances through 21-093. 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.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[County Website: snohomishcountywa.gov](http://snohomishcountywa.gov)

County Telephone: (425) 388-3494

[Code Publishing Company](#)

Snohomish County Planning and Development Services

Annual School District Report of Impact Fees Collected and Spent

Instructions

Background:

Per RCW 82.02.070 (1), as well as SCC 30.66C.210(4); "Each district shall provide the county an annual report showing the source and the amount of school impact fees received by the school district and the capital facilities financed in whole or in part with those school impact fees."

Reporting duties of the school district per the Interlocal Agreement (Exhibit A, (Section III) Item F): "Prepare and submit to the County on or before April 1 each year an annual report in accordance with the requirements of SCC 30.66C.210(4) for the preceding calendar year allowing the County to meet the requirements of RCW 82.02.070(1). The District's annual report shall identify the system improvements that were financed in whole or in part by school impact fees and the amount of funds expended on those system improvements."

Report Requirements:

- Reporting Period: January 1st to December 31st (Note that changing the reporting period requires an Interlocal Agreement addendum signed by all parties. At this time, we will maintain the calendar year requirement.)
- Report Due Date: April 1st of the following year
- Reports will be available to the public on the Snohomish County PDS website

Receipts:

- The report shall contain the source and amount of school impact fees received by the school district from Snohomish County for the reporting period (calendar year).
- In January, an Excel file of impact fees collected by Snohomish County by payer for the preceding year will be provided to the school district capital facilities contacts to assist in the report preparation.
- Please contact Snohomish County PDS Accounting staff if there are any discrepancies between Snohomish County and school district records.
- The list provided by Snohomish County may be attached as Appendix A.

Expenditures:

- The report shall only list growth-related capital facilities projects identified in an adopted Capital Facilities Plan financed by the impact fees for the reporting period (calendar year).
- See examples on the template for ways in which projects can be reported. Please include total spent per project and include which schools benefited from each project. Listing expenditures per school/site is optional within a single project.
- The report should not detail to whom payments were made (e.g., vendors), but rather the specific project the fees were spent on.
- The sum of the project list should equal the total expenditures.
- Expenditures are not required to equal receipts.
- If no impact fees were spent in the year, then state that no impact fees were expended on capital projects.

Annual School District Report of Impact Fees Collected and Spent [Template]

Reporting Year (Calendar Year): _____

School District Name: _____

Date Submitted: _____

Report Submitted By: _____

IMPACT FEE RECEIPTS for reporting period (calendar year)

Total Amount Received: \$ _____

Details of Amount Received: (See Appendix A for listing of sources and amounts collected from each source.)

EXPENDITURES OF IMPACT FEES for reporting period (calendar year), received from Snohomish County,

Total Expenditures: \$ _____

List of Capital Facilities Projects and expenditure for each:

Example 1 – Simple list of projects and associated facility with expenditure breakdown:

Project Name	Expenditures for Reporting Year
Example – New [School Name]	\$ _____
Example – [School Name] Portable Classrooms	\$ _____
Example – [School Name] [Project Description]	\$ _____
Total Expenditures:	\$ _____
	(must match Total Expenditures above)

Example 2 – Combination of projects benefiting multiple sites and projects benefiting one facility:**Project #1:**

Project Description: Relocate existing portables and purchase new portables for the following schools:

[Name] Elementary School

[Name] Elementary School

[Name] Middle School

[Name] High School

Total Expenditures Project #1 \$ _____

Project #2:

Project Description: [School Name, Brief description of project]

Total Expenditures Project #2: \$ _____

Total Expenditures of all projects: \$ _____ (must match Total Expenditures a)

Example 3:

No expenditures of impact fees, received from Snohomish County, for reporting period.

Appendix A: Detail of Impact Fees Received

School Impact Fees Collected by Payer (Report to be provided by county to district in January for revenue received in the previous year):

Payer	Fee Amount
GORDON HOMES LLC	\$ X,XXX.XX
LENNAR NORTHWEST INC	\$ X,XXX.XX
MTT Construction LLC	\$ XX,XXX.XX
K L P INC	\$ XX,XXX.XX
Total Impact Fees Received	\$XXX,XXX.XX

From: [Toy, Stephen](#)
To: [Reid Shockey](#)
Cc: [Brenda Elder](#); Kvarnell@shockeyplanning.com; [Canola, Eileen](#)
Subject: RE: Census Data Edmonds School District
Date: Friday, October 29, 2021 1:18:30 PM
Attachments: [block20_SnohCnty_pl94171_EdmondsSD.prj](#)
[block20_SnohCnty_pl94171_EdmondsSD.dbf](#)
[block20_SnohCnty_pl94171_EdmondsSD.cpg](#)
[block20_SnohCnty_pl94171_EdmondsSD.sbn](#)
[block20_SnohCnty_pl94171_EdmondsSD.sbx](#)
[block20_SnohCnty_pl94171_EdmondsSD.shp](#)
[block20_SnohCnty_pl94171_EdmondsSD.shp.xml](#)
[block20_SnohCnty_pl94171_EdmondsSD.shx](#)

Hi Reid - The Washington State Office of Financial Management (OFM) is doing a great job of getting the 2020 Census data onto their website for others to use:

[2020 Census data releases | Office of Financial Management \(wa.gov\)](#)

Click on the Redistricting Data (Public Law 94-171) link for a list of the Census files available to download from their website. You'll see that they are conveniently arranged and easy to use. Block-level results are included on this list. As a shortcut, I've extracted the block-level 2020 Census results just for blocks within the Edmonds School District into a shapefile (attached) if you wanted to work with it in GIS. Otherwise, you can read the "block20_SnohCnty_pl94171_EdmondsSD.dbf" file into Excel and work with it that way.

Let me know if you have additional questions or need any clarifications.

Stephen Toy | *Principal Demographer*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-388-3311, x2361 | steve.toy@snoco.org

NOTICE: All emails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Friday, October 29, 2021 7:48 AM
To: Toy, Stephen <Steve.Toy@co.snohomish.wa.us>; Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Cc: Brenda Elder <belder@shockeyplanning.com>; Kvarnell@shockeyplanning.com
Subject: Census Data Edmonds School District

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

Good morning Stephen and Eileen,

Do you have the Census data broken down into census blocks or some other increment. I'm doing some preliminary CFP work for Edmonds School District and it

would be helpful. I'm also checking with OFM.

Thanks.

Reid

***Reid H. Shockey, AICP
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201***

425.258.9308

425.259.4448 FAX

rshockey@shockeyplanning.com



CELEBRATING 41 YEARS OF EXCELLENCE -- 1980-2021

DISCLAIMER:

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 14-081

MOTION AUTHORIZING THE COUNTY EXECUTIVE TO ENTER INTO AN
AGREEMENT BETWEEN SNOHOMISH COUNTY AND A SCHOOL DISTRICT
PARTICIPATING IN THE SCHOOL IMPACT FEE PROGRAM UNDER TITLE 30.66C
EDMONDS SCHOOL DISTRICT NO. 15

WHEREAS, Snohomish County has adopted a Growth Management Act (GMA)-based school impact fee program through amendments to Chapter 30.66C SCC which were originally adopted by the County Council through Ordinance 97-096; and

WHEREAS, Section 30.66C.230 SCC requires that participating school districts and Snohomish County enter into agreements addressing administrative and legal issues associated with the operation of the program including the establishment of administrative fees to recover county administrative costs; and


WHEREAS, the impact fee program has been operating since January 1, 1999, pursuant to the adoption of school district capital facilities plans and the impact fee schedule adopted by County Council through Ordinance 98-126; and

WHEREAS, county staff has negotiated and prepared an agreement with Edmonds School District No.15, which has been "approved as to form" by the Prosecuting Attorney's office and executed by the school district;

NOW, THEREFORE, ON MOTION, the Snohomish County Council hereby approves and authorizes the County Executive to sign the agreement with Edmonds School District No.15 which is made a part of this motion by reference and attached as Exhibit A.

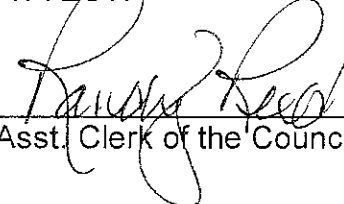
PASSED this 26th day of March, 2014.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair, Acting

ATTEST:



Asst. Clerk of the Council

**EXHIBIT A
to
MOTION NO. 14-081**

**AN AGREEMENT RELATED TO SNOHOMISH COUNTY'S
SCHOOL IMPACT FEE PROGRAM**
[See Attached]

**AN AGREEMENT RELATED TO SNOHOMISH COUNTY'S
SCHOOL IMPACT FEE PROGRAM**

THIS AGREEMENT is entered into this 26 day of March, 2013 by and between Snohomish County (the "County") and the Edmonds School District (the "District").

WHEREAS, the Washington State Legislature passed the Growth Management Act of 1990 (the "GMA"), chapter 36.70A RCW, and chapter 82.02 RCW (together, the "Authorizing Statutes") authorizing the collection of school impact fees on development activity to provide public school facilities to serve new development; and

WHEREAS, the Authorizing Statutes require that impact fees only be collected for public facilities which are addressed by a capital facilities element of a comprehensive land use plan; and

WHEREAS, the County has adopted chapter 30.66C Snohomish County Code (SCC) regarding school impact fees for the purposes of implementing the Authorizing Statutes; and

WHEREAS, the parties previously entered into an agreement dated July 26, 1999 (the "Previous Agreement") for the collection, distribution, and expenditure of school impact fees; and

WHEREAS, the parties intend to enter into this agreement (the "Agreement") pursuant to state law for the collection, distribution, and expenditure of school impact fees and intend for this Agreement to replace and supersede the Previous Agreement; and

WHEREAS, a school district participating in the impact fee program must prepare a capital facilities plan in compliance with the GMA and chapter 30.66C SCC; and

WHEREAS, the District has prepared and will adopt a capital facilities plan once reviewed by County staff; and

WHEREAS, collection and expenditure of school impact fees is contingent upon the County's adoption of the District's capital facilities plan as a sub-element of the capital facilities element of the County's GMA Comprehensive Plan (the "GMACP"); and

WHEREAS, the County and the District intend to enter into this Agreement under the authority of SCC 30.66C.050 and 30.66C.230 for the purposes of reviewing the District's capital facilities plan and for the collection and distribution of school impact fees; and

WHEREAS, this Agreement will set forth the duties and responsibilities with regard to the implementation of the school impact fee program, as well as indemnification responsibilities in the event of any legal challenges to the program;

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES HEREIN, IT IS AGREED THAT:

I. GENERAL AGREEMENT

The County and the District agree to comply with the terms of this Agreement which govern the collection, distribution and expenditure of school impact fees. This Agreement shall replace and supersede the Previous Agreement.

II. GENERAL TERMS

- A. This Agreement shall become effective when executed by both parties and shall remain in effect for six years or until terminated pursuant to Section IX of this Agreement.
- B. The parties recognize that amendments to this Agreement may become necessary and that any such amendments shall become effective only when the parties have executed a written addendum to this Agreement.
- C. The parties acknowledge that the County has the authority to impose, collect, and distribute school impact fees under chapter 30.66C SCC and the Authorizing Statutes. The parties agree that the County shall in no event be liable to the District for the payment of money in connection with the school impact fee program, with the exception of remitting to the District the school impact fees, together with any accrued interest as required by law, collected by the County on behalf of the District.

III. RESPONSIBILITIES OF THE DISTRICT

The District, by and through its officers, officials, employees, agents, and representatives, agrees to:

- A. Biennially provide to the County for review a six-year capital facilities plan (the "Capital Facilities Plan") meeting the requirements of SCC 30.66C.040.
- B. Pay to the County an hourly fee established in Appendix A for the County's required review of the Capital Facilities Plan under SCC 30.66C.050.
- C. Adopt the Capital Facilities Plan prior to the Snohomish County Council's public hearing where the Snohomish County Council considers and

adopts the Capital Facilities Plan as a sub-element of the capital facilities element of the GMACP.

- D. Expend school impact fees, and any earned interest, solely for expenditures authorized by SCC 30.66C.210 related to facilities identified in the Capital Facilities Plan as adopted by the County as a sub-element of the capital facilities element of the GMACP.
- E. Refund school impact fees disbursed to the District when the school impact fees and interest earned on impact fees are not expended or encumbered within the time limits established by state law. Impact fees and accrued interest shall be refunded to the current owner of the property after consultation with the County. Please see section IV.E for those circumstances in which the County is responsible for providing the refund.
- F. Prepare and submit to the County on or before April 1 each year an annual report in accordance with the requirements of SCC 30.66C.210(4) for the preceding calendar year allowing the County to meet the requirements of RCW 82.02.070(1). The District's annual report shall identify the system improvements that were financed in whole or in part by school impact fees and the amount of funds expended on those system improvements.
- G. Authorize the County Treasurer, as Treasurer for the District, to maintain a separate District fund (the "Agency Fund") into which school impact fees shall be deposited.
- H. Notify the Department of Planning and Development Services' ("PDS") Director in writing, at least five (5) days before refunding, in whole or in part, any impact fee. The District shall be responsible for verifying proof of current property ownership in those limited circumstances identified in section III.E above where it is the party responsible for providing the refund.
- I. Provide the District's position in writing regarding a requested adjustment under SCC 30.66C.300 or an appeal pursuant to SCC 30.66C.310. The District's position shall be provided in a timely manner to the PDS Director and shall clearly state the District's position regarding the requested adjustment or appeal. Nothing herein supersedes the authority and discretion vested by the Snohomish County Code with the PDS Director and/or the Snohomish County Hearing Examiner.
- J. Maintain all accounts and records that are necessary to ensure proper accounting for the Agency Fund as required by law. This District responsibility shall survive termination of this Agreement.

- K. Pay to the County an administrative transaction fee for each dwelling unit on which a school impact fee is collected as set forth in Appendix A for administrative costs of assessing, collecting, and handling the impact fees for the District. The payment is partial reimbursement for County administrative costs in the operation of the school impact fee program.
- L. Comply with the State Environmental Policy Act, chapter 43.21C RCW.

IV. RESPONSIBILITIES OF THE COUNTY

The County, by and through its officers, officials, employees, agents, and representatives, agrees to:

- A. Timely review and act on the Capital Facilities Plan under SCC 30.66C.050 and .055, together with any subsequent updates, and revise impact fee schedule for the District when so required.
- B. Collect school impact fees for new development as authorized by chapter 30.66C SCC before the issuance of building permits.
- C. Deposit all school impact fees into the Agency Fund as required by RCW 82.02.070 and SCC 30.66C.200(2), as those provisions exist or may hereafter be amended. The County shall deposit school impact fees into the Agency Fund within ten (10) days after receipt and shall provide the District with a notice of deposit.
- D. Provide monthly reports to the District on the development permits and amount of school impact fees collected for each development permit and the interest attributed to the District.
- E. Refund school impact fees when: (1) impact fees are collected in error by the County or; (2) a proposed development activity does not proceed and no impact to the District has resulted; or (3) the school impact fee program is terminated. Those impact fees shall be refunded to the current property owner with any interest that has accrued, after consultation with the District. The County shall be responsible for verifying proof of current property ownership when it is the party providing the refund.
- F. Attempt to collect school impact fees by any process allowed by title 30 SCC if the County erroneously failed to collect school impact fees as required by SCC 30.66C.200. If the County is unsuccessful in collecting such school impact fees, the County shall notify the District and the District shall be responsible for initiating further collection actions; provided that, as necessary, the County shall provide the District with all information related to the development for which the fee was not collected and the County's subsequent efforts to collect the fee.

- G. Prepare an annual report upon receipt of the District's annual report, showing the source and amount of all school impact fees collected and the amount of funds expended as reported by the District pursuant to Section III.F of this Agreement, RCW 82.02.070, and SCC 30.66C.210.
- H. Request the District's written position regarding a requested adjustment under SCC 30.66C.300 or appeals pursuant to SCC 30.66C.310. Nothing herein supersedes the authority and discretion vested with the PDS Director and/or Snohomish County Hearing Examiner.
- I. Determine, on a case-by-case basis, whether to grant an exemption to the application of the impact fee schedule for low-income housing, as defined in chapter 30.91 SCC, under RCW 82.02.060 and SCC 30.66C.110 as currently adopted or hereafter amended.
- J. Assist the District in determining student generation factors of new developments and/or document demographic similarities between the County school districts.

V. FEE SCHEDULE AND CREDIT CARD FEES

- A. The District and County shall review Appendix A, the Fee Schedule, at least once every two years and amend if necessary.
- B. Appendix A is incorporated by reference into this Agreement.
- C. The District agrees to remit payment of credit card/bank transfer fees incurred by the County that result from applicants paying school impact fees with credit/debit cards.

VI. AUDIT

- A. The District agrees to cooperate with any monitoring or evaluation activities conducted by the County that pertain to the subject of this Agreement. The District agrees to allow the County, or appropriate state agencies and/or any of their employees, agents, or representatives to have full access to and the right to examine during normal business hours, all of the District's records for the previous ten years with respect to all matters covered by this Agreement. The County and/or any of its employees, agents, or representatives shall be permitted to audit, examine, and excerpt from or transcribe such records and to audit all invoices, materials, payrolls, and record of matters covered by this Agreement, except documents that are exempt from disclosure under the Public Records Act, chapter 42.56 RCW. The County will give fifteen days advance notice to the District of fiscal audits to be conducted.

- B. The results and records of said audit shall be maintained and disclosed in accordance with the Public Records Act.

VII. HOLD HARMLESS

Each party shall defend, protect and hold harmless the other party from and against all claims, suits or actions arising from any intentional or negligent act or omission of that party's employees, agents and/or authorized subcontractor(s) while performing under the terms of this agreement.

This section shall survive termination of this Agreement.

VIII. EXERCISE OF RIGHTS OR REMEDIES

Failure of either party to exercise any rights or remedies under this Agreement shall not be a waiver of any obligation by either party and shall not prevent either party from pursuing the right or remedy at any future time. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver of breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of terms of the Agreement unless stated to be such through written approval by the County and the District, which shall be attached to the original Agreement.

IX. TERMINATION

- A. This Agreement shall remain in effect for six years from the date execution by both parties unless either of the following occur: (1) The County or the District provides written notice that this Agreement is terminated or (2) chapter 30.66C SCC is rescinded or amended to relieve the County's obligation to collect school impact fees. Neither the District nor the County on behalf of the District may retain unexpended or unencumbered school impact fees and interest earned on those fees.
- B. Termination shall be effective ten (10) days after either the conditions, in Section IX.A above, occur. The obligations under Section VII of this Agreement shall be continuing and shall not be diminished or extinguished by the termination of this Agreement.
- C. Nothing herein shall limit, waive, or extinguish any right or remedy provided by this Agreement or by law that either party may have in the event that the obligations, terms, and conditions set forth in this Agreement are breached by the other party.

X. SEVERABILITY

In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end the terms and conditions of this Agreement are declared severable.

XI. RIGHTS TO OTHER PARTIES

The parties understand and agree that this Agreement is solely for the benefit of the parties hereto and conveys no right to any other party.

XII. GOVERNING LAW, VENUE, AND FILING

This Agreement shall be construed and enforced in accordance with, and with validity and performance hereof, shall be governed by, the laws of the State of Washington. Any lawsuit regarding this Agreement must be brought in the Superior Court of Snohomish County Washington. This Agreement shall be filed with the clerk of the district, the Snohomish County Records and Election Division, the Secretary of State and the Washington Department of Commerce.

XIII. ADMINISTRATION AND NOTIFICATIONS

Any written notification required under this Agreement shall be provided as follows:

If to the County:

Director of Planning and Development Services

Address:

SNOHOMISH COUNTY PLANNING
AND DEVELOPMENT SERVICES
3000 Rockefeller Ave. MS 4004
Everett WA 98201

Phone:

425.388.3311

If to the District:

Address:

Director Facilities Operations
20420 68th Ave. W.
Lynnwood, WA 98036

Phone:

425-431-7334

XIV. ENTIRE AGREEMENT

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this Agreement.

XV. NEGOTIATION AND CONSTRUCTION

This Agreement and each of its terms and provisions are deemed to have been explicitly negotiated between the Parties; and the language in all parts of this Agreement will, in all cases, be construed according to its fair meaning and not strictly for or against either Party.

SNOHOMISH COUNTY, WASHINGTON

Edmonds SCHOOL DISTRICT

By: _____

John Louick

Snohomish County Executive

Date: _____

By: _____

School District Superintendent

Date: 4-5-13

APPROVED AS TO FORM ONLY:

[Signature]

Deputy Prosecuting Attorney

Date: 1/30/13

APPROVED AS TO FORM ONLY:

[Signature]

Attorney Legal Counsel

Date: _____

APPENDIX A
FEE SCHEDULE

County Staff Capital Facility Plan Review Fee (Per Hour)*		
Year 2012	Year 2013	Year 2014
\$88.00	\$88.00	\$88.00

*This fee is associated with the County technical review committee's review of the District's Capital Facilities Plan under SCC 30.66C.050 and should not exceed \$200.00 unless mutually agreed to in writing by the County and the District due to special circumstances requiring extraordinary County staff time for review of the District's Capital Facility Plan,

Administrative Transaction Fee (Per Dwelling Unit)**		
Year 2012	Year 2013	Year 2014
\$44.00	\$44.00	\$44.00

**These administrative transaction fees are provided for in SCC 30.66C.230 and are based upon the number of dwelling units being constructed. For example, the administrative transaction fee in 2012 for a proposed 10 dwelling unit multi-family structure requiring a single building permit would be \$440.00.

Addendum #2 to:

**AN AGREEMENT RELATED TO SNOHOMISH COUNTY'S
SCHOOL IMPACT FEE PROGRAM**

WHEREAS, on March 26, 2013, Snohomish County (the "County") and the Edmonds School District (the "District") entered into an agreement entitled "An Agreement Related to Snohomish County's School Impact Fee Program" (the "Agreement"); and

WHEREAS, the Agreement is listed by subject on the County's website; and

WHEREAS, Section II.B of the Agreement recognizes that amendments to the Agreement may become necessary and that any such amendments will become effective when the parties have executed a written addendum to the Agreement; and

WHEREAS, the parties intend to amend the term of the Agreement so that the Agreement is effective so long as the District is eligible to collect school impact fees under Chapter 30.66C SCC; and

WHEREAS the parties also intend to update Appendix A of the Agreement as allowed under Section V.A; and

NOW THEREFORE, for and in consideration of the benefits conferred on both parties and the mutual promises set forth below, the parties agree that the Agreement be amended as follows:

1. Section II.A of the Agreement is amended to read:

- A. This Agreement shall become effective when executed by both parties and shall remain in effect so long as the District remains eligible to receive impact fees under Chapter 30.66C SCC, or until the Agreement is terminated pursuant to Section IX of this Agreement.


2. Section IX.A of the Agreement is amended to read:

- A. This Agreement shall remain in effect so long as the District remains eligible to receive impact fees under Chapter 30.66C SCC unless either of the following occur: (1) the County or the District provides written notice to the other party that the Agreement is terminated; or (2) Chapter 30.66C SCC is rescinded or amended to relieve the County's obligation to collect school impact fees on the District's behalf.

3. Appendix A of the Agreement is hereby deleted and replaced with Appendix A-2019 attached hereto.

All other terms and provisions of the Agreement shall remain in full force and effect.

SNOHOMISH COUNTY,
WASHINGTON

By:  ^{for}
Dave Somers KEN KLEIN
Snohomish County Executive Executive Director

Date: 2/6/19

APPROVED AS TO FORM ONLY:


Deputy Prosecuting Attorney

Date: 1/31/19

EDMONDS SCHOOL DISTRICT

By: 
School District Superintendent

Date: 3/26/19

APPROVED AS TO FORM ONLY:

Legal Counsel

Date: _____

COUNCIL USE ONLY	
Approved:	<u>2.6.19</u>
Docfile:	<u>D-10</u>

APPENDIX A - 2019

FEE SCHEDULE

County Staff Capital Facility Plan Review Fee \$88.00 (Per Hour)*

*This fee is associated with the County technical review committee's review of the District's Capital Facilities Plan under SCC 30.66C.050 and should not exceed \$200.00 unless mutually agreed to in writing by the County and the District due to special circumstances requiring extraordinary County staff time for review of the District's Capital Facility Plan.

Administrative Transaction Fee \$44.00 (Per Dwelling Unit)**
--

**These administrative transaction fees are provided for in SCC 30.66C.230 and are based upon the number of dwelling units being constructed. For example, the administrative transaction fee in 2016 for a proposed 10 dwelling unit multi-family structure requiring a single building permit would be \$440.00.

Chapter 30.66C

SCHOOL IMPACT MITIGATION

Sections:

30.66C.010	Purpose and applicability.
30.66C.020	School impact fee eligibility.
30.66C.030	Expiration of district plans.
30.66C.035	Updating of district plans.
30.66C.040	Minimum requirements for district capital facilities plans.
30.66C.045	Impact fee calculation formula.
30.66C.050	Department review and transmittal.
30.66C.055	District capital facilities plan and fee adoption.
30.66C.060	Correction of deficiencies.
30.66C.065	Delays.
30.66C.100	Fee required.
30.66C.110	Impact fee schedule - exemptions.
30.66C.120	Service areas established.
30.66C.130	Impact fee limitations.
30.66C.150	Credit for in-kind contributions/existing lots.
30.66C.160	SEPA mitigation and other review.
30.66C.200	Collection and transfer of fees.
30.66C.210	Use of funds.
30.66C.220	Refunds.
30.66C.230	Reimbursement for county administrative costs, legal expenses, and refund payments.
30.66C.300	Administrative adjustment of fee amount.
30.66C.310	Appeals of decisions - procedure.
30.66C.320	Arbitration of disputes.

30.66C.010 Purpose and applicability.

(1) The purpose of this chapter is:

- (a) to ensure that adequate school facilities are available to serve new growth and development; and
 - (b) to require that new growth and development pay its proportionate share of the costs of new school facilities.
- (2) This chapter shall apply to all development, except for the following:
- (a) Development that
 - (i) was the subject of a prior SEPA threshold determination that resulted in the imposition of school mitigation conditions under chapter [30.66C](#) SCC as codified prior to January 1, 1999; and
 - (ii) has not undergone modifications or other administrative revisions following issuance of the SEPA threshold determination. An applicant subject to a prior version of this chapter may consent in writing to the application of this chapter.
 - (b) Permits for attached or detached accessory dwelling units.
 - (c) Permits for remodeling or renovation.
 - (d) "Housing for Older Persons" as defined by [42](#) U.S.C. § [3607\(2\)](#), when guaranteed by a restrictive covenant.
 - (e) Permits for temporary dwellings.
 - (f) Permits for new single-family detached units and duplexes constructed on legal lots created prior to May 1, 1991.
 - (g) Building permits for residential development on or located within:
 - (i) existing lots recognized through the administrative lot status process pursuant to SCC [30.41A.030](#) or SCC [30.41B.025](#);
 - (ii) unrecorded short plats filed with the county prior to September 12, 1972, and pursuant to SCC [30.41B.025\(2\)](#); and
 - (iii) exempt subdivisions or large tract subdivisions, including five acre segregations pursuant to SCC [30.41A.030\(1\)](#) or SCC [30.41B.025\(1\)\(a\)](#), 20-acre segregations pursuant to SCC [30.41A.030\(2\)](#) or [30.41B.025\(1\)\(b\)](#), and 80-acre segregations pursuant to SCC

[30.41A.020\(7\)](#) or SCC [30.41B.020\(7\)](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 04-140, Jan. 12, 2005, Eff date Jan. 29, 2005; Amended by Amended Ord. 21-018, June 9, 2021, Eff date June 19, 2021).

30.66C.020 School impact fee eligibility.

(1) Any district serving the county shall be eligible to receive school impact fees upon adoption by the council of a capital facilities plan for the district by reference as part of the capital facilities element of the comprehensive plan.

(2) A condition of eligibility shall be that a district must provide documentation that it has petitioned every other city and/or county served by that district to establish a school impact fee or mitigation program. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.030 Expiration of district plans.

For purposes of impact fee eligibility, a district's capital facilities plan shall expire two years from the date of its adoption by the council, or when an updated plan, as required in Appendix F of the comprehensive plan, is adopted by the council, whichever date first occurs. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.035 Updating of district plans.

(1) A district's capital facilities plan shall be updated by the district and transmitted to the county by the district at least 60 days prior to its biennial expiration date. The district's updated plan shall be submitted by the department to the council for its consideration within forty-five (45) days of the department's receipt of complete and accurate information as required in Appendix F of the comprehensive plan. In the event any district desires to amend its capital facilities plan prior to the biennial expiration date, the district may propose an amendment to be considered by the county pursuant to the procedures established by Appendix F. Such amendments shall be considered by the county no more than once per year unless the board of directors of such district declares, and the county finds, that an emergency exists.

(2) A district's updated capital facilities plan may include revised data for the fee calculation and a corresponding modification to the impact fee schedule, consistent with the comprehensive plan and SCC [30.66C.040](#) through [30.66C.065](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.040 Minimum requirements for district capital facilities plans.

To be eligible for school impact fees, districts must submit capital facilities plans to the county pursuant to the procedure established by this chapter. District capital facilities plans shall contain data and analysis necessary and sufficient to meet the requirements of the GMA and Appendix F of the comprehensive plan. The plans must provide sufficient detail to allow computation of school impact fees according to the formula contained in SCC [30.66C.045](#). Additional elements may be contained within a school district capital facilities plan, provided that any such additional elements are consistent with those mandatory elements outlined in Appendix F. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.045 Impact fee calculation formula.

(1) *General.* The formula in this section provides the basis for the impact fee schedule for each district serving the county. District capital facilities plans shall include a calculation of its proposed impact fee schedule, by dwelling unit type as provided in SCC [30.66C.100\(1\)](#), utilizing this formula. In addition, a detailed listing and description of the various data and factors needed to support the fee calculation is included herein.

(2) *Determination of projected school capacity needs.* Each district shall determine, as part of its capital facilities plan, projected school capacity needs for the current year and for not less than the succeeding five-year period. The capital facilities plan shall also include estimated capital costs for the additional capacity needs, and those costs provide the basis for the impact fee calculations set forth in this section.

(3) *Cost calculation by element.* The fees shall be calculated on a "per dwelling unit" basis, by "dwelling unit type" as set forth below.

(a) *Site acquisition cost element.*

$$\{[B_{(2)} \times B_{(3)}] \div B_{(1)}\} \times A_{(1)} = \text{Site Acquisition Cost Element}$$

Where:

$B_{(2)}$ = Site Size (in acres, to the nearest 1/10th)

$B_{(3)}$ = Land Cost (Per Acre, to the nearest dollar)

$B_{(1)}$ = Facility Design Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total Site Acquisition Cost Element" for purposes of the final school impact fee calculation below.

(b) *School construction cost element.*

$$[C_{(1)} \div B_{(1)}] \times A_{(1)} = \text{School Construction Cost Element}$$

Where:

$C_{(1)}$ = Estimated Facility Construction Cost

$B_{(1)}$ = Facility Design Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of permanent facilities divided by the total square footage of school facilities, with the result being the "Total School Construction Cost Element" for purposes of the final school impact fee calculation below.

(c) *Relocatable facilities (portables) cost element.*

$$[E_{(1)} \div E_{(2)}] \times A_{(1)} = \text{Relocatable Facilities Cost Element}$$

Where:

$E_{(1)}$ = Relocatable Facilities Cost

$E_{(2)}$ = Relocatable Facilities Student Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of relocatable facilities divided by the total square footage of school facilities, with the result being the "Total Relocatable Facilities Cost Element" for purposes of the final school impact fee calculation below.

(4) *Credits against cost calculation - mandatory.* The following monetary credits shall be deducted from the calculated cost elements defined above for purposes of calculating the final school impact fee below.

(a) *State match credit.*

$D_{(1)} \times D_{(3)} \times D_{(2)} \times A_{(1)}$ = State Match Credit

Where:

$D_{(1)}$ = Boeckh Index

$D_{(3)}$ = Square footage of school space allowed per student, by grade span, by the Office of the Superintendent of Public Instruction

$D_{(2)}$ = State Match Percentage

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total State Match Credit" for purposes of the final school impact fee calculation below.

(b) *Tax payment credit.*

$\{[(1 + F_{(1)})^{10}] - 1\} \{F_{(1)}(1 + F_{(1)})^{10}\} \times F_{(2)} \times F_{(3)}$ = Tax Credit

Where:

$F(1)$ = Interest Rate

$F(2)$ = District Property Tax Levy Rate

$F(3)$ = Average Assessed Value (for each dwelling unit type)

(5) *Adjustments against cost calculation - elective by district.* Recognizing that the availability of other sources of public funds varies among districts, each district may provide an additional credit against school impact fees which the district determines will provide the best balance in system improvement funding within the district, between school impact fees and other sources of local public funds available to the district. This adjustment may reduce, but may not increase, the school impact fee from the amount determined by application of the elements identified above. The adjustment, if any, applied by the district shall be specified within the district's capital facilities plan adopted by the county.

(6) *Calculation of total impact fee.*

(a) The total school impact fee, per dwelling unit, assessed on a development activity shall be the sum of:

Total Site Acquisition Cost Element

Total School Construction Cost Element

Total Relocatable Facilities Cost Element minus the sum of:

Total State Match Credit

Total Tax Payment Credit

Elective Adjustment by District expressed in Total Dollars per Dwelling Unit, by Dwelling Unit Type.

(b) The total school impact fee obligation for each development activity pursuant to the school impact fee schedule of this ordinance shall be calculated as follows:

Number of Dwelling Units, by Dwelling Unit Type multiplied by School Impact Fee for Each Dwelling Unit Type less the value of any in-kind contributions proposed by the school developer and accepted by the school district, as provided in SCC [30.66C.150](#). (Added by

Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 15-005, Mar. 18, 2015, Eff date Apr. 2, 2015).

30.66C.050 Department review and transmittal.

- (1) Upon receipt of a district's capital facilities plan (or amendment thereof) the department shall determine whether the plan meets the following requirements:
 - (a) the required plan contents and plan performance criteria outlined in Appendix F of the comprehensive plan are included in the document;
 - (b) The analysis contained within the district capital facilities plan is consistent with current data developed pursuant to the requirements of the GMA and Appendix F;
 - (c) Any school impact fee proposed in the district's capital facilities plan has been calculated using the formula contained in SCC Table 30.66C.050(1) of this chapter; and
 - (d) The district capital facilities plan has been adopted by the district's board of directors.
- (2) Upon finding that these requirements have been satisfied, the department shall transmit the district capital facilities plan to the planning commission.
- (3) The director is authorized to adopt policies and procedures for the establishment and operation of a technical review committee to assist the department in its review of capital facilities plans and the student factor methodologies used to support the plans. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.055 District capital facilities plan and fee adoption.

Any school district capital facilities plan adopted by the county council shall be incorporated into the capital facilities element of the county's comprehensive plan. Adoption of the district capital facilities plan shall constitute adoption of the schedule of school impact fees specified in the district's capital facilities plan as modified by SCC [30.66C.100](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.060 Correction of deficiencies.

Prior to its adoption by the council, should the department find a district's capital facilities plan to be deficient in any way, the department shall notify the district of the deficiency, identifying the specific matters found to be deficient, and shall indicate the standard for correction. The district shall then have forty-five (45) days (or such longer period as may be necessary to comply with applicable legal requirements) to correct the deficiencies and resubmit its revised, adopted capital facilities plan. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.065 Delays.

If a district fails to submit its biennial update of the district capital facilities plan at least 60 days before the expiration date, or if the department notifies a district of deficiencies in the district's proposed capital facilities plan and the district fails to correct identified deficiencies within 45 days (or such longer period as may be necessary to comply with applicable legal requirements), the department shall endeavor, but shall not be obligated, to complete review prior to the plan expiration date. If an updated district capital facilities plan has not been adopted by the council prior to the existing plan's expiration date due to the district's failure to submit an updated plan, the district shall be ineligible to receive school impact fees until the updated plan has been adopted by the council. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.100 Fee required.

- (1) Each development, as a condition of approval, shall be subject to the school impact fee established pursuant to this chapter. The school impact fee shall be calculated in accordance with the formula established in SCC [30.66C.045](#).
- (2) The fees listed in Table [30.66C.100\(1\)](#) represent one-half of the amount calculated by each school district in its respective capital facilities plan in accordance with the formula identified in SCC [30.66C.045](#).
- (3) The payment of school impact fees will be required prior to issuance of building permits, except as provided in SCC [30.66C.200\(2\)](#). The amount of the fee due shall be based on the fee

schedule in effect at the time of filing a complete application for development. For building permit applications received by the department more than five years after the filing of a complete application for development, the amount of the fee due shall be based on the fee schedule in effect at the time of building permit application.

(4) The department shall maintain and provide to the public upon request a table summarizing the schedule of school impact fees for each school district within the county.

(5) The fees set forth in Table [30.66C.100\(1\)](#) apply to developments that vest to county development regulations from January 1, 2021, to December 31, 2022.

(6) Building permits submitted after January 1, 1999, for which prior plat approval has been obtained under chapter [30.66C](#) SCC as codified prior to January 1, 1999, shall be subject to the school impact fees established pursuant to this chapter, as set forth in this section, except as provided in SCC [30.66C.010\(2\)](#).

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

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	\$3,811	\$0	\$3,455	\$3,455
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	\$5,358	\$0	\$3,010	\$3,010
Lake Stevens No. 4	\$9,788	\$0	\$7,672	\$7,672
Lakewood No. 306	\$3,566	\$445	\$1,641	\$1,641
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	\$3,803	\$0	\$7,638	\$7,638
Mukilteo No. 6	\$5,048	\$0	\$8,924	\$8,924

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
Northshore No. 417	\$17,080	\$0	\$1,504	\$1,504
Snohomish No. 201	\$6,039	\$0	\$260	\$260
Sultan No. 311	\$2,966	\$0	\$2,685	\$2,685

(Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 03-033, Apr. 9, 2003, Eff date Apr. 21, 2003; Amended by Amended Ord. 04-118, Nov. 23, 2004, Eff date Jan. 1, 2005; Amended by Ord. 05-108, Nov. 21, 2005, Eff date Jan. 1, 2006; Amended by Amended Ord. 06-086, Nov. 20, 2006, Eff date Jan. 1, 2007; Amended by Ord. 08-058, May 7, 2008, Eff date May 19, 2008; Amended by Amended Ord. 08-115, Nov. 5, 2008, Eff date Jan. 1, 2009; Amended by Ord. 10-097, Nov. 22, 2010, Eff date Jan. 1, 2011; Amended by Ord. 12-093, Nov. 19, 2012, Eff date Jan. 1, 2013; Amended by Ord. 14-053, Aug. 27, 2014, Eff date Sept. 13, 2014; Amended by Ord. 14-096, Nov. 24, 2014, Eff date Jan. 1, 2015; Amended by Amended Ord. 16-060, Aug. 24, 2016, Eff date Sept. 12, 2016; Amended by Amended Ord. 16-095, Nov. 14, 2016, Eff date Jan. 1, 2017; Amended by Amended Emerg. Ord. 16-117, Nov. 14, 2016, Eff date Nov. 14, 2016; Amended by Ord. 17-047, Aug. 9, 2017, Eff date Aug. 27, 2017; Amended by Amended Ord. 17-085, Dec. 20, 2017, Eff date Jan. 13, 2018; Amended by Amended Ord. 18-036, Oct. 3, 2018, Eff date Oct. 16, 2018; Amended by Amended Ord. 18-083, Nov. 19, 2018, Eff date Jan. 1, 2019; Amended by Ord. 20-072, Nov. 10, 2020, Eff date Jan. 1, 2021).

30.66C.110 Impact fee schedule - exemptions.

The council may, on a case-by-case basis, grant exemptions to the application of the fee schedule for low-income housing as defined in SCC [30.91H.220](#) and in accordance with the conditions specified under RCW [82.02.060\(2\)](#). To qualify for the exemption, the developer shall submit a petition to the director for consideration by the council prior to application for building permit. Conditions for such approvals shall meet the requirements of RCW [82.02.060\(2\)](#) and include a requirement for a covenant to assure the project's continued use for low-income housing. The covenant shall be an obligation that runs with the land upon which the housing is located, and shall be recorded against the title of the real property. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 15-005, Mar. 18, 2015, Eff date Apr. 2, 2015).

30.66C.120 Service areas established.

For purposes of calculating and imposing school impact fees, the geographic boundary of each district constitutes a separate service area. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.130 Impact fee limitations.

- (1) School impact fees shall be imposed for district capital facilities that are reasonably related to the development under consideration, shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the development, and shall be used for system improvements that will reasonably benefit the new development.
- (2) School impact fees must be expended or encumbered for a permissible use within the time limits established in chapter [82.02](#) RCW.
- (3) To the extent permitted by law, school impact fees may be collected for capital facilities costs previously incurred to the extent that new growth and development will be served by the previously constructed capital facilities, provided that school impact fees shall not be imposed to make up for any existing system deficiencies.
- (4) A developer required to pay a fee pursuant to RCW [43.21C.060](#) for capital facilities shall not be required to pay a school impact fee pursuant to RCW [82.02.050](#) - [82.02.090](#) and this title for the same capital facilities. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 18-012, Mar. 14, 2018, Eff date Mar. 29, 2018).

30.66C.150 Credit for in-kind contributions/existing lots.

- (1) A developer may request, and the director may grant a credit against school impact fees otherwise due under this chapter for the value of any dedication of land, improvement to, or new construction of any capital facilities identified in the district's capital facilities plan provided by the developer. Such requests must be accompanied by supporting documentation of the estimated value of such in-kind contributions. All requests must be submitted to the department in writing prior to its determination of the impact fee obligation for the

development. Each request for credit will be immediately forwarded to the affected school district for its evaluation.

(2) Where a school district determines that a development is eligible for a credit for a proposed in-kind contribution, it shall provide the department and the developer with a letter setting forth the justification for and dollar amount of the credit, the legal description of any dedicated property, and a description of the development activity to which the credit may be applied. The value of any such credit may not exceed the impact fee obligation of the development.

(3) Where there is agreement between the developer and the school district concerning the value of proposed in-kind contributions, their eligibility for a credit, and the amount of any credit, the director may approve the request for credit and adjust the impact fee obligation accordingly, and require that such contributions be made as a condition of development approval. Where there is disagreement between the developer and the school district regarding the value of in-kind contributions, however, the director may render a decision that can be appealed by either party pursuant to the procedures in SCC [30.66C.300](#) - [30.66C.310](#).

(4) For any development subject to the provisions of this title that is sited on one or more legal lots created prior to May 1, 1991, a credit equal to the applicable impact fee for a single-family dwelling times the number of such pre-existing lots shall apply to the fee obligation of the development.

(5) For subdivisions, PRDs and other large-scale developments where credits for in-kind contributions or pre-existing lots are proposed or required, it may be appropriate or necessary to establish the value of the credit on a per-unit basis as a part of the development approval. Such credit values will then be recorded as part of the subdivision or other instrument of approval and will be used in determining the fee obligation - if any - at the time of building permit application for the development activity. In the event that such credit value is greater than the impact fee in effect at the time of permit application, the fee obligation shall be considered satisfied, and the balance of the credit may be transferable to future developments by the applicant within the same school district by agreement with the school district. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.160 SEPA mitigation and other review.

(1) The county may condition or deny development approval pursuant to the SEPA as necessary or appropriate to mitigate or avoid significant adverse impacts to school services and facilities, to assure that appropriate provisions are made for schools, school grounds, and safe student walking conditions, and to ensure that development is compatible and consistent with each district's services, facilities and capital facilities plan.

(2) Impact fees required by this chapter shall constitute adequate mitigation for impacts on capital facilities identified in the district's capital facilities plan; except that nothing in this chapter prevents issuance of a determination of significance under SEPA and conditioning or denial of the project based on specific adverse environmental impacts identified during project review. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.200 Collection and transfer of fees.

(1) An applicant must pay school system impact fees prior to building permit issuance, except as provided in subsection [\(2\)](#) of this section.

(2) An applicant may request a deferral of the payment of school impact fees. The deferral of school impact fees shall be allowed only for single-family attached and detached residential construction by a property owner having a contractor registration number or other unique identification number. The amount of impact fees that may be deferred under this subsection shall be determined by the fees in effect at the time the applicant applies for a deferral.

(a) For this subsection:

(i) "Applicant" means the property owner which includes an entity that controls, is controlled by, or is under common control with the applicant.

(ii) "Common control" means two or more entities controlled by the same person or entity.

(iii) "Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of an entity, whether through the ownership of voting shares, by contract, or otherwise.

- (b) An applicant wishing to defer the payment of a school impact fee shall:
 - (i) Submit a signed and notarized deferred impact fees application and completed lien form signed by all owners of the property subject to the lien concurrent with the building permit application for the building subject to the impact fees. Multiple deferrals can be included on one application as long as the building permit applications are located within the same development and the applicant pays a separate administrative fee as required below for each single-family dwelling unit whether detached or attached;
 - (ii) Submit a signed and notarized certification that the applicant has requested deferral of impact fees for no more than a total of 20 building permits in the calendar year within unincorporated Snohomish County; and
 - (iii) Pay a non-refundable \$250.00 administration fee for each deferred impact fee application.
- (c) The lien shall:
 - (i) Be in a form approved and provided by the county;
 - (ii) Include the legal description, property tax account number, and address for each lot or unit the lien will encumber and identify the type and amount of the deferred impact fees;
 - (iii) Be binding and subordinate on all successors in title after the recording;
 - (iv) Be junior and subordinate to a first mortgage for the purpose of construction upon the same real property granted to the applicant who applied for the deferral of impact fees, but in no case shall the lien be in less than second place; and
 - (v) Be signed by all owners of the property, with all signatures acknowledged as required for a deed.
- (d) The lien shall be recorded prior to the issuance of the building permit for the building subject to the impact fees.

- (e) Each applicant eligible to defer impact fees shall only be entitled to receive deferrals for no more than a total of 20 building permits in unincorporated Snohomish County during each calendar year.
- (f) The applicant or property owner shall be responsible for the payment of recording fees.
- (g) The deferred impact fees for each single-family dwelling unit whether detached or attached shall be paid in full prior to whichever of the following occurs first:
 - (i) Scheduling final inspection;
 - (ii) Issuance of a certificate of occupancy;
 - (iii) The closing of the first sale of the property occurring after the recording of the lien; or
 - (iv) Eighteen months from the date of building permit issuance.
- (h) If the building for which the deferral of the impact fees is requested will be located within a subdivision or short subdivision, the subdivision or short subdivision shall be recorded prior to recording the lien for impact fees and issuance of the building permit.
- (i) Upon receipt of final payment of all deferred impact fees for a building permit, the county shall execute a release of the deferred impact fee lien. The applicant or property owner is responsible for submitting a lien release application to PDS. The applicant, at their own expense, will be responsible for recording the lien release after all deferred impact fees associated with a lot or unit subject to a lien have been paid.
- (j) Compliance with the requirements of the deferral option shall constitute compliance with subdivision or short subdivision conditions pertaining to the timing of the impact fee payment.
- (k) If deferred impact fees are not paid in accordance with terms authorized by state law and this section, the county may initiate foreclosure proceedings for the unpaid impact fees and all costs associated with the collection of the unpaid impact fees.
- (l) A request to defer school impact fees under this section may be combined in one application with a request to defer park and recreation impact fees under SCC [30.66A.020\(4\)](#) and road system impact fees under SCC [30.66B.340\(5\)](#).

(3) Districts eligible to receive school impact fees collected by the county shall establish an interest-bearing account separate from all other district accounts. The county shall deposit school impact fees in the appropriate district account within 10 days after receipt, and shall provide the receiving district with a notice of deposit.

(4) Each district shall institute a procedure for the disposition of impact fees and providing for annual reporting to the county that demonstrates compliance with the requirements of RCW [82.02.070](#), and other applicable laws. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 16-060, Aug. 24, 2016, Eff date Sept. 12, 2016).

30.66C.210 Use of funds.

(1) School impact fees may be used by the district only for capital facilities that are reasonably related to the development for which they were assessed and may be expended only in conformance with the district's adopted capital facilities plan.

(2) In the event that bonds or similar debt instruments are issued for the advance provision of capital facilities for which school impact fees may be expended, and where consistent with the provisions of the bond covenants and state law, school impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the capital facilities provided are consistent with the requirements of this title.

(3) The responsibility for assuring that school impact fees are used for authorized purposes rests with the district receiving the school impact fees. All interest earned on a school impact fee account must be retained in the account and expended for the purpose or purposes for which the school impact fees were imposed, subject to the provisions of SCC [30.66C.220](#) below.

(4) Each district shall provide the county an annual report showing the source and the amount of school impact fees received by the school district and the capital facilities financed in whole or in part with those school impact fees. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.220 Refunds.

(1) School impact fees not spent or encumbered within the time limits established in chapter [82.02](#) RCW shall be refunded pursuant to RCW [82.02.080\(1\)](#). For purposes of this chapter, "encumbered" means school impact fees identified by the district to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

(2) When the county seeks to terminate any or all impact fee requirements under this section, all unexpended or unencumbered funds, including interest earned, shall be refunded in accordance with RCW [82.02.080\(2\)](#).

(3) Refunds provided for under this section shall be paid only upon submission of a proper claim pursuant to county claim procedures. Such claims must be submitted within one year of the date the right to claim the refund arises, or the date that notice is given, whichever is later. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 12-018, May 2, 2012, Eff date May 21, 2012; Amended by Ord. 18-012, Mar. 14, 2018, Eff date Mar. 29, 2018).

30.66C.230 Reimbursement for county administrative costs, legal expenses, and refund payments.

Each participating school district shall enter into an agreement with the county for reimbursement of the actual administrative costs of assessing, collecting and handling fees for the district, any legal expenses and staff time associated with defense of this chapter against district-specific challenges, and payment of any refunds provided under SCC [30.66C.220](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.300 Administrative adjustment of fee amount.

(1) Within 14 days of acceptance by the county of a building permit application, a developer or school district may appeal to the director for an adjustment to the amount of or an elimination of fees imposed under this chapter by submitting a written explanation of the basis for the appeal. The director may adjust the amount of or eliminate the fee, in consideration of studies

and data submitted by the developer and the affected school district, if one of the following circumstances exists:

- (a) The school impact fee assessment was incorrectly calculated;
- (b) Unusual circumstances exist that demonstrate the school impact fee is unfair as applied to the specific development;
- (c) A credit for in-kind contributions by the developer, as provided for under SCC [30.66C.150](#) above, is warranted;
- (d) Any other credit specified in RCW [82.02.060\(1\)\(b\)](#) is warranted; or
- (e) The school impact fee assessment was improper under RCW [82.02.020](#) or RCW [82.02.050](#) et seq.

(2) To avoid any delay pending resolution of the appeal, school impact fees may be paid under written protest in order to obtain development approval. Such written protest must be submitted at or prior to the time fees are paid, and will relate only to the specific fees identified in the protest. Failure to provide such written protest at the time of fee payment shall be deemed a withdrawal of any appeal to the director.

(3) Failure to file a written protest and to seek a timely appeal to the director shall preclude any appeal of the school impact fee pursuant to SCC [30.66C.310](#).

(4) Refunds approved under this section, or following an administrative appeal as provided in SCC [30.66C.310](#), shall be made to the current property owner at the time the refund is authorized, unless the current property owner releases the county and the school district from any obligation to refund the current property owner.

(5) The developer or the school district may appeal the director's decision as provided in SCC [30.66C.310\(1\)](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.310 Appeals of decisions - procedure.

(1) Any person aggrieved by a decision to impose, impose modifications, or waive an impact fee under this chapter may appeal the decision to the hearing examiner. Where there is an

administrative appeal process for the underlying development approval, appeals of an impact fee under this chapter must be combined with the administrative appeal for the underlying development approval. Where there is no administrative appeal for the permit, then appeal of the impact fee shall proceed as a Type 1 appeal pursuant to chapter [30.71](#) SCC.

(2) The impact fee may be modified or refunded if paid under written protest in accordance with SCC [30.66C.300](#), upon a determination based on the application of the criteria contained in SCC [30.66C.300](#). Appeals shall be limited to application of the impact fee provisions to a specific development. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.320 Arbitration of disputes.

With the consent of the developer and the affected district, a dispute regarding imposition or calculation of a school impact fee may be resolved by arbitration. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

The Snohomish County Code is current through legislation passed November 9, 2021.

Disclaimer: The Clerk of the Council's Office electronically retains the ordinances as passed by Council and subsequently enacted. The Snohomish County Code is updated on the web as new ordinances become effective, and includes new ordinances through 21-093. 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.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[County Website: snohomishcountywa.gov](http://snohomishcountywa.gov)

County Telephone: (425) 388-3494

[Code Publishing Company](#)

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.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[County Website: snohomishcountywa.gov](http://snohomishcountywa.gov)

County Telephone: (425) 388-3494

[Code Publishing Company](#)

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
ARLINGTON SCHOOL DIST NO 16							
SCHOOL 016 CAPITAL PROJECTS		\$6,147,750,366	\$23,990,546	\$0.99640491843	\$6,125,648.70	\$23,904.30	\$6,149,553.00
SCHOOL 016 ENRICHMENT		\$6,147,750,366	\$11,995,273	\$1.49356816647	\$9,182,084.24	\$17,915.76	\$9,200,000.00
Totals for ARLINGTON SCHOOL DIST NO 16				\$2.48997308490	\$15,307,732.94	\$41,820.06	\$15,349,553.00
DARRINGTON SCHOOL DIST NO 330							
SCHOOL 330 CAPITAL PROJECTS		\$477,527,248	\$63,507,263	\$0.58536563240	\$279,528.04	\$37,174.97	\$316,703.01
SCHOOL 330 ENRICHMENT		\$477,527,248	\$31,753,632	\$0.93206146410	\$445,084.75	\$29,596.34	\$474,681.09
Totals for DARRINGTON SCHOOL DIST NO 330				\$1.51742709650	\$724,612.79	\$66,771.31	\$791,384.10
EDMONDS SCHOOL DISTRICT NO 15							
SCHOOL 015 BONDS	\$39,964,464,657				,000.00	\$0.00	\$16,000,000.00
SCHOOL 015 CAPITAL PROJECTS	\$39,964,464,657				,630.00	\$0.00	\$54,133,630.00
SCHOOL 015 ENRICHMENT	\$39,964,464,657				,806.00	\$0.00	\$57,430,806.00
Totals for EDMONDS SCHOOL DISTRICT NO 15					,436.00	\$0.00	\$127,564,436.00
EVERETT SCHOOL DISTRICT NO 2							
SCHOOL 002 BONDS	\$27,539,364,403			\$0.85394500998	\$23,517,102.81	\$0.00	\$23,517,102.81
SCHOOL 002 CAPITAL PROJECTS	\$27,539,364,403			\$0.47261391873	\$13,015,486.93	\$0.00	\$13,015,486.93
SCHOOL 002 ENRICHMENT	\$27,539,364,403		\$1,689	\$1.94631818324	\$53,600,365.69	\$3.29	\$53,600,368.98
Totals for EVERETT SCHOOL DISTRICT NO 2				\$3.27287711195	\$90,132,955.43	\$3.29	\$90,132,958.72

2022

BONDS

0.8539

1.3266

CAP. PROJ.

0.4726

ENRICHMENT

1.9463

3.2729

Canola, Eileen

From: Denise Stiffarm <Denise.Stiffarm@pacificallawgroup.com>
Sent: Thursday, March 17, 2022 12:25 PM
To: Canola, Eileen
Subject: RE: Everett SD Property tax levy rate?

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Eileen. It is acceptable for any district that is using capital levy dollars to fund growth-related projects contained in their impact fee calculation. If they fail to include this rate, they are undercounting the appropriate tax credit. Some districts, for example, only have a capital levy rate if they are using that vehicle to fund school construction (in the absence of a bond). This is occurring more and more as districts choose to fund projects through capital levies given the steep climb to 60% voter approval for bonds.

Note that the capital levy is different from the operations levy rate – which would not be appropriate to include in this portion of the calculation.

Hope that helps explain but happy to discuss in more detail. Thanks.

From: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Sent: Thursday, March 17, 2022 11:47 AM
To: Denise Stiffarm <Denise.Stiffarm@pacificallawgroup.com>
Subject: Fw: Everett SD Property tax levy rate?

Hi Denise,

I don't believe adding the bond and capital projects rate is acceptable - is it not just the capital project rate?

Thanks,

Eileen

From: Booth, Charles P. <CBooth@everettsd.org>
Sent: Thursday, March 17, 2022 9:37 AM
To: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Cc: Denise Stiffarm (denise.stiffarm@pacificallawgroup.com) <denise.stiffarm@pacificallawgroup.com>; Walker, Darcy J. <DWalker@everettsd.org>
Subject: FW: Everett SD Property tax levy rate?

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

Eileen;

Here is what I plan to do in my CFP:

- Add together the rate listed for BONDS (0.8539) and CAPITAL PROJECTS (0.4726), which I calculate at 1.3266.

(See data on the attached sheet.)

Please verify I am doing this correctly.

TAX PAYMENT CREDIT

(((1+ interest rate	2.45	) ^	10	years to pay off bond) - 1] /	[interest rate	
(1 + interest rate	2.45	) ^	10	years to pay off bond] x	0.0013266	Prop
assessed value	\$567,005					



Chuck Booth
Facilities & Planning Specialist
 (he, him, his) ()
 Facilities & Planning
CBooth@EverettSD.org
 Office; (425) 385-4198 Cell: (425) 923-6305

"It is the life of the crystal, the architect of the flake, the fire of the frost, the soul of the sunbeam. This crisp winter air is full of it."

– John Burroughs



ALDERWOOD MIDDLE SCHOOL

COUNTY REVIEW 2ND REVIEW DRAFT – SUBMITTED JULY 7, 2022

2022 - 2027 CAPITAL FACILITIES PLAN



Edmonds
SCHOOL DISTRICT

Each student learning, every day!

CAPITAL FACILITIES PLAN EDMONDS SCHOOL DISTRICT

SCHOOL BOARD MEMBERS

Nancy Katims, President

Director District 5

Deborah Kilgore, Vice President

Director District 4

Carin Chase, Legislative Representative

Director District 1

Gary Noble

Director District 3

Keith Smith

Director District 2

**SUPERINTENDENT
Dr. Gustavo Balderas**

Adopted by Board of Directors, TBD

For information on the Edmonds School District
Capital Facilities Plan, Contact Facilities
Operations at (425) 431-7332.

This document is also available at: www.edmonds.wednet.edu

EDMONDS SCHOOL DISTRICT CAPITAL FACILITIES PLAN TABLE OF CONTENTS

SECTION 1 — INTRODUCTION	1
PURPOSE OF THE CAPITAL FACILITIES PLAN	
OVERVIEW OF EDMONDS SCHOOL DISTRICT	
PLANNING OBJECTIVES	
SECTION 2 — STUDENT ENROLLMENT TRENDS AND PROJECTIONS	3
HISTORIC TRENDS	
FORECAST METHOD	
PROJECTED STUDENT ENROLLMENT 2019-2025	
2038 STUDENT ENROLLMENT PROJECTION	
STUDENT GENERATION RATES	
SECTION 3 — DISTRICT EDUCATIONAL FACILITY STANDARDS	7
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	10
SCHOOLS	
PROGRAM IMPROVEMENTS AND POPULATION GROWTH	
MEASURES OF CAPACITY	
RELOCATABLE CLASSROOM FACILITIES (PORTABLES)	
LAND INVENTORY	
SECTION 5 — PROJECTED FACILITY NEEDS	19
FACILITY NEEDS THROUGH 2038	
SECTION 6 — PLANNED IMPROVEMENTS	19
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 – FLO ANALYTICS REPORTS	
APPENDIX B – DETERMINATION OF NONSIGNIFICANCE	
APPENDIX C – SNOHOMISH COUNTY GENERAL POLICY PLAN	

LIST OF FIGURES

Figure 1 — Enrollment History3
Figure 2 — Comparison of Student Enrollment Projections.....5
Figure 3 — Inventory of School & Facility Locations..... 11

LIST OF TABLES

Table 1 — Comparison of Student Enrollment Projections.....4
Table 2 — Projected Student Enrollment by Grade Span5
Table 3 — Projected Student Enrollment through 20386
Table 4 — Elementary School Capacity Inventory 15
Table 5 — Middle School Capacity Inventory 16
Table 6 — High School Capacity Inventory.....16
Table 7 — Relocatable Classroom Inventory 17
Table 8 — Inventory of Support Facilities..... 17
Table 9 — Inventory of Undeveloped Sites..... 18
Table 10— Inventory of Developed Sites 18
Table 11— Projected Maximum Available Student Capacity 19
Table 12— Construction Projects 20
Table 13— 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 (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-two years (2044). It also meets the planning requirements of the State Growth Management Act (GMA), the County's GMA Comprehensive Plan and County Code (SCC 30.66C). A more detailed schedule and financing program for capital improvements over the next six years, (2022-2027) is also included.

In accordance with 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 OFM population forecasts used in the county's comprehensive plan.
- Inventory of Existing Facilities
- The proposed locations and capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities.

Cities within ESD #15 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 sources of funding from developers. Impact fees are not anticipated during this 2022-2027 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 2022-24 biennium.

Overview of Edmonds School District

The District is the largest school district in the County, and the eleventh largest of Washington's 294 public school systems. The District covers an area of 36 square miles. It currently serves a total student population (headcount, including Kindergarten) of 19,653¹, as of October 2021 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 resource center for grades K-12 home-schooled students, one e-learning program, and one District program for students with severe disabilities. The grade configuration of schools has changed over time in response to the desires of the community, 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-year and approximate twenty-year planning horizons, and to articulate a facility and financing plan to address those needs. This CFP replaces and supersedes the District's 2020 Capital Facilities Plan. The current projections cycle is 2022 to 2027.

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.

¹ Headcount differs from FTE in that the figure reflects total number of students served by District educational programming, while FTE is Full Time Equivalent and adjusts for students who attend part time. Office of the Superintendent of Public Instruction Report No. 1251 H, (December, 2017)

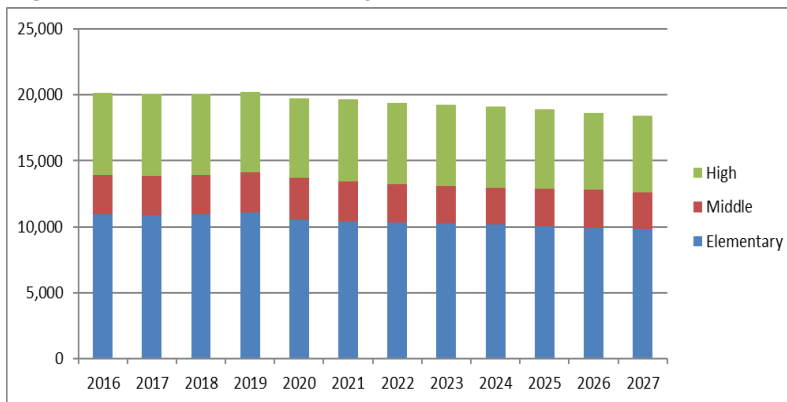
The District monitors proposed new residential growth (e.g. the County Plan update) for impacts and implications to its facility planning and educational programs. The District comments, as needed, on specific proposed new developments, to ensure appropriate provisions for students are factored into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

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. Enrollment declined steadily between 1971 and 1985, reaching its lowest level in 1985 at 16,118 students. Enrollment then increased steadily from 1987 through 1998, staying fairly even until 2002 when it gradually declined until 2012. Since then, enrollment has levelled off at between 19-20,000. Enrollment in October 2022 was 19,407.

Future Forecasts

In previous capital facility plans, one of three forecast methodologies were used: one from Edmonds School District (FloAnalytics)²; a second by a

Table 1 — Comparison of Student Enrollment Projections Edmonds School District 2021-2027							
Source	2021	2022	2023	2024	2025	2026	2027
Actual	19,653	19,407					
OSPI			19,243	19,094	18,885	18,603	18,415
FloAnalytics			21,180	21,353	21,562	21,353	21,562
Ratio Method			19,989	20,542	20,224	19,978	19,989
		Average	20,212	20,224	20,224	19,978	19,989

former consultant to the District (Kendrick) and a third from the Washington State Office of Superintendent of Public Instruction (OSPI). In 2020 the current CFP estimated a growth in enrollment from 20,512 in 2020 to 21,562 in 2025, an increase of 5.1%. For this Capital Facilities Plan, the 2019 FLO Analytics and the OSPI enrollment forecasts have been averaged (Table 1). Table 2 shows the estimated grade level enrollments based on that average.

**Table 2 — Projected Student Enrollment by Grade Span
Edmonds School District 2021-2027**

Grade Span	Actual		Projected					Change 2021- 27	% Change
	2021	2022	2023	2024	2025	2026	2027		
Elementary (K-6)	10,394	10,288	10,772	10,776	10,731	10,618	10,643	249	2.40%
Middle School (7-8)	3,054	2,950	3,003	2,967	3,091	3,118	3,037	-17	-0.56%
High School (9-12)	6,205	6,169	6,436	6,481	6,402	6,243	6,309	104	1.68%
Total	19,653	19,407	20,211	20,224	20,224	19,979	19,989	336	1.71%

² Memorandum: Jerry Oelerich, FLO Analytics, to Stewart Mhyre, January 4, 2019.

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 2021, 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.

Ratio Forecasting Method

The County's population estimate was used for the 2044 long range enrollment estimate, using a Ratio Method, where assumptions are made of what proportion of the official population forecasts will be students.

Past ratio trends (actual enrollments as a percentage of official Census or other records) were used as official data points using OSPI "actual" enrollments, decennial U.S. Census population totals with straight-line ratio projections between those data points. The official ratio trend was downward from 2000 to the present. The ratio of students (OSPI) to actual population (Census) in 2000 was 15.46%. The 2010 ratio was 13.05%; and in 2020 was 11.1%.

Table 3: Student/Population Ratios

	Population	Enrollment	Ratio
2021	176,754	19,653	9.87%
2027	202,610	19,989	9.87%
2028	206,202	20,542	9.96%
2044	263,674	30,323	11.50%

the Urban Growth Area. Applying that ratio to the County's official 2044 population estimate of 263,674, the enrollment estimate for that year is 30,323 (Table 3).

For future planning purposes, the District assumes that the trend will increase from the forecasted 2027 low point (9.9%) to 11.5% by 2044. This would reflect a current County policy of increasing densities in

Deleted: Accordingly

Deleted: reviewed

Deleted: with assumptions being made on what that ratio will be in the future.

Deleted: ¶

Deleted: and increase

Student Generation Rates

Student Generation Rates (SGR's) 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 the Flow Analytics report. The 2018 Kendrick Update (Page 40) reported an estimated SGR of about .32 students for each new home and .14 students per apartment.

Table 4
Enrollment Estimates

Grade Span	2022 Actual	2027 Projected	2044 Projected
	Student Headcount	Student Headcount	Headcount
Elementary (K-6)	10,288	10,643	16,242
Middle School (7-8)	2,950	3,037	4,603
High School (9-12)	6,169	6,309	9,478
Total	19,407	19,989	30,323

The purpose of SGR's 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 at this time. 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

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 which 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 of time 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 both the type of educational program opportunities and grade clustering being offered by the District.

The total curriculum program, including both the basic educational program and local-choice educational programs, is 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-1 is 21.5 students, 24 students for grades 2-6.
- 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, learning assistance programs).
- Current capacity for new elementary schools is based upon a District-wide Educational Specification which assigns a range of approximately 21-27 classrooms for K-6 or K-8 basic educational program 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 25.6 students at grades 7 and 8, and 24.8 for grades 9 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 are able to 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 is used in Section 4 to determine existing and future capacities.

Minimum Levels of Service

Elementary Schools, grades K-6

With a total of 616 classrooms, the District could accommodate 11,075 elementary school children based upon current maximum capacity.

Middle Schools, grades 7-8

With a total of 151 teaching stations, the District could accommodate 3,370 seventh and eighth graders in its K-8 and Middle Schools based on actual maximum capacity.

High Schools, grades 9-12

With a total of 272 teaching stations, the District could accommodate 6,649 high school students based upon actual maximum capacity.

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 locations of the District's developed educational facilities is provided as Figure 3.

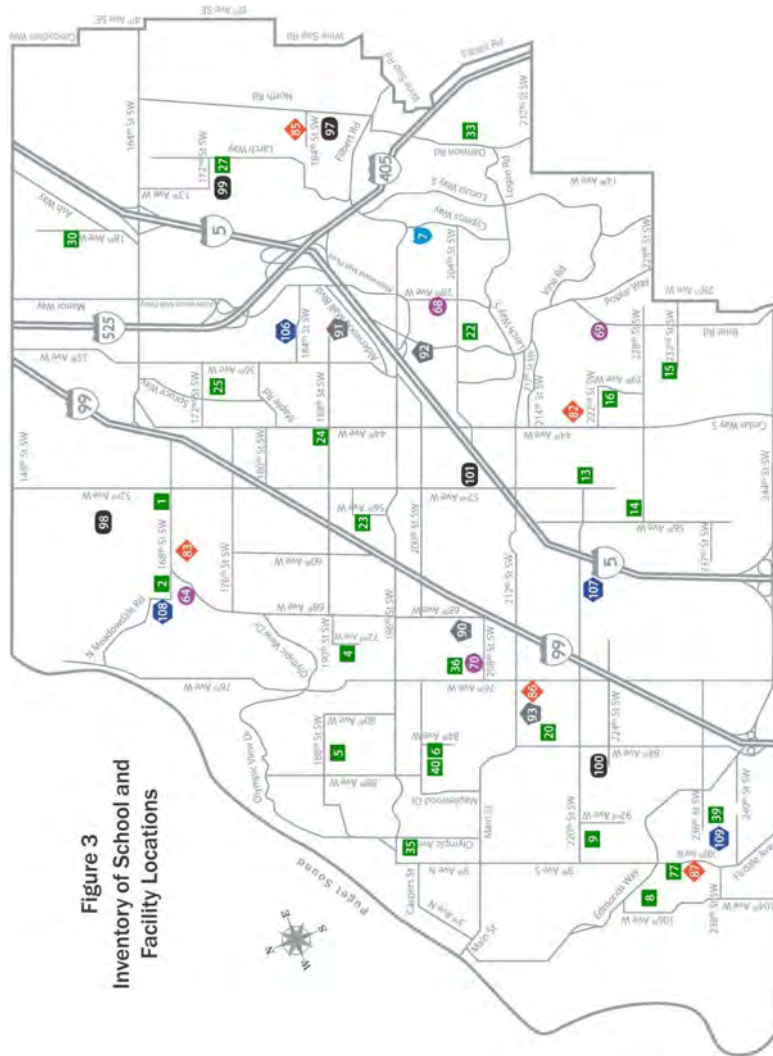
Schools

Edmonds School District currently operates:

- One school serving grade K
- 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 resource center for K-12 home-schooled students;
- One e-learning program;
- One former middle school as reserve facilities for schools being displaced due to construction or remodeling.

Edmonds offers a District program, Maplewood, for severely developmentally and physically challenged students 5 to 21 years of age. Additionally, the District also offers Alderwood Early Childhood Center (AECC) for pre-school children with developmental challenges.

Figure 3 - Inventory of School & Facility Locations



Edmonds School District

	District Support Sites		Middle Schools
90 - ESC - Educational Services Center		64 - Meadowdale Middle	
92 - Warehouse		69 - Briar Terrace Middle	
93 - Stadium		70 - College Place Middle	
101 - New Transportation Maintenance		99 - Alderwood Middle	
	Undeveloped Parcels		High Schools
97 - Site 28		82 - Mountlake Terrace High	
98 - Site 32		83 - Meadowdale High	
100 - Chase Lake Bog		85 - Lynnwood High	
	Developed Parcels	86 - Edmonds-Woodway High	
68 - Alderwood Middle		87 - Scriber Lake High	
106 - Former Lynnwood High School (leased)			Early Childhood
108 - Meadowdale Playfields		7 - Alderwood Early Childhood Center	
109 - Former Woodway Elementary			
		Recently Sold	
		91 - Transportation/Maintenance, sold 2021	
		95 - Esperance, sold 2015	
		96 - Site 29, sold 2017	
		105 - Civic Field, sold 2016	
		107 - Former Melody Hill Elementary, sold 2017	
		110 - Former Evergreen Elementary, sold 2016	
		111 - Former ESC, Educational Services Center, sold 2015	

Program Improvements and Population Growth

Since 2016, the State of Washington employs an all-day kindergarten model. The State has also lowered funded teacher ratios in grades K-3 to 17:1. The District has identified a need to support students who are identified with an IEP (Individual Education Plan), 504, or English language Learners (ELL) by adding additional teaching staff. This change brought about a need for additional space. The District has added 37 relocatable classrooms since 2014. While this is a response to total additional space requirements, the assignment of how and what grade levels will use these remains flexible.

The District has re-evaluated the relationship between classrooms and how buildings have changed and how educational programs have grown to use various spaces differently. 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 opportunity for learning. This process has been on-going 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.

Previously, the District has measured basic education capacity by determining how, on average, rooms are assigned during the day. This assumes that not every room is used every period of the day and that teachers have access to their rooms for at least one preparation period each day. The maximum capacity is then reduced accordingly to determine the basic educational capacity of a school.

A more accurate descriptor, the teaching station, has been recognized at the secondary school level for more than a decade. How and where teaching stations are created is program dependent. Many such educational programs are funded through grants and other financial instruments such as agreements with the Gates Foundation, Title 2A and local grants. This is reflected in Table 6 - *High School Capacity Inventory* where the District.

In this edition of the Capital Facilities Plan, capacity figures have been refined to mirror current educational practice. The teaching station model, previously used for high schools is now extended to the middle schools as well. Capacity for the elementary level will remain with the classroom model for the time being but may recognize the shift to teaching stations in the future, or as result of state funded changes for smaller class sizes.

Measures of Capacity

The OSPI calculates school capacity by dividing 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)³. This method is used by the State as a simple and uniform approach to determining school capacity for purposes of allocating available State Match 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 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.

³WAC 392-343-035 Space Allocation

Table 4 — Elementary School Capacity Inventory

Elementary School	Site Size Acres	Bldg. Area (Sq. Ft.)	Year Built or Last Remodel	Total Class Rooms	Max Student Capacity	90% Program Capacity	Future Capacity Improvements ***	Meets Facility Service Standard
Alderwood	8.9	36,869	1965	20	n/a*	n/a*		
Beverly	9.1	48,020	1988	29	575	518	TBD	
Brier	10.0	43,919	1989	25	456	410		
Cedar Valley	22.1	64,729	2001	25	449	404		*
Cedar Way	9.4	53,819	1993	26	488	439		
Chase Lake	10.3	57,697	2000	25	451	406		*
College Place	9.0	48,180	1968	27	504	454		
Edmonds	8.4	34,726	1966	20	358	322		
Hazelwood	10.3	51,453	1987	28	519	467		
Hilltop	9.8	49,723	1967	29	562	506		
Lynndale	10.0	69,045	2016	26	582	524		*
Lynnwood	8.9	81,405	2018	27	618	556		*
Madrona K-8	26.9	78,930	2018	28	485	437		*
Maplewood K-8	7.4	76,554	2002	27	375	338		*
Martha Lake	10.0	50,753	1993	26	462	416		
Meadowdale	9.1	57,111	2000	25	455	410		*
Mountlake Terrace	8.0	67,379	2018	21	486	437		*
Oak Heights	9.4	49,355	1966	30	528	475	TBD	
Seaview	8.3	49,420	1997	22	396	356		
Sherwood	13.6	43,284	1966	24	526	473		
Spruce	8.9	71,742	1966	28	642	578	184	
Terrace Park	15.3	71,664	2002	33	678	610		*
Westgate	8.1	44,237	1989	25	480	432		
Woodway	13.1	37,291	1962	20	n/a**	n/a**		
New Elementary							550	
Totals	264.3	1,337,305		616	11,075	9,968		
Source: Facilities Operations Department, Edmonds School District, OSPI * 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 as currently planned by District. Funding only available for Oak Heights and Spruce (See Discussion of Six Year Plan and Table 12).								

Table 5 — Middle School Capacity Inventory

Middle School	Site Size (Acres)	Building Area (Sq. Ft.)	Year Built or Last Remodel	Teaching Stations	Max Student Capacity (3)	Program Capacity 83%	Future Capacity Improvements (4)	Meets Facility Service Standard
Alderwood		114,400	2016	38	800	664		*
Brier Terrace	22.7	89,258	1969	38	785	652		
College Place	18.7	87,031	1970	40	765	635	75	
Meadowdale	20.7	102,925	2011	35	750	622		*
Madrona – 7 & 8 (1)					150	125		
Maplewood – 7 & 8 (2)					120	100		
New							900	
Totals	81	393,614		151	3,370	2,798		
Source: Facilities Operations Department, Edmonds School District Notes: (1) Madrona K-8: Grades 7 and 8 (2) Maplewood K-8: Grades 7 and 8 (3) Maximum Capacity equals 90% utilization of total seats. (4) Future improvements are as currently planned by District. Funding is not currently available (See Discussion of Six Year Plan and Table 12.								

Deleted: 18.9

Table 6 — High School Capacity Inventory

High School	Site Size (acres)	Building Area (Sq. Ft.)	Year Built or Last Remodel	Teaching Stations	Maximum Student Capacity	Program Capacity 83%	Meets Facility Service Standard
Edmonds-Woodway	28.5	208,912	1998	64*	1,539	1,277	
Lynnwood	40.5	217,597	2009	64	1,577	1,309	*
Meadowdale	40.0	197,306	1998	59*	1,488	1,235	
Mountlake Terrace	33.2	211,950	1991	64*	1,541	1,279	
Innovative Learning Center (Proposed)	TBD						
Totals	143.9	835,765		251	6,145	5,100	

Deleted: 1.2

Source: Facilities Operations Department, Edmonds School District

***Notes:** Capacity may vary depending on education 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 to be replaced by Innovative Learning Center. Funding is not currently available.

Relocatable Classroom Facilities (Portables)

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

As of September 1, 2022, there are a total of 51 relocatable classrooms to 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.

Deleted: 2019

Deleted: 0

Table 7 — 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	1		1	24
Hazelwood Elementary	1		1	24
Hilltop Elementary	2	1	4	96
Martha Lake	2		2	48
Meadowdale High	2	1	4	96
Oak Heights Elementary	7	1	9	216
Sherwood Elementary	5		5	120
Terrace Park	2		2	48
Westgate Elementary	2	1	4	96
Woodway Elementary	3		3	72
Woodway Campus*	4		2*	48
Totals	39	7	51	1,224

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

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 8.

Table 8 — 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 9.

Table 9 — 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 10 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 10 — 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 2022 school maximum capacity as shown in Tables 4-6. As described above, the District counts relocatable (portable) classrooms (Table 7) in its facilities planning. The figures in Table 11 do not include those temporary capacity figures.

Table 11 Existing and Future Capacity: 2022-2044						
	2022 Enrollment	Surplus/ Deficit	2027 Projected	Surplus/ Deficit	2044 Enrollment	Surplus/ Deficit
Elementary (K-6)	10,288	-320	10,643	-675	16,242	-6,274
Middle School (7-8)	2,950	152	3,037	-239	4,603	-1,805
High School (9-12)	6,169	-1,069	6,309	-1,209	9,478	-4,378
Total	19,407	-1,541	19,989	-2,123	30,323	-12,457

Commented [RS1]: Am showing a deficit but not discussed in future capacity improvements (Page 27-28). OK?

The District does have schools that are in need of rebuilding or remodeling 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

In February 2020, a proposed Bond program did not receive the required super majority vote for Capital Construction funding to complete Spruce Elementary Phase 2, new middle school, new College Place Middle, new Oak Heights Elementary, new Beverly Elementary, new Innovative Learning Center and multi-site renewal & upgrade projects. The additional capacity that would have been provided by these improvements are shown on Tables 4 and 5.

A 2020 Capital / Tech Levy also passed. That Levy totaled \$96M: \$34.87M was facilities related. And in 2021 another Capital Levy passed totaling \$180M (\$70M for Oak Heights, \$45M for Spruce Phase 2 and \$65M for Renewal and Upgrade projects).

Construction Projects - (Six-Year Plan)

Pending future passage of future Construction Bonds and/or Levies, the District could see construction of a number of new sites over the 2022 to 2029 period. The 2020 Enrollment Committee recommended changing grade configurations to relieve overcrowding at the elementary grade level. This approach, if used in the future would require adding significant capacity at both the elementary and middle school grade levels.

The Bond Committee identified \$1.7 Billion in priority facilities needs and recommended a \$600 Million initial construction program. Based on the recommendations of both Committees the District's Board of Directors approved a \$600 Million bond program that would add a new elementary school and a new middle school, replace two existing elementary schools, create an Innovative Learning Center, and upgrade or replace systems at multiple sites.

Deleted: a

Deleted: vy

Deleted: 1

Deleted: 7

Deleted: In 2019, the District worked with its Enrollment Committee and Capital Facilities Bond Committee to evaluate needs and recommend projects to the Board of Directors.

Deleted: These projects are described in Table 12. ¶
In February 2020 this bond measure received 56% voter approval, short of the needed 60%. The Board of Directors will evaluate next steps within the next couple years. ¶
In February 2021, voters approved a Capital Levy funding to complete Spruce Elementary Phase 2 and replace Oak Heights Elementary.

Table 12 — Construction Projects

Proposed Projects	Estimated Completion Date	Student Capacity Change	Estimated Project Cost
Complete Spruce Phase 2 ²	2022	184	\$45,000,000
New Middle School	TBD	900	TBD
New College Place Middle	TBD	75	TBD
New Elementary School	TBD	550	TBD

New Oak Heights Elementary ¹⁻³	2026	TBD	\$70,000,000
New Beverly Elementary ¹⁻³	TBD	TBD	TBD
New Innovative Learning Center	TBD	TBD	TBD
Renewal & Upgrade Projects (Multi-Site)	2020-2026	0	\$65,000,000

1. New replacement school will have a capacity of 550 students.

2. Relocatable classrooms excluded in calculation of existing capacity.

3. Boundary Adjustment will affect capacity change. Precise numbers to be determined.

Table 13 — Capital Construction Finance Detail

	Budget	Local Funds '21 Levy	State Construction Assistance*	Other Property Revenue
Complete Spruce Phase 2	\$45,000,000	\$45,000,000	TBD	TBD
New Middle School	TBD	Future Bond	Not eligible	
New College Place Middle	TBD	Future Bond	TBD	TBD
New Elementary School	TBD	Future Bond	Not eligible	TBD
New Oak Heights Elementary	\$70,000,000	\$70,000,000	TBD	TBD
New Beverly Elementary	TBD	Future Bond	TBD	TBD
New Innovative Learning Center	TBD	Future Bond	Not eligible	TBD
Renewal & Upgrade Projects (Multi-Site)	\$65,000,000	\$65,000,000	Not eligible	TBD

If eventually approved by voters, completion of 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 2027 and to update existing classroom and building space to assist in achieving its total local educational program objectives. The District would adjust attendance boundaries to accommodate the new schools and balance enrollment among schools.

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

Fifty-one relocatable classrooms are currently in use at school sites throughout the District, providing additional capacity for increased enrollment and for 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 on a yearly basis.

Site Acquisition and Improvements

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

Deleted: ¶

SECTION 7 -- CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is secured from a number of sources, with the major source being voter-approved bonds. Other sources may include State matching 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 construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. Voters in the District passed a capital construction bond for \$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 matching funds are generated from a complex formula based on many factors. At the present time, the State provides matching funds on Edmonds School District projects at a rate of 47.02% of *eligible* costs, which are 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 availability of State match funds has not kept pace with enrollment growth, increasing construction costs, or actual square footage constructed per student, matching 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 matching 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 2020 CFP, the District will not seek development impact fees in its updated 2022 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 have the ability to adopt their own 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 the 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, 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
FLO Analytics Reports

Enrollment and Student Generation Rates

(To be provided in Final Documents)

Appendix B
Determination of Nonsignificance

Draft. To be completed prior to Board approval.

**DETERMINATION OF NONSIGNIFICANCE
Edmonds School District Capital Facilities Plan**

DESCRIPTION OF PROPOSAL: This threshold determination pertains to environmental impacts associated with the Edmonds School Board adoption of its Capital Facilities Plan 2022-2027 and its incorporation into the Snohomish County Growth Management Comprehensive Plan pursuant to the requirements of Snohomish County Code 30.66C. Following adoption of the updated Capital Facilities Plan, it is anticipated that it will also be incorporated by reference into the comprehensive plans of the cities of Lynnwood, Edmonds, Mountlake Terrace, Brier, and the Town of Woodway. Adoption of the Capital Facilities Plan does not involve actual construction of schools or other facilities. These will be reviewed in more detail at the time of their proposed construction.

PROPONENT: Edmonds School District No. 15

LOCATION OF PROPOSAL: The Edmonds School District covers an area of approximately 36 square miles and includes the incorporated cities of Edmonds, Brier, Lynnwood, and 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 on the south, Puget Sound on the west, 148th Street Southwest on the north, and Everett and Northshore School Districts on the east.

LEAD AGENCY: Edmonds School District No. 15

The lead agency for this Capital Facilities Plan adoption 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 43.21C.030(2)(c). This determination assumes compliance with State law and 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 on request.

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this plan adoption proposal for 14 days from the date below. Comments may be submitted to the Responsible Official as named below. Board adoption is scheduled for September 8, 2020.

RESPONSIBLE OFFICIAL: Lydia Sellie
POSITION/TITLE: Executive Director of Business & Finance
ADDRESS: Edmonds School District No. 15
20420 – 68th Avenue West
Lynnwood, WA 98036-7400
PHONE: 425-431-7334

PUBLISHED: TBD

There is no agency appeal.

Appendix C

Snohomish County General Policy Plan

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, multifamily/studio or 1-bedroom, and multifamily/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.



ALDERWOOD MIDDLE SCHOOL

COUNTY REVIEW DRAFT – SUBMITTED MAY 26, 2022

2022 - 2027 CAPITAL FACILITIES PLAN



**Edmonds
SCHOOL DISTRICT**

Each student learning, every day!

CAPITAL FACILITIES PLAN EDMONDS SCHOOL DISTRICT

SCHOOL BOARD MEMBERS

Nancy Katims, President

Director District 5

Deborah Kilgore, Vice President

Director District 4

Carin Chase, Legislative Representative

Director District 1

Gary Noble

Director District 3

Keith Smith

Director District 2

**SUPERINTENDENT
Dr. Gustavo Balderas**

Adopted by Board of Directors, TBD

For information on the Edmonds School District
Capital Facilities Plan, Contact Facilities
Operations at (425) 431-7332.

This document is also available at: www.edmonds.wednet.edu

EDMONDS SCHOOL DISTRICT CAPITAL FACILITIES PLAN TABLE OF CONTENTS

SECTION 1 — INTRODUCTION	1
PURPOSE OF THE CAPITAL FACILITIES PLAN	
OVERVIEW OF EDMONDS SCHOOL DISTRICT	
PLANNING OBJECTIVES	
SECTION 2 — STUDENT ENROLLMENT TRENDS AND PROJECTIONS	3
HISTORIC TRENDS	
FORECAST METHOD	
PROJECTED STUDENT ENROLLMENT 2019-2025	
2038 STUDENT ENROLLMENT PROJECTION	
STUDENT GENERATION RATES	
SECTION 3 — DISTRICT EDUCATIONAL FACILITY STANDARDS	7
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	10
SCHOOLS	
PROGRAM IMPROVEMENTS AND POPULATION GROWTH	
MEASURES OF CAPACITY	
RELOCATABLE CLASSROOM FACILITIES (PORTABLES)	
LAND INVENTORY	
SECTION 5 — PROJECTED FACILITY NEEDS	19
FACILITY NEEDS THROUGH 2038	
SECTION 6 — PLANNED IMPROVEMENTS	19
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 – FLO ANALYTICS REPORTS	
APPENDIX B – DETERMINATION OF NONSIGNIFICANCE	
APPENDIX C – SNOHOMISH COUNTY GENERAL POLICY PLAN	

LIST OF FIGURES

Figure 1 — Enrollment History3
Figure 2 — Comparison of Student Enrollment Projections.....5
Figure 3 — Inventory of School & Facility Locations..... 11

LIST OF TABLES

Table 1 — Comparison of Student Enrollment Projections.....4
Table 2 — Projected Student Enrollment by Grade Span5
Table 3 — Projected Student Enrollment through 20386
Table 4 — Elementary School Capacity Inventory 15
Table 5 — Middle School Capacity Inventory 16
Table 6 — High School Capacity Inventory16
Table 7 — Relocatable Classroom Inventory 17
Table 8 — Inventory of Support Facilities..... 17
Table 9 — Inventory of Undeveloped Sites..... 18
Table 10— Inventory of Developed Sites 18
Table 11— Projected Maximum Available Student Capacity 19
Table 12— Construction Projects 20
Table 13— 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 (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-two years (2044). It also meets the planning requirements of the State Growth Management Act (GMA), the County's GMA Comprehensive Plan and County Code (SCC 30.66C). A more detailed schedule and financing program for capital improvements over the next six years, (2022-2027) is also included.

In accordance with the Growth Management Act (GMA), this CFP contains the following elements:

- 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.
- The proposed locations and capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities.

Cities within ESD #15 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 sources of funding from developers. Impact fees are not anticipated during this 2022-2027 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 2022-24 biennium.

Overview of Edmonds School District

The District is the largest school district in the County, and the eleventh largest of Washington's 294 public school systems. The District covers an area of 36 square miles. It currently serves a total student population (headcount, including Kindergarten) of 19,653¹, as of October 2021 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 resource center for grades K-12 home-schooled students, one e-learning program, and one District program for students with severe disabilities. The grade configuration of schools has changed over time in response to the desires of the community, 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-year and approximate twenty-year planning horizons, and to articulate a facility and financing plan to address those needs. This CFP replaces and supersedes the District's 2020 Capital Facilities Plan. The current projections cycle is 2022 to 2027.

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

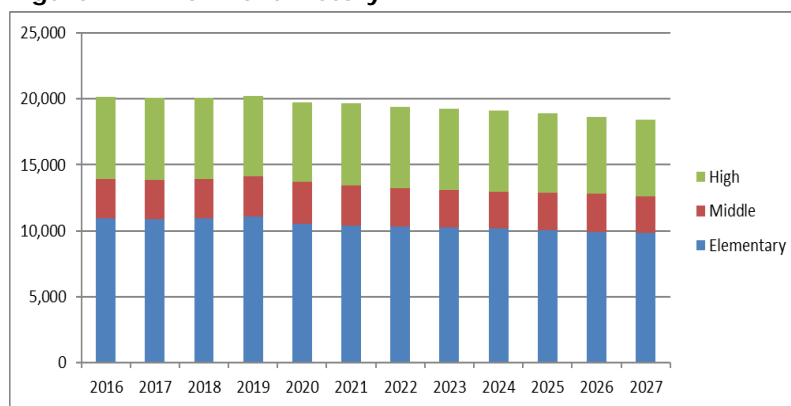
¹ Headcount differs from FTE in that the figure reflects total number of students served by District educational programming, while FTE is Full Time Equivalent and adjusts for students who attend part time. Office of the Superintendent of Public Instruction Report No. 1251 H, (December, 2017)

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.

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. Enrollment declined steadily between 1971 and 1985, reaching its lowest level in 1985 at 16,118 students. Enrollment then increased steadily from 1987 through 1998, staying fairly even until 2002 when it gradually declined until 2012. Since then, enrollment has levelled off at between 19-20,000. Enrollment in October 2021 was 19,653.

Future Forecasts

In previous capital facility plans, one of three forecast methodologies were used: one from Edmonds School District (FloAnalytics)²; a second by a former consultant to the District (Kendrick) and a third from the Washington State Office of Superintendent of Public Instruction (OSPI). In

² Memorandum: Jerry Oelerich, FLO Analytics, to Stewart Mhyre, January 4, 2019.

2020 the current CFP estimated a growth in enrollment from 20,512 in 2020 to 21,562 in 2025, an increase of 5.1%. For this Capital Facilities Plan, the 2019 FLO Analytics and the OSPI enrollment forecasts have been averaged (Table 1). Table 2 shows the estimated grade level enrollments based on that average.

**Table 1 — Comparison of Student Enrollment Projections
Edmonds School District 2021-2027**

Source	2021	2022	2023	2024	2025	2026	2027	% Inc.
Actual	19,653	19,407						
OSPI			19,243	19,094	18,885	18,603	18,415	-4.30%
FloAnalytics			21,180	21,353	21,562	21,353	21,562	1.80%
		Average	20,212	20,224	20,224	19,978	19,989	-1.10%

**Table 2 — Projected Student Enrollment by Grade Span
Edmonds School District 2021-2027**

Grade Span	Actual		Projected					Change 2021-27	% Change
	2021	2022	2023	2024	2025	2026	2027		
Elementary (K-6)	10,394	10,288	10,772	10,776	10,731	10,618	10,643	249	2.39%
Middle School (7-8)	3,054	2,950	3,003	2,967	3,091	3,118	3,037	-17	-0.55%
High School (9-12)	6,205	6,169	6,436	6,481	6,402	6,243	6,309	104	1.67%
Total	19,653	19,407	20,212	20,224	20,224	19,978	19,989	336	1.71%

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 2021, 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.

Accordingly, the County's population estimate was used for the 2044 long range enrollment estimate, using a Ratio Method, where assumptions are made of what proportion of the official population forecasts will be students. Past ratio trends (actual enrollments as a percentage of official Census or other records) were reviewed with assumptions being made on what that ratio will be in the future. The OSPI enrollment count for 2020 was 19,732; the 2020 census population was 177,465. The ratio was 11.2%. The 2010 ratio was 13.05% and Year 2000 was 15.46%.

The ratio trend was downward from 2000 to the present. For future planning purposes, the District assumes that the trend will increase from the forecasted 2027 low point and increase to 11.5% by 2044. This would reflect a current County policy of increasing densities in the Urban Growth Area. Applying that ratio to the County's official 2044 population estimate of 263,674, the enrollment estimate for that year is 30,323 (Table 3).

Table 3 Enrollment Estimates			
Grade Span	2022 Actual Student Headcount (District)	2027 Projected Student Headcount (District)	2044 Projected Student Headcount (District)
Elementary (K-6)	10,288	10,643	16,242
Middle School (7-8)	2,950	3,037	4,603
High School (9-12)	6,169	6,309	9,478
Total	19,407	19,989	30,323

Student Generation Rates

Student Generation Rates (SGR's) 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 the Flow Analytics report. The 2018 Kendrick Update (Page 40) reported an estimated SGR of about .32 students for each new home and .14 students per apartment.

The purpose of SGR's 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 at this time. 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

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 which 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 of time 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 both the type of educational program opportunities and grade clustering being offered by the District.

The total curriculum program, including both the basic educational program and local-choice educational programs, is 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-1 is 21.5 students, 24 students for grades 2-6.
- 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, learning assistance programs).
- Current capacity for new elementary schools is based upon a District-wide Educational Specification which assigns a range of approximately 21-27 classrooms for K-6 or K-8 basic educational program 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 25.6 students at grades 7 and 8, and 24.8 for grades 9 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 are able to 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 is used in Section 4 to determine existing and future capacities.

Minimum Levels of Service

Elementary Schools, grades K-6

With a total of 616 classrooms, the District could accommodate 11,075 elementary school children based upon current maximum capacity.

Middle Schools, grades 7-8

With a total of 151 teaching stations, the District could accommodate 3,370 seventh and eighth graders in its K-8 and Middle Schools based on actual maximum capacity.

High Schools, grades 9-12

With a total of 272 teaching stations, the District could accommodate 6,649 high school students based upon actual maximum capacity.

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 locations of the District's developed educational facilities is provided as Figure 3.

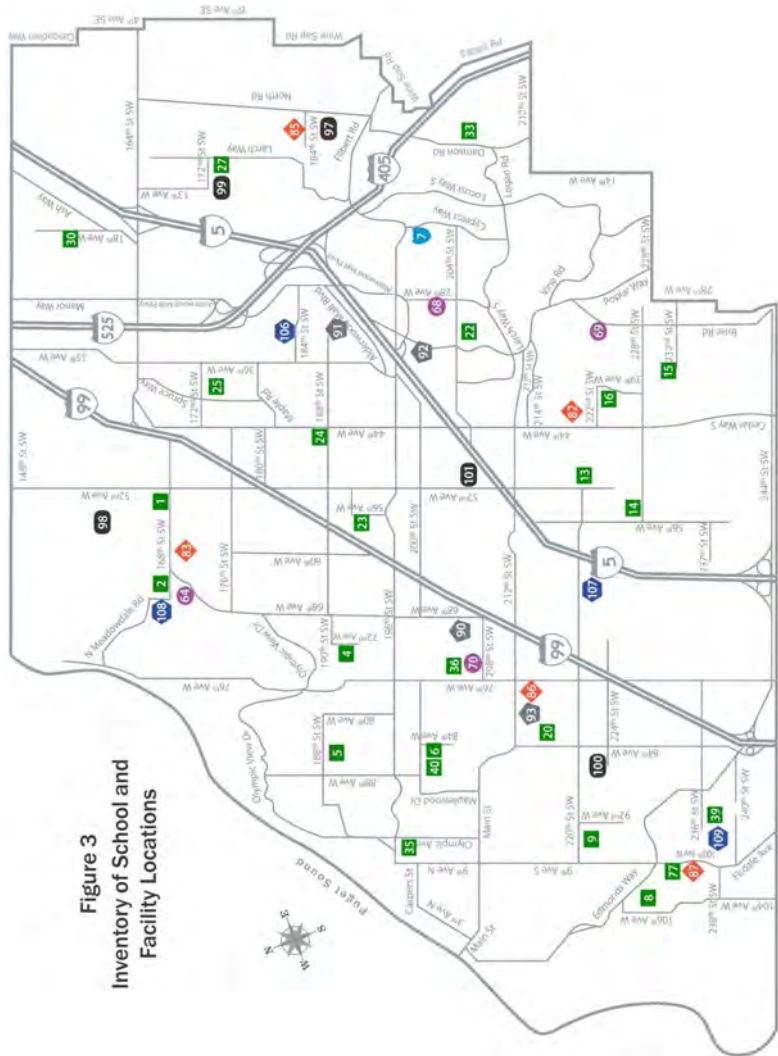
Schools

Edmonds School District currently operates:

- One school serving grade K
- 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 resource center for K-12 home-schooled students;
- One e-learning program;
- One former middle school as reserve facilities for schools being displaced due to construction or remodeling.

Edmonds offers a District program, Maplewood, for severely developmentally and physically challenged students 5 to 21 years of age. Additionally, the District also offers Alderwood Early Childhood Center (AECC) for pre-school children with developmental challenges.

Figure 3 - Inventory of School & Facility Locations



Edmonds School District

	District Support Sites		Middle Schools
90 - ESC - Educational Services Center		64 - Meadowdale Middle	
92 - Warehouse		69 - Briar Terrace Middle	
93 - Stadium		70 - College Place Middle	
101 - New Transportation Maintenance		99 - Alderwood Middle	
	Undeveloped Parcels		High Schools
97 - Site 28		82 - Mountlake Terrace High	
98 - Site 32		83 - Meadowdale High	
100 - Chase Lake Bog		85 - Lynnwood High	
	Developed Parcels	86 - Edmonds-Woodway High	
68 - Alderwood Middle		87 - Scriber Lake High	
106 - Former Lynnwood High School (leased)			Early Childhood
108 - Meadowdale Playfields		7 - Alderwood Early Childhood Center	
109 - Former Woodway Elementary			
		Recently Sold	
		91 - Transportation/Maintenance, sold 2021	
		95 - Esperance, sold 2015	
		96 - Site 29, sold 2017	
		105 - Civic Field, sold 2016	
		107 - Former Melody Hill Elementary, sold 2017	
		110 - Former Evergreen Elementary, sold 2016	
		111 - Former ESC, Educational Services Center, sold 2015	

Program Improvements and Population Growth

Since 2016, the State of Washington employs an all-day kindergarten model. The State has also lowered funded teacher ratios in grades K-3 to 17:1. The District has identified a need to support students who are identified with an IEP (Individual Education Plan), 504, or English language Learners (ELL) by adding additional teaching staff. This change brought about a need for additional space. The District has added 37 relocatable classrooms since 2014. While this is a response to total additional space requirements, the assignment of how and what grade levels will use these remains flexible.

The District has re-evaluated the relationship between classrooms and how buildings have changed and how educational programs have grown to use various spaces differently. 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 opportunity for learning. This process has been on-going 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.

Previously, the District has measured basic education capacity by determining how, on average, rooms are assigned during the day. This assumes that not every room is used every period of the day and that teachers have access to their rooms for at least one preparation period each day. The maximum capacity is then reduced accordingly to determine the basic educational capacity of a school.

A more accurate descriptor, the teaching station, has been recognized at the secondary school level for more than a decade. How and where teaching stations are created is program dependent. Many such educational programs are funded through grants and other financial instruments such as agreements with the Gates Foundation, Title 2A and local grants. This is reflected in Table 6 - *High School Capacity Inventory* where the District.

In this edition of the Capital Facilities Plan, capacity figures have been refined to mirror current educational practice. The teaching station model, previously used for high schools is now extended to the middle schools as well. Capacity for the elementary level will remain with the classroom model for the time being but may recognize the shift to teaching stations in the future, or as result of state funded changes for smaller class sizes.

Measures of Capacity

The OSPI calculates school capacity by dividing 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)³. This method is used by the State as a simple and uniform approach to determining school capacity for purposes of allocating available State Match 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 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.

³WAC 392-343-035 Space Allocation

Table 4 — Elementary School Capacity Inventory

Elementary School	Site Size Acres	Bldg. Area (Sq. Ft.)	Year Built or Last Remodel	Total Class Rooms	Max Student Capacity	90% Program Capacity	Future Capacity Improvements ***	Meets Facility Service Standard
Alderwood	8.9	36,869	1965	20	n/a*	n/a*		
Beverly	9.1	48,020	1988	29	575	518	TBD	
Brier	10.0	43,919	1989	25	456	410		
Cedar Valley	22.1	64,729	2001	25	449	404		
Cedar Way	9.4	53,819	1993	26	488	439		
Chase Lake	10.3	57,697	2000	25	451	406		
College Place	9.0	48,180	1968	27	504	454		
Edmonds	8.4	34,726	1966	20	358	322		
Hazelwood	10.3	51,453	1987	28	519	467		
Hilltop	9.8	49,723	1967	29	562	506		
Lynndale	10.0	69,045	2016	26	582	524		
Lynnwood	8.9	81,405	2018	27	618	556		
Madrona K-8	26.9	78,930	2018	28	485	437		
Maplewood K-8	7.4	76,554	2002	27	375	338		
Martha Lake	10.0	50,753	1993	26	462	416		
Meadowdale	9.1	57,111	2000	25	455	410		
Mountlake Terrace	8.0	67,379	2018	21	486	437		
Oak Heights	9.4	49,355	1966	30	528	475	TBD	
Seaview	8.3	49,420	1997	22	396	356		
Sherwood	13.6	43,284	1966	24	526	473		
Spruce	8.9	71,742	1966	28	642	578	184	
Terrace Park	15.3	71,664	2002	33	678	610		
Westgate	8.1	44,237	1989	25	480	432		
Woodway	13.1	37,291	1962	20	n/a**	n/a**		
New Elementary							550	
Totals	264.3	1,337,305		616	11,075	9,968		
Source: Facilities Operations Department, Edmonds School District, OSPI * 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 as currently planned by District. Funding only available for Oak Heights and Spruce (See Discussion of Six Year Plan and Table 12).								

Table 5 — Middle School Capacity Inventory

Middle School	Site Size (Acres)	Building Area (Sq. Ft.)	Year Built or Last Remodel	Teaching Stations	Max Student Capacity (3)	Program Capacity 83%	Future Capacity Improvements (4)	Meets Facility Service Standard
Alderwood	18.9	114,400	2016	38	800	664		
Brier Terrace	22.7	89,258	1969	38	785	652		
College Place	18.7	87,031	1970	40	765	635	75	
Meadowdale	20.7	102,925	2011	35	750	622		
Madrona – 7 & 8 (1)					150	125		
Maplewood – 7 & 8 (2)					120	100		
New							900	
Totals	81	393,614		151	3,370	2,798		
Source: Facilities Operations Department, Edmonds School District Notes: (1) Madrona K-8: Grades 7 and 8 (2) Maplewood K-8: Grades 7 and 8 (3) Maximum Capacity equals 90% utilization of total seats. (4) Future Improvements are as currently planned by District. Funding is not currently available (See Discussion of Six Year Plan and Table 12.								

Table 6 — High School Capacity Inventory

High School	Site Size (acres)	Building Area (Sq. Ft.)	Year Built or Last Remodel	Teaching Stations	Maximum Student Capacity	Program Capacity 83%	Meets Facility Service Standard
Edmonds-Woodway	28.5	208,912	1998	64*	1,539	1,277	
Lynnwood	40.5	217,597	2009	64	1,577	1,309	
Meadowdale	40.0	197,306	1998	59*	1,488	1,235	
Mountlake Terrace	33.2	211,950	1991	64*	1,541	1,279	
Innovative Learning Center (Proposed)	TBD						
Totals	141.2	835,765		251	6,145	5,100	
Source: Facilities Operations Department, Edmonds School District *Notes: Capacity may vary depending on education 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 to be replaced by Innovative Learning Center. Funding is not currently available.							

Relocatable Classroom Facilities (Portables)

Temporary classrooms provide supplemental housing for students and may be located on a campus for extended periods. They may be used additionally to temporarily house students pending construction of permanent classrooms, or also to provide non-disruptive space for music programs.

As of September 1, 2019, there are a total of 50 relocatable classrooms to help with added enrollment, K-3 class reductions and all-day Kindergarten.

Table 7 — 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	4		4	96
College Place Elementary		1	2	48
Edmonds-Woodway High	1		1	24
Hazelwood Elementary	1		1	24
Hilltop Elementary	1	1	3	72
Martha Lake	2		2	48
Meadowdale High	2	1	4	96
Oak Heights Elementary	7	1	9	216
Sherwood Elementary	6		6	144
Terrace Park	1		1	24
Westgate Elementary	3	1	5	120
Woodway Elementary	3		3	72
Woodway Campus*	4		2*	48
Totals	38	7	50	1,200

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

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 8.

Table 8 — 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 9.

Table 9 — 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 10 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 10 — 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 2022 school maximum capacity as shown in Tables 4-6. As described above, the District counts relocatable (portable) classrooms (Table 7) in its facilities planning. The figures in Table 11 do not include those temporary capacity figures.

Table 11 Existing and Future Capacity: 2022-2044						
	2022 Enrollment	Surplus/ Deficit	2027 Projected	Surplus/ Deficit	2044 Enrollment	Surplus/ Deficit
Elementary (K-6)	10,288	-320	10,643	-675	16,242	-6,274
Middle School (7-8)	2,950	152	3,037	-239	4,603	-1,805
High School (9-12)	6,169	-1,069	6,309	-1,209	9,478	-4,378
Total	19,407	-1,541	19,989	-2,123	30,323	-12,457

Commented [RS1]: Am showing a deficit but not discussed in future capacity improvements (Page 27-28). OK?

The District does have schools that are in need of rebuilding or remodeling 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

In February 2020, a proposed Bond program did not receive the required super majority vote for Capital Construction funding to complete Spruce Elementary Phase 2, new middle school, new College Place Middle, new Oak Heights Elementary, new Beverly Elementary, new Innovative Learning Center and multi-site renewal & upgrade projects. The additional capacity that would have been provided by these improvements are shown on Tables 4 and 5.

The 2020 Capital Construction Bond scope of work is discussed below. The majority of the capital construction would be focused on adding capacity, replacing, modernizing and renovating schools and building mechanical systems. Many of the District's schools will be remodeled or have building systems renovated as funding becomes available.

Construction Projects - (Six-Year Plan)

Pending passage of a future Construction Bond and/or Levy, the District could see construction of a number of new sites over the 2021 to 2027 period. In 2019, the District worked with its Enrollment Committee and Capital Facilities Bond Committee to evaluate needs and recommend projects to the Board of Directors. The Enrollment Committee recommended changing grade configurations to relieve overcrowding at the elementary grade level. This approach would require adding significant capacity at both the elementary and middle school grade levels.

The Bond Committee identified \$1.7 Billion in priority facilities needs and recommended a \$600 Million initial construction program. Based on the recommendations of both Committees the District's Board of Directors approved a \$600 Million bond program that would add a new elementary school and a new middle school, replace two existing elementary schools, create an Innovative Learning Center, and upgrade or replace systems at multiple sites. These projects are described in Table 12.

In February 2020 this bond measure received 56% voter approval, short of the needed 60%. The Board of Directors will evaluate next steps within the next couple years.

In February 2021, voters approved a Capital Levy funding to complete Spruce Elementary Phase 2 and replace Oak Heights Elementary.

Table 12 — Construction Projects

Proposed Projects	Estimated Completion Date	Student Capacity Change	Estimated Project Cost
Complete Spruce Phase 2 ²	2022	184	\$42,200,000
New Middle School	TBD	900	TBD
New College Place Middle	TBD	75	TBD
New Elementary School	TBD	550	TBD
New Oak Heights Elementary ¹⁻³	2026	TBD	\$64,200,000
New Beverly Elementary ¹⁻³	TBD	TBD	TBD
New Innovative Learning Center	TBD	TBD	TBD
Renewal & Upgrade Projects (Multi-Site)	2020-2026	0	TBD

1. New replacement school will have a capacity of 550 students.

2. Relocatable classrooms excluded in calculation of existing capacity.

3. Boundary Adjustment will affect capacity change. Precise numbers to be determined.

Table 13 — Capital Construction Finance Detail

	Budget	Local Funds '20 Bond	State Construction Assistance*	Other Property Revenue
Complete Spruce Phase 2	\$42,200,000	\$42,200,000	TBD	TBD
New Middle School	\$ 130,500,000	\$130,500,000	Not eligible	
New College Place Middle	\$130,500,000	\$130,500,000	TBD	TBD
New Elementary School	\$66,000,000	\$66,000,000	Not eligible	TBD
New Oak Heights Elementary	\$61,600,000	\$61,600,000	TBD	TBD
New Beverly Elementary	\$65,000,000	\$65,000,000	TBD	TBD
New Innovative Learning Center	\$ 47,000,000	\$ 47,000,000	Not eligible	TBD
Renewal & Upgrade Projects (Multi-Site)	\$ 57,200,000	\$ 57,200,000	Not eligible	TBD

*Under the Current School Construction Assistance Program, the Edmonds School District is not eligible for assistance to increase enrollment capacity at the K-8 grade level. The District's only eligibility is for modernization or new-in-lieu replacement of existing square footage.

If eventually approved by voters, completion of 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 2027 and to update existing classroom and building space to assist in achieving its total local educational program objectives. The District would adjust attendance boundaries to accommodate the new schools and balance enrollment among schools.

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

Fifty relocatable classrooms are currently in use at school sites throughout the District, providing additional capacity for increased enrollment and for 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 on a yearly basis.

Site Acquisition and Improvements

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

SECTION 7 -- CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is secured from a number of sources, with the major source being voter-approved bonds. Other sources may include State matching 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 construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. Voters in the District passed a capital construction bond for \$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 matching funds are generated from a complex formula based on many factors. At the present time, the State provides matching funds on Edmonds School District projects at a rate of 47.02% of *eligible* costs, which are 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 availability of State match funds has not kept pace with enrollment growth, increasing construction costs, or actual square footage constructed per student, matching 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 matching 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 2020 CFP, the District will not seek development impact fees in its updated 2022 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 have the ability to adopt their own 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 the 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, 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
FLO Analytics Reports

Enrollment and Student Generation Rates

(To be provided in Final Documents)

Appendix B
Determination of Nonsignificance

Draft. To be completed prior to Board approval.

**DETERMINATION OF NONSIGNIFICANCE
Edmonds School District Capital Facilities Plan**

DESCRIPTION OF PROPOSAL: This threshold determination pertains to environmental impacts associated with the Edmonds School Board adoption of its Capital Facilities Plan 2022-2027 and its incorporation into the Snohomish County Growth Management Comprehensive Plan pursuant to the requirements of Snohomish County Code 30.66C. Following adoption of the updated Capital Facilities Plan, it is anticipated that it will also be incorporated by reference into the comprehensive plans of the cities of Lynnwood, Edmonds, Mountlake Terrace, Brier, and the Town of Woodway. Adoption of the Capital Facilities Plan does not involve actual construction of schools or other facilities. These will be reviewed in more detail at the time of their proposed construction.

PROPONENT: Edmonds School District No. 15

LOCATION OF PROPOSAL: The Edmonds School District covers an area of approximately 36 square miles and includes the incorporated cities of Edmonds, Brier, Lynnwood, and 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 on the south, Puget Sound on the west, 148th Street Southwest on the north, and Everett and Northshore School Districts on the east.

LEAD AGENCY: Edmonds School District No. 15

The lead agency for this Capital Facilities Plan adoption 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 43.21C.030(2)(c). This determination assumes compliance with State law and 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 on request.

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this plan adoption proposal for 14 days from the date below. Comments may be submitted to the Responsible Official as named below. Board adoption is scheduled for September 8, 2020.

RESPONSIBLE OFFICIAL: Lydia Sellie
POSITION/TITLE: Executive Director of Business & Finance
ADDRESS: Edmonds School District No. 15
20420 – 68th Avenue West
Lynnwood, WA 98036-7400
PHONE: 425-431-7334

PUBLISHED: TBD

There is no agency appeal.

Appendix C

Snohomish County General Policy Plan

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, multifamily/studio or 1-bedroom, and multifamily/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.

Snohomish County Planning and Development Services
2022 School District Capital Facilities Plans
PDS Technical Review Committee Comments

[illegible]

Canola, Eileen

From: Booth, Charles P. <CBooth@everettsd.org>
Sent: Thursday, March 17, 2022 9:38 AM
To: Canola, Eileen
Cc: Denise Stiffarm (denise.stiffarm@pacificlawgroup.com); Walker, Darcy J.
Subject: FW: Everett SD Property tax levy rate?
Attachments: 2022 Annual REport - Levy rates.pdf

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

Eileen;

Here is what I plan to do in my CFP:

- Add together the rate listed for BONDS (0.8539) and CAPITAL PROJECTS (0.4726), which I calculate at 1.3266.

(See data on the attached sheet.)

Please verify I am doing this correctly.

TAX PAYMENT CREDIT

(((1+ interest rate	2.45	) ^	10	years to pay off bond) - 1] /	[interest rate	
(1 + interest rate	2.45	) ^	10	years to pay off bond] x	0.0013266	Prop
assessed value	\$567,005					



Chuck Booth
Facilities & Planning Specialist
 (he, him, his) ()
 Facilities & Planning
CBooth@EverettSD.org
 Office; (425) 385-4198 Cell: (425) 923-6305

"It is the life of the crystal, the architect of the flake, the fire of the frost, the soul of the sunbeam. This crisp winter air is full of it."

— John Burroughs

Canola, Eileen

From: Canola, Eileen
Sent: Tuesday, January 11, 2022 6:41 PM
To: Robb Stanton
Cc: Denise Stiffarm; Reid Shockey; Killingstad, David; Toy, Stephen; Slusser, Frank
Subject: RE: Capital facilities plan

Hello Robb,

I have passed along your questions regarding growth projections to Steve and Frank. I will check-in with my management on the discount rate, as this is a more involved process.

For the ADU's my impression is that this housing type would not itself contribute to students as the housing type is not conducive (space wise) to families, and the primary contributor to the student population would be the main residence. But I will look into it further to see how other jurisdictions are handling this issue.

LOS: School districts are responsible for providing their level of service standard in the CFP.

Guidance document: I provided in a previous follow-up email today.

Thank you!

Eileen

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

From: Robb Stanton <robb_stanton@lkstevens.wednet.edu>
Sent: Tuesday, January 11, 2022 12:05 PM
To: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Cc: Denise Stiffarm <Denise.Stiffarm@pacificallawgroup.com>; Reid Shockey <rshockey@shockeyplanning.com>
Subject: Capital facilities plan

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

Hello Eileen. Thanks again for a great meeting. There was great value to us in getting the complete picture of planning in the county.

As we were running long, I didn't want to take everyone else's time, but I had a couple of questions.

Growth projections

- The charts showed deficits in many regional geographies between growth projections and buildable lands capacity. It showed surpluses for Cities and Towns and Urban Unincorporated. I'm wondering if this process will push more growth to these areas as the Metro, Core and HCT areas evaluate how they will address these deficiencies.
- I've heard the development community is concerned about/perhaps disagrees with the buildable lands study. I know that this may just be posturing, but with developers' ability to have the ear of cities and the county, I wonder if this might push development to the other regional geographies.

Other Housing Types

With the development of other housing types to address density, has there been any discussion about separate impact fee calculations and fees, for things like ADUs?

Level of Service

- It looks like it's still up to districts on determining their level of service criteria, correct?
- With greater growth and level of service concerns, now would seem to be the perfect time to revisit the discount rate. 😊 Has there been any discussion at the county level about this? We're not sure how much longer we can meet level of service standards while fees to mitigate the costs of accommodating growth are cut in half. And our local jurisdictions will not change their fees until the county does, so as to remain competitive for developers.

Mitigation Fee Reports

I may have missed an e-mail with the new guidance, so I'll save my questions until I get your follow-up message with the documentation, but I have a couple of questions about this too.

Thanks again for all your work on our behalf. I look forward to working with y'all again this year! Let us know if we can assist you.

Robb Stanton
Executive Director, Operations
Lake Stevens School District
robb_stanton@lkstevens.wednet.edu
425-335-1506

Office Hours M-F:
8:00 to 9:00 am
1:00 to 2:00 pm
4:00 to 5:00 pm

Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Monroe	
	Contact Person	Victor Scarpelli, Exec Director of Support Services	Denise Stiffarm, Pacifica Law Group
	Business Phone	360.804.2570	206.602.1203
	Email-Address	scarpelliv@monroe.wednet.edu	Denise.Stiffarm@pacificallawgroup.com
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues	<u>MSD RESPONSES</u>
Pg 19 Table 10		Proposed Chain Lake Expansion listed in 'Improvements adding Permanent Capacity' for Elementary Schools total cost \$7.75+\$6=13.75, not \$11.75 as listed	<i>Corrected.</i>
Pg 19 Table 10		In the 'Improvements Not Adding Capacity' under Elementary Schools, 'Proposed Chain Lake Elementary Expansion' should be changed to 'Proposed Chain Lake Elementary Modernization' like the other projects listed.	<i>Corrected.</i>
Pg 24 Table 12 Impact Fee Variables		Chain Lake Elementary Expansion total cost of \$13,750,000 not included in Projected Student Capacity for Facility or in Facility Construction. However, it is listed on page 19 Table 10 in Planned Construction adding Permanent Capacity with costs in 2026 and 2027. Page 16 lists Chain Lake under 'Anticipated Future Bond Projects' to add new capacity of 88 students to be completed 2027-28. Table 11 Capacity Analysis for Elementary Schools has a note that 'Anticipated capacity additions at Chain Lake are not included at this time though they may come on line in 2027 or shortly thereafter.' Consider removing reference to Chain Lake expansion or add it consistently to reference tables and impact fee calculations.	<i>The District feels it important to include the references to the Chain Lake ES expansion/modernization as stated in the draft CFP. As clearly noted on page 16, the CLES project is anticipated to be completed by or soon after the 27-28 school year. Future funding and related actions will provide more certainty and will be noted in updates to the CFP. However inclusion in the CFP now, with caveats appropriately noted, provide transparency in the District's planning without affecting the school impact fee. No change made.</i>

Pg 20, Table 11		High School enrollment for 2027 does not match number in Appendix A-1, surplus will need to be recalculated	<i>We disagree. Appendix A-1 notes HS enrollment in 2027 at 1,608, which is consistent with that noted on page 20, Table 11. Please identify for us specifically where you find an inconsistency.</i>										
Pg 24, Table 12		High school total facility square footage is incorrect (245,122 = 7,560 = 252,682 not 255,862)	<i>Corrected.</i>										
Pg 25		Table 13 – is the fee of \$2112 supposed to be applied to MF 2+ BR as indicated in page D-5? If so it is listed in MF one BR not in the MF 2+ BR.	<i>Yes, this should be MF2+ - corrected.</i>										
Pg 25		Footnote should refer to Table 13, not Table 10	<i>Corrected.</i>										
Pg 25		Would the proposed impact fee for Multi-family also include Townhomes? The County impact fee table has a separate category for Townhomes. Historically, the County has applied the MF+2 impact fee to the Townhome column : <small>Table 30.66C.100(1) School Impact Mitigation Fees</small> <table><tr><td>SCHOOL DISTRICT</td><td>SINGLE FAMILY per dwelling unit</td><td>MULTI-FAMILY 1-BEDROOM per dwelling unit</td><td>MULTI-FAMILY 2+ BEDROOMS per dwelling unit</td><td>DUPLEXES AND TOWNHOMES per dwelling unit</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	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						<i>Yes, the MF2+ fee includes townhomes; the District does not separately calculate a fee for townhomes.</i>
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									
D-2 and D-4		School Construction Cost for Elementary Facility Cost does not include Chain Lake Elementary Expansion of \$13,750,000 listed on pg 19. If that is included facility cost should be \$25,678,954, Facility Size should add 88 for a total of 264 and Bldg Cost/Student should be \$97,269 with Cost/SFDU and Cost/MFDU updated.	<i>See note above and text of CFP. The District is not including the costs of CLES in the impact fee formula given that the timing of completion of construction is still unknown and may not be within the six year planning period. No change.</i>										

Snohomish County Planning and Development Services
 2022 School District Capital Facilities Plans
 PDS Technical Review Committee Comments

Contact Information	School District	Northshore	
	Contact Person	Dawn Mark – Director of Facilities Planning & Enrollment	Denise Stiffarm – Pacifica Law Group
	Business Phone	425-408-7826	206-602-1203
	Email-Address	dmark@nsd.org	Denise.stiffarm@pacificallawgroup.com
Review Note for Page No.	School District Sign-Off	Suggested Correction(s)/Potential Issues	<u>NSD RESPONSE TO COMMENTS</u>
Pg 4 District Map	<i>See Response</i>	#75 Innovation Lab High School not on map. #77 on map matches location of school at 2020 224th St SE just East of 405 and north of 228th. #77 (depicted with Choice School symbol) on map is not listed. Possible that 75 on the map and 77 on the building list are the same and should be corrected to match as the same number.	<i>Updated</i>
Pg 6	<i>See Response</i>	"The King-Snohomish County line divides NSD such that roughly two-thirds of the District's population is in King County and one-third in Snohomish County (23,927)." It's not clear what this number refers to since total population residing in the Snohomish County portion of the District was 63,086 according to the 2020 Census.	<i>The 23,927 is a reference to total District headcount student enrollment. The figure is removed from the updated draft and the text is updated to reflect total district population within each county.</i>
Pg 9, table 2.1	<i>See Response</i>	Total for 22/23 is 22,553 (not 22,253)	<i>Corrected (doesn't affect other sections)</i>
Pg 10, Table 2.2	<i>See Response</i>	Data in this table does not match data in Table 2.1. Off by one in several places.	<i>Corrected</i>
Pg 10, Table 2.2	<i>See Response</i>	The six-year planning period of this CFP is from the 2022/2023 school year to the 2027/2028 school year, why is October 2026 data in this table?	<i>October 2026 was used in the draft as a midpoint for this demonstrative table (a table that the District voluntarily includes). Nonetheless, the District has updated to reflect 2027.</i>
Pg 10, Table 2.3	<i>See Response</i>	2027 total should be 24,881 (11,319+5,914+7,648=24,881) not 24,901	<i>Corrected</i>

Pg 17, Table 4.2	<i>See Response</i>	Maywood Hills Total Instructional capacity is incorrect (should be $400+216=616$)	<i>Corrected</i>
Pg 17, Table 4.2	<i>See Response</i>	High School Instructional Portable % of Total Capacity is incorrect ($156/6,621 = 2.4\%$ not 11.6%)	<i>Corrected</i>
Pg 17, Table 4.2	<i>See Response</i>	K12 Total Instructional Portable % of Total Capacity is incorrect ($3,124/24,135=12.94\%$ not 14.12%)	<i>Corrected</i>
Pg 25 Table 5.3	<i>See Response</i>	Permanent Capacity over/(short) and Total Capacity with Portables over/(short) for 2026-27 and 2027-28 needs to be corrected by 338 due to computation error of added permanent capacity in 2025-26. 2026-27 total permanent capacity over/short should be = 287 ($237+178-128$) not 625. 2027-28 total permanent capacity over/short should be = 135 ($289+75-229$) not 474	<i>Corrected</i>
Pg 25, Table 5.3	<i>See Response</i>	Given that Northshore has existing shortfalls in capacity at all grade levels, and that impact fees can only be applied to future growth, how is the District assessing what percentage of future capacity needs are specifically growth related and thus can be counted in impact fee calculations?	<i>The District's enrollment projections identify growth at all three grade levels across the six-year planning period. The District uses portable capacity as a part of its capacity solution (see language on page 18). When factoring in these units, plus funded permanent capacity additions and portable additions/relocations, the District is addressing by the 2027-28 school year both existing shortfalls and growth-related capacity needs. As such, the costs for all permanent capacity projects are eligible for inclusion into the impact fee calculations.</i>
Pg 25, Table 6.1	<i>See Response</i>	Total Enrollment Capacity in in New Permanent Facilities for 2025-2026 is incorrect ($264+288+416=968$ not 1,306) this affects the 2026-2027 and 2027-2028 results	<i>We believe that this comment intends to reference Table 5.3 instead of 6.3, with Table 5.3 corrected.</i>
Pg 29, Table 6.1	<i>See Response</i>	Which of these projects will be funded by impact fees?	<i>See existing narrative at bottom of page 31; also, footnote added to Table 6.1</i>
Pg 32	<i>See Response</i>	Why is the District not collecting a MF2+ bedroom impact fee? There is a calculation for one in Appendix B.3 for King County only?	<i>As explained in a 5.12.22 telephone conference with Eileen Canola, the District was able this year to isolate student generation</i>

			<p><i>rates for Townhomes (previously included in the MF figures) and calculate a fee specific to Townhomes based on the Townhome SGR. Snohomish County and the City of Woodinville codes provide for the separate Townhome calculation (King County and other cities require Townhomes to be considered as "multi-family" without differentiation in bedroom count). When the District, for purposes of Snohomish County, isolates just MF2+ units (without Townhomes), the fee formula calculates a fee less than \$0 due to offsetting credits. This is why the recommended fee for MF2+ bedroom for Snohomish County is \$0.</i></p> <p><i>Contrast with the King County multi-family calculation, which by King County Code requires inclusion of all multi-family units regardless of bedroom count <u>and</u> townhome units, and thus a blended MF/TH SGR, and the fee formula provides for a MF fee of \$2,625.</i></p>
Pgs. 33 and pg. 29	<i>See Response</i>	The total expenditures for Inglemoor HS is inconsistent between Table 6.1 and what is listed in pg 33.	<i>Expenditures at the Inglemoor HS project occurred in previous years prior to FY21-22; a footnote has been added at Table 6.1 to explain.</i>
Pg 36, 39, 42	<i>See Response</i>	School construction facility cost of \$109.9M for Elementary, \$42M Middle and \$70M for Senior do not match amounts listed on Page 33 Factors for Impact Fee Calculation for Capacity/Construction Costs which total \$159.9M for Elementary, \$60M for Middle and \$110M for High School.	<i>The District uses only hard construction costs (excluding soft costs) in its impact fee calculations. This is a permissible school district choice and is consistent with how the District has been calculating its impact fees in previously approved CFPs. No change.</i>
Pg 33 and 37	<i>See Response</i>	Average SFR Assessed Value of \$1,405,649 listed as Single Family AAV on Factors for Impact Fee Calculations and used for Impact Fee Calculation	<i>As explained in a 5.12.22 telephone conference with Eileen Canola, and consistent with how the District has calculated school</i>

		<p>Tax Payment Credit Calculation does not match the figure Snohomish County provided: \$766,252 that included the footnote: <i>Northshore School District includes Snohomish County portion only.</i></p> <p>It seems since the proposed impact fees are separated out between Counties then, they should be calculated separately using the information provided specific to the Snohomish County portion.</p>	<p><i>impact fees in Snohomish County in previous years, the District looks to the King County average assessed value figures (from the King County Assessor's Office) given that those figures identify a higher AAV across the District (and thus appropriately credit across the District boundaries). The result is a potentially higher tax credit for Snohomish County properties.</i></p> <p><i>We disagree with the suggestion that the District should the Snohomish County AAV. That would only be required if those figures were higher than the King County AAV figures, meaning that they would generate a higher tax credit for the benefit of the fee payer. The District's use of the higher King County AAV is a discretionary NSD decision and is consistent with all previously adopted CFPs. No change.</i></p>
Pg 33 and 40	<i>See Response</i>	<p>Impact Fee Calculation Tax Payment Credit Calculation for Townhomes uses Average SFR Assessed Value of \$1,405,649 which does not match Snohomish County March 2022 Single Family Unit Average Assessed Value by School District of \$766,252 for Northshore or \$287,840 for Large Multi-Family having 2 or more bedrooms which include parcels with 2 or more units per structure. \$1.4M assessed value for a townhome is very high.</p>	<p><i>As explained in a 5.12.22 telephone conference with Eileen Canola, the District has chosen for purposes of this year's CFP, the first in which it is able to calculate a standalone Townhome impact fee, to use the single family AAV from King County for purposes of the Townhome impact fee calculation.</i></p> <p><i>See discussion above. No change.</i></p>
Pg 40	<i>See Response</i>	<p>Mislabling of the total impact fee – it reads "Single Family Impact Fee" ; however, the calculation is for Townhomes.</p>	<i>Corrected</i>
Pgs 33 and 43/36|Page	<i>See Response</i>	<p>Average MFR Assessed Value of \$464,849 listed as Multi-Family Unit AAV on Factors for Impact Fee Calculations and used for Impact Fee Calculation Tax Payment Credit Calculation does not match</p>	<i>Please see discussion above regarding use of higher King County MF AAV for purposes of appropriate credits across District boundaries.</i>

		Snohomish County March 2022 Multi-Fam Large Unit (2 or more bedrooms) Average Assessed Value by School District of \$287,840 for Northshore	<i>In any case, using the Snohomish County MF Large Unit AAV would not result in a Snohomish County 2+ Bedroom Fee as the fee formula with the isolated MF2+ bedroom SGR calculates a fee less than \$0 due to offsetting credits. No change.</i>

Canola, Eileen

From: Canola, Eileen
Sent: Tuesday, March 29, 2022 12:51 PM
To: finchm@edmonds.wednet.edu
Cc: Chris Carlson (Chris.Carlson@co.snohomish.wa.us)
Subject: Submitting School Capital Facilities Plan to Snohomish County
Attachments: Edmonds SD_2014.pdf; Approved-Addendum2-EdmondsSD.pdf; chapter 30.66C SCC-School Impact Fee Program.pdf

Hello Matt,

To assist with your question if the Edmonds School District is required to submit a revised biennial CFP to the County – I have provided the District's Agreement with the County for the School Impact Fee Program that states the District is to biennially provide the County with a CFP meeting the requirements of Snohomish County Code Chapter 30.66A.

Hope this helps,

Eileen

required by law, collected by the County on behalf of the District.

III. RESPONSIBILITIES OF THE DISTRICT

The District, by and through its officers, officials, employees, agents, and representatives, agrees to:

- A. Biennially provide to the County for review a six-year capital facilities plan (the "Capital Facilities Plan") meeting the requirements of SCC 30.66C.040.
- B. Pay to the County an hourly fee established in Appendix A for the County's required review of the Capital Facilities Plan under SCC 30.66C.050.
- C. Adopt the Capital Facilities Plan prior to the Snohomish County Council's public hearing where the Snohomish County Council considers and

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

Canola, Eileen

From: Canola, Eileen
Sent: Friday, July 1, 2022 4:25 PM
To: Mooseker Karen W.
Cc: Amber Piona (Amber.Piona@co.snohomish.wa.us); Siddons, Matthew
Subject: RE: Mukilteo School District - final draft CFP

Hello Karen,

Thanks again for submitting the 2nd Draft and SEPA documents. Once board-adopted, please send me an electronic copy.

It is noted that the 2nd Draft has revised proposed impacts from the 1st Draft as follows with permanent facility – impact fees calculations for only the elementary school level. There was no change for the temporary facilities cost:

• **Mukilteo SD – 2nd Draft (not Board adopted): Updated proposed impact fees:**

As proposed in 1 st DRAFT	
Single Family	\$1,053
Multi-family (1 BR or less)	\$0
Multi-family (2+ BR)	\$11,374

As proposed in 2 nd DRAFT	
Single Family	\$1,121
Multi-family (1 BR or less)	\$700
Multi-family (2+ bedroom; Townhomes; Duplexes)	\$11,846

Thank you and have a great holiday weekend!

Eileen

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

From: Mooseker Karen W. <MoosekerKW@mukilteo.wednet.edu>
Sent: Monday, June 27, 2022 1:34 PM
To: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Subject: Mukilteo School District - final draft CFP

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

Hi Eileen,

Attached are the responses to the questions as well as a copy of our final draft of our CFP. Our board is scheduled to take action on it at their July 18 meeting. I'll be in touch after that with the requested hard copies.

Thanks

Karen Mooseker
Executive Director, District Support Services
Mukilteo School District
425-356-1239 – desk
moosekerkw@mukilteo.wednet.edu

From: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Sent: Monday, June 6, 2022 1:02 PM
To: Mike Pattison <mpattison@MBAKS.COM>; blewis@asd.wednet.edu; gzeutenhorst@asd.wednet.edu; finchm@edmonds.wednet.edu; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; cbooth@everettsd.org; DWalker@everettsd.org; daleach@lwsd.wednet.edu; Jon Poolman <jpoolman@lwsd.wednet.edu>; robb_stanton@lkstevens.wednet.edu; peggy_king@msvl.k12.wa.us; Hunt, Brenda <huntb@monroe.wednet.edu>; scarpelliv@monroe.wednet.edu; Mooseker Karen W. <MoosekerKW@mukilteo.wednet.edu>; Henderson Shelly A. <HendersonSA@mukilteo.wednet.edu>
Cc: Denise Stiffarm <Denise.Stiffarm@pacificallawgroup.com>; Reid Shockey <rshockey@shockeyplanning.com>; Killingstad, David <david.killingstad@snoco.org>; Moore, Megan <Megan.Moore@co.snohomish.wa.us>; Toy, Stephen <Steve.Toy@co.snohomish.wa.us>; Piona, Amber <Amber.Piona@co.snohomish.wa.us>; Carlson, Chris <Chris.Carlson@co.snohomish.wa.us>
Subject: Next Steps School District CFPs - July briefing for Planning Commission

*** Use caution responding to or opening attachments and links in this email. It is not from Mukilteo SD.***

Good morning,

I wanted to touch base on the next steps for your district's CFP update and propose the July 26th Planning Commission meeting for the briefing on the school CFPs.

Next Steps for school district CFPs:

- Please respond to the comments sent from the Technical Review Committee (TRC) on your District's CFP – use the same comment form to respond to each comments and update your CFP accordingly. Send me (electronically) your **updated final draft CFP by June 30**. (*this is so the TRC can check if the comments were addressed prior to school board adoption*).
- Complete SEPA review prior to school Board adoption of the final draft CFP.
- **School Board Adoption** of the final draft CFP preferably by **August 18th** and please send me the Board-adopted version for Planning Commission hearing and County Council review.

July 26th briefing to Planning Commission on district's CFPs:

- The Planning Commission briefing for the school district CFPs is being moved ahead a month from August 23rd to **July 26th** – this is to accommodate several code projects and provide ample time for the school CFP briefing and the County's annual CIP briefing (remains on August 23rd). The Planning Commission hearing for the school CFPs remains for September 27th.

Thank you and please let me know if you have any questions.

Eileen

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

Canola, Eileen

From: Canola, Eileen
Sent: Wednesday, March 16, 2022 12:04 PM
To: Mike Pattison; blewis@asd.wednet.edu; gzeutenhorst@asd.wednet.edu; finchm@edmonds.wednet.edu; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; cbooth@everettsd.org; DWalker@everettsd.org; daleach@lwsd.wednet.edu; jpoolman@lwsd.wednet.edu; robb_stanton@lkstevens.wednet.edu; peggy_king@msvl.k12.wa.us; Hunt, Brenda; scarpelliv@monroe.wednet.edu; moosekerkw@mukilteo.wednet.edu; HendersonSA@mukilteo.wednet.edu; pfield@nsd.org; dralph@nsd.org; thall3@nsd.org; Laufmann, Tom; semoore@heery.com; reine.jeffries@sultan.k12.wa.us; Charlie.weaver@sultan.k12.wa.us; mkruse@gfalls.wednet.edu; jmiddleton@gfalls.wednet.edu; tfranke@dsd.k12.wa.us; mboyd@dsd.k12.wa.us; ejamieson@stanwood.wednet.edu; information@index.k12.wa.us; Denise Stiffarm; Reid Shockey; Dawn Mark
Cc: Carlson, Chris; Slusser, Frank; Toy, Stephen; Piona, Amber; Siddons, Matthew
Subject: RE: Bond Levy Rate -Update for school district Capital Facilities Plans

One update:

For the bond levy rate, please use the February 2022 average as the standard --- which based on the Bond Buyer index is **2.45%**. This is because the March average which I cited earlier will not be available until April.

Thank you,

Eileen

From: Canola, Eileen
Sent: Tuesday, March 15, 2022 6:15 PM
To: Mike Pattison <mpattison@mbaks.com>; blewis@asd.wednet.edu; gzeutenhorst@asd.wednet.edu; finchm@edmonds.wednet.edu; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; cbooth@everettsd.org; DWalker@everettsd.org; daleach@lwsd.wednet.edu; jpoolman@lwsd.wednet.edu; robb_stanton@lkstevens.wednet.edu; peggy_king@msvl.k12.wa.us; Hunt, Brenda; scarpelliv@monroe.wednet.edu; moosekerkw@mukilteo.wednet.edu; HendersonSA@mukilteo.wednet.edu; pfield@nsd.org; dralph@nsd.org; thall3@nsd.org; Laufmann, Tom; semoore@heery.com; reine.jeffries@sultan.k12.wa.us; Charlie.weaver@sultan.k12.wa.us; mkruse@gfalls.wednet.edu; jmiddleton@gfalls.wednet.edu; tfranke@dsd.k12.wa.us; mboyd@dsd.k12.wa.us; ejamieson@stanwood.wednet.edu; information@index.k12.wa.us; Denise Stiffarm <Denise.Stiffarm@pacificallawgroup.com>; Reid Shockey <rshockey@shockeyplanning.com>; Dawn Mark <dmark@nsd.org>
Cc: Carlson, Chris <Chris.Carlson@co.snohomish.wa.us>; Slusser, Frank <frank.slusser@co.snohomish.wa.us>; Toy, Stephen <Steve.Toy@co.snohomish.wa.us>; Piona, Amber <Amber.Piona@co.snohomish.wa.us>; Siddons, Matthew <Matthew.Siddons@co.snohomish.wa.us>
Subject: RE: Update on County inputs to school district Capital Facilities Plans

Hello all,

Attached are the 2022 average assessed valuations for single family and multifamily units by school district.

The other attachments is supplemental population information from Steve Toy:

Attached is some additional material associated with the 2044 GMA population forecasts by school district information that were sent out earlier this week that the school districts may find helpful. In particular, the first table in the attachment showing the distribution of 2020-2044 population growth by jurisdictions within school districts is something that was requested at the School District CFP Update Kick-Off meeting on January 11th.

Notes:

- The Snohomish County Council adopted [Ord. 22-003](#) on February 23, 2022 (effective March 6, 2022), updating the Countywide Planning Policies (CPPs) to include the 2044 Initial Growth Targets recommended by Snohomish County Tomorrow (SCT). The 2044 Initial Growth Target information in Appendix A and B of the CPPs may be helpful since they were the basis for the school district forecasts.

The updated CPP document can be viewed on the [SCT homepage](#) and clicking on the “Countywide Planning Policies” link in the left margin.

- The webpage for the Snohomish County 2022 Biennial School District CFP update is live and will be updated periodically. <https://snohomishcountywa.gov/4037/Biennial-Update-to-School-Districts-CFPs>
- Thank you to those who have submitted their 2021 Annual Impact fee report – please send it in if you have not.

Please let me know if you have any questions.

Thank you,

Eileen

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

From: Canola, Eileen

Sent: Wednesday, March 9, 2022 4:22 PM

Subject: Update on County inputs to school district Capital Facilities Plans

Good afternoon,

This is to let you know that we have encountered a minor setback in completing the single family and multifamily assessed valuations and anticipate completing this work by early next week. I will send a follow-up email with that information. However, attached is the 2044 GMA Population forecast by school district.

If you have not done so, can you please submit your annual impact fee reports to Chris Carlson (chris.carlson@co.snohomish.wa.us). Hoping to received your 1st CFP drafts by the end of April.

Thank you and please let me know if you have any questions.

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

Canola, Eileen

From: Canola, Eileen
Sent: Monday, June 6, 2022 1:02 PM
To: Mike Pattison; blewis@asd.wednet.edu; gzeutenhorst@asd.wednet.edu; finchm@edmonds.wednet.edu; kandollc@edmonds.wednet.edu; selliel812@edmonds.wednet.edu; cbooth@everettsd.org; DWalker@everettsd.org; daleach@lwsd.wednet.edu; Jon Poolman; robb_stanton@lkstevens.wednet.edu; peggy_king@msvl.k12.wa.us; huntb@monroe.wednet.edu; scarpelliv@monroe.wednet.edu; moosekerkw@mukilteo.wednet.edu; HendersonSA@mukilteo.wednet.edu
Cc: Denise Stiffarm; Reid Shockey; Killingstad, David; Moore, Megan; Toy, Stephen; Piona, Amber; Carlson, Chris
Subject: Next Steps School District CFPs - July briefing for Planning Commission

Good morning,

I wanted to touch base on the next steps for your district's CFP update and propose the July 26th Planning Commission meeting for the briefing on the school CFPs.

Next Steps for school district CFPs:

- Please respond to the comments sent from the Technical Review Committee (TRC) on your District's CFP – use the same comment form to respond to each comments and update your CFP accordingly. Send me (electronically) your **updated final draft CFP by June 30**. (*this is so the TRC can check if the comments were addressed prior to school board adoption*).
- Complete SEPA review prior to school Board adoption of the final draft CFP.
- **School Board Adoption** of the final draft CFP preferably by **August 18th** and please send me the Board-adopted version for Planning Commission hearing and County Council review.

July 26th briefing to Planning Commission on district's CFPs:

- The Planning Commission briefing for the school district CFPs is being moved ahead a month from August 23rd to **July 26th** – this is to accommodate several code projects and provide ample time for the school CFP briefing and the County's annual CIP briefing (remains on August 23rd). The Planning Commission hearing for the school CFPs remains for September 27th.

Thank you and please let me know if you have any questions.

Eileen

Eileen Canola, CSBA | Senior Planner
Snohomish County Planning & Development Services
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2253 | eileen.canola@snoco.org

From: [Toy, Stephen](#)
To: [Reid Shockey](#)
Cc: [Brenda Elder](#); Kvarnell@shockeyplanning.com; [Canola, Eileen](#)
Subject: RE: Census Data Edmonds School District
Date: Friday, October 29, 2021 1:23:10 PM
Attachments: [wa_2020_pl94171_block_doc.pdf](#)

FYI, attached is the data dictionary for the shapefile.

From: Toy, Stephen
Sent: Friday, October 29, 2021 1:18 PM
To: 'Reid Shockey' <rshockey@shockeyplanning.com>
Cc: Brenda Elder <belder@shockeyplanning.com>; Kvarnell@shockeyplanning.com; Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Subject: RE: Census Data Edmonds School District

Hi Reid - The Washington State Office of Financial Management (OFM) is doing a great job of getting the 2020 Census data onto their website for others to use:

[2020 Census data releases | Office of Financial Management \(wa.gov\)](#)

Click on the Redistricting Data (Public Law 94-171) link for a list of the Census files available to download from their website. You'll see that they are conveniently arranged and easy to use. Block-level results are included on this list. As a shortcut, I've extracted the block-level 2020 Census results just for blocks within the Edmonds School District into a shapefile (attached) if you wanted to work with it in GIS. Otherwise, you can read the "block20_SnohCnty_pl94171_EdmondsSD.dbf" file into Excel and work with it that way.

Let me know if you have additional questions or need any clarifications.

Stephen Toy | *Principal Demographer*
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-388-3311, x2361 | steve.toy@snoco.org

NOTICE: All emails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Friday, October 29, 2021 7:48 AM
To: Toy, Stephen <Steve.Toy@co.snohomish.wa.us>; Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Cc: Brenda Elder <belder@shockeyplanning.com>; Kvarnell@shockeyplanning.com
Subject: Census Data Edmonds School District

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

attachments.

Good morning Stephen and Eileen,

Do you have the Census data broken down into census blocks or some other increment. I'm doing some preliminary CFP work for Edmonds School District and it would be helpful. I'm also checking with OFM.

Thanks.

Reid

***Reid H. Shockey, AICP
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201***

425.258.9308

425.259.4448 FAX

rshockey@shockeyplanning.com



CELEBRATING 41 YEARS OF EXCELLENCE -- 1980-2021

DISCLAIMER:

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

Canola, Eileen

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Wednesday, March 30, 2022 2:17 PM
To: Canola, Eileen
Cc: Matthew Finch; Killingstad, David; Mass, Julie
Subject: RE: School CFPs

Follow Up Flag: Follow up
Flag Status: Flagged

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

Thanks for sending me the whole agreement. I appears entirely focused on how impact fees will be collected, if they are, in fact, collected. If you look at Page 8, section IX(A) it provides for the District to notify the County it is amending the agreement. Would seem a written notice that the District for the 2023-2024 biennial period has chosen not to collect impact fees, thus suspending the requirement that an updated CFP be submitted for approval. It doesn't rescind the agreement, just amends it.

My non-attorney view of things. Comments welcome.

Reid

From: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Sent: Wednesday, March 30, 2022 1:57 PM
To: Reid Shockey <rshockey@shockeyplanning.com>
Cc: Matthew Finch <finchm@edmonds.wednet.edu>; Killingstad, David <david.killingstad@snoco.org>; Mass, Julie <Julie.Mass@co.snohomish.wa.us>
Subject: RE: School CFPs

Hello Reid,

Attached in the email is the Agreement between the Edmonds School District and the County. After you get a chance to review it, let me know if you have any questions.

Thank you,

Eileen

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Wednesday, March 30, 2022 1:46 PM
To: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Cc: Matthew Finch <finchm@edmonds.wednet.edu>; Killingstad, David <david.killingstad@snoco.org>
Subject: RE: School CFPs

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

Thanks Eileen. Could I get a copy of the complete agreement? What was it tied to ?

And a strictly hypothetical question for my own education: under the agreement you cite, what is the consequence of not providing an updated CFP?

Thanks again

Reid

From: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Sent: Wednesday, March 30, 2022 1:30 PM
To: Reid Shockey <rshockey@shockeyplanning.com>
Cc: Matthew Finch <finchm@edmonds.wednet.edu>; Killingstad, David <david.killingstad@snoco.org>
Subject: RE: School CFPs

Hello Reid,

The Edmonds school district has entered into an Agreement with Snohomish County for administration of the County's Impact Fee Program. Even though the Edmonds School District may not be collecting impact fees this biennial term – the agreement states the obligation of the district to provide a school CFP consistent with County Code chapter 30.66A

required by law, collected by the County on behalf of the District.

III. RESPONSIBILITIES OF THE DISTRICT

The District, by and through its officers, officials, employees, agents, and representatives, agrees to:

- A. Biennially provide to the County for review a six-year capital facilities plan (the "Capital Facilities Plan") meeting the requirements of SCC 30.66C.040.
- B. Pay to the County an hourly fee established in Appendix A for the County's required review of the Capital Facilities Plan under SCC 30.66C.050.
- C. Adopt the Capital Facilities Plan prior to the Snohomish County Council's public hearing where the Snohomish County Council considers and

Thank you,

Eileen

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Wednesday, March 30, 2022 1:24 PM
To: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Cc: Matthew Finch <finchm@edmonds.wednet.edu>
Subject: School CFPs

Hi Eileen. I'm working with Matt Finch at Edmonds on the update of their CFP. He shared with me that you had indicated that CFPs are required even where a district is not intending to assess impact fees. I'm aware that a district without a 30.66C compliant CFP may be precluded from assessing fees until the next update period (2024), but I'm not aware of any other consequence of not updating the plan during this 2022 period. Could you confirm my understanding ?

Thanks
Reid

Reid H. Shockey, AICP
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201

425.258.9308
425.259.4448 FAX

rshockey@shockeyplanning.com



CELEBRATING 42 YEARS OF EXCELLENCE -- 1980-2022

DISCLAIMER:

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

Canola, Eileen

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Wednesday, May 25, 2022 1:46 PM
To: Canola, Eileen
Subject: Capital facilities

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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

Hi Eileen.

Question: Are school buses "capital facilities"? Can impact fees be used to purchase them? Also, can fees be expended to hire teaching staff? (Sorry. Had to ask)

Edmonds update: I'm meeting with them tomorrow. Will have draft to you shortly. Still, no fees being requested.

Thanks Eileen.

Reid

Reid H. Shockey, AICP
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201

425.258.9308
425.259.4448 FAX

rshockey@shockeyplanning.com



CELEBRATING 42 YEARS OF EXCELLENCE -- 1980-2022

DISCLAIMER:

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under

CFR 2022-27; Index # 1_0103.pdf

applied law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

Canola, Eileen

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Monday, April 18, 2022 8:28 AM
To: Canola, Eileen
Cc: Slusser, Frank
Subject: CFP 2022

Hi Eileen and Frank. Two more questions, please.

1. Impact fees cannot be charged for "existing deficiencies". Two years ago some districts documented new deficiencies. Question: two years later do those new deficiencies become existing deficiencies ? or are the 2020 numbers a base line that can be added to or deducted from in 2022?
2. Do you know which consultants are doing student generation rates? Harry Doyle retired and he was the usual go-to person for those.

Thanks Eileen and Frank.

Reid H. Shockey, AICP
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201

425.258.9308
425.259.4448 FAX

rshockey@shockeyplanning.com



CELEBRATING 42 YEARS OF EXCELLENCE -- 1980-2022

DISCLAIMER:

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

Canola, Eileen

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Wednesday, March 30, 2022 1:46 PM
To: Canola, Eileen
Cc: Matthew Finch; Killingstad, David
Subject: RE: School CFPs

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.
Thanks Eileen. Could I get a copy of the complete agreement? What was it tied to ?

And a strictly hypothetical question for my own education: under the agreement you cite, what is the consequence of not providing an updated CFP?

Thanks again

Reid

From: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Sent: Wednesday, March 30, 2022 1:30 PM
To: Reid Shockey <rshockey@shockeyplanning.com>
Cc: Matthew Finch <finchm@edmonds.wednet.edu>; Killingstad, David <david.killingstad@snoco.org>
Subject: RE: School CFPs

Hello Reid,

The Edmonds school district has entered into an Agreement with Snohomish County for administration of the County's Impact Fee Program. Even though the Edmonds School District may not be collecting impact fees this biennial term – the agreement states the obligation of the district to provide a school CFP consistent with County Code chapter 30.66A

III. RESPONSIBILITIES OF THE DISTRICT

The District, by and through its officers, officials, employees, agents, and representatives, agrees to:

- A. Biennially provide to the County for review a six-year capital facilities plan (the "Capital Facilities Plan") meeting the requirements of SCC 30.66C.040.
- B. Pay to the County an hourly fee established in Appendix A for the County's required review of the Capital Facilities Plan under SCC 30.66C.050.
- C. Adopt the Capital Facilities Plan prior to the Snohomish County Council's public hearing where the Snohomish County Council considers and

Thank you,

Eileen

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Wednesday, March 30, 2022 1:24 PM
To: Canola, Eileen <Eileen.Canola@co.snohomish.wa.us>
Cc: Matthew Finch <finchm@edmonds.wednet.edu>
Subject: School CFPs

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

Hi Eileen. I'm working with Matt Finch at Edmonds on the update of their CFP. He shared with me that you had indicated that CFPs are required even where a district is not intending to assess impact fees. I'm aware that a district without a 30.66C compliant CFP may be precluded from assessing fees until the next update period (2024), but I'm not aware of any other consequence of not updating the plan during this 2022 period. Could you confirm my understanding ?

Thanks
Reid

Reid H. Shockey, AICP
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201

425.258.9308
425.259.4448 FAX

rshockey@shockeyplanning.com



CELEBRATING 42 YEARS OF EXCELLENCE -- 1980-2022

DISCLAIMER:

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

SCHOOL DISTRICT CONTACT LIST

Agency Name	Index #	Fund #	Location	Contact	Phone #	FAX #	e-mail	
School Dist. #2		720	Everett	Jill Stoffell	425-385-4153	425-385-4172	jstoffel@everettsd.org	
				Erin Davis	425-385-4176		edavis@everettsd.org	
				Anna Harnell			anna_harnell@lkstevens.wednet.edu	
School Dist. #4		721	Lk Stevens	Allina Holmquist	425-335-1583	425-335-1549	allina.holmquist@lkstevens.wednet.edu	
School Dist. #6		722	Mukilteo	Josette Fisher	425-356-1236		FisherJA@mukilteo.wednet.edu	
School Dist. #15		723	Edmonds	Chris Cullison	425-431-7063		cullisonc@edmonds.wednet.edu	
				Gwendolen Coulter	360-618-6224		gcoulter@asd.wednet.edu	
School Dist. #16		724	Arlington	Kim Spudich	360-618-6239	360-618-6249	kspudich@asd.wednet.edu	
School Dist. #25		725	Marysville	Donna Foss	360-657-0217	360-651-7313	Donna_Foss@msd25.org	4220 80th St NE Marysville Wa 98270
School Dist. #63		726	Index	Marilyn Ann Kaye	360-793-1330	360-793-2835	marilynannekaye@ncplus.net	
				Brenda Hunt	360- 804-2519	360-804-2529	HuntB@monroe.wednet.edu	
School Dist. #103		727	Monroe	Lori Ostrom		360-804-2529	ostroml@monroe.wednet.edu	
School Dist. #201		728	Snohomish	Tammy Perry	360-563-7244		tammy.perry@sno.wednet.edu	
				Shannon Smythe	360- 563-7246		Shannon.Smythe@sno.wednet.edu	
				Poolman, Jon			jpoolman@lwsd.wednet.edu	
School Dist. #306		729	Lakewood	Centanni, Sara	360-652-4500 x1	360-652-4509		
School Dist. #311			Sultan	Daniel Baller	360-793-9803	360-793-9890	daniel.baller@sultan.k12.wa.us	
School Dist. #330				Myra Lewis	360-436-1323	360-436-2045	mlewis@dsd.k12.wa.us	
				Joan Lindahl			jlindahl@lopez.k12.wa.us	
School Dist. #332			Granite Falls	Marshall Kruse	360-283-4314	360-691-4459	mkruse@gfalls.wednet.edu	
School Dist. #401			Stanwood	Lisa Beckt	360-629 1214	360-629-3612	lbeckt@stanwood.wednet.edu	As of 2/8/22
				Paul Field			pfield@nsd.org	
School Dist. #417		734	Northshore	Kim Darby			kdarby@nsd.org	As of 9/2021

2022 Biennial Update to School District Capital Facilities Plans (CFPs)

Project Summary

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. 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. School districts that wish to collect impact fees must provide a school-board adopted capital facilities plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code.

The County assesses and collects the 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 should pay 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 current impact fee program, school impact fees are due at the time of building permit issuance and must be spent within ten years of collection.

In general, school districts' CFPs are reviewed by the County on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated CFP that meets state and County requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1. Amendments to a school district's CFP constitute amendments to the County's comprehensive plan (Capital Facilities Plan) and County code (SCC 30.63C.100). Only those school districts that submit CFPs to the County for review and adoption are eligible to collect school-related impact fees.

Appendix F of the General Policy Plan contains the specific requirements for the school districts' CFPs. These requirements call for each school CFP to include the following elements:

- Enrollment projections that are consistent with 2044 county population forecasts;
- Inventory of existing sites, facilities, and their capacities;
- Proposed capital improvement projects to address additional demands of growth (existing deficiencies may also be addressed, but cannot be financed



Project Contact

Eileen Canola, *Senior Planner*

Email Eileen Canola

425.262.2253

**Click thumbnail below for
Snohomish County School
Districts Map (PDF)**



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.

Snohomish County is served by fifteen public school districts that are governed by locally elected school boards.


Project Status

Eleven school districts have indicated interest in participating in Snohomish County's school impact fee program and submitted an updated capital facilities plan as a first draft for review by County staff. Copies of the capital facilities plans are available below. The Snohomish County Planning Commission is scheduled to review the districts' final drafts July - September 2022. The target date for County Council review and approval is November 2022. This page will be updated with the final versions that will be considered by the Planning Commission and County Council, please check back.

School District CFPs - First Drafts (May 2022)

- [Arlington School District No. 16](#)
- [Edmonds School District No. 15](#)
- [Everett School District No. 2](#)
- [Lake Stevens School District No. 4](#)
- [Lakewood School District No. 306](#)
- [Marysville School District No. 25](#)
- [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](#)

Project Schedule

Task	Target Time Frame
<div> Enable Google Translate</div>	

Task	Target Time Frame
County Review of Draft School Districts' Capital Facilities Plans	May - July 2022
Individual School Districts complete State Environmental Policy ACT (SEPA) requirements	Check with individual school district
Individual School District Board Adoption of Capital Facilities Plan	June - September 2022 (check with individual school district for specific date)
Snohomish County Planning Commission Briefing	July 26, 2022
Snohomish County Planning Commission Hearing	September 27, 2022
County Council Review	November 2022

Document Links

- [School Mitigation Impact Fee Table in SCC 30.66C.100](#)
- [Snohomish County Code Chapter 30.66C – School Impact Mitigation](#)
- [Appendix F of the General Policy Plan \(GPP\) of the Snohomish County Comprehensive Plan](#)
- [Revised Code of Washington \(RCW\) 36.70A.020 – Comprehensive Plans – Mandatory Elements](#)
- [RCW Chapter 82.02 – General Provisions](#)
- [Annual Reports \(Snohomish County Assessor Annual Reports on Taxes\)](#)
- [Construction Cost Allocation \(OPSI\)](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - release](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - supplementary info](#)
- [2022 Average Assessed Value by School District](#)
- [Snohomish County School Districts Map](#)

School Districts

- [Arlington School District No. 16](#)
- [Darrington School District No. 330](#)
- [Edmonds School District No. 15](#)
- [Everett School District No. 2](#)
- [Granite Falls School District No. 332](#)
- [Index School District No. 63](#)
- [Lake Stevens School District No. 4](#)
- [Lakewood School District No. 306](#)
- [Marysville School District No. 25](#)
- [Monroe School District No. 103](#)

- Mukilteo School District No. 6
- Northshore School District No. 417
- Soothemish School District No. 201
- Stanwood-Camano Island School District No. 401
- Sultan School District No. 311

CPS 2022-2023 School Districts

2022 Biennial Update to School District Capital Facilities Plans (CFPs)

Project Summary

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. 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. School districts that wish to collect impact fees must provide a school-board adopted capital facilities plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code.

The County assesses and collects the 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 should pay 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 current impact fee program, school impact fees are due at the time of building permit issuance and must be spent within ten years of collection.

In general, school districts' CFPs are reviewed by the County on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated CFP that meets state and County requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1. Amendments to a school district's CFP constitute amendments to the County's comprehensive plan (Capital Facilities Plan) and County code (SCC 30.63C.100). Only those school districts that submit CFPs to the County for review and adoption are eligible to collect school-related impact fees.

Appendix F of the General Policy Plan contains the specific requirements for the school districts' CFPs. These requirements call for each school CFP to include the following elements:

- Enrollment projections that are consistent with 2044 county population forecasts;
- Inventory of existing sites, facilities, and their capacities;
- Proposed capital improvement projects to address additional demands of growth (existing deficiencies may also be addressed, but cannot be financed



Project Contact

Eileen Canola, *Senior Planner*

Email Eileen Canola

425.262.2253

**Click thumbnail below for
Snohomish County School
Districts Map (PDF)**



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.

Snohomish County is served by fifteen public school districts that are governed by locally elected school boards.

Project Status

Eleven school districts have indicated interest in participating in Snohomish County's school impact fee program and submitted an updated capital facilities plan (CFP) as a first draft that was reviewed by County staff. School districts produced a 2nd draft of their CFPs that responded to the comments from County staff. Copies of CFP drafts are available below. The Snohomish County Planning Commission is scheduled to review the districts' final drafts July - September 2022. The target date for County Council review and approval is November 2022. This page will be updated with the final, school board-adopted versions that will be considered by the Planning Commission and County Council, please check back.

School District CFPs - Drafts

First Draft - May 2022	Second Draft - July 2022
<u>Arlington School District No. 16</u>	<u>Arlington School District No. 16</u>
<u>Edmonds School District No. 15</u>	<u>Edmonds School District No. 15</u>
<u>Everett School District No. 2</u>	<u>Everett School District No. 2</u>
<u>Lake Stevens School District No. 4</u>	<u>Lake Stevens School District No. 4</u>
<u>Lakewood School District No. 306</u>	<u>Lakewood School District No. 306</u>
<u>Marysville School District No. 25</u>	<u>Marysville School District No. 25</u>
<u>Monroe School District No. 103</u>	<u>Monroe School District No. 103</u>



<u>Mukilteo School District No. 6</u>	<u>Mukilteo School District No. 6</u>
<u>Northshore School District No. 417</u>	<u>Northshore School District No. 417</u>
<u>Snohomish School District No. 201</u>	<u>Snohomish School District No. 201</u>
<u>Sultan School District No. 311</u>	<u>Sultan School District No. 311</u>

Project Schedule

Task	Target Time Frame
County Review of Draft School Districts' Capital Facilities Plans	May - July 2022
Individual School Districts complete State Environmental Policy ACT (SEPA) requirements	Check with individual school district
Individual School District Board Adoption of Capital Facilities Plan	June - September 2022 (check with individual school district for specific date)
Snohomish County Planning Commission Briefing	July 26, 2022
Snohomish County Planning Commission Hearing	September 27, 2022
County Council Review	November 2022

Document Links

- [School Mitigation Impact Fee Table in SCC 30.66C.100](#)
- [Snohomish County Code Chapter 30.66C – School Impact Mitigation](#)
- [Appendix F of the General Policy Plan \(GPP\) of the Snohomish County Comprehensive Plan](#)
- [Revised Code of Washington \(RCW\) 36.70A.020 – Comprehensive Plans – Mandatory Elements](#)
- [RCW Chapter 82.02 – General Provisions](#)
- [Annual Reports \(Snohomish County Assessor Annual Reports on Taxes\)](#)
- [Construction Cost Allocation \(OPSI\)](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - release](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - supplementary info](#)
- [2022 Average Assessed Value by School District](#)
- [Snohomish County School Districts Map](#)

School Districts

- [Arlington School District No. 16](#)

- [Darrington School District No. 330](#)
- [Edmonds School District No. 15](#)
- CFPE [Everett School District No. 2](#)
- [Granite Falls School District No. 332](#)
- [Index School District No. 63](#)
- [Lake Stevens School District No. 4](#)
- [Lakewood School District No. 306](#)
- [Marysville School District No. 25](#)
- [Monroe School District No. 103](#)
- [Mukilteo School District No. 6](#)
- [Northshore School District No. 417](#)
- [Snohomish School District No. 201](#)
- [Stanwood-Camano Island School District No. 401](#)
- [Sultan School District No. 311](#)

2022 Biennial Update to School District Capital Facilities Plans (CFPs)

Project Summary

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. 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. School districts that wish to collect impact fees must provide a school-board adopted capital facilities plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code.

The County assesses and collects the 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 should pay 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 current impact fee program, school impact fees are due at the time of building permit issuance and must be spent within ten years of collection.

In general, school districts' CFPs are reviewed by the County on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated CFP that meets state and County requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1. Amendments to a school district's CFP constitute amendments to the County's comprehensive plan (Capital Facilities Plan) and County code (SCC 30.63C.100). Only those school districts that submit CFPs to the County for review and adoption are eligible to collect school-related impact fees.

Appendix F of the General Policy Plan contains the specific requirements for the school districts' CFPs. These requirements call for each school CFP to include the following elements:

- Enrollment projections that are consistent with 2044 county population forecasts;
- Inventory of existing sites, facilities, and their capacities;
- Proposed capital improvement projects to address additional demands of growth (existing deficiencies may also be addressed, but cannot be financed



Project Contact

Eileen Canola, *Senior Planner*

Email Eileen Canola

425.262.2253

**Click thumbnail below for
Snohomish County School
Districts Map (PDF)**



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.

Snohomish County is served by fifteen public school districts that are governed by locally elected school boards.

Project Status

Eleven school districts have indicated interest in participating in Snohomish County's school impact fee program and submitted an updated capital facilities plan (CFP) as a first draft that was reviewed by County staff. School districts produced a 2nd draft of their CFPs that responded to the comments from County staff. Copies of CFP drafts are available below. The Snohomish County Planning Commission is scheduled to review the districts' final drafts July - September 2022. The target date for County Council review and approval is November 2022. This page will be updated with the final, school board-adopted versions that will be considered by the Planning Commission and County Council, please check back.

School District CFPs - Drafts

First Draft - May 2022	Second Draft - July 2022
<u>Arlington School District No. 16</u>	<u>Arlington School District No. 16</u>
<u>Edmonds School District No. 15</u>	<u>Edmonds School District No. 15</u>
<u>Everett School District No. 2</u>	<u>Everett School District No. 2</u>
<u>Lake Stevens School District No. 4</u>	<u>Lake Stevens School District No. 4</u>
<u>Lakewood School District No. 306</u>	<u>Lakewood School District No. 306</u>
<u>Marysville School District No. 25</u>	<u>Marysville School District No. 25</u>
<u>Monroe School District No. 103</u>	<u>Monroe School District No. 103</u>



Enable Google Translate

<u>Mukilteo School District No. 6</u>	<u>Mukilteo School District No. 6</u>
<u>Northshore School District No. 417</u>	<u>Northshore School District No. 417</u>
<u>Snohomish School District No. 201</u>	<u>Snohomish School District No. 201</u>
<u>Sultan School District No. 311</u>	<u>Sultan School District No. 311</u>

Project Schedule

Task	Target Time Frame
County Review of Draft School Districts' Capital Facilities Plans	May - July 2022
Individual School Districts complete State Environmental Policy ACT (SEPA) requirements	Check with individual school district
Individual School District Board Adoption of Capital Facilities Plan	June - September 2022 (check with individual school district for specific date)
Snohomish County Planning Commission Briefing	July 26, 2022
Snohomish County Planning Commission Hearing	September 27, 2022
County Council Review	November 2022

Document Links

- [School Mitigation Impact Fee Table in SCC 30.66C.100](#)
- [Snohomish County Code Chapter 30.66C – School Impact Mitigation](#)
- [Appendix F of the General Policy Plan \(GPP\) of the Snohomish County Comprehensive Plan](#)
- [Revised Code of Washington \(RCW\) 36.70A.020 – Comprehensive Plans – Mandatory Elements](#)
- [RCW Chapter 82.02 – General Provisions](#)
- [Annual Reports \(Snohomish County Assessor Annual Reports on Taxes\)](#)
- [Construction Cost Allocation \(OPSI\)](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - release](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - supplementary info](#)
- [2022 Average Assessed Value by School District](#)
- [Snohomish County School Districts Map](#)

School Districts

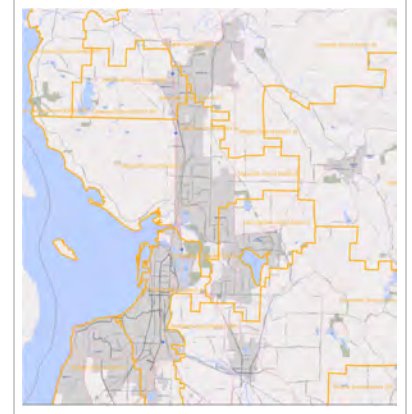
- [Arlington School District No. 16](#)

- [Darrington School District No. 330](#)
- [Edmonds School District No. 15](#)
- CFPE [Everett School District No. 2](#)
- [Granite Falls School District No. 332](#)
- [Index School District No. 63](#)
- [Lake Stevens School District No. 4](#)
- [Lakewood School District No. 306](#)
- [Marysville School District No. 25](#)
- [Monroe School District No. 103](#)
- [Mukilteo School District No. 6](#)
- [Northshore School District No. 417](#)
- [Snohomish School District No. 201](#)
- [Stanwood-Camano Island School District No. 401](#)
- [Sultan School District No. 311](#)

2022 Biennial Update to School District Capital Facilities Plans (CFPs)

Project Summary

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. 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. School districts that wish to collect impact fees must provide a school-board adopted capital facilities plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code.



The County assesses and collects the 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 should pay 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 current impact fee program, school impact fees are due at the time of building permit issuance and must be spent within ten years of collection.

In general, school districts' CFPs are reviewed by the County on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated CFP that meets state and County requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1. Amendments to a school district's CFP constitute amendments to the County's comprehensive plan (Capital Facilities Plan) and County code (SCC 30.63C.100). Only those school districts that submit CFPs to the County for review and adoption are eligible to collect school-related impact fees.

Appendix F of the General Policy Plan contains the specific requirements for the school districts' CFPs. These requirements call for each school CFP to include the following elements:

- Enrollment projections that are consistent with 2044 county population forecasts;
- Inventory of existing sites, facilities, and their capacities;
- Proposed capital improvement projects to address additional demands of growth (existing deficiencies may also be addressed, but cannot be financed

Project Contact

Eileen Canola, *Senior Planner*

[Email Eileen Canola](#)

425.262.2253

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.

CFPP 2022-23 index # 1.0110.pdf

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.

Snohomish County is served by fifteen public school districts that are governed by locally elected school boards.

Project Update

On January 11, 2022, Snohomish County staff met with school districts representatives and building industry representatives to coordinate on this biennial update. In Spring 2022, the districts will provide draft capital facilities plans that will be reviewed by county staff. The Snohomish County Planning Commission is scheduled to review the districts' final drafts in August/September 2022, and the target date for Council review and approval is November 2022, State Environmental Policy Act (SEPA) reviews are to be completed by each district prior to school district Board approval of their Capital Facility Plans.

Project Schedule

Task	Target Time Frame
County Review of Draft School Districts' Capital Facilities Plans	May - July 2022
Individual School Districts complete State Environmental Policy ACT (SEPA) requirements	Check with individual school district
Individual School District Board Adoption of Capital Facilities Plan	June - September 2022 (check with individual school district for specific date)
Snohomish County Planning Commission Briefing	August 23, 2022
Snohomish County Planning Commission Hearing	September 27, 2022

Task	Target Time Frame
------	-------------------

County Council Review GPP 2022-27: Index # 1110.pdf	November 2022
--	---------------

Document Links

- [School Mitigation Impact Fee Table in SCC 30.66C.100](#)
- [Snohomish County Code Chapter 30.66C – School Impact Mitigation](#)
- [Appendix F of the General Policy Plan \(GPP\) of the Snohomish County Comprehensive Plan](#)
- [Revised Code of Washington \(RCW\) 36.70A.020 – Comprehensive Plans – Mandatory Elements](#)
- [RCW Chapter 82.02 – General Provisions](#)
- [Annual Reports \(Snohomish County Assessor Annual Reports on Taxes\)](#)
- [Construction Cost Allocation \(OPSI\)](#)

School Districts

- [Arlington School District No. 16](#)
- [Darrington School District No. 330](#)
- [Edmonds School District No. 15](#)
- [Everett School District No. 2](#)
- [Granite Falls School District No. 332](#)
- [Index School District No. 63](#)
- [Lake Stevens School District No. 4](#)
- [Lakewood School District No. 306](#)
- [Marysville School District No. 25](#)
- [Monroe School District No. 103](#)
- [Mukilteo School District No. 6](#)
- [Northshore School District No. 417](#)
- [Snohomish School District No. 201](#)
- [Stanwood-Camano Island School District No. 401](#)
- [Sultan School District No. 311](#)

Need help?

Click here and start chatting
with us

2022 Biennial Update to School District Capital Facilities Plans (CFPs)

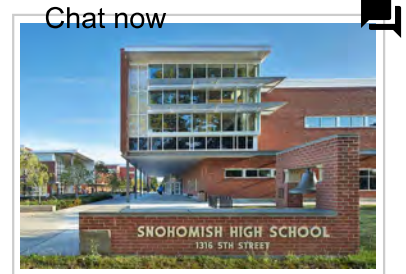
Project Summary

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. 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. School districts that wish to collect impact fees must provide a school-board adopted capital facilities plan (CFP) for review by the County Planning Commission and County Council that fulfills the specifications of state law, the County comprehensive plan, and the County code.

The County assesses and collects the 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 should pay 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 current impact fee program, school impact fees are due at the time of building permit issuance and must be spent within ten years of collection.

In general, school districts' CFPs are reviewed by the County on a biennial basis; they expire two years from the date of adoption by the County Council or when the County Council adopts an updated CFP that meets state and County requirements. A school district's CFP generally expires on December 31, and when adopted by the County Council, the new plan becomes effective on January 1. Amendments to a school district's CFP constitute amendments to the County's comprehensive plan (Capital Facilities Plan) and County code (SCC 30.63C.100). Only those school districts that submit CFPs to the County for review and adoption are eligible to collect school-related impact fees.

Chat now



Project Contact

Eileen Canola, *Senior Planner*

Email Eileen Canola

425.262.2253

**Click thumbnail below for
Snohomish County School
Districts Map (PDF)**



Appendix F of the General Policy Plan contains the specific requirements for the school districts' CFPs. These requirements call for each school CFP to include the following elements:

- Enrollment projections that are consistent with 2044 county population forecasts;
- Inventory of existing sites, facilities, and their capacities;
- 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.

Snohomish County is served by fifteen public school districts that are governed by locally elected school boards.

Project Update

On January 11, 2022, Snohomish County staff met with school districts representatives and building industry representatives to coordinate on this biennial update. In Spring 2022, the districts will provide draft capital facilities plans that will be reviewed by county staff. The Snohomish County Planning Commission is scheduled to review the districts' final drafts in August/September 2022, and the target date for Council review and approval is November 2022. State Environmental Policy Act (SEPA) reviews are to be completed by each district prior to school district Board approval of their Capital Facility Plans.

Project Schedule

Task	Target Time Frame
County Review of Draft School Districts' Capital Facilities Plans	May - July 2022

Need help?

Click here and start chatting with us

Chat now



Task	Target Time Frame
CFP 2022-27: Index # 1.0111.pdf Individual School Districts complete State Environmental Policy ACT (SEPA) requirements	Check with individual school district
Individual School District Board Adoption of Capital Facilities Plan	June - September 2022 (check with individual school district for specific date)
Snohomish County Planning Commission Briefing	August 23, 2022
Snohomish County Planning Commission Hearing	September 27, 2022
County Council Review	November 2022

Need help?

Click here and start chatting with us

Chat now



Document Links

- [School Mitigation Impact Fee Table in SCC 30.66C.100](#)
- [Snohomish County Code Chapter 30.66C – School Impact Mitigation](#)
- [Appendix F of the General Policy Plan \(GPP\) of the Snohomish County Comprehensive Plan](#)
- [Revised Code of Washington \(RCW\) 36.70A.020 – Comprehensive Plans – Mandatory Elements](#)
- [RCW Chapter 82.02 – General Provisions](#)
- [Annual Reports \(Snohomish County Assessor Annual Reports on Taxes\)](#)
- [Construction Cost Allocation \(OPSI\)](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - release](#)
- [2044 Growth Management Act \(GMA\) Population forecast by school district - supplementary info](#)
- [2022 Average Assessed Value by School District](#)
- [Snohomish County School Districts Map](#)

School Districts

- [Arlington School District No. 16](#)
- [Darrington School District No. 330](#)
- [Edmonds School District No. 15](#)
- [Everett School District No. 2](#)
- [Granite Falls School District No. 332](#)
- [Index School District No. 63](#)
- [Lake Stevens School District No. 4](#)
- [Lakewood School District No. 306](#)
- [Marysville School District No. 25](#)
- [Monroe School District No. 103](#)

- [Mukilteo School District No. 6](#)
- CFP 2022-23 Index #
- [Northshore School District No. 417](#)
- [Snohomish School District No. 201](#)
- [Stanwood-Camano Island School District No. 401](#)
- [Sultan School District No. 311](#)

Need help?

Click here and start chatting
with us

Chat now



DESCRIPTION OF PROPOSAL:

1. Adoption of the Everett School District's Six-Year Capital Facilities Plan 2022-2027 by Everett School District No. 2. Board adoption will occur on August 23, 2022.
2. Incorporation of the Everett School District's Capital Facilities Plan 2022-2027 by Snohomish County into the Snohomish County Comprehensive Plan pursuant to the requirements of Snohomish County Ordinance 97-095.
3. Potential adoption of the Everett School District Capital Facilities Plan by the City of Everett and the City of Mill Creek.

PROPONENT: Everett School District No. 2

LOCATION OF PROPOSAL: The Everett School District extends approximately fifteen miles from its northernmost boundary at the Union Slough to 194th Street SE at its southernmost boundary. The average width is a little more than two and a half miles. The District contains an area of approximately 39 square miles. The District includes most of the City of Everett, all but a very small portion of the City of Mill Creek, and portions of unincorporated Snohomish County.

LEAD AGENCY: Everett School District No. 2

The lead agency for this non-project proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination assumes compliance with State law and Snohomish County, City of Everett and City of Mill Creek 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 Everett School District Policy 6890, Section 7.2 Substantive Authority (7.231 to 7.2310).

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: Michael T. Gunn
POSITION/TITLE: Executive Director, Facilities & Operations
ADDRESS: Everett School District No. 2
3900 Broadway
Everett, WA 98201
PHONE: (425) 385-4190

PUBLISHED: The Everett Herald - July 29, 2022

There is no appeal process for this determination.



Michael T. Gunn
Executive Director, Facilities & Operations

(Date) 7/1/2022

**Lake Stevens School District No. 4
Capital Facilities Plan 2022-2027**

DESCRIPTION OF PROPOSAL: The proposed action is the adoption of the Lake Stevens School District No. 4 Capital Facilities Plan, 2022-2027. Board adoption is scheduled to occur on August 10, 2022. This Capital Facilities Plan has been developed in accordance with requirements of the State Growth Management Act and is a non-project proposal. It documents how the Lake Stevens School District utilizes its existing educational facilities given current district enrollment configurations and educational program standards and uses six-year enrollment projections to quantify capital facility needs for years 2022-2027.

PROPONENT: Lake Stevens School District No. 4

LOCATION OF PROPOSAL: Lake Stevens School District No. 4
Snohomish County, Washington

LEAD AGENCY: Lake Stevens School District No. 4

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of an environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

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: Robb Stanton
POSITION/TITLE: Executive Director, Operations
ADDRESS: Lake Stevens School District No. 4
12309 22nd Street NE
Lake Stevens, WA 98258
PHONE: 425-335-1506

SIGNATURE:  _____

PUBLISHED: The Everett Herald – July 14, 2022

There is no administrative agency appeal.

EVERETT SCHOOL DISTRICT NO. 2
ENVIRONMENTAL CHECKLIST
Adoption of
Capital Facilities Plan 2022-2027

Prepared by
SHOCKEY PLANNING GROUP, Inc.
for
Everett School District No. 2

**Adoption of Capital Facilities Plan 2022-2027
Everett School District No. 2**

Proponent

Everett School District No. 2
Michael T. Gunn
Executive Director, Facilities and Operations
3900 Broadway
Everett, Washington 98201
Phone: (425) 385-4190

Project Representative

SHOCKEY PLANNING GROUP, INC.
Reid H. Shockey, AICP
2716 Colby Avenue
Everett, Washington 98201
Phone: (425) 258-9308

July 2022

TABLE OF CONTENTS

A. BACKGROUND.....	2
1. EARTH.....	6
2. AIR.....	7
3. WATER.....	8
4. PLANTS.....	10
5. ANIMALS.....	11
6. ENERGY AND NATURAL RESOURCES.....	12
7. ENVIRONMENTAL HEALTH.....	13
8. LAND AND SHORELINE USE.....	14
9. HOUSING.....	17
10. AESTHETICS.....	18
11. LIGHT AND GLARE.....	18
12. RECREATION.....	19
13. HISTORIC AND CULTURAL PRESERVATION.....	19
14. TRANSPORTATION.....	20
15. PUBLIC SERVICES.....	21
16. UTILITIES.....	22
C. SIGNATURE.....	22

List of Figures

Figure 1 - Map of School Facilities.....	5
--	---

Appendices

Appendix A – Supplemental Sheet for Nonproject Actions
Appendix B – 2022-2027 Capital Facilities Plan
Appendix B-1 – 6 Year Improvement Plan

ENVIRONMENTAL CHECKLIST**A. BACKGROUND**

- 1. Name of proposed project, if applicable:** Adoption of Capital Facilities Plan, 2022-2027
- 2. Name of applicant:** Everett School District No.2
- 3. Address and phone number of applicant and contact person:**

Applicant Contact: Everett School District No.2
Attn: Kim Ames
Facilities & Planning Specialist
Facilities & Planning
3900 Broadway
Everett, WA 98201
Phone: (425) 385-4198
Email: Kames@everettsd.org

Environmental/Permitting Consultant: Shockey Planning Group, Inc.
Attn: Reid H. Shockey, AICP
2716 Colby Avenue
Everett, WA 98201
Phone: (425) 258-9308
Email: rshockey@shockeyplanning.com

SEPA Responsible Official: Michael T. Gunn
Executive Director, Facilities and Planning
Everett School District No. 2
3900 Broadway Ave.
Everett WA 9820
Phone; 425-385-4190
Email: mgunn@everettsd.org

- 4. Date checklist prepared:** July 20, 2022
- 5. Agency requesting checklist:** Lead agency for environmental review and SEPA compliance is Everett School District No. 2.
- 6. Proposed timing or schedule (including phasing, if applicable):**

The Everett School District's Capital Facilities Plan, 2022-2027, is scheduled for adoption by the Everett School Board on August 23, 2022. The adopted Capital Facilities Plan (CFP) will then be forwarded to Snohomish County for adoption by reference in its Comprehensive Plan in Fall 2022. The County Planning Commission is scheduled to adopt all CFPs on September 27. The County Council will adopt the plans in October or November.

Copies of the CFP would also be submitted to the City of Everett and the City of Mill Creek. The District would request that these cities adopt the CFP by reference, as part

of their comprehensive plan. Individual projects listed in the CFP will be subject to site/project-specific permitting and SEPA review by local permit agencies.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Capital Facilities Plan identifies school construction projects to accommodate unhoused students in the Everett School District through 2027. Changes in actual enrollment and in enrollment projections will be used to recalculate facility needs for the next biennial update in 2024, which is also the schedule for the ten-year update of the overall GMA comprehensive plan. As noted above, project-specific environmental review will be undertaken at the time of construction on the identified projects and future projects.

Specific projects identified in the CFP include:

Elementary Schools

- 1) Additional classroom space as part of two new in lieu of modernization projects
 - 14 classrooms with a projected capacity of 308 will be constructed:
 - Jackson ES – 10 classrooms (\$10,852,000)
 - Madison ES – 4 classrooms (\$2,692,000)

- 2) 7 Portable classrooms to provide enough classroom space at individual schools.

Middle Schools

- 3) 8 portable classrooms – new or relocated -- to provide sufficient classroom space while avoiding additional permanent facility construction expenses.

High Schools

- 4) Modified attendance boundaries with purchase or relocation of 6 portables at the affected schools.

See Appendix B-1 of this checklist for the Six Year Plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following reports/information are incorporated by reference into this environmental checklist:

- Snohomish County General Policy Plan
- City of Everett Comprehensive Plan
- City of Mill Creek Comprehensive Plan

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Other properties that will be used for future capital construction projects do not currently have development proposals pending. The District monitors major residential development projects which have potential enrollment impacts and sometimes provides

comment to the permitting agency or with the developer to offset impacts before they occur.

10. List any government approvals or permits that will be needed for your proposal, if known.

Individual proposed projects may require various governmental approvals, and each project would be reviewed at the project-specific level. The District would obtain any of the required approvals.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.).

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts. The principal local guideline for GMA compliance is Appendix F of the County's GMA comprehensive plan. The Cities of Everett and Mill Creek accept Appendix F as the guideline for local adoption of the District's plan.

This Capital Facilities Plan (CFP) is intended to provide the Everett School District (District), Snohomish County, the City of Everett and the City of Mill Creek a description of facilities needed to accommodate projected student enrollment at acceptable levels of service through 2044, with a more detailed schedule and financing program for capital improvements over the next six years (2022-2027).

Environmental review of the CFP is done as a non-project action. Only government agencies can initiate non-project actions. Non-project action analysis gives agencies and the public an opportunity to review planned actions before a project begins and permit applications prepared. Early analysis of environmental impacts helps streamline the permitting process.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Everett School District extends approximately fifteen miles from its northernmost boundary at the Union Slough to 194th Street SE at its southernmost boundary. The average width is a little more than two and a half miles. The District contains an area

CFP 2022-27: Index # 1.0114 .PDF

of approximately 39 square miles. The District includes most of the City of Everett, all but a very small portion of the City of Mill Creek, and portions of unincorporated Snohomish County.

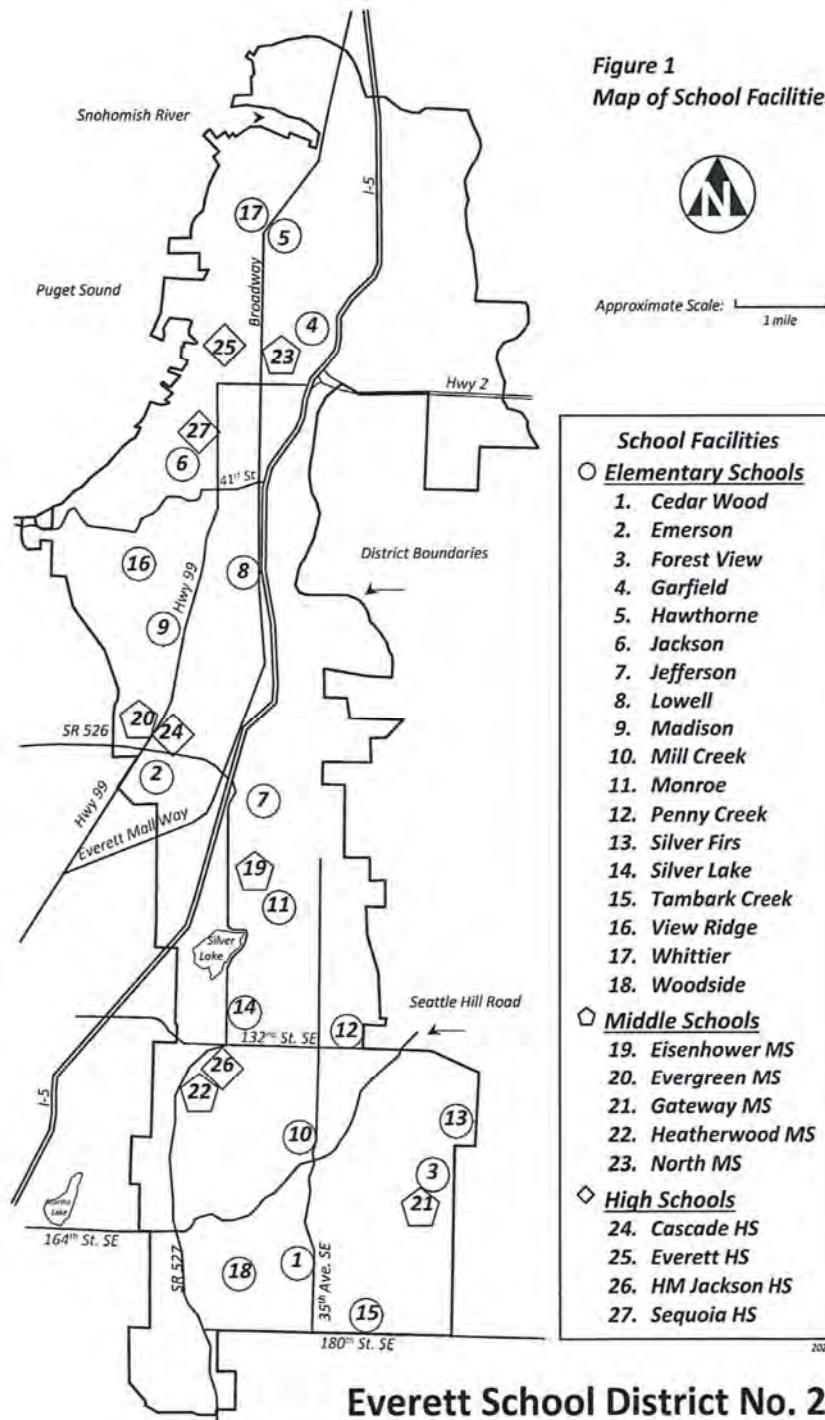


Figure 1 - Map of School Facilities

B. ENVIRONMENTAL ELEMENTS**1. EARTH**

- a. General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other.

The Everett School District is comprised of a variety of topographic features and landforms. Specific topographic and landform characteristics of the sites of proposed individual projects included in the CFP will be described during project-level environmental review. Pending projects included details related to various environmental elements. This information was/will be provided as part of the environmental review for the projects and has or would be reviewed by the permitting agency.

- b. What is the steepest slope on the site (approximate percent slope)?**

Specific slope characteristics at sites of the proposed individual projects included in the CFP have been or will be identified during project-level environmental review.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Specific soil types and their characteristics at the sites of the proposed individual projects included in the CFP have been or will be identified during project-level environmental review. Typically, agricultural areas lie outside Urban Growth Areas.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Specific soil types and properties have been or would be analyzed on the sites of the proposed individual projects included in the CFP, at the time of project-level environmental review. Any limitations or necessary mitigation will be identified during project-level environmental review.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Individual projects included in the CFP have been or will be subject to Everett, Mill Creek or County project approval and environmental review at the time of permit application. Proposed grading activities as well as quantity, type, source and purpose of such activities will be addressed at that time. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Erosion could occur during the construction of projects proposed in the CFP. Individual projects will be subject to the local project review process. Potential erosion impacts will be addressed on a site-specific basis during project-level environmental review. Where applicable, local permitting jurisdiction may require Temporary Erosion and Sedimentation Control (TESC) measures during construction. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable erosion impacts.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Renovation to existing schools and construction of new schools proposed in the CFP would result in an increase of impervious surfaces. The amount of impervious surface constructed would vary by individual project. Impervious surface quantities proposed to be constructed at each of the individual projects will be subject to project-level environmental review as well as the local project review process. Approved projects will have drainage, stormwater runoff and mitigation measures. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Measures to control and reduce erosion impacts would be assessed and implemented in accordance with individual jurisdictional requirements. Permanent erosion control and reduction measures will be determined during project-level environmental review and requirements of the permitting jurisdiction would be met. Temporary erosion control measures (TESC) would be implemented during project construction.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Various air emissions may result from the projects proposed in the CFP. The majority of emissions would be construction-related and temporary. The air quality impacts of specific projects will be evaluated during project-level environmental review. Information will be provided as part of the environmental review for the projects and would be reviewed by the permitting agency.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect individual school projects would be part of the assessment of proposed property purchases to ensure student safety. Specific sources will be addressed during project-level environmental review.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects in the CFP will be subject to site-specific environmental review, and also subject to individual jurisdiction local project review processes. The District will be required to comply with all applicable clean air regulations and permit requirements. Proposed air quality measures, specific to individual projects will be identified during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable air quality impacts. See *Appendix A - Supplemental Sheet for Nonproject Actions*.

3. WATER**a. Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The Everett School District is characterized by a variety of surface water bodies. The individual water bodies that are in close proximity to proposed projects included in the CFP have been or will be identified during project-level environmental review and site acquisition. When necessary, detailed studies of surface water regimes and flow patterns would be conducted, and the findings of such studies would be incorporated into the site designs of the individual projects. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable surface water impacts. This information was/will be provided as part of the environmental review for the projects and has or would be reviewed by the permitting agency.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

The proposed projects included in the CFP could require work within 200 feet of the surface waters located in the Everett School District. All local project approval requirements would be satisfied and evaluated at the project-specific environmental review stage.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Specific information in regard to quantities and placement of fill or dredge material, resulting from the proposed projects contained in the CFP, will be provided during project-specific environmental review. All applicable local regulations regarding quantity and placement of dredge and fill material would be satisfied for all of the individual projects. All projects will be subject to local project review processes. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will cause any significant adverse unavoidable water quality impacts.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Any surface water withdrawals or diversions made in connection with the proposed projects outlined in the CFP will be addressed during project-specific environmental review.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

If any of the projects proposed in the CFP are located in a floodplain area they will be required to meet all applicable Ecology, FEMA and SEPA regulations addressing flood hazard areas through project-specific environmental review.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Waste material disposal methods required for specific projects included in the CFP will be addressed during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP require any waste discharges into surface waters. See also *Appendix A - Supplemental Sheet for Nonproject Actions*.

b. Ground Water:**1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Individual projects proposed by the CFP may withdraw or discharge to groundwater resources. Any potential impacts on groundwater resources will be identified during project-specific environmental review. Each project is subject to local jurisdiction regulations regarding groundwater resources and would be compliant with such regulations. See also *Appendix A - Supplemental Sheet for Nonproject Actions*. Schools must be located within Urban Growth Area boundaries which have or will have public water systems.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Discharges of waste material associated with proposed individual projects included in the CFP will be addressed during project-specific environmental review. Most schools in the Everett School District are located within cities or sewer districts and have sewage collection and treatment facilities.

c. Water Runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Individual projects included in the CFP may have various effects on stormwater runoff quantities and rates. These effects will be identified during project-specific environmental review, including targeted stormwater plan meeting standards set forth in the state-adopted Western Washington Stormwater Manual. All proposed projects will be subject to local stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

Projects are generally designed to avoid waste materials from entering surface of groundwaters. The impacts of specific projects included in the CFP on potential ground or surface water discharges will be addressed during project-specific environmental review. Each project will be subject to all applicable regulations regarding discharges to ground or surface water. See also *Appendix A - Supplemental Sheet for Nonproject Actions*.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

Any proposed school project will be required to submit a stormwater plan with a drainage analysis including potential impacts to drainage patterns and means of avoiding those impacts.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Proposed measures to reduce or control surface runoff attributable to the individual projects included in the CFP will be addressed during project-specific environmental review. All jurisdictional regulation requirements would be satisfied.

4. PLANTS**a. Check the types of vegetation found on the site:**

☒ deciduous tree: alder, maple, aspen, other: _____

☒ evergreen tree: fir, cedar, pine, other: _____

☒ shrubs

☒ grass

___ pasture

___ crop or grain

___ Orchards, vineyards or other permanent crops

☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: _____

___ water plants: water lily, eelgrass, milfoil, other: _____

☒ other types of vegetation: domestic vegetation

A variety of plant communities exist within the Everett School District boundaries. Vegetation types located at specific project sites included in the CFP will be identified during project-specific environmental review. Any wet soil plants will be identified at the project-specific environmental review. Pending projects do or will include details related to various plant and landscape elements. This information was/will be provided as part of the environmental review for the projects and has or would be reviewed by the permitting agency.

b. What kind and amount of vegetation will be removed or altered?

Some of the projects proposed in the CFP may require removal or alteration of vegetation. The specific alterations to vegetation on the sites of individual projects will be identified during project-specific environmental analysis.

c. List threatened and endangered species known to be on or near the site, if any:

The specific impacts to threatened or endangered species by any of the proposed projects in the CFP will be identified during project-specific environmental analysis. The proposed projects would be compliant with all applicable regulations regarding threatened and endangered species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping and other measures to preserve or enhance vegetation on the sites included in the CFP will be identified during project-specific environmental review. All projects will be subject to local jurisdiction project review and their landscaping requirements. Some of these regulations require tree replacement, wetland buffer enhancement, native vegetation, etc. Any approved plans would comply and implement these requirements.

5. ANIMALS

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

A wide variety of wildlife exists in the Everett School District. Inventories of existing species observed on the proposed sites included in the CFP would be conducted during project-level environmental review. Pending projects include details related to various environmental elements including wildlife. This information was/will be provided as part of the environmental review for the projects and has or would be reviewed by the permitting agency.

b. List any threatened and endangered species known to be on or near the site.

The specific impacts to threatened or endangered species by any of the proposed projects in the CFP will be identified during project-level environmental review. Surveys of migrations routes would be consulted. Location of eagle nests or other migratory birds would be a part of any project-specific site analysis. The proposed projects would be compliant with all regulations regarding threatened and endangered species.

c. Is the site part of a migration route? If so, explain.

Impacts on migration routes by the proposed projects included in the CFP have been or will be identified during project-level environmental review.

d. Proposed measures to preserve or enhance wildlife, if any:

Any measures to preserve or enhance wildlife will be identified and determined during project-level environmental and permitting analysis.

e. List any invasive animal species known to be on or near the site.

The Washington Invasive Species Council selected 50 priority species for action in the short term. The specific presence of invasive species would be determined at the time of specific project permitting. Project proposals would include the means of eliminating those with a potential hazard or impact to a school project.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires a life cycle cost analysis be conducted for all heating, lighting, and insulation systems, prior to permitting of specific school projects. The identification of project energy needs has been or would be done during project-specific environmental review.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Use of solar energy by adjacent properties will be identified during project-specific environmental review.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Projects included in the CFP have been or will be required to complete a life cycle cost analysis. Other conservation measures have been or will be identified during project-specific environmental review.

7. ENVIRONMENTAL HEALTH

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so describe.**

For a detailed discussion, see *Appendix A - Supplemental Sheet for Nonproject Actions*.

- 1) **Describe any known or possible contamination at the site from present or past uses.**

The specific presence of contaminants will be determined at the time of specific project permitting, including a Phase 1 Environmental Review and, if warranted, a Phase 2 analysis. Project proposals would include the means of eliminating materials with a potential hazard or impact to a school project. An inability to properly dispose of identified contamination could disqualify a property for acquisition by the District.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Specific types of hazardous material will be identified for specific projects once their location is identified.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Hazardous materials would not typically be stored at a school facility; however, when such is necessary, building would be designed to afford maximum protection against spills or release.

- 4) **Describe special emergency services that might be required.**

Special emergency services have been or will be identified during project-specific environmental review. See also *Appendix A - Supplemental Sheet for Nonproject Actions*.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:**

Safety procedures and programs are part of the school's emergency programs for both existing and proposed school facilities. Projects included in the CFP would comply with all current codes, regulations, and rules. Individual projects have been or will be subject to environmental review, and the local project approval process.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Various noise sources exist within the Everett School District boundaries. The specific noise sources that may affect individual projects included in the CFP will be identified during project-specific environmental review.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Short-term noise impacts associated with construction would exist for future projects included in the CFP. Long-term noise impacts associated with individual projects included in the CFP have been or will be identified through project-specific environmental review. Most common concerns sometimes expressed by future neighbors involve playground, school bus or athletic field noises. Mitigation is considered in new school designs and it is not anticipated that any significant adverse unavoidable noise impacts would occur. See also *Appendix A - Supplemental Sheet for Nonproject Actions*.

- 3) Proposed measures to reduce or control noise impacts, if any:**

Mitigation measures to reduce or control project-generated noise impacts have been or would be analyzed during project-specific environmental review. All projects will be subject to all applicable regulations regarding noise and would be compliant as such. School buildings are designed to minimize external noise impacts to ensure a quality educational environment. Pending projects included details related to various environmental elements. This information will be provided as part of the environmental review for the projects and as part of review by the permitting agency.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Schools are a common feature in local neighborhoods. Specific land use designations that apply to individual sites included in the CFP will be identified during project-specific environmental review. Where specific sites are not designated for school, local regulations often times will have provisions allowing schools to obtain Conditional Use Permits in any land use zone.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Existing school sites have not recently been used for agriculture, particularly given the urban nature of the Everett School District and restriction of school locations to Urban Growth Areas (UGA).

d. Will any structures be demolished? If so, what?

The remodeling and renovation of school structures may involve demolition of existing structures. Any potential demolition would be reviewed for hazardous material removal. Any demolition of structures has been or will be identified during project-specific environmental review.

e. What is the current zoning classification of the site?

Projects in the Everett School District are, and would be, located in various zoning classifications under applicable local zoning codes. Most codes allow schools in any zone with special use permits. Current zoning classifications, at the time of project application, will be identified at the time of project-specific environmental review.

f. What is the current comprehensive plan designation of the site?

Projects included in the CFP are located within various Comprehensive Plan designations. Comprehensive plan designations will be identified at the time of project-specific environmental review. Because of the need for schools to serve student attendance areas, most schools will be located within residential designations on comprehensive plans.

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the proposed project sites included in the CFP have been or will be identified during project-specific environmental review. Generally speaking, schools would not be located within shoreline management jurisdictions.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Any environmentally sensitive areas located on District project sites will be identified during the project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

Total population within the District in the 2020 Census totaled 148,194. The official County estimate for 2027 is 166,555; and for 2044, 214,341.

j. Approximately how many people would the completed project displace?

Any displacement of people caused by the projects proposed in the CFP will be identified during project-specific environmental review.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Projects included in the CFP will be subject to project-specific environmental review and local approval, when appropriate. Most school sites are vacant at the time of purchase. Owners whose properties are acquired for school sites are compensated for property values and relocation assistance.

I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The CFP is intended to identify facilities needed to accommodate student population growth anticipated by the land use elements of the County, Everett and Mill Creek's Comprehensive Plans. Under the GMA, these jurisdictions are required to reassess the land use element of their comprehensive plans, if probable funding falls short of meeting existing needs. Reassessment undertaken is to ensure that the land use element, capital facilities plan elements and financing plan are coordinated and consistent.

The compatibility of the specific projects included in the CFP with existing uses and plans has been or would be assessed as part of the comprehensive planning process, and during project-specific environmental review, when appropriate.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following elements:

- Future enrollment forecasts for each grade span (elementary, middle and high).
- An inventory of existing facilities owned by the District.
- A forecast of the future facility needs for capital facilities and school sites, distinguishing between existing and projected deficiencies.
- The proposed capacities of expanded or new capital facilities.
- A financing program (minimum 6-year planning horizon).
- A schedule of impact fees, and support data.

In developing this CFP, the plan performance criteria of Appendix F of the Snohomish County General Policy Plan were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census the Puget Sound Regional Council. In addition, District generated data derived through statistically reliable methodologies was used. The information is consistent with the State Office of Financial Management (OFM) population forecasts used in the General Policy Plan.
- The CFP complies with the provisions of RCW 36.70A (Growth Management Act) and RCW 82.02.
- The calculation methodology for impact fees meets the conditions and tests of RCW 82.02. The District proposes the use of impact fees for funding its capital projects and facilities. In future CFP updates, the District intends to update 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.
- The District has available three major sources of project financing: bonds, state match funds and school impact fees. Bonds are typically used to fund construction of new schools and require a 60% voter approval. They are then retired through property taxes. State match funds come from the common school

construction fund. Bonds are sold on behalf of the funds then retired from revenues acquired predominantly from the sale of renewable resources from State school loans set aside by Enabling Act of 1889. To qualify, schools must meet state-established criteria of need. School impact fees are usually collected by the permitting agency at the time building permits are issued.

Housing projects in the Cities of Mill Creek and Everett and unincorporated Snohomish County are required to mitigate impacts to the District by voluntary mitigation agreements based on the anticipated impacts of each specific project.

Impact fees contained in the 2022 Capital Facilities Plan are as follows:

Housing Type	Impact Fee Per Unit
Single Family	\$6,286
Multiple Family, 0-1 BR	\$0
Multiple Family, 2+ BR*	\$3,834
<i>Includes duplexes, condominiums, and townhouses</i>	

Payment of this fee by new development will be considered its full mitigation under this CFP and SCC 30.66C.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Schools within this urban District will not typically be located near the rural agriculture or forestry activities. Should this occur, the design process and the entitlement process will disclose any potential incompatibilities which can be addressed on a case by case basis.

9. HOUSING

a. Approximately how many units will be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units will be provided in connection with the completion of the projects included in the CFP. There are sometimes opportunities for “supportive housing” adjacent to and in conjunction with school projects although these are sponsored by non-District organizations.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The impacts of the projects proposed in the CFP on existing housing units have been or will be identified at the time of project-specific environmental analysis.

c. Proposed measures to reduce or control housing impacts, if any:

Measures to reduce or control any housing impacts caused by the projects included in the CFP have been or will be addressed during project-specific environmental review.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The design elements of the projects included in the CFP will be addressed during project-specific design. Schools typically will exceed the building height limits in residential areas, but these exceedances are allowed by special use or conditional use permit after a design review to ensure compatibility with surrounding residential areas.

- b. What views in the immediate vicinity would be altered or obstructed?**

The aesthetic impacts of the projects included in the CFP will be identified during project-specific environmental review.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the CFP will be identified on a project-specific basis. Jurisdictional design requirements would be satisfied during project review.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The light or glare impacts of the projects included in the CFP have been or will be identified during project-specific environmental review. Schools are in session during the 7:00 – 4:00 time period, with often use in the evening for school or community events.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

The light or glare impacts of the projects included in the CFP have been or will be identified during project-specific environmental review when appropriate. The main source of glare will often related to athletic fields when used in the evening.

- c. What existing off-site sources of light or glare may affect your proposal?**

Off-site sources (such as land use generators and traffic) of light or glare that may affect projects included in the CFP have been or will be identified during project-specific environmental review, when appropriate.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

Proposed measures to reduce or control light and glare impacts have been or will be identified during project-specific environmental review. Athletic field lighting can use down-shielding to minimize lighting drift across the property lines of adjacent residential uses.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

There are numerous formal and informal recreational facilities within the Everett School District. These include facilities both on and in the vicinity of District facilities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

The recreational impacts of the projects included in the CFP have been or will be addressed during project-specific environmental review. The proposed projects included in the CFP, once completed, may enhance recreational opportunities and uses that exist on school sites. Displacement associated with pending construction projects would be temporary.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Recreational impacts of the projects included in the CFP have been or will be subject to mitigation during project-specific environmental review. School sites provide opportunities for public use throughout the District's boundaries.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

Jackson and Madison Elementary Schools are both older than 45 years and neither are currently listed on any historical register. A more detailed review of the potential historical significance and potential mitigation measures for these sites would be conducted during project-specific environmental review. There are no other known places or objects listed on or proposed for such registers on any sites currently being considered for projects included in the CFP.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

An inventory of historical sites at or near the sites of the projects included in the CFP would be developed during project-specific environmental review, including review of data from the Washington Office of Archaeology and Historic Preservation (OAHP).

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Research would be conducted on the web using the Washington Information System for Architectural and Archaeological Records Data (WISAARD) and County/City records. If any landmarks or evidence of historic, archaeological, scientific, or cultural importance were to be discovered during project-specific review, the State Historic Preservation Officer would be contacted.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

If evidence of any on-site historic, archeological, scientific or cultural significance were found during site activity, construction would be halted in that area and the State Historical Preservation Officer would be notified. If suspected sites are found, then archaeological monitoring would be a likely requirement of permit approval. Additionally, a more detailed review of the potential historical significance and potential mitigation measures for the Jackson and Madison Elementary School sites would be conducted during project-specific environmental review.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on-site plans, if any.**

The impact on public streets and highways of the individual projects included in the CFP has been or will be identified during project-specific environmental review. Traffic studies are typically required for new school or major additions. Information will be provided as part of the environmental review for the projects and would be reviewed by the permitting and other transportation agencies.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The relationship between the specific projects included in the CFP and public transit will be identified during project-specific environmental review. The District does provide school bus service to their facilities. The need for additional service would be evaluated during project-specific review. Sound Transit, Community Transit and Everett Transit facilities are located throughout the District's boundaries.

- c. How many additional parking spaces would a completed project or non-project proposal have? How many would the project or proposal eliminate?**

An inventory of parking spaces located at the sites of the projects included in the CFP, and the impacts of specific projects on parking availability, would be conducted during project-specific environmental review.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The need for new streets or roads, or improvements to existing streets or roads has been or will be addressed during project-specific environmental review.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Use of water, rail or air transportation has been or will be addressed during project-specific environmental review, when appropriate.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**

The traffic impacts of the projects included in the CFP will be addressed during project-specific environmental review.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Schools within this urban District will not typically be located near rural agriculture or forestry activities. Specific impacts of the projects included in the CFP will be addressed during project-specific environmental review.

- h. Proposed measures to reduce or control transportation impacts, if any:**

The mitigation of traffic impacts associated with the projects included in the CFP will be addressed during project-specific environmental review. Identified mitigation would be consistent with the local permitting jurisdiction requirements for transportation mitigation and concurrency.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:**

The District does not anticipate that the projects identified in the CFP would substantially increase the need for public services. Actual needs would be evaluated at project-specific environmental review.

The CFP is intended to provide the District, Snohomish County, the Cities of Everett and Mill Creek, and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service through the year 2027. It also provides a more detailed schedule and financing program for capital improvements

over the six-year period 2022-2027. Funding sources include General Obligation Bonds, Capital Levy, State Match Funds, and School Impact Fees.

b. Proposed measures to reduce or control direct impacts on public services, if any.

New school facilities would be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems. Other measures to reduce or control impacts to public services will be identified at the project-specific level of environmental review.

16. UTILITIES

a. Circle utilities currently available at the site: ☒ electricity, ☒ natural gas, ☒ water, ☒ refuse service, ☒ telephone, sanitary sewer, septic system, other: _____

Electricity, natural gas, water, refuse service, and telephone are available at the sites of the projects proposed in the CFP. Sanitary sewer utilities are either available at the sites or must be at the time of occupancy. The specific need utilities will be addressed in more detail during project-specific environmental review.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility revisions and construction have been or will be identified during project-specific environmental review when appropriate.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____


Applicant Representative

Name of signee: Reid H. Shockey, AICP
Shockey Planning Group, Inc.

Date Completed: 7.20.2022

Appendix A

Supplemental Sheet for Nonproject Actions

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (IT IS NOT NECESSARY TO USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise?

The Capital Facilities Plan (CFP) identifies school facilities to be constructed, renovated, and remodeled. There would be some environmental impacts associated with these activities. Additional impervious surfaces, such as roofs, parking lots, sidewalks, access roads, and playgrounds could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school construction equipment could result in air emissions. The projects included in the CFP most likely would not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generation equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presence of additional students on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

Proposed measures to avoid or reduce such increases:

Proposed measures to mitigate any such increases described above have been or will be addressed during project-specific environmental review. Stormwater detention and runoff would meet all applicable County, State and/or local requirements, and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air would meet applicable air pollution control requirements of the Puget Sound Clean Air Agency. Any fuel storage would be done in accordance with all applicable regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The projects included in the CFP may require clearing plants off of the building sites and a potential loss of animal habitat. Because some sites for the remodeling and renovation projects included in the CFP are already developed, lost habitat resulting from these projects should be minimal. These impacts have been or will be addressed in more detail during project-specific environmental review. This would include researching the State register for any threatened or endangered species that may exist on a school site or in the vicinity. Project proponents are required to document and mitigate impacts to critical areas, including significant habitats.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Specific measures to protect and conserve plants, animals, fish, and birds have been or will be identified during project-specific environmental review. The District would work directly with the permitting agency to minimize impacts and potentially provide mitigation measures for plants and animals. All applicable regulations would be satisfied. The District has incorporated many ecological programs into their curriculum.

3. How would the proposal be likely to deplete energy or natural resources?

The construction of the projects included in the CFP would require the consumption of energy. The consumption would be related to short-term construction impacts as well as projects at completion.

Proposed measures to protect or conserve energy and natural resources are:

The projects included in the CFP would be constructed in accordance with applicable energy efficiency standards. This would also include the completion of the life-cycle cost analysis, as required by the State Board of Education.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The CFP and proposed individual projects would analyze these potential impacts on a project-specific level. See discussion above.

Proposed measures to protect such resources or to avoid or reduce impacts are:

See discussion above. Appropriate measures to protect environmentally sensitive areas have been or would be implemented through the process of project-specific environmental review. Updates of this CFP would be coordinated with permitting agencies as part of the GMA process. One of the purposes of the GMA is to protect environmentally sensitive areas. The District's facilities planning process is part of the overall growth management planning process. Environmentally sensitive resources are more likely to be protected, with the extent

of the District's CFP process. Future projects would comply with permitting regulations regarding environmentally sensitive areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The CFP would not have any impact on land or shoreline uses that are incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the CFP, or the projects contained therein, would directly affect land and shoreline uses in the area served by the District.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures to avoid or reduce land use impacts resulting from the CFP, or the projects included are proposed at this time. To the extent the District's facilities planning process is part of the overall growth management planning process, land use impacts or conflicts should be minimized.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal should not create substantial new demands for transportation. The projects included in the CFP may create an increase in traffic near District facilities. The construction of the facilities included in the CFP may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer and electric utilities. None of these impacts is likely to be significant. The impacts on transportation, public services and utilities of the projects included in the CFP will be addressed during project-level environmental review.

Proposed measures to reduce or respond to such demand(s) are:

Any proposed measures to reduce demands on transportation, public services or utilities would be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with, as well as a review of concurrency requirements.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The CFP would not conflict with any laws or requirements for the protection of the environment. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

Appendix B

2022-2027

Capital Facilities Plan

INCORPORATED BY REFERENCE

COPIES ARE AVAILABLE FOR REVIEW BY CONTACTING EVERETT SCHOOL DISTRICT

Appendix B - 1
2022-2027
Capital Facilities Plan
6-Year Improvement Plan

Table 9
Capital Facilities Plan

	Estimated Project Cost by Year - in \$ Millions						Total Cost	Secured Bond/Levy ¹	Secured Other ²	Unsecured Other ³
	2022	2023	2024	2025	2026	2027				
Improvements Adding Student Capacity										
Elementary School										
Jackson ES - Part of new in lieu of modernization project - 10 CR	\$0.050	\$0.100	\$4.700	\$6.002			\$10.852			
Madison ES - Part of new in lieu of modernization project - 4 CR				\$0.861	\$1.831		\$2.692			
Portable Relocations / Purchase ⁴	\$0.175	\$0.500	\$0.175	\$0.325	\$0.325		\$1.825	\$0.825		
Middle School										
Portable Relocations / Purchase ⁴		\$0.175	\$0.650	\$0.650	\$0.175		\$1.825	\$1.825		
High School										
Portable Relocations / Purchase ⁴	\$0.175	\$0.175	\$0.175	\$0.175	\$0.175		\$1.050	\$0.050		
Subtotal	\$0.400	\$0.950	\$5.700	\$7.152	\$1.536	\$2.506	\$18.244	\$15.544	\$2.700	
Property Adding Student Capacity										
180th Street SE Site ⁴	0.080						\$0.080		0.080	
Purchase property for future elementary school		\$5.000					\$5.000			
Subtotal	\$0.080	\$5.000					\$5.080	\$0.080		
Improvements Not Adding Student Capacity										
Local Projects - Sitemwork, finishes, Mechanical, Electrical	\$1.775	\$1.900	\$1.125	\$1.150	\$1.050	\$1.100	\$8.100			
Freezer & Cooler replacement - 3 schools	\$0.010	\$0.385	\$0.594				\$0.989			
ADA Upgrades	\$0.045	\$0.115	\$0.220	\$0.240	\$0.240	\$0.200	\$1.060	\$1.060		
Jackson ES - New in lieu of modernization project	\$0.175	\$0.350	\$16.450	\$21.011			\$37.986	\$37.986		
Madison ES - New in lieu of modernization project				\$0.063	\$11.439	\$24.320	\$35.822	\$35.822		
Cascade HS - Science building new in lieu of modernization				\$0.600	\$12.300	\$0.600	\$0.600	\$0.600		
Everett HS - Cafeteria & classroom modernization					\$16.652		\$29.702	\$29.702		
HM Jackson HS - STEM classroom upgrades		\$0.610					\$0.610	\$0.610		
Cascade HS - Cafeteria & kitchen upgrade					\$0.525		\$0.525	\$0.525		\$8.336
Everett Memorial Stadium - Baseball Stadium upgrades	\$0.486	\$5.650	\$2.200				\$8.336			
Safety and security upgrades / Fire Alarm systems upgrades / DAS systems	\$0.925	\$1.767	\$0.585	\$1.801	\$0.820	\$0.500	\$6.398	\$6.398		
Bleacher Replacement - 2 schools - HM Jackson HS & Cascade HS			\$1.360				\$1.360	\$1.360		
Replace playground equipment - 8 schools		\$0.283	\$0.283	\$0.283	\$0.283	\$0.566	\$1.698	\$1.698		
Memorial stadium - replace synthetic turf and track		\$2.564					\$2.564	\$2.564		
Readerboards - 19 Schools		\$0.463	\$0.463	\$0.463	\$0.463	\$0.371	\$2.223	\$2.223		
South satellite bus facility					\$0.900	\$0.900	\$1.800	\$1.800		
Clean Building Act - Upgrade HVAC/Roofing/Floor systems	\$2.154	\$6.358	\$13.212	\$8.113	\$16.178	\$2.475	\$48.490	\$48.490		
Technology Projectors and infrastructure - 2016 Bond	\$2.400						\$2.400	\$2.400		
Technology Projects - 2016 levy	\$8.423	\$6.609					\$15.032	\$15.032		
District-wide technology infrastructure & upgrades		\$7.846	\$14.739	\$16.481	\$16.778	\$17.538	\$73.381	\$73.381		
Subtotal	\$16.393	\$34.900	\$51.381	\$50.205	\$60.451	\$65.747	\$279.076	\$270.740	\$2.780	\$8.336
Total	\$16.873	\$40.850	\$57.081	\$57.357	\$61.987	\$68.253	\$302.400	\$291.284	\$2.780	\$8.336

Source: Everett School District
Updated: 3/29/2022

Source: Everett School District

1. Secured Bond/Levy - bond and levy funding already approved by voters
2. Secured Other - funds currently available to the District including proceeds from property sales, school mitigation and impact fees, state funding assistance from prior construction projects, and impact/mitigation fee credits from the 2007 purchase of the 30-acre property on 180th Street SE
3. Unsecured future - school mitigation and impact fees not yet collected, bonds and levies not yet approved, grants, donations, and other miscellaneous sources
4. Costs are not included in the calculations of the impact fees

Updated: 3/29/2022

EDMONDS SCHOOL DISTRICT NO. 15

ENVIRONMENTAL CHECKLIST

Adoption of Capital Facilities Plan 2022-2027

Applicant

Edmonds School District No. 15

Contact

Attn: Matt Finch

Director of Facilities Operations
20420 68th Avenue West
Lynnwood, Washington 98036-7400
Phone: (425) 431-7334

July 2022

TABLE OF CONTENTS

A.	BACKGROUND	1
B.	ENVIRONMENTAL ELEMENTS	6
1.	EARTH.....	6
2.	AIR	7
3.	WATER	8
4.	PLANTS	11
5.	ANIMALS	12
6.	ENERGY AND NATURAL RESOURCES.....	12
7.	ENVIRONMENTAL HEALTH	13
8.	LAND AND SHORELINE USE.....	14
9.	HOUSING	18
10.	AESTHETICS	19
11.	LIGHT AND GLARE	19
12.	RECREATION.....	20
13.	HISTORIC AND CULTURAL PRESERVATION	20
14.	TRANSPORTATION	22
15.	PUBLIC SERVICES.....	23
16.	UTILITIES	24
C.	SIGNATURE	24
D.	SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS	25

Figures

Figure 1 – Map of School Properties	4
--	----------

Appendices

Appendix A – Supplemental Sheet for Non-Project Actions
Appendix B – 2022-2027 Capital Facilities Plan

EDMONDS SCHOOL DISTRICT Environmental Checklist Form

A. BACKGROUND

1. Name of proposed project, if applicable: Adoption of Capital Facilities Plan 2022-2027

2. Name of applicant: Edmonds School District No. 15

3. Address and phone number of applicant and contact person:

Applicant:	Edmonds School District No. 15
	Matt Finch
	Director, Facilities Operations
	20420 68th Avenue West
	Lynnwood, WA 98036-7400
	Phone: (425) 431-7334

4. Date checklist prepared: July 20, 2022

5. Agency requesting checklist: Lead agency for environmental review and SEPA compliance is the Edmonds School District No. 15 (District).

6. Proposed timing or Schedule (including phasing, if applicable):

This is a Non-Project Action, and no phased review is proposed. 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 these data on facility needs.

The Edmonds School District's Capital Facilities Plan, 2022-2027, is scheduled to be adopted by the Edmonds School Board on August 9, 2022. The adopted Capital Facilities Plan (CFP) will then be forwarded to Snohomish County for adoption by reference in their Comprehensive Plan. To meet various regulatory objectives, it is currently anticipated that the CFP would be reviewed and updated at least bi-annually. Projects outlined in the CFP would be subject to site/project-specific review.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

In February 2020, a proposed Bond program did not receive the required super majority vote for Capital Construction funding to complete Spruce Elementary Phase 2, new middle school, new College Place Middle, new Oak

Heights Elementary, new Beverly Elementary, new Innovative Learning Center and multi-site renewal and upgrade projects. A 2020 Capital / Tech Levy passed. That Levy totaled \$96 million; and \$34.87 million was facilities related. And in 2021, another Capital Levy passed totally \$180 million (\$70 million for Oak Heights Elementary, \$45 million for Spruce Elementary Phase 2 and \$65 million for Renewal and Upgrade Projects.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Snohomish County General Policy Plan.
- Snohomish County General Policy Plan Environmental Impact Statement.
- City of Lynnwood General Policy Plan.
- City of Lynnwood Final General Policy Plan Environmental Impact Statement.
- City of Edmonds Draft Comprehensive Plan (and related SEPA documentation).
- City of Mountlake Terrace Draft Comprehensive Plan (and related SEPA documentation).
- City of Brier Comprehensive Plan (and related SEPA documentation).
- Town of Woodway Comprehensive Plan (and related SEPA documentation).

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Following adoption of the updated Capital Facilities Plan, it is anticipated that it would be incorporated into the comprehensive plans for the County of Snohomish; the Cities of Lynnwood, Edmonds, Mountlake Terrace, and Brier; and the Town of Woodway.

10. List any government approvals or permits that will be needed for your proposal, if known.

Individual proposed projects may require various governmental approvals, and each project would be reviewed at the project-specific level. The District would obtain any of the required approvals.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The updated Capital Facilities Plan (CFP) carries forward the District's existing CFP, with changes relating to enrollment forecasts and construction projects.

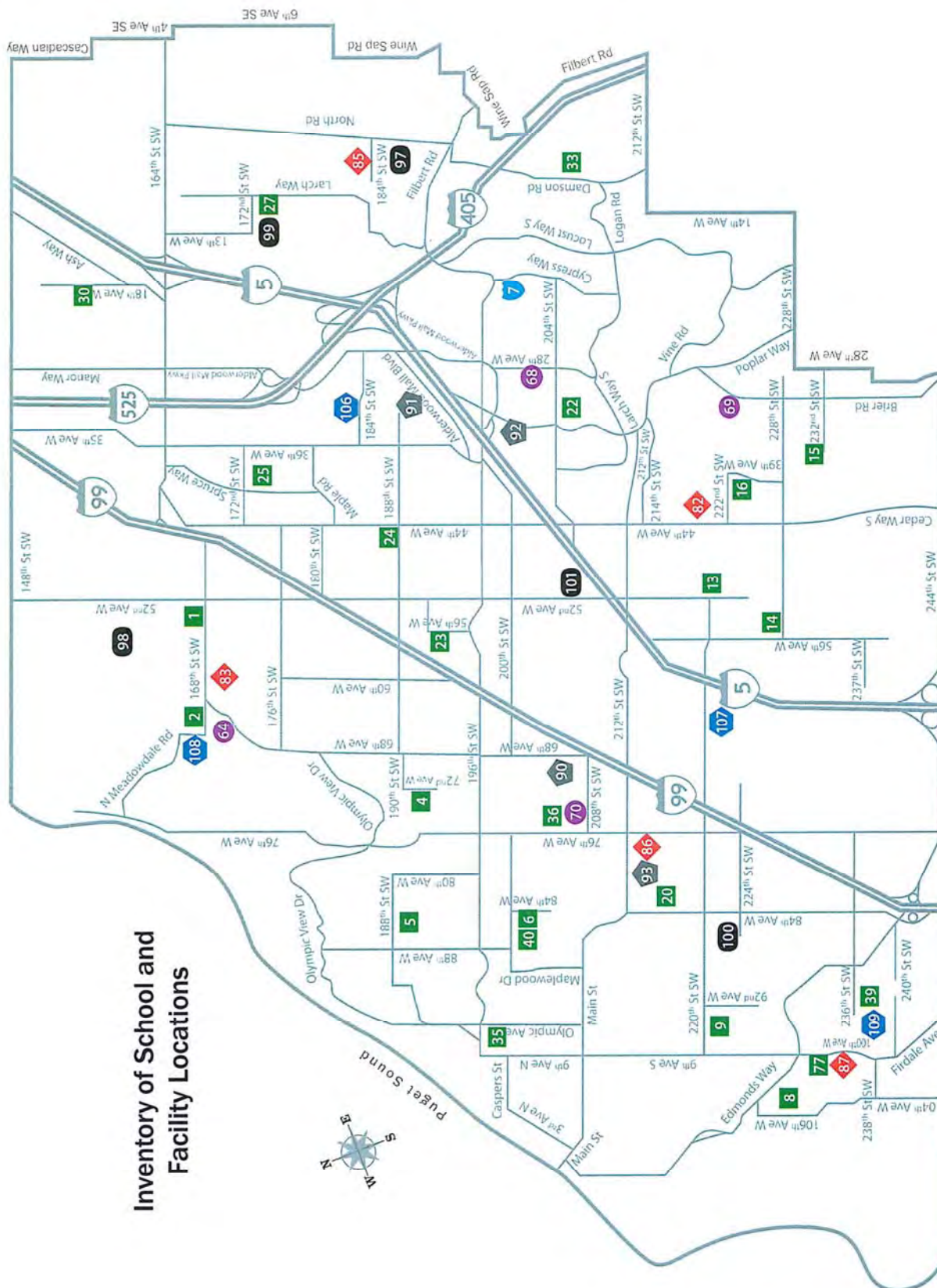
The updated CFP has been developed in accordance with requirements of the State Growth Management Act, Appendix F of the County's GMA Comprehensive Plan, and Snohomish County Code Chapter 30.66. It documents how the Edmonds School District utilizes its existing educational facilities given current District enrollment configurations and educational program standards. In addition, it carries forward 6-year and long-term enrollment projections to quantify capital facility needs for years 2022-2044.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The Capital Facilities Plan (CFP) outlines the capital facility needs within the boundaries of the Edmonds School District (District). The District covers an area of approximately 36 square miles and includes the incorporated Cities of Edmonds, Brier, Lynnwood, and 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 on the south, Puget Sound on the west, 148th Street SW on the north, and Everett and Northshore School Districts on the east. See *Figure 1 – Map of School Facilities*.

No project is proposed by this Non-Project Action. Project specific environmental review would occur if and when a given project discussed in the CFP is proposed. Moreover, the update does not materially change the District's short-term or long-term plans with respect to any one or more projects. Thus, the questions in Section B have, for purpose of this action, either been addressed through prior environmental review or are appropriately deferred to any one or more project-specific actions as they occur.

Figure 1 – Map of School Properties



Edmonds School District



District Support Sites

- 90 - ESC - Educational Services Center
- 92 - Warehouse
- 93 - Stadium
- 101 - New Transportation Maintenance



Undeveloped Parcels

- 96 - Site 29 (P & S agreement)
- 97 - Site 28
- 98 - Site 32
- 100 - Chase Lake Bog



Developed Parcels

- 68 - Alderwood Middle
- 91 - Transportation/Maintenance (for sale)
- 106 - Former Lynnwood High School
- 107 - Former Melody Hill Elementary (for sale)
- 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

Recently Sold

- 95 - Esperance, sold 2015
- 105 - Civic Field, sold 2016
- 111 - Former ESC, Educational Services Center, sold 2015
- 110 - Former Evergreen Elementary, sold 2016

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (underline one): Flat, rolling, hilly, steep slopes, mountainous, other.**

The District is comprised of a variety of topographic features and landforms. Specific topographic and landform characteristics of the sites of proposed individual projects included in the CFP have been or would be described during project-level environmental review.

- b. What is the steepest slope on the site (approximate percent slope)?**

Specific slope characteristics at the sites of the proposed individual projects included in the CFP have been or would be identified during project-level environmental review.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Specific soil types and their characteristics at the sites of the proposed individual projects included in the CFP have been or would be identified during project-level environmental review.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Unstable soils may exist within the Edmonds School District. Specific soil types and properties have been or would be analyzed on the sites of the proposed individual projects included in the CFP, at the time of project-level environmental review. Any limitations or necessary mitigation would be identified during project-level environmental review.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Individual projects included in the CFP have been or would be subject to local jurisdictional project approval and environmental review, at the time of application.

Proposed grading activities as well as quantity, type, source and purpose of such activities would be addressed at that time.

Adoption of the CFP would not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur during the construction of projects proposed in the CFP. Individual projects would be subject to the local project review process. Potential erosion impacts would be addressed on a site-specific basis during project-level environmental review. Adoption of the CFP would not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The renovations and new school facilities proposed in the CFP could result in the increase of impervious surfaces. The amount of impervious surface constructed would vary by individual project. Impervious surface quantities proposed to be constructed at each of the individual projects would be subject to project-level environmental review as well as the local project review process. Adoption of the CFP would not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Measures to control and reduce erosion impacts would be assessed and implemented in accordance with individual jurisdictional requirements. Erosion control and reduction measures have been or would be determined during project-level environmental review and requirements of the permitting jurisdiction would be met.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Various air emissions may result from the projects proposed in the CFP. The majority of emissions would be construction

related and temporary. The air-quality impacts of specific projects have been or would be evaluated during project-level environmental review.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect individual projects included in the CFP would be addressed during project-level environmental review. Adoption of the CFP would not, and it is not anticipated that any project described in the CFP would, cause any significant unavoidable adverse impact.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects in the CFP would be subject to site-specific environmental review, and also subject to individual jurisdiction's local project review processes. The District would be required to comply with all applicable clean air regulations and permit requirements. Proposed air quality measures, specific to individual projects would be identified during project-level environmental review. Adoption of the CFP would not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

3. WATER

a. Surface Water

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The District is characterized by a variety of surface water bodies. The individual water bodies that are in close proximity to proposed projects included in the CFP have been or would be identified during project-level environmental review. When necessary, detailed studies of surface water regimes and flow patterns would be conducted, and the findings of such studies would be incorporated into the site designs of the individual projects. Adoption of the CFP would not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

2) Will the project require any work over, in or adjacent to

(within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposed projects included in the CFP may require work within 200 feet of the surface waters located in the District. All local project approval requirements would be satisfied and evaluated at project-specific environmental review.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Specific information in regard to quantities and placement of fill or dredge material, resulting from the proposed projects contained in the CFP, would be provided during project-specific environmental review and permitting. All applicable local regulations regarding quantity and placement of dredge and fill material would be satisfied for all of the individual projects. All projects would be subject to local project review processes. Adoption of the CFP would not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Any surface water withdrawals or diversions made in connection with the proposed projects outlined in the CFP would be addressed during project-specific environmental review and permitting.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

If any of the projects proposed in the CFP are located in a floodplain area, then they would be required to meet all applicable regulations addressing flood hazard areas through project-specific environmental review.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Waste material disposal methods required for specific projects included in the CFP would be addressed during project-level environmental review. Adoption of the CFP would not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

b. Groundwater

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Individual projects proposed by the CFP may withdraw or discharge to groundwater resources. Any potential impacts on groundwater resources would be identified during project-specific environmental review and permitting. Each project is subject to local jurisdictional regulations regarding groundwater resources and would be compliant with such regulations.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the chemicals, agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Discharges of waste material associated with proposed individual projects included in the CFP would be addressed during project-specific environmental review and permitting.

c. Water Runoff (including storm water)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Individual projects included in the CFP may have various effects on storm water runoff quantities and rates. These effects would be identified during project-specific environmental review and permitting. All proposed projects would be subject to local storm water regulations and would be compliant as such.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

The impacts of specific projects included in the CFP on potential ground or surface water discharges would be addressed during project-specific environmental review and permitting. Each project would be subject to all applicable regulations regarding discharges to ground or surface water.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Proposed measures to reduce or control surface runoff attributable to the individual projects included in the CFP would be addressed during project-specific environmental review and permitting. All jurisdictional regulation requirements would be satisfied.

4. PLANTS**a. Check or underline types of vegetation found on the site:**

- ▶ deciduous tree: alder, maple, aspen, other
- ▶ evergreen tree: fir, cedar, pine, other
- ▶ shrubs
- ▶ grass
- ▶ pasture
- ▶ crop or grain
- ▶ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ▶ water plants: water lily, eelgrass, milfoil, other
- ▶ other types of vegetation: domestic vegetation

A variety of plant communities exist within the District boundaries. Vegetation types located at specific project sites included in the CFP would be identified during project-specific environmental review and permitting. Any potential wet soil plants would be identified at project specific environmental review.

b. What kind and amount of vegetation will be removed or altered?

Some of the projects proposed in the CFP may require removal or alteration of vegetation. The specific alterations to vegetation on the sites of individual projects would be identified during project-specific environmental analysis.

c. List threatened or endangered species known to be on or near the site, if any:

The specific impacts to threatened or endangered species by any of the proposed projects in the CFP have been or would be identified during project-specific environmental analysis. The proposed projects would be compliant with all applicable regulations regarding threatened and endangered species.

d. Proposed landscaping, use of native plants, or other

measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping and other measures to preserve or enhance vegetation on the sites included in the CFP would be identified during project-specific environmental review and permitting. All projects would be subject to local jurisdiction project review, and the landscaping requirements implied therein.

5. ANIMALS

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other

Mammals: deer, bear, elk, beaver, other

Fish: bass, salmon, trout, herring, shellfish, other

A wide variety of wildlife exists in the District. Inventories of existing species observed on the proposed sites included in the CFP would be conducted during project-level environmental review.

b. List any threatened or endangered species known to be on or near the site.

The specific impacts to threatened or endangered species by any of the proposed projects in the CFP would be identified during project-level environmental review. The proposed projects would be compliant with all regulations regarding threatened and endangered species.

c. Is the site part of a migration route? If so, explain.

Impacts on migration routes by the proposed projects included in the CFP have been or would be identified during project-level environmental review.

d. Proposed measures to preserve or enhance wildlife, if any:

Measures to preserve or enhance wildlife would be identified and determined during project-level environmental analysis.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood

stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires a life cycle cost analysis be conducted for all heat, lighting, and insulation systems, prior to permitting of specific school projects. The identification of project energy needs has been or would be done during project-specific design, environmental review and permitting.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The impacts of proposed projects included in the CFP, on the use of solar energy by adjacent properties, have been or would be identified during project-specific environmental review and permitting.

- c. What kinds of energy conservation features are included in the plans of this proposal? List of other proposed measures to reduce or control energy impacts, if any:**

Projects included in the CFP have been or would be required to complete a life cycle cost analysis. Other conservation measures have been or would be identified during project-specific environmental review and permitting.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

See *Appendix A – Supplemental Sheet for Non-Project Actions* for discussion.

- 1) Describe special emergency services that might be required.**

Special emergency services have been or would be identified during project-specific environmental review and permitting.

- 2) Proposed measures to reduce or control environmental health hazards, if any:**

Safety procedures and programs are part of the school's emergency programs for both existing and proposed school

facilities. Projects included in the CFP would comply with all current codes, regulations and rules. Individual projects have been or would be subject to environmental review, and the local project approval process.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, aircraft, other)?

The specific noise sources that may affect individual projects included in the CFP have been or would be identified during project-specific environmental review and permitting.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise impacts associated with construction would exist for future projects included in the CFP. Long-term noise impacts associated with individual projects included in the CFP have been or would be identified through project-specific environmental review. Adoption of the CFP would not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

3) Proposed measures to reduce or control noise impacts, if any:

Mitigation measures to reduce or control project-generated noise impacts have been or would be analyzed during project-specific environmental review and permitting. All projects would be subject to all applicable regulations regarding noise and would be compliant as such.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

There are various land uses throughout the District's boundaries. Specific land use designations that apply to individual sites included in the CFP would be identified during project-specific environmental review and permitting.

b. Has the site been used for agriculture? If so, describe.

Existing school sites have not recently been used for agriculture. A historical review would be conducted for proposed sites, in conjunction with project-specific environmental review.

c. Describe any structures on the site.

A brief description of the existing school facilities is included in the CFP. Proposed structures, located on the proposed sites, have been or would be described in detail during the project-specific environmental review. See *Appendix B – 2022-2027 Capital Facilities Plan*.

d. Will any structures be demolished? If so, what?

Oak Heights School will be demolished as a part of the replacement plan. The remodeling and renovation of the school structures may involve demolition of existing structures; any potential demolition would be reviewed for hazardous material removal. Any demolition of structures has been or would be identified during project-specific environmental review and permitting.

e. What is the current zoning classification of the site?

Projects in the District are, and would be, located in various zoning classifications under applicable local zoning codes. Current zoning classifications, at the time of project application, would be identified at the time of project-specific environmental review.

f. What is the current comprehensive plan designation of the site?

Projects included in the CFP are located within various comprehensive plan designations. Comprehensive plan designations would be identified at the time of project-specific environmental review. The CFP will be adopted as part of local plans and will therefore be compliant.

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the proposed project sites included in the CFP have been or would be identified during project-specific environmental review and permitting.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Any environmentally sensitive areas located on District project sites have been or would be identified during the project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

See Appendix B – 2022-2027 *Capital Facilities Plan* for a detailed description of student enrollment within the District.

j. Approximately how many people would the completed project displace?

Any displacement of people caused by the projects proposed in the CFP has been or would be identified during project-specific environmental review and permitting.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Projects included in the CFP would be subject to project-specific environmental review and local approval, when appropriate. Proposed mitigating measures would be identified at that time.

l. Proposed measures to ensure the proposal are compatible with existing and projected land uses and plans, if any:

The CFP is intended to identify facilities needed to accommodate student population growth anticipated by the land use elements of Snohomish County, Lynnwood, Edmonds, Mountlake Terrace, Brier and the Town of Woodway's Comprehensive Plans. Under the GMA, these jurisdictions are required to reassess the land use element of their comprehensive plans, if probable funding falls short of meeting existing needs. Reassessment undertaken is to ensure that the land use element, capital facilities plan elements and financing plan are coordinated and consistent.

The compatibility of the specific projects included in the CFP with existing uses and plans has been or would be assessed as part of the comprehensive planning process, and during project-specific environmental review and permitting, when appropriate.

All new proposals would be compliant with Chapter 30.66C Snohomish County Code (SCC) which addresses School Impact mitigation.

Snohomish County Code 30.66C requires this CFP to contain the following elements:

- Future enrollment forecasts for each grade span (elementary, middle and high).
- An inventory of existing facilities owned by the District.
- A forecast of the future facility needs.
- A forecast of future site needs.
- A financing program (minimum 6-year planning horizon).
- A schedule of impact fees (proposed), and support data.

In developing this CFP, the plan performance criteria of Appendix F of the Snohomish County General Policy Plan were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. In addition, District generated data derived through statistically reliable methodologies was used. The information is consistent with the State Office of Financial Management (OFM) population forecasts used in the General Policy Plan.
- The CFP complies with the provisions of RCW 36.70A (Growth Management Act) and RCW 82.02.
- The calculation methodology for impact fees meets the conditions and tests of RCW 82.02. The District is not currently proposing the use of impact fees for funding its capital projects and facilities. In future CFP updates, the District intends to update 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.
- The District has available four major sources of project financing: bonds, State match funds, proceeds from real estate, and school impact fees. Bonds are typically used to fund construction of new schools and require a 60% voter approval. They are then retired through property taxes. State match funds come from the common school construction fund. Proceeds from real estate come from sales or leases of District properties. Bonds are sold on behalf of the funds then retired from revenues accrued predominately from the sale of renewable resources from the State school lands set aside by the Enabling Act of 1889. To qualify, a school must meet State-established criteria of need. Proceeds from real estate come from the sale or leasing of District properties. School impact fees are usually collected by the permitting agency at the time building permits are issued; however, the District is not requesting collection of impact fees in this plan.

- In February 2020, a proposed Bond program did not receive the required super majority vote for Capital Construction funding to complete Spruce Elementary Phase 2, new middle school, new College Place Middle, new Oak Heights Elementary, new Beverly Elementary, new Innovative Learning Center and multi-site renewal and upgrade projects. A 2020 Capital / Tech Levy passed. That Levy totaled \$96 million; and \$34.87 million was facilities related. And in 2021, another Capital Levy passed totally \$180 million (\$70 million for Oak Heights Elementary, \$45 million for Spruce Elementary Phase 2 and \$65 million for Renewal and Upgrade Projects.

Housing projects in the Cities of Lynnwood, Edmonds, Brier, Mountlake Terrace and the Town of Woodway are required to mitigate impacts to the District under SEPA (State Environmental Policy Act) by voluntary mitigation agreements based on the anticipated impacts of each specific project, and are not based on an impact fee calculation.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Schools within this urban District will not typically be located near the rural agriculture or forestry activities. Should this occur, the design process and the entitlement process will disclose any potential incompatibilities which can be addressed on a case by case basis.

9. HOUSING

a. Approximately how many units would be provided, if any?

No housing units would be provided in connection with the completion of the projects included in the CFP.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Sites acquired for future facilities may include existing residences that must be demolished.

c. Proposed measures to reduce or control housing impacts, if any:

Measures to reduce or control any housing impacts caused by

the projects included in the CFP have been or would be addressed during project-specific environmental review and permitting.

10. AESTHETICS

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The design elements of the projects included in the CFP have been or would be addressed during project-specific environmental review and permitting.

- b. **What views in the immediate vicinity would be altered or obstructed?**

The aesthetic impacts of the projects included in the CFP have been or would be identified during project specific-environmental review.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the CFP have been or would be identified on a project-specific basis. Jurisdictional design requirements would be satisfied during project review.

11. LIGHT AND GLARE

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The light or glare impacts of the projects included in the CFP have been or would be identified during project-specific design, environmental review and permitting.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

The light and glare impacts of the projects included in the CFP have been or would be identified during project-specific design, environmental review and permitting.

- c. **What existing off-site sources of light or glare may affect your proposal?**

Off-site sources (such as land use generators and traffic) or

light or glare that may affect projects included in the CFP have been or would be identified during project specific environmental review.

d. Proposed measures to reduce or control light and glare impacts, if any:

Proposed measures to reduce or control light and glare impacts have been or would be identified during project-specific environmental review and permitting.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are numerous formal and informal recreational facilities within the District. These include facilities both on and in the vicinity of District facilities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The recreational impacts of the projects included in the CFP have been or would be addressed during project-specific environmental review and permitting. The proposed projects included in the CFP, once completed, may enhance recreational opportunities and uses that exist on the school sites.

c. Proposed measures to reduce or control impacts on recreation, including opportunities to be provided by the project or applicant, if any:

Recreational impacts of the projects included in the CFP have been or would be subject to mitigation during project-specific environmental review and permitting. School sites provide opportunities for public use throughout the District's boundaries.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

There are no known places or objects listed on or proposed for

such registers on the sites of the projects included in the CFP. The existence of historic and cultural resources on or next to the proposed sites included in the CFP has been or would be identified in more detail during project-specific environmental review and permitting.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

An inventory of historical sites at or near the sites of the projects included in the CFP would be developed during project-specific environmental review, including review of data from the Washington Office of Archaeology and Historic Preservation (OAHP).

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Research would be conducted on the web using the Washington Information System for Architectural and Archaeological Records Data (WISAARD) and County/City records. If any landmarks or evidence of historic, archaeological, scientific, or cultural importance were to be discovered during project-specific review, the State Historic Preservation Officer would be contacted.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

If evidence of any on-site historic, archeological, scientific or cultural significance were found during site activity, construction would be halted in that area and the State Historical Preservation Officer would be notified. If suspected sites are found, then archaeological monitoring would be a likely requirement of permit approval.

14. TRANSPORTATION

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The impact on public streets and highways of the individual projects included in the CFP has been or would be identified during project-specific environmental review and permitting.

- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The relationship between the specific projects included in the CFP and public transit has been or would be identified during project-specific environmental review and permitting. The District does provide school bus service to their facilities, and the need for service has or would be evaluated during project-specific review. Transit facilities are located throughout the District's boundaries.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

An inventory of parking spaces located at the sites of the projects are not included in the CFP and the impacts of specific projects on parking availability, would be conducted during project-specific environmental review and permitting.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

The need for new streets or roads, or improvements to existing streets or roads has been or would be addressed during project-specific environmental review and permitting.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Use of water, rail or air transportation has been or would be addressed during project-specific environmental review and permitting, when appropriate.

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and**

non-passenger vehicles). What data or transportation models were used to make these estimates?

The traffic impacts of the projects included in the CFP have been or would be addressed during project-specific environmental review and permitting.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Schools within this urban District will not typically be located near rural agriculture or forestry activities. Specific impacts of the projects included in the CFP will be addressed during project-specific environmental review.

h. Proposed measures to reduce or control transportation impacts, if any:

The mitigation of traffic impacts associated with the projects included in the CFP has been or would be addressed during project-specific environmental review and permitting. Identified mitigation would be consistent with the local permitting jurisdiction requirements for transportation mitigation and concurrency.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:

The District does not anticipate that the projects identified in the CFP would substantially increase the need for public services. Actual needs would be evaluated at a project-specific environmental review.

b. Proposed measures to reduce or control direct impacts on public services, if any.

New school facilities would be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems. Other measures to reduce or control impacts to public services would be identified at the project-specific level of environmental review.

16. UTILITIES

- a. Underline utilities currently available at the site:**
Electricity, natural gas, water, refuse service, telephone,
sanitary sewer, septic system, other.

Electricity, natural gas, water, refuse service, and telephone are available at the sites of the projects proposed in the CFP. Sanitary sewer utilities are either available at the sites, or the District would apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites have been or would be addressed in more detail during project-specific environmental review and permitting.

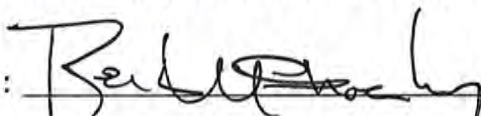
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Utility revisions and construction have been or would be identified during project specific environmental review when appropriate.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee: Reid H. Shockey, AICP
Shockey Planning Group, Inc.

Date signed: July 20, 2022

APPENDIX A

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environmental checklist.

When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise?

The Capital Facilities Plan (CFP) identified school facilities to be constructed, renovated, and/or remodeled. There would be some environmental impacts associated with these activities. Additional impervious surfaces, such as roofs, parking lots, sidewalks, access roads and playgrounds could increase storm water runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school construction equipment could result in air emissions. The projects included in the CFP most likely would not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generation equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presence of additional students on a site. Construction impacts related to noise and air would be short-term and are not anticipated to be significant.

Proposed measures to avoid or reduce such increases are:

Proposed measures to mitigate any such increases described above have been or would be addressed during project-specific environmental review and permitting. Storm water detention and runoff would meet all applicable County, State and/or local requirements, and may be subject to National Pollutant Discharge Elimination System (NPDES) permitting requirements. Discharges to air would meet applicable air pollution control requirements. Any fuel storage would be done in accordance with all applicable regulations.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The projects included in the CFP may require clearing plants off the building sites and a loss of animal habitat. Because some sites for the remodeling and renovation projects included in the CFP are already developed, lost habitat resulting from these projects should be minimal. These impacts have been or would be addressed in more detail during project specific environmental review. This would include researching the State register for any threatened or endangered species that may exist on a school site or in the vicinity.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Specific measures to protect and conserve plants, animals, fish and birds have been or would be identified during project-specific environmental review and permitting. The District would work directly with the permitting agency to minimize impacts and potentially provide mitigation measures for plants and animals. All applicable regulations would be satisfied. The District has incorporated many ecological programs into their curriculum.

3. How would the proposal be likely to deplete energy or natural resources?

The construction of the projects included in the CFP would require the consumption of energy. The consumption would be related to short-term construction impacts as well as projects at completion.

Proposed measures to protect or conserve energy and natural resources are:

The projects included in the CFP would be constructed in accordance with applicable energy efficiency standards. This would also include the completion of the life-cycle cost analysis, as required by the State Board of Education.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

The CFP and proposed individual projects would analyze these potential impacts on a project-specific level.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Appropriate measures to protect environmentally sensitive areas have been or would be proposed at the time of project-specific environmental review.

Updates of this CFP would be coordinated with permitting agencies as part of the GMA process. One of the purposes of the GMA is to protect environmentally sensitive areas. The District's facilities planning process is part of the overall growth management planning process. Environmentally sensitive resources are more likely to be protected, with the extent of the District's CFP process. Future projects would comply with permitting regulations regarding environmentally sensitive areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The CFP would not have any impact on land or shorelines uses that are incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the CFP, or the projects contained therein, would directly affect land and shoreline uses in the area served by the District.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures to avoid or reduce land use impacts resulting from the CFP, or the projects included are proposed at this time. To the extent the District's facilities planning process is part of the overall growth management planning process, land use impacts or conflicts should be minimized.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal should not create substantial new demands for transportation. The projects included in the CFP may create an increase in traffic near District facilities. The construction of the facilities included in the CFP may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer and electric utilities. None of these impacts is likely to be significant. The impacts on transportation, public services and utilities of the projects included in the CFP would be addressed during project level environmental review.

Proposed measures to reduce or respond to such demand(s) are:

Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with, as well as a review of concurrency requirements.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The CFP would not conflict with any laws or requirements for the protection of the environment. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

APPENDIX B – CAPITAL FACILITIES PLAN

(Appended by Reference)

Copies are available in Print or CD versions by contacting the
Edmonds School District.

LAKE STEVENS SCHOOL DISTRICT NO. 4
ENVIRONMENTAL CHECKIST
Adoption
of
Capital Facilities Plan 2022-2027

Prepared by
SHOCKEY PLANNING GROUP, INC.
for
Lake Stevens School District No. 4

Proposal

**Adoption of Capital Facilities Plan 2022-2027
Lake Stevens School District No. 4**

Proponent

Lake Stevens School District No. 4

Robb Stanton

12309 22nd Street NE

Lake Stevens, Washington 98258

Phone: (425) 335-1506

Project Representative

SHOCKEY PLANNING GROUP, INC.

Reid H. Shockey, AICP/Camie Anderson

2716 Colby Avenue

Everett, Washington 98201

Phone: (425) 258-9308

July 2022

TABLE OF CONTENTS

A. BACKGROUND.....	1
B. ENVIRONMENTAL ELEMENTS.....	3
1. EARTH.....	3
2. AIR.....	5
3. WATER.....	6
4. PLANTS.....	8
5. ANIMALS.....	9
6. ENERGY AND NATURAL RESOURCES.....	10
7. ENVIRONMENTAL HEALTH	10
8. LAND AND SHORELINE USE	12
9. HOUSING.....	15
10. AESTHETICS.....	16
11. LIGHT AND GLARE	16
12. RECREATION.....	16
13. HISTORIC AND CULTURAL PRESERVATION	17
14. TRANSPORTATION	18
15. PUBLIC SERVICES.....	19
16. UTILITIES.....	20
C. SIGNATURE	20

List of Figures

Figure 1 - Map of School Facilities	3
---	---

Appendices

Appendix A – Supplemental Sheet for Nonproject Actions

Appendix B – 2022-2027 Capital Facilities Plan

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Name of proposed project, if applicable:** Adoption of Capital Facilities Plan, 2022-2027
2. **Name of applicant:** Lake Stevens School District No. 4
3. **Address and phone number of applicant and contact person:**

Applicant Contact: Lake Stevens School District No. 4
Attn: Robb Stanton
12309 22nd Street N.E
Lake Stevens, WA 98258
Phone: (425) 335-1506
Email: robb_stanton@lkstevens.wednet.edu

Environmental/Permitting Consultant: Shockey Planning Group, Inc.
Attn: Reid Shockey, AICP/Camie Anderson
2716 Colby Avenue
Everett, WA 98201
Phone: (425) 258-9308
Email: rshockey@shockeyplanning.com
canderson@shockeyplanning.com

4. **Date checklist prepared:** July 8, 2022
5. **Agency requesting checklist:** Lead agency for environmental review and SEPA compliance is the Lake Stevens School District No 4.
6. **Proposed timing or schedule (including phasing, if applicable):**

The Lake Stevens School District's Capital Facilities Plan, 2022-2027, is scheduled to be adopted by the Lake Stevens School Board August 10, 2022.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

The Capital Facilities Plan identifies school construction projects to accommodate un-housed students in the Lake Stevens School District through 2027. The Capital Facilities Plan will be updated at least bi-annually. Changes in actual enrollment and in enrollment projections will be used to recalculate facility needs as part of the biannual update. As noted above, project-specific environmental review will be undertaken at the time of permitting and construction of specific projects.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

The following reports/information are incorporated by reference and attached to this environmental checklist:

- Snohomish County General Policy Plan
- City of Lake Stevens Comprehensive Plan
- City of Marysville Comprehensive Plan

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Following adoption of the Capital Facilities Plan, it is anticipated that it will be incorporated into the comprehensive plans for Snohomish County and the Cities of Lake Stevens and Marysville. The next scheduled update for these plans is 2024.

10. List any government approvals or permits that will be needed for your proposal, if known.

Individual proposed projects may require various governmental approvals, and each project would be reviewed at the project-specific level. The District would obtain any of the required approvals.

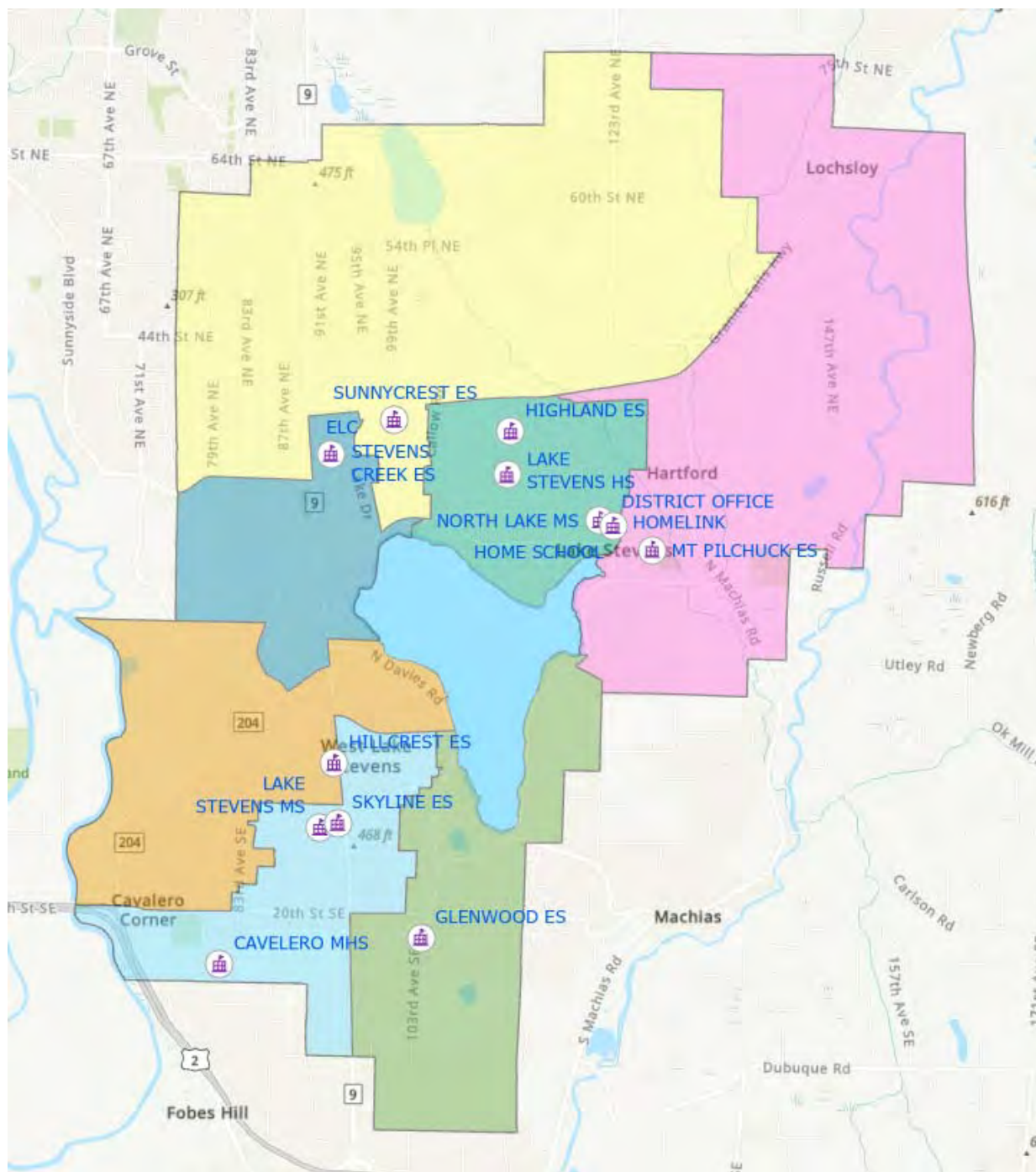
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.).

The Washington Growth Management Act (GMA) outlines thirteen broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the Lake Stevens School District (District), Snohomish County, the City of Lake Stevens, the City of Marysville and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next seventeen years, with a more detailed schedule and financing program for capital improvements over the next six years (2022-2027).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Lake Stevens School District is located six miles east of downtown Everett, and encompasses most of the City of Lake Stevens as well as portions of unincorporated Snohomish County and a small portion of the City of Marysville. The District is located south of the Marysville School District and north of the Snohomish School District. See *Figure 1 – Map of School Facilities*.



The Lake Stevens School District is comprised of a variety of topographic features and landforms. Specific topographic and landform characteristics of the sites of proposed individual projects included in the CFP have been or would be described during project-level environmental review.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics at sites of the proposed individual projects included in the CFP have been or would be identified during project-level environmental review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Specific soil types and their characteristics at the sites of the proposed individual projects included in the CFP have been or would be identified during project-level environmental review. Typically agricultural soils lie outside Urban Growth Areas. Schools are discouraged outside the UGA.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Specific soil types and properties have been or would be analyzed on the sites of the proposed individual projects included in the CFP, at the time of project-level environmental review. Any limitations or necessary mitigation would be identified during project-level environmental review.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Individual projects included in the CFP have been or would be subject to Lake Stevens, Marysville or County project approval and environmental review, at the time of application.

Proposed grading activities as well as quantity, type, source and purpose of such activities would be addressed at that time. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur during the construction of projects proposed in the CFP. Individual projects would be subject to the local project review process. Potential erosion impacts would be addressed on a site-specific basis during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The renovations and new school facilities proposed in the CFP would result in the increase of impervious surfaces. The amount of impervious surface constructed would vary by individual project. Impervious surface quantities proposed to be constructed at each of the individual projects would be subject to project-level environmental review as well as the local project review process. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Measures to control and reduce erosion impacts would be assessed and implemented in accordance with individual jurisdictional requirements. Erosion control and reduction measures have been or would be determined during project-level environmental review and requirements of the permitting jurisdiction would be met.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Various air emissions may result from the projects proposed in the CFP. The majority of emissions would be construction related and temporary. The air quality impacts of specific projects have been or would be evaluated during project-level environmental review. For greater detail please see *Appendix A – Supplemental Sheet for Nonproject Actions*.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect individual projects included in the CFP would be addressed during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects in the CFP would be subject to site-specific environmental review, and also subject to individual jurisdiction local project review processes. The District would be required to comply with all applicable clean air regulations and permit requirements. Proposed air quality measures, specific to individual projects would be identified during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any

significant adverse unavoidable impact. For greater detail please refer to *Appendix A - Supplemental Sheet for Nonproject Actions*.

3. WATER

a. Surface Water:

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The Lake Stevens School District is characterized by a variety of surface water bodies. The individual water bodies that are in close proximity to proposed projects included in the CFP have been or would be identified during project-level environmental review. When necessary, detailed studies of surface water regimes and flow patterns would be conducted, and the findings of such studies would be incorporated into the site designs of the individual projects. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP would, cause any significant adverse unavoidable impact.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

The proposed projects included in the CFP could require work within 200 feet of the surface waters located in the Lake Stevens School District. All local project approval requirements would be satisfied and evaluated at project-specific design, permitting and environmental review.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Specific information in regard to quantities and placement of fill or dredge material, resulting from the proposed projects contained in the CFP, would be provided during project-specific design, permitting and environmental review. All applicable local regulations regarding quantity and placement of dredge and fill material would be satisfied for all of the individual projects. All projects would be subject to local project review processes. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Any surface water withdrawals or diversions made in connection with the proposed projects outlined in the CFP would be addressed during project-specific design, permitting and environmental review.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

If any of the projects proposed in the CFP are located in a floodplain area, then they would be required to meet all applicable regulations addressing flood hazard areas through project-specific design, permitting and environmental review.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Waste material disposal methods required for specific projects included in the CFP would be addressed during project-level environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable impact. For greater detail please see *Appendix A - Supplemental Sheet for Nonproject Actions*.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

It is anticipated that large school projects will be connected to public water systems. Individual projects proposed by the CFP may withdraw from or discharge to groundwater resources. Any potential impacts on groundwater resources would be identified during project-specific design, permitting and environmental review. Each project is subject to local jurisdiction regulations regarding groundwater resources and would be compliant with such regulations. For more detail please see *Appendix A - Supplemental Sheet for Nonproject Actions*.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Discharges of waste material associated with proposed individual projects included in the CFP would be addressed during project-specific design, permitting and environmental review. It is anticipated that most, if not all new school facilities with discharge into public sewer systems.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Individual projects included in the CFP will have various effects on stormwater runoff quantities and rates. These effects would be identified during project-specific design, permitting and environmental review. All proposed projects would be subject to local stormwater regulations and would be compliant with them.

2) Could waste materials enter ground or surface waters? If so, generally describe.

The impacts of specific projects included in the CFP on potential ground or surface water discharges would be addressed during project-specific design, permitting and environmental review. Each project would be subject to all applicable regulations regarding discharges to ground or surface water. For greater detail please see *Appendix A - Supplemental Sheet for Nonproject Actions*.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Any proposed school project would be required to submit a drainage analysis including potential impacts to drainage patterns and means of avoiding those impacts.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Proposed measures to reduce or control surface runoff attributable to the individual projects included in the CFP would be addressed during project-specific design, permitting and environmental review. All jurisdictional regulation requirements would be satisfied.

4. PLANTS

a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other: _____

☒ evergreen tree: fir, cedar, pine, other: _____

☒ shrubs

☒ grass

___ pasture

___ crop or grain

___ Orchards, vineyards or other permanent crops

☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: _____

___ water plants: water lily, eelgrass, milfoil, other: _____

☒ other types of vegetation: domestic vegetation

A variety of plant communities exist within the Lake Stevens School District boundaries. Vegetation types located at specific project sites included in the CFP would be identified during project-specific design, permitting and environmental review. Any potential wet soil plants would be identified at the project specific environmental review.

b. What kind and amount of vegetation will be removed or altered?

Some of the projects proposed in the CFP may require removal or alteration of vegetation. The specific alterations to vegetation on the sites of individual projects would be identified during project-specific environmental analysis.

c. List threatened and endangered species known to be on or near the site, if any:

The specific impacts to threatened or endangered species by any of the proposed projects in the CFP have been or would be identified during project-specific environmental analysis. The proposed projects would be compliant with all applicable regulations regarding threatened and endangered species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping and other measures to preserve or enhance vegetation on the sites included in the CFP would be identified during project-specific design, permitting and environmental review. All projects would be subject to local jurisdiction project review, and the landscaping requirements implied therein.

e. List all noxious weeds and invasive species known to be on or near the site.

The specific presence of noxious weeds and invasive species would be determined at the time of specific project permitting. Project proposals would include the means of eliminating those with a potential hazard or impact to a school project.

5. ANIMALS**a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**

A wide variety of wildlife exists in the Lake Stevens School District. Inventories of existing species observed on the proposed sites included in the CFP would be conducted during project-level environmental review.

b. List any threatened and endangered species known to be on or near the site.

The specific impacts to threatened or endangered species by any of the proposed projects in the CFP would be identified during project-level environmental review. The proposed projects would be compliant with all regulations regarding threatened and endangered species.

c. Is the site part of a migration route? If so, explain.

Designated migration routes do exist inside the District. Impacts on migration routes by the proposed projects included in the CFP have been or would be identified during project-level environmental review.

d. Proposed measures to preserve or enhance wildlife, if any:

Measures to preserve or enhance wildlife would be identified and determined during project-level environmental analysis.

e. List any invasive animal species known to be on or near the site.

The specific presence of invasive species would be determined at the time of specific project permitting. Project proposals would include the means of eliminating those with a potential hazard or impact to a school project.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires a life cycle cost analysis be conducted for all heating, lighting, and insulation systems, prior to permitting specific school projects. The identification of project energy needs has been or would be done during project-specific design and environmental review.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The impacts of proposed projects included in the CFP, on the use of solar energy by adjacent properties, have been or would be identified during project-specific design, permitting and environmental review.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Projects included in the CFP have been or would be required to complete a life cycle cost analysis. Other conservation measures have been or would be identified during project-specific design, permitting and environmental review.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so describe.

There are no environmental health hazards associated with the adoption of the CFP. For a more detailed discussion, see *Appendix A - Supplemental Sheet for Nonproject Actions*.

1) Describe any known or possible contamination at the site from present or past uses.

The specific presence of contaminants would be determined at the time of site selection or specific project permitting, including a Phase 1 Environmental Review and, if warranted, a Phase 2 analysis. Project proposals would include the means of eliminating materials with a potential hazard or impact to a school project.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Specific types of hazardous material would be identified for specific projects once their location is identified.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Hazardous materials would not typically be stored at a school facility; however, when such is necessary, building would be designed to afford maximum protection against spills or release.

- 4) **Describe special emergency services that might be required.**

Special emergency services have been or would be identified during project-specific design, permitting and environmental review. For greater detail, see *Appendix A - Supplemental Sheet for Nonproject Actions*.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:**

Safety procedures and programs are part of the school's emergency programs for both existing and proposed school facilities. Projects included in the CFP would comply with all current codes, regulations, and rules. Individual projects have been or would be subject to environmental review, and the local project approval process. Candidate acquisition sites could be disqualified if hazardous materials are discovered.

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other?)**

Various noise sources exist within the Lake Stevens School District boundaries. The specific noise sources that may affect individual projects included in the CFP have been or would be identified during project-specific design, permitting and environmental review.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic,**

construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise impacts associated with construction would exist for future projects included in the CFP. Long-term noise impacts associated with individual projects included in the CFP have been or would be identified through project-specific design, permitting and environmental review. Adoption of the CFP will not, and it is not anticipated that any project described in the CFP will, cause any significant adverse unavoidable noise impact. See *Appendix A - Supplemental Sheet for Nonproject Actions*.

3) Proposed measures to reduce or control noise impacts, if any:

Mitigation measures to reduce or control project-generated noise impacts have been or would be analyzed during project-specific design, permitting and environmental review. All projects would be subject to all applicable regulations regarding noise and would be compliant.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

There are various land uses throughout the District's boundaries. Schools are a common feature in local neighborhoods. Specific land use designations that apply to individual sites included in the CFP would be identified during project-specific site selection, design, permitting and environmental review.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

Existing school sites have not recently been used for agriculture. A historical review would be conducted for proposed sites, in conjunction with project-specific design, permitting and environmental review.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Schools within this urban District will not typically be located near the activities described.

c. Describe any structures on the site.

A brief description of existing school facilities is included in Section 4 of the CFP. Proposed structures, located on the proposed sites, have been or would be described

in detail during the project-specific permitting and environmental review. See *Appendix B – 2022-2027 Capital Facilities Plan*.

d. Will any structures be demolished? If so, what?

The remodeling and renovation of school structures may involve demolition of existing structures; any potential demolition would be reviewed for hazardous material removal. Any demolition of structures has been or would be identified during project-specific design, permitting and environmental review.

e. What is the current zoning classification of the site?

Projects in the Lake Stevens School District are, and would be, located in various zoning classifications under applicable local zoning codes. Current zoning classifications, at the time of project application, would be identified. Schools are permitted in most land use zones.

f. What is the current comprehensive plan designation of the site?

Projects included in the CFP are located within various Comprehensive Plan designations. Comprehensive plan designations would be identified at the time of project-specific permitting and environmental review. The CFPs are adopted as part of the Lake Stevens, Marysville and Snohomish County comprehensive plans and are, by definition, compatible with them.

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the proposed project sites included in the CFP have been or would be identified during project-specific site selection, permitting, design, permitting and environmental review. It is unlikely that a school would be sited or constructed within a Shoreline Management jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Any environmentally sensitive areas located on District project sites have been or would be identified during the project-specific design, permitting and environmental review. As with most uses, schools would lie outside of designated wetlands and their buffers.

i. Approximately how many people would reside or work in the completed project?

The District employs 616 certificated staff members and 606 classified staff for a total of 1,222.

j. Approximately how many people would the completed project displace?

Any displacement of people caused by the projects proposed in the CFP has been or would be identified during project-specific design, permitting and environmental review.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Projects included in the CFP would be subject to project-specific environmental review and local approval, when appropriate. Proposed mitigating measures would be identified at that time.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The CFP is intended to identify facilities needed to accommodate student population growth anticipated by the land use elements of the County, Lake Stevens and Marysville Comprehensive Plans. Under the GMA, these jurisdictions are required to reassess the land use element of their comprehensive plans, if probable funding falls short of meeting existing needs. Reassessment undertaken is to ensure that the land use element, capital facilities plan elements and financing plan are coordinated and consistent.

The compatibility of the specific projects included in the CFP with existing uses and plans has been or would be assessed as part of the comprehensive planning process, and during project-specific environmental review.

In accordance with GMA mandates and Chapter 30.66C SCC, this CFP contains the following elements:

- Future enrollment forecasts for each grade span (elementary, middle, mid-high and high).
- An inventory of existing facilities owned by the District.
- A forecast of the future facility needs for capital facilities and school sites, distinguishing between existing and projected deficiencies.
- The proposed capacities of expanded or new capital facilities.
- A financing program (minimum 6-year planning horizon).
- A schedule of impact fees (proposed), and support data.

In developing this CFP, the plan performance criteria of Appendix F of the Snohomish County General Policy Plan were used as follows:

- Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. In addition, District generated data derived through statistically reliable methodologies was used. The information is consistent with the State Office of Financial Management (OFM) population forecasts used in the General Policy Plan.
- The CFP complies with the provisions of RCW 36.70A (Growth Management Act) and RCW 82.02.
- The calculation methodology for impact fees meets the conditions and tests of RCW 82.02. The District proposes the use of impact fees for funding its capital projects and facilities. In future CFP updates, the District intends to update

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.

- The district has available three major sources of project financing: bonds, state match funds and school impact fees. Bonds are typically used to fund construction of new schools and require a 60% voter approval. They are then retired through property taxes. State match funds come from the common school construction fund. Bonds are sold on behalf of the funds then retired from revenues acquired predominantly from the sale of renewable resources from State school loans set aside by Enabling Act of 1889. To qualify, schools must meet state-established criteria of need. School impact fees are usually collected by the permitting agency at the time building permits are issued.

Housing projects in the Cities of Marysville and Lake Stevens and unincorporated Snohomish County are required to mitigate impacts to the District by voluntary mitigation agreements based on the anticipated impacts of each specific project. Where adopted, the impact fees are considered adequate mitigation for schools. Where not adopted, impacts and mitigation are review on a project-by-project basis under the State Environmental Policy Act.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Schools within this urban District will not typically be located near the rural agriculture or forestry activities. Should this occur, the design process and the entitlement process will disclose any potential incompatibilities which can be addressed on a case by case basis.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided in connection with the completion of the projects included in the CFP.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The impacts of the projects proposed in the CFP on existing housing units have been or would be identified at the time of project-specific environmental analysis.

c. Proposed measures to reduce or control housing impacts, if any:

Measures to reduce or control any housing impacts caused by the projects included in the CFP have been or would be addressed during project-specific design, permitting and environmental review.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The design elements of the projects included in the CFP have been or would be addressed during project-specific design, permitting and environmental review.

- b. What views in the immediate vicinity would be altered or obstructed?**

The aesthetic impacts of the projects included in the CFP have been or would be identified during project-specific design, permitting and environmental review.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the CFP have been or would be identified on a project-specific basis. Jurisdictional design requirements would be satisfied during project review.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The light or glare impacts of the projects included in the CFP have been or would be identified during project-specific design, permitting and environmental review.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

The light or glare impacts of the projects included in the CFP have been or would be identified during project-specific environmental review when appropriate.

- c. What existing off-site sources of light or glare may affect your proposal?**

Off-site sources (such as land use generators and traffic) of light or glare that may affect projects included in the CFP have been or would be identified during project-specific environmental review.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

Proposed measures to reduce or control light and glare impacts have been or would be identified during project-specific design, permitting and environmental review.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

There are numerous formal and informal recreational facilities within the Lake Stevens School District. These include facilities both on and in the vicinity of District facilities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

The recreational impacts of the projects included in the CFP have been or would be addressed during project-specific design, permitting and environmental review. The proposed projects included in the CFP, once completed, may enhance recreational opportunities and uses that exist on school sites.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Recreational impacts of the projects included in the CFP have been or would be subject to mitigation during project-specific design, permitting and environmental review. School sites provide opportunities for public use throughout the District's boundaries.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

There are no known places or objects listed on or proposed for such registers on any sites currently being considered for projects included in the CFP. The existence of historic and cultural resources on or next to the proposed sites included in the CFP would be identified in more detail during project-specific design, permitting and environmental review.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

An inventory of historical sites at or near the sites of the projects included in the CFP would be developed during project-specific environmental review, including review of data from the Washington State Department of Archaeology and Historic Preservation (DAHP)

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

If any landmarks or evidence of historic, archaeological, scientific, or cultural importance were to be discovered during project-specific review, the State Historic Preservation Officer would be contacted.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

If suspected sites are found, then archaeological monitoring would be a likely requirement of permit approval.

14. TRANSPORTATION

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on-site plans, if any.**

The impact on public streets and highways of the individual projects included in the CFP has been or would be identified during project-specific permitting, design, permitting and environmental review.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The relationship between the specific projects included in the CFP and public transit has been or would be identified during project-specific design, permitting and environmental review. The District does provide school bus service to their facilities, and the need for service has or would be evaluated during project-specific review. Community Transit facilities are located throughout the District's boundaries.

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

An inventory of parking spaces located at the sites of the projects included in the CFP, and the impacts of specific projects on parking availability, have been or would be conducted during project-specific design, permitting and environmental review.

- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The need for new streets or roads, or improvements to existing streets or roads has been or would be addressed during project-specific permitting, design, permitting and environmental review.

- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

It is unlikely that any of these modes would be used as part of any school facilities.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**

The traffic impacts of the projects included in the CFP have been or would be addressed during project-specific design, permitting and environmental review.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Schools within this urban District will not typically be located near rural agriculture or forestry activities. Specific impacts of the projects included in the CFP would be addressed during project-specific design, permitting and environmental review.

- h. Proposed measures to reduce or control transportation impacts, if any:**

The mitigation of traffic impacts associated with the projects included in the CFP has been or would be addressed during project-specific design, permitting and environmental review. Identified mitigation would be consistent with the local permitting jurisdiction requirements for transportation mitigation and concurrency.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:**

The District does not anticipate that the projects identified in the CFP would substantially increase the need for public services. Actual needs would be evaluated at project-specific design, permitting and environmental review.

The CFP is intended to provide the District, Snohomish County, the Cities of Lake Stevens and Marysville, and other jurisdictions a description of facilities needed to accommodate projected student enrollment at acceptable levels of service through the year 2025. It also provides a more detailed schedule and financing program for capital improvements over the six-year period 2022-2027. The capital facilities financing plan is outlined in the CFP (Table 6-3). Funding sources include General Obligation Bonds, State Match Funds, and School Impact Fees. See *Appendix B – 2022-2027 Capital Facilities Plan*.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

New school facilities would be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems. Other measures to reduce or

Bonds, State Match Funds, and School Impact Fees. See *Appendix B – 2022-2027 Capital Facilities Plan*.

b. Proposed measures to reduce or control direct impacts on public services, if any.

New school facilities would be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems. Other measures to reduce or control impacts to public services would be identified at the project-specific level of environmental review.

16. UTILITIES

a. Circle utilities currently available at the site: ☒ electricity, ☒ natural gas, ☒ water, ☒ refuse service, ☒ telephone, sanitary sewer, septic system, other: _____

Electricity, natural gas, water, refuse service, and telephone are available at the sites of the projects proposed in the CFP. Sanitary sewer utilities are either available at the sites, or the District would apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites have been or would be addressed in more detail during project-specific design, permitting and environmental review.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility revisions and construction have been or would be identified during project-specific environmental review when appropriate.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Applicant Representative

Name of signee: Camie Anderson

Position and Agency/Organization: Vice President, Shockey Planning Group
Consultant to District

Date Prepared: July 6, 2022

Appendix A

Supplemental Sheet for Nonproject Actions

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS **(IT IS NOT NECESSARY to use this sheet for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise?

The Capital Facilities Plan (CFP) identifies school facilities to be constructed, renovated, and remodeled. There would be some environmental impacts associated with these activities. Additional impervious surfaces, such as roofs, parking lots, sidewalks, access roads, and playgrounds could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school construction equipment could result in air emissions. The projects included in the CFP most likely would not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generation equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presence of additional students on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

Proposed measures to avoid or reduce such increases are:

Proposed measures to mitigate any such increases described above have been or would be addressed during project-specific design, permitting and environmental review. Stormwater detention and runoff would meet all applicable County, State and/or local requirements, and may be subject to National Pollutant Discharge Elimination System (“NPDES”) permitting requirements. Discharges to air would meet applicable air pollution control requirements. Any fuel storage would be done in accordance with all applicable regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The projects included in the CFP may require clearing plants off of the building sites and a loss of animal habitat. Because some sites for the remodeling and renovation projects included in the CFP are already developed, lost habitat resulting from these projects should be minimal. These impacts have been or would be addressed in more detail during project-specific design, permitting and environmental review. This would include researching the State register for any threatened or endangered species that may exist on a school site or in the vicinity.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Specific measures to protect and conserve plants, animals, fish, and birds have been or would be identified during project-specific design, permitting and environmental review. The District would work directly with the permitting agency to minimize impacts and potentially provide mitigation measures for plants and animals. All applicable regulations would be satisfied. The District has incorporated many ecological programs into their curriculum.

3. How would the proposal be likely to deplete energy or natural resources?

The construction of the projects included in the CFP would require the consumption of energy. The consumption would be related to short-term construction impacts as well as projects at completion.

Proposed measures to protect or conserve energy and natural resources are:

The projects included in the CFP would be constructed in accordance with applicable energy efficiency standards. This would also include the completion of the life-cycle cost analysis, as required by the State Board of Education.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The CFP and proposed individual projects would analyze these potential impacts on a project-specific level.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Appropriate measures to protect environmentally sensitive areas have been or would be implemented through the process of project-specific design, permitting and environmental review. Updates of this CFP would be coordinated with permitting agencies as part of the GMA process. One of the purposes of the GMA is to protect environmentally sensitive areas. The District's facilities planning process is part of the overall growth management planning process. Environmentally sensitive resources are more likely to be protected, with the extent of the District's CFP process. Future projects would comply with permitting regulations regarding environmentally sensitive areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The CFP would not have any impact on land or shoreline uses that are incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the CFP, or the projects contained therein, would directly affect land and shoreline uses in the area served by the District.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures to avoid or reduce land use impacts resulting from the CFP, or the projects included, are proposed at this time. To the extent the District's facilities planning process is part of the overall growth management planning process, land use impacts or conflicts should be minimized.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal should not create substantial new demands for transportation. The projects included in the CFP may create an increase in traffic near District facilities. The construction of the facilities included in the CFP may result in minor increases in the demand for public services and utilities, such as fire and police protection, and water, sewer and electric utilities. None of these impacts is likely to be significant. The impacts on transportation, public services and utilities of the projects included in the CFP would be addressed during project-level environmental review.

Proposed measures to reduce or respond to such demand(s) are:

Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with, as well as a review of concurrency requirements.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The CFP would not conflict with any laws or requirements for the protection of the environment. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Snohomish County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

Appendix B

2022-2027

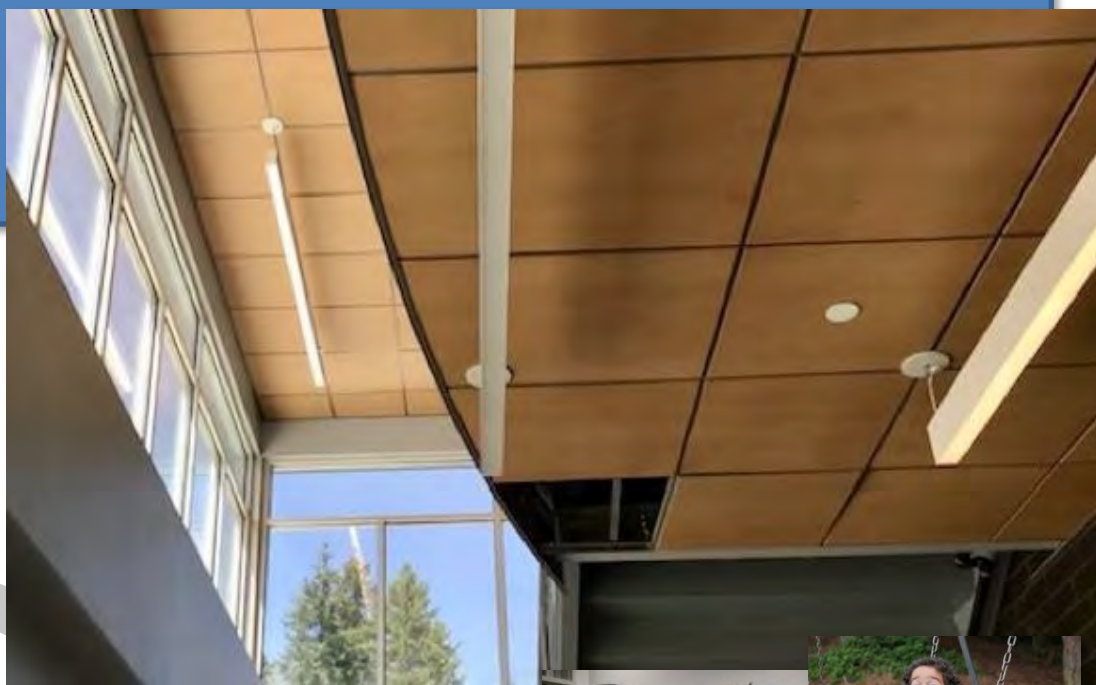
Capital Facilities Plan

INCORPORATED BY REFERENCE.

COPIES AVAILABLE FOR REVIEW BY CONTACTING LAKE STEVENS SCHOOL DISTRICT

Capital Facilities Plan 2022-28

Northshore School District
May 2022





CAPITAL FACILITIES PLAN

2022 - 2028

NORTHSHORE SCHOOL DISTRICT NO. 417

3330 Monte Villa Parkway, Bothell, Washington 98021-8972

STRENGTHENING OUR COMMUNITY THROUGH EXCELLENCE IN EDUCATION

Board of Directors

Bob Swain
Jacqueline McGourty
Amy Cast
David Cogan
Sandy Hayes

President
Vice President
Director
Director
Director

Superintendent

Dr. Michelle Reid

Prepared by

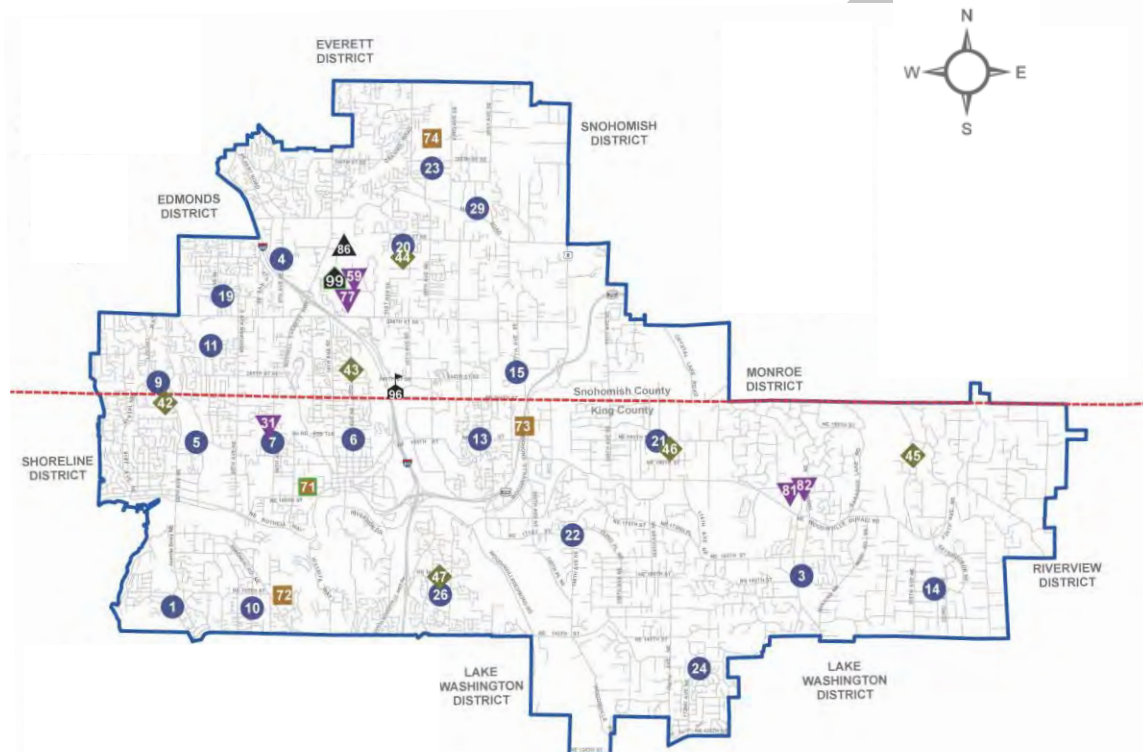
Dri Ralph
Dawn Mark
Todd Hall
Denise Stiffarm

Executive Director of Capital Projects & Operations
Director of Facilities Planning & Enrollment
Capital Projects Coordinator
Pacifica Law Group

Table of Contents

	PAGE
Section 1 Introduction	5
Section 2 Student Enrollment Trends and Forecasts	7
Section 3 District Standard of Service	11
Section 4 Capital Facilities Inventory	14
Section 5 Projected Facility Needs.....	20
Section 6 Capital Instructional Facilities Plan.....	27
Section 7 Impact Fees	30
Appendix A Student Generation Factors	34
Appendix B School Impact Fee Calculations	35

2022 Northshore School District Map



- Elementary Schools
- ◆ Middle Schools
- High Schools
- ▲ Administration
- ▼ Choice Schools
- ▲ Support Services
- Adult Transition Programs
- ▲ Transportation Center

- Administrative Resources**
- 96 Administrative Building
 - 99 Support Services
 - 86 Transportation Center

- High Schools**
- 71 Bothell High School
 - 72 Inglemoor High School
 - 73 Woodinville High School
 - 74 North Creek High School
 - 81 Northshore Networks
 - 75 Innovation Lab High School
 - 59 Secondary Academy for Success

- Middle Schools**
- 43 Canyon Park Middle School
 - 42 Kenmore Middle School
 - 46 Leota Middle School
 - 47 Northshore Middle School
 - 44 Skyview Middle School
 - 45 Timbercrest Middle School

- Elementary Schools**
- 1 Arrowhead Elementary
 - 25 Bear Creek Elementary
 - 20 Canyon Creek Elementary
 - 3 Cottage Lake Elementary
 - 4 Crystal Springs Elementary
 - 14 East Ridge Elementary
 - 23 Fernwood Elementary
 - 19 Frank Love Elementary
 - 22 Hollywood Hill Elementary
 - 5 Kenmore Elementary
 - 15 Lockwood Elementary
 - 6 Maywood Hills Elementary
 - 10 Moorlands Elementary
 - 29 Ruby Bridges Elementary
 - 11 Shelton View Elementary
 - 31 Sorenson Early Childhood Center
 - 24 Sunrise Elementary
 - 21 Wellington Elementary
 - 7 Westhill Elementary
 - 13 Woodin Elementary
 - 26 Woodmoor Elementary

Introduction

Section 1

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act outlines thirteen broad goals including the adequate provision of necessary public facilities and services. Public schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student population in their districts.

The Northshore School District (NSD/District) has prepared this six-year Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act, the Codes of King and Snohomish Counties, and the cities of Bothell, Kenmore, and Woodinville. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established levels of service over the six-year period 2022-2028. It also provides longer-term enrollment projections. The role of impact fees in funding school construction is addressed in **Section 7** of this report.

The District updates its Capital Facilities Plan on an annual basis. The most recent update previous to this version was adopted by the Board of Directors in June 2021.

Summary

NSD enrollment has grown by 1,134 students between 2016 and 2021, with an average growth rate of 1.15%. As a comparison, for the years 2015 to 2020, District enrollment grew by 1,740 students, with an average growth rate of 1.65%. Although growth is still forecast for the district, the impact of the global pandemic has been to slow it down. In October of 2021, the District's enrollment fell by 1.2% primarily as a result of the pandemic and its effects on in-school instruction. We expect fall of 2022-23 enrollment to start to return to pre-pandemic levels and thereafter increase to reflect continued residential development within the District. Enrollment growth from new development in the northern, central, and southern service areas of the District continues at a steady pace.

With the impact of the pandemic, there are questions about future growth in NSD and whether or not it will continue at a rate at or above forecasts, or if growth will begin to stabilize. The sale of existing homes continues to be strong, with over 2,800 existing homes sold in 2020-21, an increase of over 17% from 2019-20. There also continues to be strong growth in new townhome and multi-family projects that could produce enrollment gains. Recent figures allow us to segregate how many new students are generated from townhomes and to calculate a separate impact fee for

those jurisdictions that have a separate townhome fee category. In Spring of 2020, approximately 13 students were generated for every 100 townhomes. As of Spring 2022, 38 students are generated per 100 townhomes. See **Appendix A**.

Growth in NSD has largely been accommodated in recent years through the construction of new capacity, limiting waivers at most schools, converting special-use portables and non-classroom spaces into classroom space, adjusting boundaries, and adding portable classrooms. The 2022 bond projects, approved by our voters in February 2022, will provide for permanent capacity additions at all grade levels, as further detailed in this CFP.

Overview of the Northshore School District

The Northshore School District spans 60 square-miles and primarily serves five jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, and the City of Woodinville. There are some addresses located in the cities of Brier, Kirkland and Redmond, but they are either in areas not expected to experience any new residential development or in very small areas with previously developed residential areas. For the purposes of the District's CFP and long-term projections, those areas are considered de minimis impacts on NSD's grade bands. The King-Snohomish County line divides NSD such that roughly two-thirds of the District's population is in King County and one-third in Snohomish County (23,927).

The District currently operates twenty elementary schools, six middle schools, and four comprehensive high schools. NSD also has one choice high school (Innovation Lab High School), one alternative high school (Secondary Academy for Success), a hybrid combination of choice school with high levels of parent involvement (Northshore Networks), a home school program, (Northshore Family Partnership Program), a virtual learning school (Northshore Virtual Program) and an early childhood center (Sorenson Early Childhood Center).

The Urban Growth Area boundary (UGA) divides NSD, creating capacity utilization challenges. As new residential development continues to occur even at more moderate rates, land for potential new school sites is scarce. King County does not allow for school siting outside the UGA, but Snohomish County does provide for school siting via a Conditional Use Permit (CUP) process.

The District participates in regular conversations regarding school facilities planning with jurisdictions in King County pursuant to regular meetings held to comply with Policy PF-22 (formerly PF-19A) of the King County Countywide Planning Policies. Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. NSD appreciates any opportunity for cooperative planning efforts with its jurisdictions.

Student Enrollment Trends and Forecasts

Section 2

Background

Elementary enrollment in NSD has grown steadily in recent years, with a slight dip in 2020 and 2021 reflecting the global pandemic. Growth increases in recent years are a result of larger birth cohorts and a consistent increase in new residential development. This wave of elementary enrollment growth is beginning to move into the middle and high school grades and is anticipated to continue over the next 10 years. At the same time, elementary enrollment is projected to grow within and beyond the next 5 years.

Similar to past years, this year's forecasts consider regional and local trends in population growth, birth rates, and housing development, analyzing corresponding projections down to the school feeder pattern level. Growth rates were adjusted based on permit information specific to those respective areas. The resulting trends were used to further refine the projection methodology for enrollment forecasts. The following section describes in more detail the assumptions used to develop the forecast and compares the result of this projection to other available methodologies.

While new single family home construction and sales within NSD are continuing to slow, there is a marked increase in the development of townhomes and continued strong development of apartments and condominiums. The new townhome developments include units with 3 bedrooms or more. From a student generation perspective, we are seeing enrollment numbers affected, with increases in the number of students generated from townhomes that have completed construction, been sold, and become occupied.

As of December 2021, development data shows 887 single family homes and 3,537 multi-family units in the development pipeline within the District. It is significant to note that this data excludes short plat development. As larger tracts of land become more rare for developers to acquire within NSD, there is a trend towards more short plats as infill lots are purchased. The increasing number of short plats may impact enrollment, increasing what is forecast. In addition, if future adjustments are made to the UGA in Snohomish County, larger lots will once again become available to developers with the potential of increased NSD student enrollment.

Methodology

Numerous methodologies are available for projecting long-term enrollments. The most common method is known as the cohort survival method. This method tracks groups of students through

the system and adjusts the population to account for the average year-to-year growth. For example, this year's fourth grade is adjusted based on the average enrollment trend of the past in order to estimate next year's fifth grade enrollment. This calculation method considers the past five years' trends to determine the average adjustment factor for each grade, or cohort. The method works well for all grades except kindergarten, for which there is no previous year data. For kindergarten, two methodologies are generally used:

- A linear extrapolation from the previous five years of kindergarten enrollment, assuming that there is a trend;
- Or, alternatively, a comparison of the kindergarten enrollment to births from five years prior can be used to calculate a "birth-to-K" ratio. For example, kindergarten enrollment in 2021 is divided by the total births in King and Snohomish counties in 2016 to produce a "birth-to-K" ratio. The average ratio for the last five years can then be applied to births in subsequent years to estimate kindergarten enrollment.

OSPI uses the cohort survival method to predict enrollment for all school districts in the state for the limited purpose of the School Construction Assistance Program. The cohort survival method generally works well for districts that have a consistent trend of gradual increases or declines in enrollment. It is less reliable in districts where spikes in demographic trends (especially a marked increase or decrease in new housing) can lead to dramatic swings in enrollment from one year to the next. In addition, the use of the linear extrapolation method at the kindergarten level can result in a distorted trend since it does not consider changes in birth rate trends. The impact of COVID on enrollment has contributed to the cohort survival method being unreliable. This may continue for several years.

NSD works with professional demographers to combine the cohort survival methodology with other information about births, housing, regional population trends, mobility, and even trends in service area and private school enrollment. This modified cohort survival methodology provides a more accurate forecast. **Table 2.1** is a forecast of enrollment based on this model.

[Mid-Range Enrollment Forecast](#)

Table 2.1

Grade	Actual	Projections					
	21/22	22/23	23/24	24/25	25/26	26/27	27/28
K	1,622	1,636	1,602	1,586	1,567	1,531	1,572
1	1,603	1,743	1,807	1,735	1,726	1,710	1,671
2	1,751	1,658	1,818	1,866	1,792	1,780	1,763
3	1,776	1,746	1,674	1,836	1,894	1,815	1,803
4	1,733	1,784	1,772	1,699	1,873	1,928	1,847
5	1,727	1,731	1,795	1,784	1,719	1,891	1,947
6	1,791	1,729	1,757	1,807	1,810	1,734	1,907
7	1,745	1,801	1,760	1,773	1,825	1,831	1,754
8	1,786	1,751	1,795	1,763	1,777	1,832	1,838
9	1,800	1,843	1,775	1,829	1,797	1,814	1,870
10	1,850	1,792	1,836	1,776	1,831	1,802	1,820
11	1,653	1,734	1,689	1,740	1,684	1,739	1,711
12	1,582	1,605	1,692	1,657	1,706	1,654	1,709
Total	22,419	22,253	22,772	22,551	22,999	23,061	23,212
K - 5	10,212	10,298	10,468	10,506	10,571	10,655	10,603
6 - 8	5,322	5,281	5,312	5,343	5,412	5,397	5,499
9 - 12	6,885	6,974	6,692	7,002	7,018	7,009	7,110

The modified cohort survival methodology in **Table 2.1** shows continued enrollment increases within the District through the six-year planning period. The methodology uses a “mid-range” projection. In total, the projected K-12 increase in enrollment is 793 students over the six-year period. The District’s enrollment projections were updated in February 2022 to consider the impacts of the global pandemic. NSD intends to watch enrollment closely and will update the projections and related planning as necessary based on actual results. However, given recent trends and knowledge of development within the pipeline, the District expects to see continued growth throughout the six-year planning period and beyond.

Long Range Forecasts

The modified cohort methodology described above was extrapolated to 2031 to produce a longer-range forecast (**Table 2.2**). Using this methodology, NSD’s enrollment shows continued growth from 2022 to 2031 of 839 students. This longer range model assumes that the state forecasts of births, K-12 growth, and continued population growth for the Puget Sound are reasonably accurate.

[FTE Enrollment Forecast](#)
Table 2.2

Grade Band	October 2022	October 2026	October 2031
Elementary	10,297	10,655	10,231
Middle	5,280	5,396	5,558
High	6,974	7,009	7,601
Total	22,551	23,060	23,390

Future growth trends are uncertain. Changes in population growth, fertility rates, new housing development slowdown, or a sharp downturn in the economic conditions in the Puget Sound region could have a major impact on long term enrollment, making it significantly lower or higher than the current estimate. Given this uncertainty, the current forecast should be considered a reasonable estimate based on the best information available, but subject to change as newer information about trends becomes available.

[Snohomish County/OFM Forecasts](#)

Using OFM/County data provided by Snohomish County, NSD projects a 2044 student FTE population of 30,924 (**Table 2.3**). For the six year period between 2016 and 2021, the District's actual enrollment averaged 39.7% of the OFM/County population estimates. Based on the 2020 Census data, the District's actual enrollment averaged 35.54% of the OFM/County population estimates. However, these figures are misleading in that they assumes that all of the District's students reside in Snohomish County. This is not the case given that the NSD's boundaries include both King and Snohomish County. As such, the projections are highly speculative and are used only for general planning and comparative purposes.

[FTE Enrollment Forecast – 2044 OFM Estimates*](#)
Table 2.3

grade band	2021	2027	2044
Elementary:	10,212	11,319	14,086
Middle School:	5,322	5,914	7,341
High School:	6,885	7,648	9,497
Total:	22,419	24,901	30,924

*Assumes that percentage per grade span will remain constant through 2044

District Standard of Service

Section 3

Primary Objective

Optimizing student learning is the heart of what the Northshore School District strives for in establishing its service standard for classroom capacity utilization. This requires a constant review and assessment of programs, curriculum and instructional changes, student learning behaviors, learning environments, technological innovations and program development. Equitable access to programs for all students is also a school board driven goal and NSD is continually striving for process and methods in which all students have the ability to access the best learning environment. Additional variables include changes in mandatory requirements dictated by the state, such as full-day kindergarten, Core 24 graduation requirements, and reduced K-3 class size ratios. These elements, as well as demographic projections, are weighed when determining service levels.

Existing Programs and Standards of Service

NSD currently provides traditional educational programs and nontraditional programs (**Table 3.1**). These programs are reviewed regularly to determine the optimum instructional methods and learning environments required at each school, with added attention to equitable access across the District. The required space for these programs, as well as any supporting space, is determined by noise, level of physical activity, teacher to student ratios, privacy, and/or the need for physical proximity to other services/facilities. Adequate space must exist for program flexibility, differing learning styles, program changes, project/problem-based learning and pre- and post-school activities. For example, service level capacities in rooms utilized in high schools for programs such as Special Education Functional Skills and Academics would reflect lower capacities of the defined service levels (**Table 3.2**), with eight students per classroom instead of 26 students per classroom.

Special teaching stations and programs offered by NSD at specific school sites are included in **Table 3.1**.

Programs and Teaching Stations

Table 3.1

	Elementary	Secondary
Group Activity Rooms	X	
Early Childhood Headstart (Federal)	X	X
ECEAP (State)		
Elementary Advanced Placement (EAP)	X	
Advanced Academic Placement (AAP)		X
Parents in Active Cooperative Education (PACE)	X	
Dual Language (DL)	X	
Special Education: <ul style="list-style-type: none"> • Learning Centers (LC) • Mid-Level (Sensory and Social Emotional at elementary. Positive Behavior Support at secondary.) • Mid-Level Blended • Functional Skills and Academics • Adult Transition Program (ATP) 	X	X
Learning Assistance Program (LAP)	X	X
Title I (elementary and middle school)		
English Learners (EL)	X	X
Northshore Network		
Northshore Family Partnership	X	X
Northshore Virtual Program		
Alternative School Program		X
Career Technical Education (CTE) <ul style="list-style-type: none"> • Includes specialized programs such as Automotive, Composites, Culinary Arts, Robotics, Sustainable Engineering and Design, Project Lead the Way, Aeronautics 		X
International Baccalaureate (IB)		X
Advanced Placement (AP)		
Running Start		X
College in the High School		X

Capacity is affected at those buildings that house special programs. These programs usually require space modifications and frequently have lower class sizes than other, more traditional programs; this potentially translates into greater space requirements. These requirements affect the utilization of rooms and result in school capacities varying from year to year. (As programs move or grow, depending on space needs, capacity can change or decline in a school).

Teaching station loading is identified in **Table 3.2**. Class sizes are averages based on actual

utilization as influenced by state funding and instructional program standards. NSD's standard of service is based on state and/or contractual requirements.

Standard of Service – Class Size

Table 3.2

Program a Classroom Serves	Elementary Target # of Students per Classroom	Middle Average Students per Classroom	High Average Students per Classroom
Base Standard, EAP, AAP, AP, IB	24	26	26
Early Childhood	16	NA	NA
Special Education Preschool	15	NA	NA
Kindergarten	22	NA	NA
Special Education Mid-Level Blended	12	NA	NA
Special Education Mid-Level Social Emotional	10	NA	NA
Special Education Sensory	10	NA	NA
Special Education Social Emotional	10	NA	NA
Special Education Mid-Level	12	10	10
Special Education Functional Skills and Academics	8	8	8
Special Education Positive Behavior Support	NA	10	10
CTE	NA	NA	NA
Alternative	NA	NA	15

Snohomish County requires that the District's plan include a report regarding NSD's compliance with the District's minimum levels of service for the school years 2019-2021. **Table 3.3** shows the District's average students per teaching station as a measurement of its minimum levels of service as of October 1 for each year.

Average Students per Scheduled Teaching Station (In classrooms without special programs)

Table 3.3

Grade Level	# of Scheduled Teaching Stations	Minimum Level of Service	2019- 2020	2020- 2021	2021- 2022
K – 5	489	24	22.2	21.4	20.9
6 – 8	212	26	26.0	25.4	25.1
9 – 12	303	26	21.8	22.5	22.7
Total / Average	1,004		23.3	23.1	22.9

Capital Facilities Inventory

Section 4

Inventory

Under the Growth Management Act, a public entity must periodically determine its capacity by conducting an inventory of its capital facilities. **Capacity** is a term that can be used in 3 different ways:

Design Capacity: The number of students a school was designed to hold.

Instructional Capacity: The design capacity is affected at buildings that house special programs or different grade levels. Some programs and grades require space modifications and frequently have lower class sizes. As a result, instructional capacity – **The true, functional capacity of a school for students**, is often lower than design capacity.

For example, an elementary school with 10 classrooms may have been designed for 300 students with 25 students in a classroom. However, the site might not be able to support the design capacity of 300 students for two primary reasons. The first is class size for different grade levels. For example, full-day Kindergarten classes become overloaded at 23 students. Instructional capacity can also be affected by programs in a school. Special Education often has several programs offered at each site. These programs have limited class sizes. The instructional capacity of a school must be recalculated every year to reflect the number of classrooms at different grade levels and the classrooms that hold special programs with limited class sizes.

Available Capacity: When the enrollment of a school is subtracted from the instructional capacity, the remaining number is the available capacity. **It represents how much room is left at a school for new students.**

If the available capacity is a negative number, that represents a school that has exceeded its instructional capacity. When this happens, class sizes may rise, or teachers may need to travel to find a room that is available for instruction.

Table 4.2 summarizes the instructional capacity owned and operated by the District. Information is also provided on relocatable classrooms (portables), school sites and other District owned facilities.

Variations in student instructional capacity between schools are often a result of the number of specialized programs offered at specific schools. As explained above, these programs require additional classroom space per student, which can reduce the instructional capacity of the school. Further, instructional capacities will change from year-to-year based on changes to existing programs, projected programs, and the resulting required space needed to deliver the instructional model at each site. To monitor this, and for use in preliminary instructional capacity planning, NSD establishes classroom design capacities for planning purposes. This is the maximum number of students a school can accommodate based on a standard room capacity. These figures are then compared to the actual room utilization rate on a regular basis.

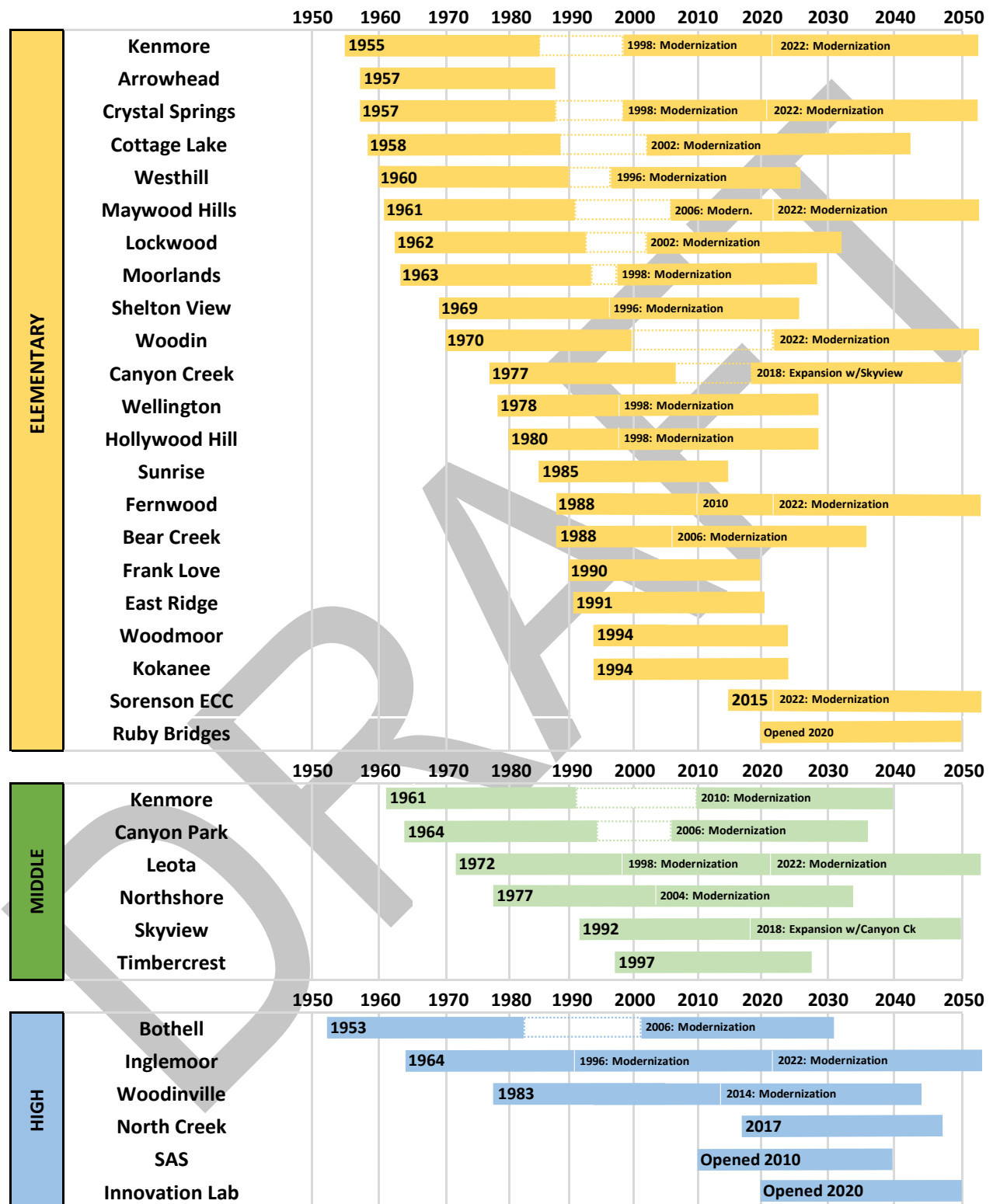
Capacity takes into consideration the specific programs that take place in each of the classrooms in a school every year. For example, capacities in rooms utilized for programs such as special education would reflect the defined service levels (**Table 3.2**), ranging from 8 to 26 students per room. Because of the need to provide planning time and space for teacher preparation or other required services, some facilities will only support a capacity utilization of 85%. In secondary schools, the utilization percentage may be higher. Capacities are updated annually in the CFP to reflect current program needs and classroom utilization.

Schools

Table 4.1 Illustrates the age of each school, the dates of modernizations and added capacity, and the historical timeline. **Table 4.2** shows the District's permanent and portable instructional student capacity for the 2021-22 school year.

Historical Timeline of School Construction and Modernization

Table 4.1



2021-22 Instructional Capacity Inventory
Table 4.2

	Permanent Instructional Capacity	# of Instructional Portables	Total # of Portables	Portable Instructional Capacity	Instructional Portable % of Total Capacity	Total Instructional Capacity
Elementary						
Arrowhead	330	0	0	72	17.9	402
Bear Creek*						
Canyon Creek	856	12	12	240	21.9	1096
Cottage Lake	378	0	0	0	0	378
Crystal Springs	400	8	10	192	32.4	592
East Ridge	426	0	0	0	0	426
Fernwood	492	14	18	336	40.6	828
Frank Love	350	10	14	240	40.7	590
Hollywood Hill	428	0	0	0	0	428
Kenmore	330	5	9	144	30.4	474
Kokanee	446	15	12	264	37.2	710
Lockwood	544	4	6	96	15.0	640
Maywood Hills	400	8	10	216	35.1	646
Moorlands	568	10	9	216	27.6	784
Ruby Bridges	568	0	0	0	0	568
Shelton View	426	1	4	48	10.1	474
Sorenson ECC**		2	2			
Sunrise	452	0	0	24	5.0	476
Wellington	450	0	0	72	13.8	522
Westhill	328	7	9	168	33.9	496
Woodin	424	4	6	120	22.1	544
Woodmoor	688	0	0	0	0	688
Elementary Totals	9,284	100	121	2,448	20.9	11,732
Middle School						
Canyon Park	884	4		104	11.7	988
Kenmore	796	1		26	3.0	822
Leota	774	7	7	182	23.5	956
Northshore	862	4		104	12.0	966
Skyview	1,150	4		104	9.0	1,254
Timbercrest	796	0		0	0	796
Middle School Totals	5,262	20	7	520	9.87	5,782
High School						
Bothell	1,515	0	4			1,515
Inglesmoor	1,338	6	6	156	11.6	1,494
North Creek	1,404	0				1,404
Woodinville	1,470	0				1,470
Innovation Lab	468	0				468
SAS	270	0				270
High School Total	6,465	6	10	156	11.6	6,621
K12 Totals	21,011	126	138	3,124	14.12%	24,135

**Sorenson Early Childhood Center serves students age 3-5 yrs and does not provide any capacity for K-5 grades;

*Bear Creek provides programs for the Northshore Family Partnerships/Northshore Network and does not provide regular capacity.

Relocatable Classroom Facilities (Portables)

Portable classrooms provide temporary/interim classroom space to house students until permanent facilities can be constructed and to prevent over-building of permanent capacity. Traditionally, NSD has aimed to keep its total capacity provided by portables at or below 10% to a maximum of 15% percent of its total capacity. This percentage fluctuates, impacted by growth and changes in instructional program needs.

Table 4.2 shows all instructional portables at each school. Not included in the interim classroom capacity are portables that are used for daycare, PTA, conference rooms/resource rooms, OT/PT, LAP, science or other labs, ASB, music or other non-instructional uses.

Portables are utilized to help achieve efficient facility utilization and balance economic costs while encouraging innovation and new approaches, particularly for non-core or pilot programs. The District regularly reassesses the need for portables as permanent capacity is built or other changes occur (such as revisions to instructional programs. At this time, NSD anticipates a continued need for portables as a part of the capacity solution. In some cases, portables may be moved from one grade band to another to address capacity needs. Future updates to the CFP will note any adjustments.

A typical portable classroom provides capacity for approximately 25 students at the elementary level or 26 at the secondary level. Portables are used to meet a variety of instructional needs. Of the 147 portable classrooms that the District owns, 121 are currently being used as classrooms for scheduled classes. The District's Enrollment Demographics Task Force (EDTF) has recommended that the District begin to phase out the increasing number of older portables as capacity allows, but with recent growth trends, the District continues to be reliant on this interim capacity. All portables are inspected regularly and upgraded as needed, or as systems require.

The lifespan of a portable is approximately 20 years and up to 25 years with aggressive maintenance. Portables have been an effective method for meeting capacity needs in a district that has experienced rapid increases in enrollment. At this time, the District's inventory is aging with 97 of the 147 portables the district owns having reached 20 years of service. By 2026, 97 portables will be 20 years or older. Although the current bond replaces 67 aging portables, total capacity at schools with portables will be impacted in the future as the need to retire aging portables increases.

Other Facilities

In addition to 34 school sites, the District owns and operates sites that provide transportation, administration, maintenance and operational support to schools. The District also holds undeveloped properties that were acquired for potential development of a facility for instructional use. An inventory of these facilities is provided in **Table 4-4** below.

Inventory of Support Facilities & Underdeveloped Land
Table 4.4

Facility Name	Building Area (Sq. Feet)	Site Size (Acres)
Administrative Center (Monte Villa)	49,000	5
Support Services Building	41,000	5
Warehouse	44,000	2
Transportation	39,000	9
20521 48 th Dr SE (includes Ruby Bridges ES and remaining undeveloped portion planned for a future school site)		33
19827 88 th Ave NE		10
18416 88 th Ave NE		50,011 sf
15215, 15123, 15127 84 th Ave NE & 8305 NE 153 rd St (4 parcels adjacent to Moorlands ES)		49,993 sf
Paradise Lake Site*		26
Wellington Hills Site**		104

*Note: Paradise Lake property is located in King County, outside the Urban Growth Area. In 2012, King County prohibited the siting of schools outside the UGA; although the property was purchased prior to that change, it is not currently useable as a potential school site.

**Note: The Wellington property is located in Snohomish County, adjacent to the Maltby Urban Growth Area. In 2015, a purchase and sale agreement was signed and entered into between Snohomish County and Northshore School District, but legal challenges ensued and closing of the property sale was delayed until October 2017. A settlement agreement was reached in 2019 and recorded under Snohomish County Recording No. 201906210221. The District has no active project at this site, nor are there definitive short or long-term plans for siting a school at this location.

Projected Facility Needs

Section 5

Planning History

In 2001, Northshore School District Board of Directors established a board policy to create a standing, community-based taskforce to study District-wide enrollment and demographic changes and the resulting impacts on school capacity needs, instructional programs, or other variables. The Enrollment Demographic Task Force (EDTF) examines enrollment projections, capacity considerations, student impacts, cost impacts, program needs, etc., and boundary adjustments based upon the above. The committee recommends potential solutions to the school board. If approved by the board, these recommended actions are implemented by the District and incorporated into the Capital Facilities Plan.

Using October 2021 enrollment figures, the District enrollment grew by over 1.5% or 1,134 new students during the previous six year period. The high school grade span has grown by over 740 new students in that time; an 11% increase. As noted above, October 2021 enrollment figures were down slightly due to the impacts of the pandemic but are expected to return to pre-2020 figures post-pandemic. To accommodate the District's growth, EDTF identified mitigation strategies (in order of priority) for the District to employ when addressing existing and future capacity needs (**Table 5.1**).

EDTF continues to monitor development and growth across the district and has noted that although development in some northern areas of the District is slowing down, development is increasing in the western and southern regions. EDTF applies capacity mitigation tools to ease overcrowding and balance enrollments where and when necessary, making recommendations to the Superintendent and School Board.

Capacity Mitigation Tools
Table 5.1

Shorter Lead Time
Utilize existing spaces more creatively
Adjust waiver policies
Adjust program placements
Move classes to schools with capacity
Move existing portables
Install new portables
Lease space
Longer Lead Time
Adjust service areas
Adjust feeder patterns
New construction
Acquire new property

Planned Improvements - Construction to Accommodate New Growth

The continued increase in enrollment has fully exhausted capacity increases from relocating building programs, portable additions, grade reconfiguration, and boundary changes. Growth continues to outpace school capacity. Growth has been concentrated in northern, central, and southern portions of NSD and is accelerating at the secondary level.

The \$425 million 2022 capital bond approved by voters includes eight new projects to add permanent capacity across the District at all grade levels. Note that the number of new permanent classrooms is an early planning estimate. The District will be spending the next year working with architects and contractors to develop specific plans for each site. NSD will also take into consideration recent and future growth within each school's boundaries to inform any potential changes to the number of proposed classrooms.

- Inglemoor High School (IHS)
 - IHS currently has 6 portables on site. 5 portables are used for regular instruction and 1 is used for SPED instruction. The modernization project proposes replacing the 6 portables on site with permanent classrooms, and adding 10 additional permanent classrooms. Also proposed are a new athletic support space, a new commons, and a new main office complex to support increased capacity.
- Leota Middle School (LMS)
 - LMS currently has 7 portables on site. 4 portables are used for regular classroom instruction, 1 is used for SPED instruction, and 2 are for auxiliary classes. The modernization project proposes replacing the 7 portables with permanent classrooms, and adding 5 additional permanent classrooms. Also proposed are a new gym, commons, main office complex and improved site circulation to support

increased capacity.

- Kenmore Elementary School
 - Kenmore currently has 9 portables on site. 5 portables are used for regular instruction. 4 are used for specialists and programs. The modernization project
 - proposes replacing the 9 portables with permanent classrooms, adding 2 additional permanent classrooms. Also proposed are a new gym, commons, main office complex, a fully inclusive playground, and improved site circulation to support increased capacity.
- Crystal Springs Elementary School
 - Crystal Springs currently has 10 portables on site. 8 portables are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 10 portables with permanent classrooms, adding 2 additional permanent classrooms. Also proposed are a new gym, a fully inclusive playground, and improved site circulation to support increased capacity.
- Fernwood Elementary School
 - Fernwood currently has 18 portables on site. 14 are used for regular classroom instruction. 1 is a restroom portable. 3 are used for specialists and programs. The modernization project proposes replacing those 18 portables with permanent classrooms, adding 3 additional permanent classrooms including the conversion of the restroom portable to a classroom. Also proposed are an inclusive playground and improved site circulation to support increased capacity.
- Maywood Hills Elementary School
 - Maywood Hills currently has 10 portables on site. 8 are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 10 portables with permanent classrooms, and adding 2 additional permanent classrooms. Also proposed are a new gym, a fully inclusive playground, and improved site circulation to support increased capacity.
- Woodin Elementary School
 - Woodin currently has 6 portables on site. 4 are used for regular classroom instruction. 2 are used for specialists and programs. The modernization project proposes replacing those 6 portables with permanent classrooms, and adding 6 additional permanent classrooms. Also proposed are a fully inclusive playground and improved site circulation to support increased capacity.

- Sorenson Early Childhood Center (SECC)
 - SECC currently has 2 portables on site. Both are used for regular instruction. The modernization project proposes replacing those 2 portables with permanent classrooms, and adding 6 additional permanent classrooms. Also proposed are a fully inclusive playground to support increased capacity.

Long-term projections from 2021 – 2031 indicate growth of 971 new students, with fluctuation of growth at all grade levels, by 2031. The District will continue to monitor the factors that shape our capacity needs, i.e.; statewide legislative changes, instructional delivery requirements, the economy, changes in planned land use, changes in mandated program requirements, equitable access to programs, building permit activity, and birth rates, in order to help ensure needed instructional space is available when/where needed and will pursue additional land acquisition should construction of additional sites be necessary to accommodate those needs. Future updates to this CFP will include relevant information.

Table 5.2 summarizes the schools that will be undergoing construction as a result of the 2022 bond. Each project will include both capacity for growth and modernization of key systems and structures.

[Planned Construction Projects](#)
Table 5.2

Growth Projects	Estimated Completion Date	Projected Student Capacity Added
Partial renovations and permanent capacity additions to Crystal Springs, Fernwood, Kenmore, Maywood Hills, and Woodin Elementary	2025	1,608
Construct and equip Part 1 of Leota Middle School phased replacement	2026	312
Construct and equip Part 1 of Inglemoor High School phased replacement	2026	416
Classroom addition at Sorenson Early Childhood Center	2025	128

Portable Location Adjustments

Where growth results in capacity deficits at a specific grade band, portables may be relocated from one grade band to another to assist with meeting enrollment projections. In addition, the District may adjust program space within permanent facilities to move programs to portables to free up space in permanent facilities for additional regular student capacity. See **Section 4** for more detail regarding portables.

Capacity Analysis

The District's six-year capacity analysis, considering projected enrollment and planned new capacity, is shown in **Table 5.3**. As with any long-term projections, many assumptions and estimates on housing must be made, increasing the risk associated with the accuracy of enrollment forecasts. However, NSD has trended above mid-range projections in years past, and with a continuing strong real estate and development market, the District will plan for continued growth as projected.

NSD is in a planning year for the modernizations of 8 school sites. Estimated capacities for each site are used in this CFP. Adjustments may be made to capacities during planning in response to updated development data within a school's boundary area, and/or other needs that impact enrollment and capacity.

School Enrollment and Instructional Classroom Capacity

Table 5.3

	2021-22*	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary Enrollment	10,212	10,297	10,469	10,506	10,571	10,655	10,603
Permanent Capacity – Existing	9,284	9,284	9,284	9,284	10,340	10,892	10,892
New Permanent Capacity – Crystal Springs				288			
New Permanent Capacity – Fernwood				480			
New Permanent Capacity – Kenmore					264		
New Permanent Capacity – Maywood Hills					288		
New Permanent Capacity – Woodin				288			
Capacity in Portables	2,448	2,448	2,448	1,632	1,176	1,176	1,176
Total Capacity including Portables	11,732	11,732	11,732	11,972	12,068	12,068	12,068
Permanent Capacity over/(short)	(928)	(1,013)	(1,185)	(166)	321	237	289
Total Capacity w/Portables over/(short)	1,520	1,435	1,263	1,466	1,497	1,413	1,465
Middle School Enrollment	5,322	5,280	5,311	5,344	5,411	5,396	5,499
Permanent Capacity – Existing	5,262	5,262	5,262	5,262	5,574	5,574	5,574
New Permanent Capacity – Leota				312			
Capacity in Portables	520	520	520	338	338	338	338
Total Capacity including Portables	5,782	5,782	5,782	5,912	5,912	5,912	5,912
Permanent Capacity over/(short)	(60)	(18)	(49)	230	163	178	75
Total Capacity w/Portables over/(short)	460	502	471	568	501	516	446
High School Enrollment	6,885	6,974	6,992	7,002	7,017	7,009	7,110
Permanent Capacity -Existing	6,465	6,465	6,465	6,465	6,465	6,881	6,881
New Permanent Capacity - Inglesmoor					416		
Capacity in Portables	156	156	156	156	0	0	0
Total Capacity including Portables	6,621	6,621	6,621	6,621	6,881	6,881	6,881
Permanent Capacity over/(short)	(420)	(509)	(527)	(537)	(136)	(128)	(229)
Total Capacity w/Portables over/(short)	(264)	(353)	(371)	(381)	(136)	(128)	(229)
Total Enrollment	22,419	22,551	22,772	22,852	22,999	23,060	23,211
Permanent Capacity – Existing	21,011	21,011	21,011	21,011	22,379	23,685	23,685
Capacity in New Permanent Facilities				1,368	1,306		
Capacity in Portables	3,124	3,124	3,124	2,126	1,514	1,514	1,514
Total Capacity including Portables	24,135	24,135	24,135	24,505	25,199	25,199	25,199
Permanent Capacity over/(short)	(1,408)	(1,540)	(1,761)	(1,841)	(620)	625	474
Total Capacity with Portables over/(short)	1,716	1,584	1,363	1,653	2,200	2,139	1,988

*Actual October 2021 enrollment

This table does not include new or relocated portable facilities over the six-year planning period; it also does not include the addition of permanent capacity at Sorenson Early Childhood Center.

For long-term planning purposes, a ten-year capacity analysis can be created. **Table 5.4** utilizes demographers' 10-year NSD forecast to create the best possible projection given the data available to us. Note that the longer the period of time that a forecast covers, the less accurate it becomes. Factors such as unforeseen changes in population and development may impact actual results. An example of this is the recent COVID-10 pandemic and the influence it has had on demographic and development trends in school districts, including NSD.

Year 2031 – Long-term Forecast of Enrollment and Instructional Capacity

Table 5.4

Assumes added new capacity projects included in this CFP but no future near-term planning in process and no adjustment of portable facilities.

Grade Level	Enrollment	Permanent Capacity	Total Capacity	Permanent surplus/(short)	Total surplus/(short)
Elementary	10,231	9,284	11,732	(947)	1,501
Middle School	5,558	5,262	5,782	(296)	224
High School	7,601	6,465	6,621	(1,136)	(980)
Total	23,390	21,011	24,135	(2,379)	745

Planned Improvements – Existing Facilities (Building Improvement Program)

In a number of sites (not identified for additional capacity in the 2022 bond) where the existing facility layout (building envelope) meets instructional needs and building structural integrity is good, individual building systems (such as HVAC, mechanical, flooring, roofing) are identified for replacement or modernization to extend the life of the overall site and ensure optimal learning environment for students. NSD continues to implement building improvement projects funded as a part of the 2018 Bond, and is currently planning implementation of improvements identified within the 2022 capital bond. See **Table 6.1** in Section 6.

Capital Facilities Financing Plan

Section 6

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, state matching funds, impact fees, and mitigation payments. Each of these funding sources are discussed below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue. They are then retired through collection of property taxes. The District's Board of Directors, upon the recommendation of the Capital Bond Planning Task Force, sent a \$425 million bond measure to the voters in February 2022 to provide funding for growth-related projects included in this Capital Facilities Plan, as well as other District-wide building improvement or capital infrastructure needs. The voters approved the bond measure by 61.2%.

State School Construction Assistance

State financial assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation funds or the Superintendent of Public Instruction can prioritize projects for funding.

State financial assistance is available for qualifying school construction projects, however these funds may not be received until two to three years after a matched project has been completed. This requires the District to finance the complete project with local funds. Site acquisition and site improvements are not eligible to receive matching funds. These funds, as with all state funded programs, have been reduced, and given the current state budget, could be eliminated or eligibility criteria and funding formulas revised. Eligibility for state match is continually reviewed. Future updates to this plan will include updated information, as it becomes available.

Impact Fees

(See Section 7 for background, detail, and methodology)

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities such as schools) needed to accommodate growth from new development. The statute is clear that the financing of needed public facilities to serve growth cannot be funded solely by impact fees but rather must be balanced with other sources of public funds.

Budget and Financing Plan

Table 6.1 is a summary of the budget that supports the Capital Facilities Plan. Each project budget represents the total project costs which include; construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingency. The table also identifies 2022 and future planned expenditures. It does not include project expenditures from previous years.

8-Year Capital Facilities Expenditures Finance Plan
Table 6.1

\$\$ in MILLIONS	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
PROJECTS ADDING CAPACITY								
Inglemoor HS Concert Hall & Instructional Space	17.0							
SMS/CC Elem & MS Capacity Addition	1.0							
Ruby Bridges Elementary (Maitby) Capacity 2020	1.0							
Innovation Lab High School (not bond funded)	0.1							
Inglemoor High School Modernization		5.0	60.0	30.0	5.0			
Leota Middle School Modernization		3.0	36.0	18.0	3.0			
Crystal Springs Elementary Modernization		1.5	18.5	9.2	1.5			
Fernwood Elementary Modernization		1.5	18.5	9.2	1.5			
Kenmore Elementary Modernization		1.5	18.5	9.2	1.5			
Maywood Hills Elementary Modernization		1.9	22.2	11.1	1.9			
Woodin Elementary Modernization		1.5	18.5	9.2	1.5			
Sorenson Early Childhood Center Modernization		0.6	7.2	3.6	0.6			
Future Middle School					1.0	5.0	60.0	30.0
TOTAL PROJECTS ADDING CAPACITY	19.1	16.5	199.4	99.5	17.5	5.0	60.0	30.0
PROJECTS NOT ADDING CAPACITY								
Building Improvement Program	5.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Technology	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Fields/Inclusive Learning	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Code Compliance/Small Works	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Site Purchase/Circulation	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Overhead/Bond Expenses	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Security	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
TOTAL PROJECTS NOT ADDING CAPACITY	15.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0
TOTAL PROJECT EXPENDITURES	34.1	39.5	222.4	122.5	40.5	28.0	83.0	53.0

Impact Fees

Section 7

School Impact Fees under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate growth/new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The basic underlying assumption is that growth pays for growth.

Enrollment declines beginning around 2002 kept NSD from meeting the required eligibility criteria to collect school impact fees. The District is spread across two counties and also across the urban growth boundary. While development picked up on the north end of NSD, there was still ample capacity in the southeast area of the District. Because of the statutes and ordinances governing school district eligibility criteria to be able to collect school impact fees, NSD was not able to re-establish eligibility for collection of school impact fees until 2016. King County and the cities of Bothell, Kenmore, and Woodinville have all adopted the District's 2021 CFP and are collecting impact fees identified in that plan. Snohomish County adopted the District's 2020 CFP and is collecting impact fees associated with that plan. We anticipate all the above jurisdictions to consider and adopt this 2022 CFP this fall either as part of their regular budget cycle.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees may be calculated based on the District's cost per dwelling unit to purchase/acquire land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables), all for purposes of growth-related needs. The costs of projects that do not add growth-related capacity are not included in the impact fee calculations. The impact fee formula calculates a "cost per dwelling unit". New capacity construction costs addressing NSD's growth-related needs, are used in the calculation

A student factor (or student generation rate) is used to identify the average cost per NEW dwelling unit by measuring the average number of students generated by each NEW (sold and occupied) housing type (single family dwelling units, townhomes, and multi-family dwelling units). The student generation rate used is an actual generation of students by grade level that came from new development over a period of five (5) years. NSD updated its student factor for

both single family and multi-family and townhome units in early 2022. The townhome generation factor will be new with this 2022 plan. The student factor analysis for NSD is included in **Appendix A**. The student factors in Appendix A are based on all newly constructed, sold, and occupied units.

The District's student-generation rate for multi-family dwelling units is much lower than the student generation rate for single-family homes. As available land for single family development is beginning to be constrained, and multi-family development – most notably townhomes, is increasing, we anticipate continued increases in student generation rates from those units over time. In particular, the District's student generation rates, when isolated for townhomes only, show that more students are residing in those units than in traditional multi-family units. NSD is requesting that each jurisdiction, if necessary, consider amendments to the school impact fee ordinance to recognize the impacts of townhome units as different from apartments and condominium units.

As required under GMA, credits are applied for State School Construction Assistance Funds to be reimbursed to the District, where expected, and projected future property taxes to be paid by the dwelling unit toward a capital bond/levy funding the capacity improvement. Formula driven fees are identified in **Appendix B**.

Snohomish County Code (30.66C) and King County Code (21A.43) establish each jurisdiction's authority to collect school impact fees on behalf of the District. The formula for calculating impact fees is substantively identical in each code (with one exception that Snohomish County has separate fees for Multi-Family Units with 1 bedroom or less and Multi-Family Units with 2+ bedrooms). The codes of each of the cities are similar to those of the counties. These codes establish the conditions, restrictions, and criteria for eligibility to collect impact fees. Both counties define a school district's "service area" to be the total geographic boundaries of the school district.

NSD updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of NSD.

The impact fees requested in this year's Capital Facilities Plan are based on growth related construction projects, including added permanent capacity at: Inglemoor High School (416), Leota Middle School (312), Kenmore Elementary (264), Crystal Springs Elementary (288), Fernwood Elementary (480), Maywood Hills Elementary (288), and Woodin Elementary (288).

Proposed School Impact Fees
 Snohomish County, City of Woodinville^

Single Family Units	\$17,963
Townhome Units	\$7,152
Multi-Family Units – 2+ Bedrooms	\$0
Multi-Family Units – 1 Bedrooms and Less	\$0

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

^The District does not request that Snohomish County adopt a MF 1 bedroom/less fee on its behalf.

Proposed School Impact Fees
 King County, Bothell, Kenmore*

Single Family Units	\$17,963
Multi-Family Units (incl. Townhomes)	\$2,625

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

*If Bothell or Kenmore determine the Snohomish County model, segregating townhomes separately from other multi-family units, then the Snohomish County/Woodinville fee proposal above would apply.

Factors for Impact Fee Calculations

Student Generation Factors: Single Family

Elementary	0.341
Middle	0.124
High	0.138
K-12	0.604

Student Generation Factors: Multi-Family

Elementary	0.076
Middle	0.026
High	0.026
K-12	0.128

Student Generation Factors: Townhomes

Elementary	0.238
Middle	0.072
High	0.070
K-12	0.380

Student Generation Factors: Apartments

Elementary	0.018
Middle	0.010
High	0.010
K-12	0.038

Projected New Capacity

Inglemoor High School (416)
Leota Middle School (312)
Kenmore Elementary (264)
Fernwood Elementary (480)
Crystal Springs Elementary (288)
Maywood Hills Elementary (288)
Woodin Elementary (288)

Capacity/Construction Costs (in millions)

Inglemoor High School	\$110
Leota Middle School	\$60
Kenmore Elementary	\$30.7
Fernwood Elementary	\$30.7
Crystal Springs Elementary	\$30.7
Maywood Hills Elementary	\$37.1
Woodin Elementary	\$30.7

Capacity/New Property Costs

\$0.00

Temporary Facility Capacity Costs

\$0.00

(Portable costs not included in the formula)

Permanent Facility Square Footage

94.55%

Temporary Facility Square Footage

5.45%

School Construction Assistance Program Credit

Current SCAP percentage	42.18%
Current Construction Cost Allocation	246.83
OSPI Sq/Ft/Student	
ES:	90
MS:	108
HS:	130

Tax Payment Credit

Single Family AAV	\$1,405,644
Multi-Family Unit AAV	\$464,849

Debt Service Rate

Current/\$1,000	\$1.47967
-----------------	-----------

GO Bond Interest Rate – Bond Buyer Index

Avg – Feb. 2022	\$2.45
-----------------	--------

Developer Provided Sites/Facilities

None

APPENDIX A

2022 Student Generation Factors from New Development

All Units Constructed 2016 - 2020 (5 years)

Grade	Single-Family 2,574 Units		Multi-Family 3,296 Units	
	Students	Factor	Students	Factor
K	157	0.061	39	0.012
1	143	0.056	48	0.015
2	163	0.063	40	0.012
3	161	0.063	37	0.011
4	135	0.052	40	0.012
5	119	0.046	46	0.014
6	110	0.043	31	0.009
7	119	0.046	23	0.007
8	91	0.035	32	0.010
9	103	0.040	25	0.008
10	91	0.035	30	0.009
11	81	0.031	16	0.005
12	81	0.031	14	0.004
K-5	878	0.341	250	0.076
6-8	320	0.124	86	0.026
9-12	356	0.138	85	0.026
K-12	1,554	0.604	421	0.128

Grade	Townhome 866 Units		Apartments 2,430 Units	
	Students	Factor	Students	Factor
K	31	0.036	8	0.003
1	42	0.048	6	0.002
2	31	0.036	9	0.004
3	28	0.032	9	0.004
4	32	0.037	8	0.003
5	42	0.048	4	0.002
6	23	0.027	8	0.003
7	18	0.021	5	0.002
8	21	0.024	11	0.005
9	21	0.024	4	0.002
10	17	0.020	13	0.005
11	13	0.015	3	0.001
12	10	0.012	4	0.002
K-5	206	0.238	44	0.018
6-8	62	0.072	24	0.010
9-12	61	0.070	24	0.010
K-12	329	0.380	92	0.038

APPENDIX B.1

School Impact Fee Calculation: Single Family Dwelling Unit
Northshore School District, 2022 CFP

DRAFT

School Impact Fee Calculation - Single Family Dwelling Unit
Northshore School District 2022 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	0	\$0	1608	\$0	0.3410	\$0
Middle	0	\$0	312	\$0	0.1240	\$0
Senior	0	\$0	416	\$0	0.1380	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.3410	\$22,036
Middle	94.55%	\$42,000,000	312	\$134,615	0.1240	\$15,783
Senior	94.55%	\$70,000,000	416	\$168,269	0.1380	\$21,956
TOTAL						\$59,774

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	5.45%	\$0	25	\$0	0.3410	\$0
Middle	5.45%	\$0	25	\$0	0.1240	\$0
Senior	5.45%	\$0	25	\$0	0.1380	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.3410	\$3,195
Middle	246.83	108.0	42.18%	\$11,244	0.1240	\$1,394
Senior	246.83	130.0	42.18%	\$13,535	0.1380	\$1,868
TOTAL						\$6,457

School Impact Fee Calculation - Single Family Dwelling Unit
Northshore School District 2022 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$1,405,649
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$1,981.80
Years Amortized	10
Current Bond Interest Rate	2.45%
 Present Value of Revenue Stream	 \$17,390

Impact Fee Summary - Single Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$59,774
Temporary Facility Cost	\$0
State SCFA Credit	(\$6,457)
Tax Payment Credit	(\$17,390)
 Unfunded Need	 \$35,927
 50% Required Adjustment	 \$17,963
 Single Family Impact Fee	 \$17,963

APPENDIX B.2

School Impact Fee Calculation: Townhome Dwelling Unit
Northshore School District, 2022 CFP

DRAFT

School Impact Fee Calculation - Townhomes
Northshore School District 2021 CFP

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	0	\$0	1608	\$0	0.2380	\$0
Middle	0	\$0	312	\$0	0.0720	\$0
Senior	0	\$0	416	\$0	0.0700	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.2380	\$15,380
Middle	94.55%	\$42,000,000	312	\$134,615	0.0720	\$9,164
Senior	94.55%	\$70,000,000	416	\$168,269	0.0700	\$11,137
TOTAL						\$35,681

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	5.45%	\$0	25	\$0	0.2380	\$0
Middle	5.45%	\$0	25	\$0	0.0720	\$0
Senior	5.45%	\$0	25	\$0	0.0700	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.2380	\$2,230
Middle	246.83	108.0	42.18%	\$11,244	0.0720	\$810
Senior	246.83	130.0	42.18%	\$13,535	0.0700	\$947
TOTAL						\$3,987

School Impact Fee Calculation - Townhomes
Northshore School District 2021 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$1,405,649
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$1,981.80
Years Amortized	10
Current Bond Interest Rate	2.45%
 Present Value of Revenue Stream	 \$17,390

Impact Fee Summary - Townhome Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$35,681
Temporary Facility Cost	\$0
State SCFA Credit	(\$3,987)
Tax Payment Credit	(\$17,390)
 Unfunded Need	 \$14,304
 50% Required Adjustment	 \$7,152

Townhome Impact Fee	\$7,152
----------------------------	----------------

APPENDIX B.3

School Impact Fee Calculation: Multi-Family Dwelling Unit
(Townhome, Apartment, Condo blend)
Northshore School District, 2022 CFP

DRAFT

School Impact Fee Calculation - Multi-Family Dwelling Unit

Northshore School District 2022 CFP

(Townhomes, Apartments, Condos)

School Site Acquisition Cost:

	<u>Site Size Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	0	\$0	1608	\$0	0.0760	\$0
Middle	0	\$0	312	\$0	0.0260	\$0
Senior	0	\$0	416	\$0	0.0260	\$0
TOTAL						\$0

School Construction Cost:

	<u>Sq. Ft. % Permanent</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	94.55%	\$109,900,000	1608	\$68,346	0.0760	\$4,911
Middle	94.55%	\$42,000,000	312	\$134,615	0.0260	\$3,309
Senior	94.55%	\$70,000,000	416	\$168,269	0.0260	\$4,137
TOTAL						\$12,357

Temporary Facility Cost:

	<u>Sq. Ft. % Temporary</u>	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	5.45%	\$0	25	\$0	0.0760	\$0
Middle	5.45%	\$0	25	\$0	0.0260	\$0
Senior	5.45%	\$0	25	\$0	0.0260	\$0
TOTAL						\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost Allocation</u>	<u>OSPI Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFDU</u>
Elementary	246.83	90.0	42.18%	\$9,370	0.0760	\$712
Middle	246.83	108.0	42.18%	\$11,244	0.0260	\$292
Senior	246.82	130.0	42.18%	\$13,534	0.0260	\$352
TOTAL						\$1,356

School Impact Fee Calculation - Multi-Family Dwelling Unit

Northshore School District 2022 CFP

(Townhomes, Apartments, Condos)

Tax Payment Credit Calculation:

Average MFR Assessed Value	\$464,849
Current Capital Levy Rate/\$1000	\$1.41
Annual Tax Payment	\$655.38
Years Amortized	10
Current Bond Interest Rate	2.45%

Present Value of Revenue Stream	\$5,751
---------------------------------	---------

Impact Fee Summary - Multi-Family Dwelling Unit:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$12,357
Temporary Facility Cost	\$0
State SCFA Credit	(\$1,356)
Tax Payment Credit	(\$5,751)
Unfunded Need	\$5,250
50% Required Adjustment	\$2,625

Multi-Family Impact Fee	\$2,625
--------------------------------	----------------

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

This is a non-project planning document. Northshore School District No. 417 (the "NSD" or "District") submits an updated, annual, Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act, the codes of King and Snohomish counties, and the cities of Bothell, Brier, Kenmore, Kirkland and Woodinville. The 2022-2028 CFP covers a required six-year planning period and its purpose is to provide these jurisdictions with a snapshot of projected student enrollment and school capacities over the required six-year planning period 2022-2028 to determine whether future school facilities may be needed to accommodate growth from new development. If eligible, the plan also includes potential projects to address school capacity deficits and school impact fee calculations. The plan is updated annually and submitted to jurisdictions as a basis for adoption and collection of school impact fees.

Required elements to be included in the annual NSD Capital Facilities Plan (CFP) are:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02.

Once the 2022-28 CFP has been approved and adopted by the School Board, it will be sent to King County, and the cities of Bothell, Brier, Kenmore, Kirkland and Woodinville for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plans.

Snohomish County conducts a biennial School District CFP Adoption Process. The current Snohomish County process is under review for the 2022 CFP. A copy of the 2022 CFP is available for review in the District's office.

2. Name of applicant: Northshore School District No. 417
3. Address and phone number of applicant and contact person:
Northshore School District No. 417
22105 23rd Drive S.E.
Bothell, WA 98021-4409
Contact: Dri Ralph, Director of Capital Projects
Telephone: 425-408-7864
4. Date checklist prepared: May 11, 2022
5. Agency requesting checklist: Northshore School District No. 417 is acting as the lead agency for environmental review and SEPA compliance for this proposal. The SEPA determination for the 2022 CFP will be consistent with Northshore School District's Board Policy #9280, *State Environmental Policy Act Compliance*.
6. Proposed timing or schedule (including phasing, if applicable):

The Northshore School District's 2022 CFP is scheduled to be considered for adoption by the Northshore School Board in June 2022. Once the 2022-28 CFP has been approved and adopted by the School Board, it will be sent to King County, and the cities of Bothell, Brier, Kenmore, Kirkland and Woodinville for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plans. Snohomish County conducts a biennial School District CFP Adoption Process. The District has submitted a CFP for review by Snohomish County. The District updates its CFP on an annual basis. The potential projects included in the CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This is a nonproject planning action. The 2022-28 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development.

Some of the projects included in the 2022 CFP resulted from passage of a February 2022 bond measure by voters and include

- \$100m Phase I replacement of Inglemoor High School • \$60m Phase I replacement of Leota Middle School
- \$37m for the expansion and modernization of Maywood Hills Elementary
- \$30m for the expansion and modernization of Kenmore Elementary School
- \$30m for the expansion and modernization of Crystal Springs Elementary School
- \$30m for the expansion and modernization of Fernwood Elementary School
- \$30m for the expansion and modernization of Woodin Elementary School
- \$12m for the expansion of Sorenson Early Childhood Center

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

All potential projects included in the 2022-28 CFP requiring threshold determinations will undergo environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

Information included in this environmental checklist is from the Capital Facilities Plan 2022-2028, which is incorporated into this review.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a nonproject action and addresses the entirety of the Northshore School District. There are no known applications for other than proposals related to the school projects identified in the CFP.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2022-2028 CFP itself does not require permitting. The District anticipates that its jurisdictions will consider incorporation of the 2022-2028 CFP by reference in the Capital Facilities Element of each jurisdiction's Comprehensive Plan, with the exception of Snohomish County. Snohomish County conducts a biennial School District CFP Adoption Process, which is being conducted in 2022

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning document. This proposal involves the adoption of a six-year Capital Facilities Plan (CFP) by the Northshore School District No. 417 (the "NSD" or "District") to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of Snohomish County, King County, City of Bothell, City of Brier, City of Kenmore, City of Kirkland, and City of Woodinville. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period 2022-28 to determine whether future school facilities may be needed to accommodate growth from new development. Once the 2022-28 CFP has been approved and adopted by the School Board, it will be sent to King County, and the cities of Bothell, Brier, Kenmore, Kirkland and Woodinville for

consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Snohomish County conducts a biennial School District CFP Adoption Process with the adoption planned for 2022. Potential projects included in the CFP will be subject to project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

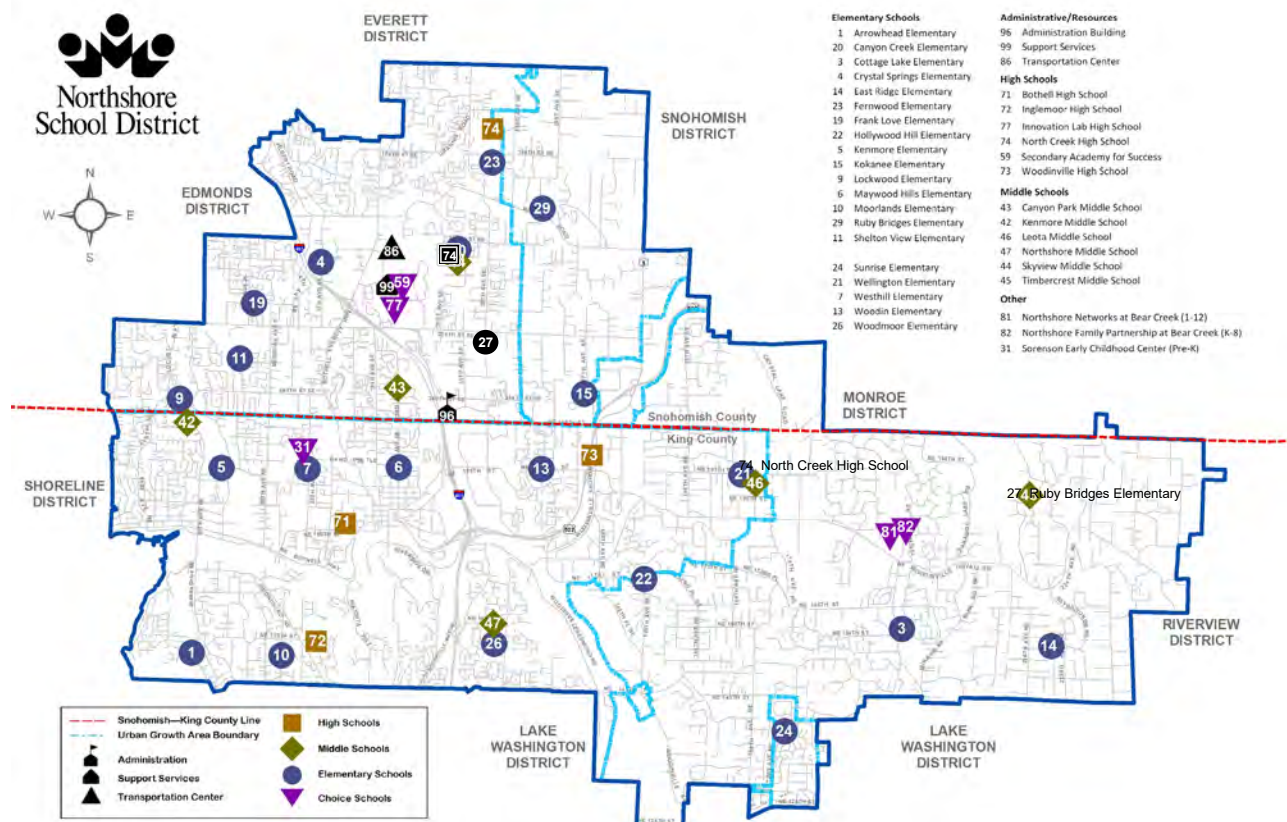
The District updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of the District.

The impact fees requested in this year's Capital Facilities Plan are based on growth related construction projects, including:

- \$100m Phase I replacement of Inglemoor High School
- \$60m Phase I replacement of Leota Middle School
- \$37m for the expansion and modernization of Maywood Hills Elementary
- \$30m for the expansion and modernization of Kenmore Elementary School
- \$30m for the expansion and modernization of Crystal Springs Elementary School
- \$30m for the expansion and modernization of Fernwood Elementary School
- \$30m for the expansion and modernization of Woodin Elementary School
- \$12m for the expansion of Sorenson Early Childhood Center

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2022-28 CFP applies to the facilities within Northshore School District boundaries. The District boundaries include an area of approximately 60 square miles. The cities of Bothell, Brier, Kenmore, Kirkland, and Woodinville and parts of unincorporated King and Snohomish counties fall within the District's boundaries, as depicted in the inset map.



B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

This is a non-project action. Generally, the Northshore School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which potential projects included in the 2022-28 CFP are located will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

- b. What is the steepest slope on the site (approximate percent slope)?

This is a non-project action. Specific slope characteristics of the sites at which potential projects included in the 2022-28 CFP are located will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the

proposal results in removing any of these soils.

This is a non-project action. Specific soil types found at the sites of potential projects included in the 2022-28 CFP will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

This is a non-project action. Unstable soils may exist within the District. Specific soil limitations on individual sites of the potential projects included in the 2022-28 CFP will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This is a non-project action. Individual, potential projects included in the 2022-28 CFP will be subject to project-specific environmental review and local approval at the time of formal proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used will be identified at that time.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

This is a non-project action. It is possible that erosion could occur as a result of the construction of potential projects proposed in the 2022-28 CFP. The erosion impacts of the individual projects will be evaluated on a site-specific basis at the time of project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed. Individual projects will be subject to all local approval processes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This is a non-project action. The proposed, potential new school facilities included in the 2022-28 CFP, as well as the proposed renovation projects will require the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each individual project proposed in the CFP. This issue will be addressed during project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This is a non-project action. The erosion potential of the proposed projects included in the 2022-28 CFP and appropriate control measures will be addressed during project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed. Relevant erosion reduction and control requirements will be met.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action. Various emissions, many construction-related, may result from individual projects proposed in the 2022-28 CFP. The air-quality impacts of each potential project will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Please see the Supplemental Sheet for Non-Project Actions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

This is a non-project action. Any off-site sources of emissions or odor that may affect the individual projects proposed in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This is a non-project action. The individual potential projects in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed and will be subject to local approval processes. Proposed measures will be identified at that time. The District will be required to comply with all applicable air regulations and air permit requirements.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a non-project action. There is a network of surface water bodies in the District. The surface water bodies that are in the immediate vicinity of the potential projects included in the 2022-28 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. When necessary, the surface water regimes and flow patterns will be researched and incorporated into the designs of the individual projects.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a non-project action. The potential projects included in the 2022-28 CFP may require work near the surface waters located within the District. Applicable local and/or state approval requirements will be satisfied.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project action. Information with respect to the placement or removal of fill and dredge material as a component of the potential projects included in the 2022-28 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This is a non-project action. Any surface water withdrawals or diversions required in connection with the potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This is a non-project action. Review of potential projects within a 100-year floodplain included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This is a non-project action. Specific information regarding the discharge of waste materials that may be required as a result of the potential projects included in the 2022-28 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Please see the Supplemental Sheet for Non-Project Actions.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This is a non-project action. Individual potential projects included in the 2022-28 CFP may impact groundwater resources. Those impacts will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each

project will be subject to applicable local and/or state regulations. Please see the Supplemental Sheet for Non-Project Actions.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is a non-project action. The discharge of waste material that may take place in connection with the potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project action. Individual potential projects included in the 2022-28 CFP may have stormwater runoff consequences. Specific information regarding the stormwater impacts of each project will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This is a non-project action. The potential projects included in the 2022-28 CFP may result in the discharge of waste materials into ground or surface waters. The specific impacts of each potential project on ground and surface waters will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Non-Project Actions.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. The specific impacts of each potential project on drainage patterns will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to regulations related to altering or diverting drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and

drainage pattern impacts, if any:

This is a non-project action. Specific measures to reduce or control runoff impacts associated with the potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

4. Plants

- a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

This is a non-project planning document. A variety of vegetative zones are located within the District. Inventories of the vegetation located on the sites of potential projects proposed in the 2022-28 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- b. What kind and amount of vegetation will be removed or altered?

This is a non-project planning document. Some of the potential projects included in the 2022-28 CFP may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects included in the CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. List threatened and endangered species known to be on or near the site.

This is a non-project planning document. An inventory of species that have been observed on or near the sites of the potential projects proposed in the 2022-28 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. An investigation of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species on the Web* database will be conducted at the project-specific environmental review to determine if threatened or endangered species are known to exist on or adjacent to the site

- d. Proposed landscaping, use of native plants, or other measures to preserve or

enhance vegetation on the site, if any:

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the potential projects included in the 2022-2028 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local landscaping requirements.

- e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action. Noxious weeds and invasive species observed on or near the sites of the potential projects proposed in the 2022-28 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other _____

This is a non-project planning document. An inventory of species that have been observed on or near the sites of the potential projects proposed in the 2022-28 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. An investigation of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species on the Web* database will be conducted at the project-specific environmental review to determine if threatened or endangered species are known to exist on or adjacent to the site.

- b. List any threatened and endangered species known to be on or near the site.

This is a non-project action. Inventories of threatened or endangered species known to be on or near the sites of the projects included in the 2022-28 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. Is the site part of a migration route? If so, explain.

This is a non-project action. The impacts of the potential projects included in the 2022-28 CFP on migration routes will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- d. Proposed measures to preserve or enhance wildlife, if any:

This is a non-project action. Appropriate measures to preserve or enhance wildlife will be determined during project-specific environmental review at the appropriate

time during formal proposal when project details are known and able to be analyzed.

- e. List any invasive animal species known to be on or near the site.

This is a non-project action. Invasive animal species observed on or near the sites of potential projects proposed in the 2022-28 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action. The State Board of Education requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the potential projects included in the 2022-28 CFP will be determined at the time of specific engineering and site design planning at the appropriate time when project details are known. Please see Supplemental Sheet for Non-Project Actions.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This is a non-project action. The impacts of the potential projects included in the 2022-2028 CFP on the solar potential of adjacent properties will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

This is a non-project action. Energy conservation measures proposed in connection with the potential projects included in the 2022-28 CFP will be considered during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

This is a non-project action.

Please see the Supplemental Sheet for Non-Project Actions.

- 1) Describe any known or possible contamination at the site from present or past uses.

This is a non-project action. Please see the Supplemental Sheet for Non-Project Actions.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The potential projects included in the 2022-28 CFP will comply with all current codes, standards, rules and regulations. Individual projects will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. Toxic and hazardous chemicals that may be stored or produced by the potential projects included in the 2022-28 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Such projects will comply with all current codes, standards, rules and regulations related to hazardous materials.

- 4) Describe special emergency services that might be required.

This is a non-project action. The need for special emergency services for the potential projects included in the 2022-28 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. Individual potential projects included in the 2022-28 CFP will be subject to project-specific environmental review impacts for related environmental health hazards at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action. A variety of noises from traffic, construction, residential, commercial and industrial areas exist within the District. The specific noise sources that may affect the potential projects included in the 2022-28 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a non-project action. The potential projects included in the 2022-28 CFP may create typical construction noises that will exist on a short-term basis. The projects could increase construction-related traffic around the construction sites on a short-term basis. Because the projects will increase the capacity of the District's school facilities, the projects may increase traffic-related or operations-related noise on a longer-term basis once the new facilities are constructed and opened. Specifics of noise level changes will be evaluated during project-specific review at the appropriate time during formal proposal when project details are known and able to be analyzed. Please see Supplemental Sheet for Non-Project Actions.

- 3) Proposed measures to reduce or control noise impacts, if any:

This is a non-project action. The projected noise impacts of the potential projects included in the 2022-28 CFP will be evaluated and mitigated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project action. There are a variety of land uses within the District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts to adjacent properties will be evaluated as part of the project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. Identification of the use of sites intended for any projects included in the CFP as working farmlands or working forest land will be identified and described during project-level environmental review when appropriate.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a non-project action. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review at the appropriate during when project details are known and able to be analyzed.

- c. Describe any structures on the site.

This is a non-project action. Any structures located on the proposed sites of the potential projects included in the 2022-28 CFP will be identified and described during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- d. Will any structures be demolished? If so, what?

This is a non-project action. Any structures that will be demolished as a result of the projects included in the CFP, if any, have been or will be identified during project-level environmental review when appropriate.

- e. What is the current zoning classification of the site?

This is a non-project action. All sites for potential projects proposed in the 2022-28 CFP are currently zoned for the intended school purpose.

- f. What is the current comprehensive plan designation of the site?

This is a non-project action. District boundaries span multiple jurisdictions and the District owns facilities or properties in the cities of Bothell, Kenmore, Woodinville, and unincorporated areas of King and Snohomish counties. The sites for the potential projects proposed in the 2022-28 CFP are located among these jurisdictions and subject to the respective codes and comprehensive plans.

- g. If applicable, what is the current shoreline master program designation of the site?

This is a non-project action. Shoreline master program designations of the sites for the potential projects included in the 2022-28 CFP will be identified during project-specific environmental review when appropriate.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project action. Any environmentally sensitive areas located on the sites of the potential projects included in the 2022-28 CFP will be identified during project-specific environmental review.

- i. Approximately how many people would reside or work in the completed project?

This is a non-project action. The current Northshore School District student enrollment as April 2022 is 22,570. The District expects, with the return in the Spring of 2022 to in-school instruction, that enrollment will start to return to pre-pandemic levels and increase to reflect continued residential development within the District. Enrollment growth from new development in the northern and central service areas of the District continues at a steady pace. The District employs approximately 2,100 people.

The District works with a professional demographer to combine the cohort survival methodology with other information about births, housing, regional population trends, and even trends in service area and private school enrollment. This modified cohort survival methodology provides a more accurate forecast. **Table 2-1 below (as identified in the CFP)** includes the enrollment projections based on this model.

TABLE 2-1 (as shown in the CFP)

Enrollment Projections (medium range), incl. housing permit & birth rate data

Grade	Actual	Projections					
	21/22	22/23	23/24	24/25	25/26	26/27	27/28
K	1,622	1,636	1,602	1,586	1,567	1,531	1,572
1	1,603	1,743	1,807	1,735	1,726	1,710	1,671
2	1,751	1,658	1,818	1,866	1,792	1,780	1,763
3	1,776	1,746	1,674	1,836	1,894	1,815	1,803
4	1,733	1,784	1,772	1,699	1,873	1,928	1,847
5	1,727	1,731	1,795	1,784	1,719	1,891	1,947
6	1,791	1,729	1,757	1,807	1,810	1,734	1,907
7	1,745	1,801	1,760	1,773	1,825	1,831	1,754
8	1,786	1,751	1,795	1,763	1,777	1,832	1,838
9	1,800	1,843	1,775	1,829	1,797	1,814	1,870
10	1,850	1,792	1,836	1,776	1,831	1,802	1,820
11	1,653	1,734	1,689	1,740	1,684	1,739	1,711
12	1,582	1,605	1,692	1,657	1,706	1,654	1,709
Total	22,419	22,253	22,772	22,551	22,999	23,061	23,212
K - 5	10,212	10,298	10,468	10,506	10,571	10,655	10,603
6 - 8	5,322	5,281	5,312	5,343	5,412	5,397	5,499
9 - 12	6,885	6,974	6,692	7,002	7,018	7,009	7,110

In total, the projected K-12 increase in enrollment is 793 students over the six-year period. Student enrollment and staffing will be reviewed during project-specific environmental review at the appropriate time when project details are known and able to be analyzed. Long-term projections from 2022 – 2031 indicate growth of 839 new students.

- j. Approximately how many people would the completed project displace?

This is a non-project action. It is not anticipated that any of the potential projects proposed in the 2022-28 CFP will displace any people from the sites. Final determination of any displacement caused by any potential project will be evaluated during project-specific environmental review at the appropriate time when project details are known and able to be analyzed.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

This is a non-project action. It is not anticipated that any of the potential projects proposed in the 2022-28 CFP will displace any people from the sites. Individual projects included in this CFP will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be

determined at that time, if necessary.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a non-project planning document. The purpose of a school district Capital Facilities Plan is to provide local jurisdictions with a six-year projection of enrollment and school capacity to determine the need for new school facilities to accommodate growth from new development.

The 2022-28 CFP has been developed consistent with RCW 36.70A and RCW 82.02.020. Once the 2022-28 CFP has been approved and adopted by the School Board, it will be sent to King County, and the cities of Bothell, Brier, Kenmore, Kirkland and Woodinville for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Snohomish County conducts a biennial School District CFP Adoption Process with the next review in 2022. Compatibility of individual projects included in the 2022-28 CFP with existing land uses and plans will be assessed during project-specific environmental review.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. Any necessary control measures will be identified during project-specific environmental review when appropriate.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a non-project action. No housing units will be provided in connection with the completion of the potential projects included in the 2022-28 CFP.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This is a non-project action. It is not anticipated that the potential projects included in the 2022-28 CFP will eliminate any housing units. The impacts of the potential projects included in the 2022-28 CFP on existing housing will be evaluated during project-specific environmental review at the appropriate time.

- c. Proposed measures to reduce or control housing impacts, if any:

This is a non-project action. Measures to reduce or control any housing impacts caused by the potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. Related aesthetic impacts of the potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review, when appropriate.

- b. What views in the immediate vicinity would be altered or obstructed?

This is a non-project action. Related aesthetic impacts of the potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review, when appropriate.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

This is a non-project action. Appropriate measures to reduce or control the aesthetic impacts of the potential projects included in the 2022-28 CFP will be determined on a project-specific basis, when appropriate.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project action. The light or glare impacts of the potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

This is a non-project action. The light or glare impacts of the potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

- c. What existing off-site sources of light or glare may affect your proposal?

This is a non-project action. Off-site sources of light or glare that may affect the potential projects included in the 2022-28 CFP will be evaluated during project-specific environmental review when project details are known and able to be analyzed.

- d. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. Proposed measures to mitigate the light or glare impacts of the potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a non-project action. There are a variety of formal and informal recreational facilities within the District boundaries. These include both District-owned facilities and other public recreational facilities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

This is a non-project action. Proposed new school facilities and modernizations to existing school facilities included in the 2022-28 CFP may enhance recreational opportunities and uses. Specific recreational impacts of the potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review when project details are known and able to be analyzed.

There are current athletic fields that are undergoing site improvements; these are non-capacity generating facilities. While under construction, these facilities will not be available for use.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. Adverse recreational impacts of the potential projects included in the 2022-28 CFP will be subject to mitigation during project-specific environmental review. A school site usually provides recreational facilities to the community in the form of playfields and gymnasiums that may be used outside of school hours.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action. There are no known places or objects listed on, or proposed for, such registers on the sites of the potential projects included in the 2022-28 CFP. The existence of historic and cultural resources on or next to the sites will be addressed in more detail during project-specific environmental review.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. An inventory of historical sites at or near the sites of the potential projects included in the 2022-28 CFP will be developed during project-specific environmental review. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource. Appropriate methods will be proposed on a project-specific basis.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a non-project action. The impact on cultural or historic resources of the individual potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review when project details are known.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The impact on public streets and highways of the individual, potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

This is a non-project action. The relationship between public transit and individual potential projects in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This is a non-project action. An inventory of parking spaces on the sites of potential projects in the 2022-28 CFP, and the impacts on parking availability will be conducted during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action. The need for new streets or roads, or improvements to existing streets and roads associated with individual potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action. Use of water, rail or air transportation associated with individual potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action. The traffic impacts of individual potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Approved data models will be used to evaluate trips generated by individual projects.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action. The traffic impacts of individual potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- h. Proposed measures to reduce or control transportation impacts, if any:

This is a non-project action. The mitigation of traffic impacts associated with individual potential projects included in the 2022-28 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This is a non-project action. The impact associated with individual potential projects included in the 2022-28 CFP will be addressed during project-specific reviews with the appropriate public service agency.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. Any proposed new school facilities will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems consistent with local and/or state requirements.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

This is a non-project action. Storm, power, and water are currently available to the sites of the potential projects included in the 2022-28 CFP. Other utilities are either available or the District will apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites will be addressed in detail during project-specific environmental review at the time of formal proposal when project details are fully known. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs will be identified during project-specific environmental review when project details are fully known.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision

Signature: *Dri Ralph*
Name of signee: Dri Ralph
Position and Agency/Organization: Director of Capital Projects, SEPA Responsible
Official
Northshore School District No. 417
Date Submitted: May 23, 2022

Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This is a non-project planning document. Northshore School District No. 417 (the "NSD" or "District") submits an updated, annual, Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act, the codes of King and Snohomish counties, and the cities of Bothell, Brier, Kenmore, Kirkland and Woodinville. The 2022-28 CFP covers a required six-year planning period and its purpose is to provide these jurisdictions with a snapshot of projected student enrollment and school capacities over the required six-year planning period 2022-2028 to determine whether future school facilities may be needed to accommodate new growth. If eligible, the plan also includes potential projects to address school capacity deficits and school impact fee calculations. The plan is updated annually and submitted to jurisdictions as a basis for adoption and collection of school impact fees. Required elements to be included in the annual NSD Capital Facilities Plan are:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02.

Once the 2022-28 CFP has been approved and adopted by the School Board, it will be sent to King County, and the cities of Bothell, Brier, Kenmore, Kirkland and Woodinville for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Snohomish County conducts a biennial School District CFP Adoption Process, which will next be reviewed in 2022. A copy of the 2022-28 CFP is available for review in the District's office.

To the extent the CFP includes the potential that school facilities will be constructed and/or modernized, some of these environmental impacts will be more likely. Additional impermeable surfaces (such as roofs, parking lots, sidewalks, access roads, and playgrounds) could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed could result in air emissions. The potential projects included in the 2022-28 CFP should not require the production, storage,

or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the potential projects included in the 2022-28 CFP will increase the District's student capacities.

Proposed measures to avoid or reduce such increases are:

This 2022-28 CFP is a non-project planning document. Should potential projects included in it proceed through formal proposal and environmental review, proposed measures to mitigate any such increases described above will be addressed during said project-specific environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System (NPDES) permitting requirements. Noise limits will be consistent with local and/or state regulations. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This 2022-2028 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. The potential projects included in the CFP may require clearing vegetation from the relevant sites and potential loss of animal habitat. Because sites for potential modernization projects included in the 2022-28 CFP are already developed, lost habitat resulting from these projects should be minimal. These impacts will be addressed in more detail during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

The potential projects included in the 2022-28 CFP are not likely to generate severe impacts on fish or marine life. This 2022-28 CFP is a non-project planning document. Specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. How would the proposal be likely to deplete energy or natural resources?

This 2022-28 CFP is a non-project planning document. Should the potential projects included in the 2022-28 CFP be constructed, they will require the consumption of energy.

Proposed measures to protect or conserve energy and natural resources are:

This 2022-28 CFP is a non-project planning document. The potential projects included in the CFP will be constructed in accordance with applicable energy efficiency standards and requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This 2022-28 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review and will be consistently addressed with local and/or state requirements.

Proposed measures to protect such resources or to avoid or reduce impacts are:

This 2022-28 CFP is a non-project planning document. Updates of the CFP will be coordinated with King and Snohomish counties and the cities of Bothell, Brier, Kenmore, Kirkland and Woodinville as part of the Growth Management Act process; one of the purposes of which is to protect environmentally sensitive areas. Appropriate measures will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This 2022-28 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself. The potential projects included in the CFP are compatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

This 2022-28 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This 2022-28 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. The potential projects included in the CFP may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects included in the CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

Proposed measures to reduce or respond to such demand(s) are:

This 2022-28 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. Therefore, no measures to reduce or respond to such demands are proposed at this time.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This 2022-28 CFP is a non-project planning document. The CFP will not conflict with any laws or requirements for the protection of the environment.

DETERMINATION OF NONSIGNIFICANCE
Northshore School District 2022-28 Six Year Capital Facilities Plan

DESCRIPTION OF PROPOSAL: This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are, in effect, a single action:

1. The adoption of the Northshore School District's 2022-28 Six Year Capital Facilities Plan by the Northshore School District (District) for the purposes of planning for the facilities' needs of the District.
2. The amendment of the King County Comprehensive Plan by King County to include the Northshore School District's 2022-28 Capital Facilities Plan as part of the Capital Facilities Plan Element of the King County Comprehensive Plan.
3. This proposal may also involve the amendment of the Comprehensive Plans of Snohomish County and the cities of Bothell, Brier, Kenmore, Kirkland and Woodinville to incorporate the Northshore School District's 2022-28 Capital Facilities Plan into the Capital Facilities Element of each jurisdiction's Comprehensive Plan.

PROPONENT: Northshore School District No. 417

LOCATION OF PROPOSAL: The Northshore School District includes an area of approximately 60 square miles. The cities of Bothell, Brier, Kenmore, Kirkland and Woodinville fall within the District's boundaries, as do parts of unincorporated King and Snohomish counties.

Lead Agency: Northshore School District No. 417

Note: Issuance of this threshold determination does not constitute approval of any permits.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment if the following conditions are implemented. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). 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 electronically 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 Northshore School District Policy 9280, Substantive Authority (A-I).

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 date of issuance. Comments must be submitted by 4:00 p.m., June 8, 2022. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw

the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Dri Ralph, Executive Director of Capital Projects & Operations
Address: Northshore School District No. 417
22105 23rd Drive S.E.
Bothell, Washington 98021-4409

Date Published: May 25, 2022

Comments/Appeal Due: June 8, 2022

You may appeal this determination in writing by 4:00 p.m., June 8, 2022 to Dri Ralph, Executive Director of Capital Projects & Operations, Northshore School District No. 417, 22105 23rd Drive S.E., Bothell, WA 98021-4409.

This determination may be appealed to the Superintendent pursuant to the requirements of Northshore School District Board Policy No. 9280, within fourteen (14) days of the date the challenged environmental document or determination is issued. An appeal must be addressed to the Superintendent at the above address.

Form of Appeal: For an appeal to be accepted, the letter must specify: (a) the determination being appealed; (b) the errors complained of; (c) the corrective action being sought; (d) the reasons the determination should be changed; and (e) whether further oral or written comment or a hearing is being requested. Supporting documents may be submitted with the letter of appeal.



July 11, 2022

Ms. Barb Mock
Director, Planning and Development Services
Snohomish County
3000 Rockefeller Avenue
Everett, WA 98201

Dear Ms. Mock:

Enclosed are the Determination of Non-Significance ("DNS") and the Environmental Checklist for the adoption of the Arlington School District 2022 Six-Year Capital Facilities Plan.

The comment period on the DNS expires at 4:30 p.m. on August 1, 2022.

Sincerely,

A handwritten signature in black ink, appearing to be "Brian Lewis", with a long, sweeping horizontal line extending to the right.

Brian Lewis
Executive Director, Operations

cc: Eileen Canola, Snohomish County PDS

Enclosures

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

This is a non-project planning document of the Arlington School District No. 16 (the "District"). The District prepares every two years a Capital Facilities Plan ("CFP") that meets the requirements of the Washington State Growth Management Act, and the codes of Snohomish County and the City of

Arlington. The CFP covers a six-year planning period includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

Once the District's Board of Directors adopts the CFP, it is sent to Snohomish County and the City of Arlington for consideration of inclusion into the Capital Facilities Element of each jurisdiction's respective Comprehensive Plan.

2. Name of applicant:

Arlington School District No. 16

3. Address and phone number of applicant and contact person:

Arlington School District
315 N. French Street
Arlington, WA 98225

Contact Person: Brian Lewis, Executive Director, Operations
Telephone: (360) 618-6200

4. Date checklist prepared: June 21, 2022

5. Agency requesting checklist: Arlington School District No. 16

6. Proposed timing or schedule (including phasing, if applicable):

The Capital Facilities Plan is scheduled to be adopted by the District on or about August 3, 2022. After adoption, the District will forward the CFP to Snohomish County and the City of Arlington for each jurisdiction to consider adopting by reference into the Capital Facilities Element of their respective Comprehensive Plans. The District will continue to update the CFP on a biennial basis. The projects included in the 2022-2027 CFP have been, or will be, subject to project-specific environmental review when appropriate.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The 2022 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. The District will complete an addition at Arlington High School in the summer of 2022 and complete various security, pedestrian safety, energy efficiency, and miscellaneous improvements at existing schools. Subject to voter approval, plans to replace and

expand Post Middle School and acquire property for a future elementary school, and conduct Portables may also be added at existing school sites within the next six years.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Projects included in the 2022 CFP requiring threshold determinations have undergone or will undergo project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

The District, acting as lead agency, issued a Mitigated Determination of Nonsignificance for the Arlington High School Addition project on December 23, 2020 (SEPA Register # 202006429).

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2022 CFP itself does not require permitting. The District anticipates that, following review and approval by the District's Board of Directors, Snohomish County and the City of Arlington will adopt the 2022 CFP into the Capital Facilities Element of their Comprehensive Plans.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning proposal. This proposal involves the adoption of the Arlington School District's 2022-2027 Capital Facilities Plan to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of Snohomish County and the City of Arlington. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period to determine whether future school facilities may be needed to accommodate growth from new development. The District's 2022 CFP will be incorporated into the Comprehensive Plans of Snohomish County and the City of Arlington. The projects included in the 2022 CFP have been, or will be, subject to project-specific environmental review when appropriate. A copy of the 2022 Capital Facilities Plan may be viewed at the District's offices.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2022-2027 Capital Facilities Plan applies to the facilities of Arlington School District. The District includes an area of approximately 200 square miles. The City of Arlington and portions of unincorporated Snohomish County fall within the District's boundaries. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This is a non-project action. Generally, the Arlington School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the 2022 Capital Facilities Plan are located have been, or will be, identified during project-specific environmental review when appropriate.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics at the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Specific soil types found at the sites of the projects included in the 2022 Capital Facilities Plan have been, or will be, identified during project-specific environmental review when appropriate.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within Arlington School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-specific environmental review when appropriate.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Individual projects included in the 2022 Capital Facilities Plan have been, or will be, subject to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used, have been or will be identified at that time.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

It is possible that erosion could occur as a result of the construction projects currently proposed in the 2022 CFP. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-specific environmental review when appropriate. Individual projects have been or will be subject to local jurisdictional approval processes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The projects included in the 2022 CFP have required, or may require, the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each individual project and has been or will be addressed during project-specific environmental review when appropriate.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The erosion potential of the projects included in the 2022 CFP and appropriate control measures have been or will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements have been or will be met.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action. The air quality impacts of each project have been or will be evaluated during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects included in the 2022 CFP have been or will be subject to project-specific environmental review and relevant local approval processes. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a non-project action. There is a network of surface water bodies within the Arlington School District. The surface water bodies that are in the immediate vicinity of the projects included in the 2022 CFP have been or will be identified during project-specific environmental review when appropriate.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a non-project action. The projects included in the 2022 CFP may require work near the surface waters located within the Arlington School District. Applicable local jurisdictional requirements have been or will be satisfied.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project action. Information regarding the placement or removal of fill and dredge material as a component of the projects included in the 2022 CFP has been or will be provided during project-specific environmental review at the appropriate time. Applicable local jurisdictional requirements have been or will be satisfied.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This is a non-project action. Any surface water withdrawals or diversions required in connection with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This is a non-project action. Each project included in the 2022 CFP, if located in a floodplain area, has been or will be required to meet applicable local jurisdictional requirements for flood areas.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This is a non-project action. Specific information regarding the discharge of waste materials associated with any of the projects included in the 2022 CFP has been or will be provided during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This is a non-project action. The impact of the individual projects included in the 2022 CFP on groundwater resources has been or will be addressed during project-specific environmental review when appropriate. Each project has been or will be subject to applicable local jurisdictional requirements and regulations. Please see the Supplemental Sheet for Nonproject Actions.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is a non-project action. The discharges of waste material that may take place in connection with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project action. Specific information regarding the stormwater impacts of each project in the 2022 CFP has been or will be provided during project-specific environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This is a non-project action. The specific impacts of each project in the 2022 CFP on ground and surface waters have been or will be identified during project-specific environmental review when appropriate. Each project has been or will be subject to all applicable jurisdictional regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. The specific impacts of each project in the 2022 CFP on drainage patterns have been or will be identified during project-specific environmental review when appropriate. Each project has been or will be subject to all applicable jurisdictional regulations and requirements.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a non-project action. Specific measures to reduce or control runoff impacts associated with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

4. **Plants**

- a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

This is a non-project planning document. A variety of vegetative zones are located within the Arlington School District. Inventories of the vegetation located on the sites of the projects proposed in the 2022 CFP have been or will be developed during project-specific environmental review when appropriate.

- b. What kind and amount of vegetation will be removed or altered?

This is a non-project action. The specific impacts on vegetation of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate

- c. List threatened and endangered species known to be on or near the site.

This is a nonproject action. The specific impacts to these species from the individual projects included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species* database.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate. Each project is or will be subject to applicable local jurisdictional landscaping requirements.

- e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action. Noxious weeds and invasive species relevant to the individual projects included in the 2022 Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

This is a non-project planning document. An inventory of species that have been observed on or near the sites of the projects proposed in the 2022 Capital Facilities Plan has been or will be developed during project-specific environmental review when appropriate. An investigation of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species on the Web* database will be conducted at the project-specific environmental review to determine if threatened or endangered species are known to exist on, or adjacent to, the site.

- b. List any threatened and endangered species known to be on or near the site.

Inventories of threatened or endangered species known to be on or near the sites of the projects included in the 2022 Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

- c. Is the site part of a migration route? If so, explain.

This is a non-project action. The impacts of the projects included in the 2022 Capital Facilities Plan on migration routes have been or will be addressed during project-specific environmental review when appropriate.

- d. Proposed measures to preserve or enhance wildlife, if any:

This is a non-project action. Appropriate measures to preserve or enhance wildlife have been or will be determined during project-specific environmental review when appropriate.

- e. List any invasive animal species known to be on or near the site.

This is a non-project action. Lists of any invasive animal species known to be on or near the sites of the projects included in the 2022 Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the 2022 Capital Facilities Plan have been or will be determined at the time of specific engineering and site design planning when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

This is a non-project action. The impacts of the projects included in the 2022 Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-specific environmental review when appropriate.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures proposed in connection with the projects included in the 2022 Capital Facilities Plan have been or will be considered during project-specific environmental review when appropriate.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

Please see the Supplemental Sheet for Nonproject Actions.

- 1) Describe any known or possible contamination at the site from present or past uses.

Please see the Supplemental Sheet for Nonproject Actions

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

- 4) Describe special emergency services that might be required.

Please see the Supplemental Sheet for Nonproject Actions

5) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action. A variety of noises from traffic, construction, residential, commercial, and industrial areas exists within the Arlington School District. The specific noise sources that may affect the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The projects included in the 2022 Capital Facilities Plan may create normal construction noises that will exist on short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. The placement of portables at school sites will increase the capacity of school facilities and may create a slight increase in traffic-related or operations-related noise. This potential increase is not expected to be significant. Please see the Supplemental Sheet for Nonproject Actions

3) Proposed measures to reduce or control noise impacts, if any:

This is a non-project action. The projected noise impacts of the projects included in the 2022 Capital Facilities Plan have been or will be evaluated and mitigated during project-specific environmental review when appropriate. Each project is or will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

There are a variety of land uses within the Arlington School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. The known sites for the projects included in the Capital Facilities Plan have not been used recently for as working farmlands or forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a non-project action. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. Describe any structures on the site.

Any structures located on the sites for the projects included in the 2022 Capital Facilities Plan have been or will be identified and described during project-specific environmental review when appropriate.

- d. Will any structures be demolished? If so, what?

This is a non-project action. Modernization projects may require the demolition of school structures. The structures that will be demolished as a result of the projects included in the 2022 CFP have been or will be identified during project-specific environmental review when appropriate.

- e. What is the current zoning classification of the site?

This is a non-project action. The sites that are covered under the 2022 Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-specific environmental review when appropriate. The anticipated school projects identified in the 2022 CFP are expected to comply with existing zoning classifications which permit school facilities.

- f. What is the current comprehensive plan designation of the site?

This is a non-project action. District boundaries span multiple jurisdictions and the district owns facilities or properties in the City of Arlington and unincorporated areas of Snohomish County. The sites for the projects proposed in the 2022 CFP are located among these jurisdictions and subject to the respective codes and comprehensive plans. The anticipated school projects identified in the 2022 CFP are permitted by the current underlying comprehensive plan designations for the anticipated sites.

- g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Any environmentally sensitive areas located on the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

This is a non-project action. The Arlington School District currently serves approximately 5,374 (October 2021) students. Enrollment is expected to increase to approximately 6,135 students by the 2027-28 school year. The District employs approximately 600 people.

j. Approximately how many people would the completed project displace?

This is a non-project action. Any displacement of people caused by the projects included in the 2022 Capital Facilities Plan has been or will be evaluated during project-specific environmental review when appropriate. However, it is not anticipated that the 2022 Capital Facilities Plan, or any of the projects contained therein, will displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:

This is a non-project action. Individual projects included in the 2022 Capital Facilities Plan have been or will be subject to project-specific environmental review and local jurisdictional approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a non-project planning document. The compatibility of the specific projects included in the 2022 Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. Individual projects included in the 2022 Capital Facilities Plan have been or will be subject to project-specific environmental review and local jurisdictional approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided in connection with the completion of the projects included in the 2022 Capital Facilities Plan.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

It is not anticipated that the projects included in the 2022 Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the 2022 Capital Facilities Plan on existing housing have been or will be evaluated during project-specific environmental review when appropriate.

c. Proposed measures to reduce or control housing impacts, if any:

This is a non-project action. Measures to reduce or control any housing impacts caused by the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. The aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

b. What views in the immediate vicinity would be altered or obstructed?

The aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

b. Proposed measures to reduce or control aesthetic impacts, if any:

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be determined on a project-specific basis when appropriate.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project action. The light or glare impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review, when appropriate.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The light or glare impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare that may affect the projects included in the 2022 Capital Facilities Plan have been or will be evaluated during project-specific environmental review when appropriate.

d. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. Proposed measures to mitigate light and glare impacts have been or will be addressed during project-specific environmental review when appropriate.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of formal and informal recreational facilities within the Arlington School District.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The recreational impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. The projects included in the 2022 Capital Facilities Plan may enhance recreational opportunities and uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. Adverse recreational effects of the projects included in the 2022 Capital Facilities Plan have been or will be subject to mitigation during project-specific environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums that may be used outside of school hours.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action. There are no known places or objects listed on, or proposed for, such registers for the project sites included in the 2022 Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in detail during project-specific environmental review when appropriate.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. An inventory of historical sites at or near the sites of the projects included in the 2022 CFP have been or will be developed during project-specific environmental review. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource. Appropriate methods will be proposed on a project-specific basis during project-specific environmental review when appropriate.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The impact on cultural or historic resources of the individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The impact on public streets and highways of the individual projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the 2022 Capital Facilities Plan and public transit has been or will be addressed during project-specific environmental review when appropriate.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Inventories of parking spaces located at the sites of the projects included in the 2022 Capital Facilities Plan and the impacts of specific projects on parking availability have been or will be conducted during project-specific environmental review when appropriate.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action. The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-specific environmental review when appropriate.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action. Use of water, rail, or air transportation has been or will be addressed during project-specific environmental review when appropriate.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. Approved data models will be used to evaluate trips generated by individual projects.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action. The traffic impacts of individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- h. Proposed measures to reduce or control transportation impacts, if any:

The mitigation of traffic impacts associated with the projects included in the 2022 Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the 2022 Capital Facilities Plan will significantly increase the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. New school facilities have been or will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____


Electricity, natural gas, water, refuse service, telephone, and sewer are or can be made available at the known sites of the projects included in the 2022 Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-specific environmental review when appropriate.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs have been or will be identified during project-level environmental review when appropriate.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee: BRIAN LEWIS

Position and Agency/Organization: EXECUTIVE DIRECTOR OF OPERATIONS

Date Submitted: 7/11/22 ARLINGTON PUBLIC SCHOOLS

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This is a non-project planning document of the Arlington School District No. 16 (the "District"). The District prepares every two years a Capital Facilities Plan ("CFP") that meets the requirements of the Washington State Growth Management Act, and the codes of Snohomish County and the City of Arlington. The CFP covers a six-year planning period includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

Once the District's Board of Directors adopts the CFP, it is sent to Snohomish County and the City of Arlington for consideration of inclusion into the Capital Facilities Element of each jurisdiction's respective Comprehensive Plan. A copy of the 2022 CFP is available for review in the District's office.

To the extent the 2022 CFP includes the potential that school facilities will be constructed and/or modernized, some of these environmental impacts will be more likely. Additional impermeable surfaces (such as roofs, parking lots, sidewalks, access roads, and playgrounds) could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed could result in air emissions. The potential projects included in the 2022 CFP should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the potential projects included in the 2022 CFP will increase the District's student capacities.

Proposed measures to avoid or reduce such increases are:

Should potential projects included in the 2022 CFP proceed through formal proposal and environmental review, proposed measures to mitigate any such increases described above will be addressed during said project-specific environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System (NPDES) permitting requirements. Noise limits will be consistent with local and or state regulations. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This 2022 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. The potential projects included in the 2022 CFP may require clearing vegetation from the relevant sites and potential loss to animal habitat. These impacts will be addressed in more detail during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. The potential projects included in the 2022 CFP are not likely to generate severe impacts on fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. How would the proposal be likely to deplete energy or natural resources?

This 2022 CFP is a non-project planning document. Should the potential projects included in the 2022 CFP be constructed, they will require the consumption of energy.

Proposed measures to protect or conserve energy and natural resources are:

This 2022 CFP is a non-project planning document. The potential projects included in the 2022 CFP will be constructed in accordance with applicable energy efficiency standards and requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This 2022 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review and will be consistently addressed with local and/or state requirements.

Proposed measures to protect such resources or to avoid or reduce impacts are:

This 2022 CFP is a non-project planning document. Required updates of the CFP will be coordinated with Snohomish County and the City of Arlington as part of the Growth Management Act process; one of the purposes of which is to protect environmentally sensitive areas. Appropriate measures will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This 2022 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself. The potential projects included in the 2022 CFP are compatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

This 2022 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This 2022 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. The potential projects included in the 2022 CFP may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects included in the 2022 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

Proposed measures to reduce or respond to such demand(s) are:

This 2022 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with as a part of the project.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The 2022 CFP will not conflict with any laws or requirements for the protection of the environment. Specific projects included in the Capital Facilities Plan have been or will be reviewed under project-level environmental review requirements. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District.

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14-day comment period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Arlington School District's Capital Facilities Plan 2022-2027 by the Arlington School District No. 16 for the purposes of planning for the facilities needs of the District; and
2. The proposed amendment of the Comprehensive Plans of Snohomish County and the City of Arlington to include the Arlington School District's 2022 Capital Facilities Plan as part of the Capital Facilities Element of the Comprehensive Plans of those jurisdictions. The District will forward this request to the relevant jurisdictions for review and potential action.

Proponent: Arlington School District No. 16

Location of the Proposal: The Arlington School District includes an area of approximately 200 square miles. Parts of unincorporated Snohomish County and the City of Arlington fall within the District's boundaries.

Lead Agency: Arlington School District No. 16

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

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 date of issue. Comments must be submitted in writing by 4:30 p.m., August 1, 2022. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Dr. Chrys Sweeting
Superintendent
Arlington School District No. 16

Telephone: (360) 620-6200
Address: Arlington School District
315 N. French Ave
Arlington, WA 98225

You may provide comments regarding this determination in writing with receipt required by 4:30 p.m., August 1, 2022, to Dr. Chrys Sweeting, Superintendent, Arlington School District 315 N. French Ave, Arlington, WA 98225.

Date of Issue: July 11, 2022
Date Published: July 11, 2022

DETERMINATION OF NONSIGNIFICANCE
Edmonds School District Capital Facilities Plan 2022-2027

DESCRIPTION OF PROPOSAL: This threshold determination pertains to environmental impacts associated with the Edmonds School Board adoption of its Capital Facilities Plan 2022-2027 and its incorporation into the Snohomish County Growth Management Comprehensive Plan pursuant to the requirements of Snohomish County Code 30.66C. Following adoption of the updated Capital Facilities Plan, it is anticipated that it will also be incorporated by reference into the comprehensive plans of the cities of Lynnwood, Edmonds, Mountlake Terrace, Brier, and the Town of Woodway. Adoption of the Capital Facilities Plan does not involve actual construction of schools or other facilities. These will be reviewed in more detail at the time of their proposed construction.

PROPONENT: Edmonds School District No. 15

LOCATION OF PROPOSAL: The Edmonds School District covers an area of approximately 36 square miles and includes the incorporated cities of Edmonds, Brier, Lynnwood, and 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 on the south, Puget Sound on the west, 148th Street Southwest on the north, and Everett and Northshore School Districts on the east.

LEAD AGENCY: Edmonds School District No. 15


The lead agency for this Capital Facilities Plan adoption 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 43.21C.030(2)(c). This determination assumes compliance with State law and 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 on request.

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this plan adoption proposal for 14 days from the date below. Comments may be submitted to the Responsible Official as named below. Board adoption is scheduled for August 9, 2022.

RESPONSIBLE OFFICIAL: Chris Cullison
POSITION/TITLE: Director of Budget & Finance
ADDRESS: Edmonds School District No. 15
20420 – 68th Avenue West
Lynnwood, WA 98036-7400
PHONE: 425-431-7334

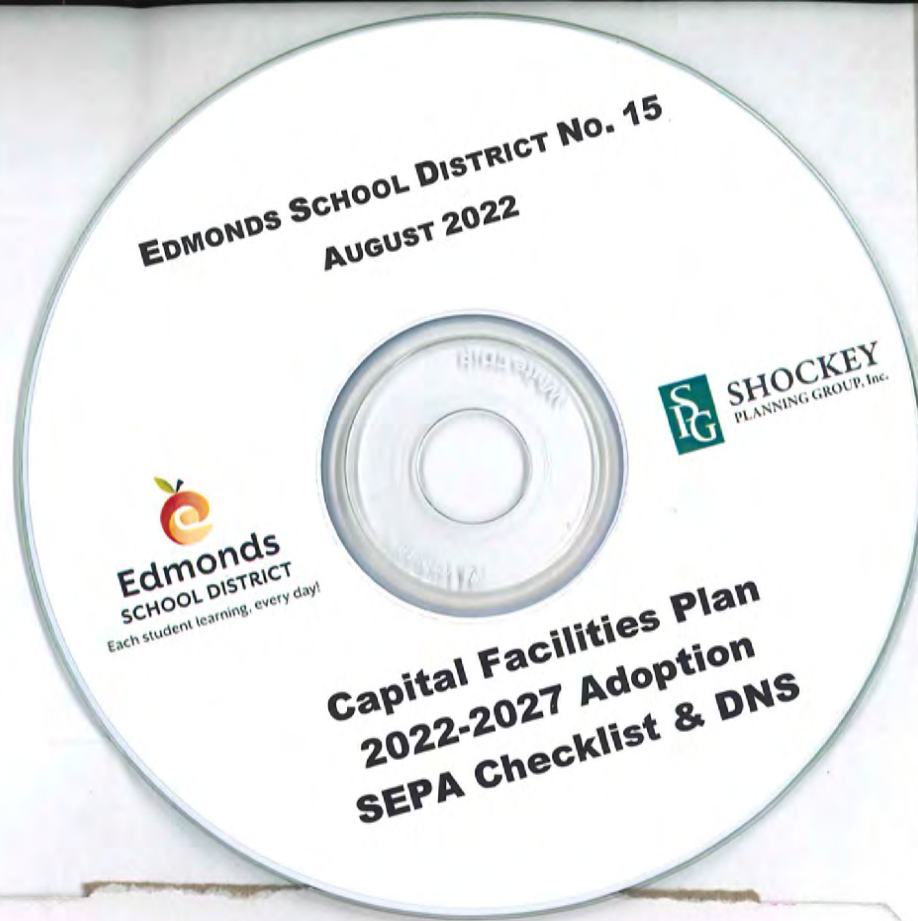
PUBLISHED: The Everett Herald – July 25, 2022

There is no agency appeal.

DocuSigned by:

27A139AE3E76403

Chris Cullison
Director of Budget & Finance

(Date) 7/21/2022



EDMONDS SCHOOL DISTRICT
REPRESENTED BY SHOCKEY PLANNING GROUP
2716 COLBY AVENUE
EVERETT, WA 98201



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$001.200
0001889652 JUL 25 2022
MAILED FROM ZIP CODE 98201

SNOH. CO. LONG-RANGE PLANNING
ATTN: EILEEN CANOLA
3000 ROCKEFELLER AVENUE, MS #604
EVERETT, WA 98201



CFP 2022-27 Index # 1 01/20/2022

Lakewood School District #306

Mailing Address

P.O. Box 220

N. Lakewood, WA 98259

Administration Office

Phone: 360-652-4500

Fax: 360-652-4502

Business Office/HR

Phone: 360-654-2033

Fax: 360-652-4509

Operations Office

Phone: 360-652-4503

Fax: 360-652-4528

"In Partnership for Quality Education"

June 29th, 2022

Ms. Barb Mock
Director, Planning and Development Services
Snohomish County
3000 Rockefeller Avenue
Everett, WA 98201

Dear Ms. Mock:

Enclosed are the Determination of Non-Significance ("DNS") and the Environmental Checklist for the adoption of the Lakewood School District 2022 Six-Year Capital Facilities Plan.

The comment period on the DNS expires at 4:30 p.m. on August 1, 2022.

Sincerely,

Jon Poolman
Executive Director, Business and Operations

cc: Eileen Canola, Snohomish County PDS
Enclosures

DETERMINATION OF NONSIGNIFICANCE
Lakewood School District #306 2022 Six Year Capital Facilities Plan

Description of Proposal: This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Lakewood School District's Capital Facilities Plan 2022-2027 by the Lakewood School District No. 306 for the purposes of planning for the facilities needs of the District; and
2. The proposed amendment of the Comprehensive Plans of Snohomish County and the cities of Arlington and Marysville to include the Lakewood School District's 2022 Capital Facilities Plan as part of the Capital Facilities Element of the Comprehensive Plans of those jurisdictions. The District will forward this request to the relevant jurisdictions for review and potential action.

Proponent: Lakewood School District No. 306

Location of the Proposal: The Lakewood School District includes an area of approximately 25 square miles. Parts of unincorporated Snohomish County and parts of the cities of Arlington and Marysville fall within the District's boundaries.

Lead Agency: Lakewood School District No. 306

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the 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 Lakewood School District Policy 6890, Substantive Authority.

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 date of issue. Comments must be submitted by 4:30 p.m., August 1, 2022. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible
Official: Scott Peacock
Superintendent
Lakewood School District No. 306

Telephone: (360) 652-4500

Address: Lakewood School District
P.O. Box 220
North Lakewood, WA 98259-0220

You may provide comments regarding this determination in writing with receipt required by 4:30 p.m., August 1, 2022, to Scott Peacock, Superintendent, Lakewood School District P.O. Box 220, North Lakewood, WA 98259-0220.

Date of Issue: June 29th, 2022
Date Published: June 29th 2022

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

This is a non-project planning document of the Lakewood School District No. 306 (the "District"). The District prepares every two years a Capital Facilities Plan ("CFP") that meets the requirements of the Washington State Growth Management Act, and the codes of Snohomish County and the cities of Arlington and Marysville. The CFP covers a six-year planning period includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

Once the District's Board of Directors adopts the CFP, it is sent to Snohomish County and the cities of Arlington and Marysville for consideration of inclusion into the Capital Facilities Element of each jurisdiction's respective Comprehensive Plan.

2. Name of applicant: Lakewood School District No. 306

3. Address and phone number of applicant and contact person:

Lakewood School District No. 306
P.O. Box 220
North Lakewood, WA 98259

Contact Person: Jon Poolman, Executive Director of Business and Operations
Telephone: (360) 652-4500

4. Date checklist prepared: June 21, 2022

5. Agency requesting checklist: Lakewood School District No. 306

6. Proposed timing or schedule (including phasing, if applicable):

The Capital Facilities Plan is scheduled to be adopted by the District on or about August 3, 2022. After adoption, the District will forward the CFP to Snohomish County and the cities of Arlington and Marysville for each jurisdiction to consider adopting by reference into the Capital Facilities Element of their respective Comprehensive Plans. The District will continue to update the CFP on a biennial basis. The projects included in the 2022-2027 CFP have been, or will be, subject to project-specific environmental review when appropriate.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The 2022 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. The 2022 CFP anticipates that the District may add portable facilities at existing schools and acquire property for future school siting. The District in recent years completed a modernization and capacity addition at Lakewood High School (funded by the 2014 Bond) and a new STEM lab and two classrooms at Lakewood Middle School.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Projects included in the 2022 CFP requiring threshold determinations have undergone or will undergo project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a nonproject planning document affecting the entirety of the Lakewood School District. No known application are pending at any of the school sites identified in the 2022 CFP except as noted in item #8 above.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2022 CFP itself does not require permitting. The District anticipates that Snohomish County and the cities of Arlington and Marysville will adopt the 2022 CFP into the Capital Facilities Element of their Comprehensive Plans.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning proposal. This proposal involves the adoption of the Lakewood School District's 2022-2027 Capital Facilities Plan to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of Snohomish County and the cities of Arlington and Marysville. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period to determine whether future school facilities may be needed to accommodate growth from new development. The District's 2022 CFP will be incorporated into the Comprehensive Plans of Snohomish County and the cities of Arlington and Marysville. The projects included in the 2022 CFP have been, or will be, subject to project-specific environmental review when appropriate. A copy of the 2022 Capital Facilities Plan may be viewed at the District's offices.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2022-2027 Capital Facilities Plan applies to the facilities of Lakewood School District. The District includes an area of approximately 25 square miles. Portions of the cities of Arlington and Marysville and portions of unincorporated Snohomish County fall within the District's boundaries. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This is a non-project action. Generally, the Lakewood School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the

projects included in the 2022 Capital Facilities Plan are located have been, or will be, identified during project-specific environmental review when appropriate.

- b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics at the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Specific soil types found at the sites of the projects included in the 2022 Capital Facilities Plan have been, or will be, identified during project-specific environmental review when appropriate.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within Lakewood School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-specific environmental review when appropriate.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Individual projects included in the 2022 Capital Facilities Plan have been, or will be, subject to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used, have been or will be identified at that time.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

It is possible that erosion could occur as a result of the construction projects currently proposed in the 2022 CFP. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-specific environmental review when appropriate. Individual projects have been or will be subject to local jurisdictional approval processes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The projects included in the 2022 CFP have required, or may require, the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each individual project and has been or will be addressed during project-specific environmental review when appropriate.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The erosion potential of the projects included in the 2022 CFP and appropriate control measures have been or will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements have been or will be met.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action. The air quality impacts of each project have been or will be evaluated during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects included in the 2022 CFP have been or will be subject to project-specific environmental review and relevant local approval processes. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a non-project action. There is a network of surface water bodies within the Lakewood School District. The surface water bodies that are in the immediate vicinity of the projects included in the 2022 CFP have been or will be identified during project-specific environmental review when appropriate.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a non-project action. The projects included in the 2022 CFP may require work near the surface waters located within the Lakewood School District. Applicable local jurisdictional requirements have been or will be satisfied.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project action. Information regarding the placement or removal of fill and dredge material as a component of the projects included in the 2022 CFP has been or will be provided during project-specific environmental review at the appropriate time. Applicable local jurisdictional requirements have been or will be satisfied.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This is a non-project action. Any surface water withdrawals or diversions required in connection with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This is a non-project action. Each project included in the 2022 CFP, if located in a floodplain area, has been or will be required to meet applicable local jurisdictional requirements for flood areas.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This is a non-project action. Specific information regarding the discharge of waste materials associated with any of the projects included in the 2022 CFP has been or will be provided during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This is a non-project action. The impact of the individual projects included in the 2022 CFP on groundwater resources has been or will be addressed during project-specific environmental review when appropriate. Each project has been or will be subject to applicable local jurisdictional requirements and regulations. Please see the Supplemental Sheet for Nonproject Actions.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is a non-project action. The discharges of waste material that may take place in connection with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project action. Specific information regarding the stormwater impacts of each project in the 2022 CFP has been or will be provided during project-specific environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This is a non-project action. The specific impacts of each project in the 2022 CFP on ground and surface waters have been or will be identified during project-specific environmental review when appropriate. Each project has been or will be subject to all applicable jurisdictional regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. The specific impacts of each project in the 2022 CFP on drainage patterns have been or will be identified during project-specific environmental review when appropriate. Each project has been or will be subject to all applicable jurisdictional regulations and requirements.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a non-project action. Specific measures to reduce or control runoff impacts associated with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

4. **Plants**

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

This is a non-project planning document. A variety of vegetative zones are located within the Lakewood School District. Inventories of the vegetation located on the sites of the projects proposed in the 2022 CFP have been or will be developed during project-specific environmental review when appropriate.

b. What kind and amount of vegetation will be removed or altered?

This is a non-project action. The specific impacts on vegetation of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate

c. List threatened and endangered species known to be on or near the site.

This is a non-project action. The specific impacts to these species from the individual projects included in the 2022 Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate. An investigation of the Washington State Department of Fisheries and

Wildlife's *Priority Habitats and Species on the Web* database will be conducted at the project-specific environmental review to determine if threatened or endangered species are known to exist on, or adjacent to, the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate. Each project is or will be subject to applicable local jurisdictional landscaping requirements.

- e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action. Noxious weeds and invasive species relevant to the individual projects included in the 2022 Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

This is a non-project planning document. An inventory of species that have been observed on or near the sites of the projects proposed in the 2022 Capital Facilities Plan has been or will be developed during project-specific environmental review when appropriate. An investigation of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species on the Web* database will be conducted at the project-specific environmental review to determine if threatened or endangered species are known to exist on, or adjacent to, the site.

- b. List any threatened and endangered species known to be on or near the site.

Inventories of threatened or endangered species known to be on or near the sites of the projects included in the 2022 Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

- c. Is the site part of a migration route? If so, explain.

This is a non-project action. The impacts of the projects included in the 2022 Capital Facilities Plan on migration routes have been or will be addressed during project-specific environmental review when appropriate.

- d. Proposed measures to preserve or enhance wildlife, if any:

This is a non-project action. Appropriate measures to preserve or enhance wildlife have been or will be determined during project-specific environmental review when appropriate.

- e. List any invasive animal species known to be on or near the site.

This is a non-project action. Lists of any invasive animal species known to be on or near the sites of the projects included in the 2022 Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the 2022 Capital Facilities Plan have been or will be determined at the time of specific engineering and site design planning when appropriate.

Please see the Supplemental Sheet for Nonproject Actions.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This is a non-project action. The impacts of the projects included in the 2022 Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-specific environmental review when appropriate.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures proposed in connection with the projects included in the 2022 Capital Facilities Plan have been or will be considered during project-specific environmental review when appropriate.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

Please see the Supplemental Sheet for Nonproject Actions.

- 1) Describe any known or possible contamination at the site from present or past uses.

Please see the Supplemental Sheet for Nonproject Actions

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

- 4) Describe special emergency services that might be required.

Please see the Supplemental Sheet for Nonproject Actions

- 5) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action. A variety of noises from traffic, construction, residential, commercial, and industrial areas exists within the Lakewood School District. The specific noise sources that may affect the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The projects included in the 2022 Capital Facilities Plan may create normal construction noises that will exist on short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. The placement of portables at school sites will increase the capacity of school facilities and may create a slight increase in traffic-related or operations-related noise. This potential increase is not expected to be significant.

Please see the Supplemental Sheet for Nonproject Actions

- 3) Proposed measures to reduce or control noise impacts, if any:

This is a non-project action. The projected noise impacts of the projects included in the 2022 Capital Facilities Plan have been or will be evaluated and mitigated during project-specific environmental review when appropriate. Each project is or will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

There are a variety of land uses within the Lakewood School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. The known sites for the projects included in the Capital Facilities Plan have not been used recently for working farmlands or as forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a non-project action. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. Describe any structures on the site.

Any structures located on the sites for the projects included in the 2022 Capital Facilities Plan have been or will be identified and described during project-specific environmental review when appropriate.

- d. Will any structures be demolished? If so, what?

This is a non-project action. In cases where modernization or replacement of portables is contemplated, those projects may require the demolition of existing school structures. Any structures that will be demolished as a result of the projects included in the 2022 CFP have been or will be identified during project-specific environmental review when appropriate.

- e. What is the current zoning classification of the site?

This is a non-project action. The sites that are covered under the 2022 Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-specific environmental review when appropriate.

- f. What is the current comprehensive plan designation of the site?

This is a non-project action. District boundaries span multiple jurisdictions and the district owns facilities or properties in the cities of Arlington and Marysville and unincorporated areas of Snohomish County. The sites for the projects proposed in the 2022 CFP are located among these jurisdictions and subject to the respective codes and comprehensive plans.

- g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Any environmentally sensitive areas located on the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review.

- i. Approximately how many people would reside or work in the completed project?

This is a non-project action. The Lakewood School District currently serves approximately 2,517 (October 2021) students. Enrollment is expected to increase to approximately 2,791 students by the 2027-28 school year. The District employs approximately 300 people.

- j. Approximately how many people would the completed project displace?

This is a non-project action. Any displacement of people caused by the projects included in the 2022 Capital Facilities Plan has been or will be evaluated during project-specific environmental review when appropriate. However, it is not anticipated that the 2022 Capital Facilities Plan, or any of the projects contained therein, will displace any people.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

This is a non-project action. Individual projects included in the 2022 Capital Facilities Plan have been or will be subject to project-specific environmental review and local jurisdictional approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a non-project planning document. The compatibility of the specific projects included in the 2022 Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. Individual projects included in the 2022 Capital Facilities Plan have been or will be subject to project-specific environmental review and local jurisdictional approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided in connection with the completion of the projects included in the 2022 Capital Facilities Plan.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

It is not anticipated that the projects included in the 2022 Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the 2022 Capital Facilities Plan on existing housing have been or will be evaluated during project-specific environmental review when appropriate.

- c. Proposed measures to reduce or control housing impacts, if any:

This is a non-project action. Measures to reduce or control any housing impacts caused by the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. The aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- b. What views in the immediate vicinity would be altered or obstructed?

The aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be determined on a project-specific basis when appropriate.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project action. The light or glare impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review, when appropriate.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The light or glare impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare that may affect the projects included in the 2022 Capital Facilities Plan have been or will be evaluated during project-specific environmental review when appropriate.

d. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. Proposed measures to mitigate light and glare impacts have been or will be addressed during project-specific environmental review when appropriate.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of formal and informal recreational facilities within the Lakewood School District.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The recreational impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. The projects included in the 2022 Capital Facilities Plan may enhance recreational opportunities and uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. Adverse recreational effects of the projects included in the 2022 Capital Facilities Plan have been or will be subject to mitigation during project-specific environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums that may be used outside of school hours.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action. There are no known places or objects listed on, or proposed for, such registers for the project sites included in the 2022 Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in detail during project-specific environmental review when appropriate.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. An inventory of historical sites at or near the sites of the projects included in the 2022 CFP have been or will be developed during project-specific environmental review. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource. Appropriate methods will be proposed on a project-specific basis during project-specific environmental review when appropriate.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The impact on cultural or historic resources of the individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The impact on public streets and highways of the individual projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the 2022 Capital Facilities Plan and public transit has been or will be addressed during project-specific environmental review when appropriate.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Inventories of parking spaces located at the sites of the projects included in the 2022 Capital Facilities Plan and the impacts of specific projects on parking availability have been or will be conducted during project-specific environmental review when appropriate.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action. The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-specific environmental review when appropriate.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action. Use of water, rail, or air transportation has been or will be addressed during project-specific environmental review when appropriate.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. Approved data models will be used to evaluate trips generated by individual projects.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action. The traffic impacts of individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- h. Proposed measures to reduce or control transportation impacts, if any:

The mitigation of traffic impacts associated with the projects included in the 2022 Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the 2022 Capital Facilities Plan will significantly increase the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. New school facilities have been or will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Electricity, natural gas, water, refuse service, telephone, and sewer are or can be made available at the known sites of the projects included in the 2022 Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-specific environmental review when appropriate.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs have been or will be identified during project-level environmental review when appropriate.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Name of signee:

Jon Poolman

Position and Agency/Organization:

Executive Director, Lakewood SD

Date Submitted:

06/29/22

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This is a non-project planning document of the Lakewood School District No. 306 (the "District"). The District prepares every two years a Capital Facilities Plan ("CFP") that meets the requirements of the Washington State Growth Management Act, and the codes of Snohomish County and the cities of Arlington and Marysville. The CFP covers a six-year planning period includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

Once the District's Board of Directors adopts the CFP, it is sent to Snohomish County and the cities of Arlington and Marysville for consideration of inclusion into the Capital Facilities Element of each jurisdiction's respective Comprehensive Plan. A copy of the 2022 CFP is available for review in the District's office.

To the extent the 2022 CFP includes the potential that school facilities will be constructed and/or modernized, some of these environmental impacts will be more likely. Additional impermeable surfaces (such as roofs, parking lots, sidewalks, access roads, and playgrounds) could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed could result in air emissions. The potential projects included in the 2022 CFP should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the potential projects included in the 2022 CFP will increase the District's student capacities.

Proposed measures to avoid or reduce such increases are:

Should potential projects included in the 2022 CFP proceed through formal proposal and environmental review, proposed measures to mitigate any such increases described above will be addressed during said project-specific environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System (NPDES) permitting requirements. Noise limits will be consistent with local and or state regulations. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This 2022 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. The potential projects included in the 2022 CFP may require clearing vegetation from the relevant sites and potential loss to animal habitat. These impacts will be addressed in more detail during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. The potential projects included in the 2022 CFP are not likely to generate severe impacts on fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. How would the proposal be likely to deplete energy or natural resources?

This 2022 CFP is a non-project planning document. Should the potential projects included in the 2022 CFP be constructed, they will require the consumption of energy.

Proposed measures to protect or conserve energy and natural resources are:

This 2022 CFP is a non-project planning document. The potential projects included in the 2022 CFP will be constructed in accordance with applicable energy efficiency standards and requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This 2022 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review and will be consistently addressed with local and/or state requirements.

Proposed measures to protect such resources or to avoid or reduce impacts are:

This 2022 CFP is a non-project planning document. Required updates of the CFP will be coordinated with Snohomish County and the cities of Arlington and Marysville as part of the Growth Management Act process; one of the purposes of which is to protect environmentally sensitive areas. Appropriate measures will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This 2022 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself. The potential projects included in the 2022 CFP are compatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

This 2022 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This 2022 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. The potential projects included in the 2022 CFP may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects included in the 2022 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

Proposed measures to reduce or respond to such demand(s) are:

This 2022 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. Any proposed measures to reduce demands on transportation, public services or utilities have been or will be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with as a part of the project.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The 2022 CFP will not conflict with any laws or requirements for the protection of the environment. Individual projects included in the Capital Facilities Plan will be evaluated through project-level review unless exempt. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District.



MONROE
SCHOOL DISTRICT

District Administrative Office
14692 179th Avenue SE
Monroe, Washington 98272-2336

CERTIFIED MAIL



7021 2720 0001 8190 1571



quadrant

FIRST-CLASS MAIL
IMI

\$001.05

07/11/2022 ZIP 98272
043M31225401

US POSTAGE

Ms. Barb Mock
Director, Planning and Development Services
Snohomish County
3000 Rockefeller Avenue
Everett, WA 98201

June 28, 2022

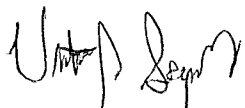
Ms. Barb Mock
Director, Planning and Development Services
Snohomish County
3000 Rockefeller Avenue
Snohomish, WA 98201

Dear Ms. Mock:

Enclosed are the Determination of Non-Significance ("DNS") and the Environmental Checklist for the adoption of the Monroe School District 2022 Six-Year Capital Facilities Plan.

The comment period on the DNS expires at 4:30 p.m. on August 5, 2022.

Sincerely,

A handwritten signature in black ink, appearing to read 'Victor Scarpelli', with a stylized flourish at the end.

Victor Scarpelli
Executive Director for Support Services

cc: Eileen Canola, Snohomish County PDS
Enclosures

\

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

This is a non-project planning document of the Monroe School District No. 103 (the "District"). The District prepares every two years a Capital Facilities Plan ("CFP") that meets the requirements of the Washington State Growth Management Act, and the codes of Snohomish County and the City of Monroe. The CFP covers a six-year planning period includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

Once the District's Board of Directors adopts the CFP, it is sent to Snohomish County and the City of Monroe for consideration of inclusion into the Capital Facilities Element of each jurisdiction's respective Comprehensive Plan.

2. Name of applicant:

Monroe School District No. 103

3. Address and phone number of applicant and contact person:

Monroe School District
14692 179th Avenue SE
Monroe, WA 98272

Contact:

Victor Scarpelli
Executive Director of Support Services
(360) 804.2570

4. Date checklist prepared: June 21, 2022

5. Agency requesting checklist: Monroe School District No. 103

6. Proposed timing or schedule (including phasing, if applicable):

The Capital Facilities Plan is scheduled to be adopted by the District on or about August 8, 2022. After adoption, the District will forward the CFP to Snohomish County and the City of Monroe for each jurisdiction to consider adopting by reference into the Capital Facilities Element of their respective Comprehensive Plans. The District will continue to update the CFP on a biennial basis. The projects included in the 2022-2027 CFP have been, or will be, subject to project-specific environmental review when appropriate.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The 2022 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. A future Bond program, subject to a Board of Director's

resolution to present the bond and subsequent voter approval, is anticipated that would include modernization and additions at three elementary schools, construction of a new sixth elementary school, and converting a portion of the Wagner Center to an early learning center. Portables may also be added within the next six years and the District may perform major maintenance at existing schools.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Projects included in the 2022 CFP requiring threshold determinations have undergone or will undergo project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a nonproject proposal that addresses the entirety of the Monroe School District. There are no known pending approvals or proposals related to any of the future school projects identified in the 2022 CFP.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2022 CFP itself does not require permitting. After the Board of Directors adopts the 2022 CFP, the District anticipates that Snohomish County and the City of Monroe will adopt the 2022 CFP into the Capital Facilities Element of their Comprehensive Plans.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning proposal. This proposal involves the adoption of the Monroe School District's 2022-2027 Capital Facilities Plan to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of Snohomish County and the City of Monroe. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period to determine whether future school facilities may be needed to accommodate growth from new development. The District's 2022 CFP will be incorporated into the Comprehensive Plans of Snohomish County and the City of Monroe. The projects included in the 2022 CFP have been, or will be, subject to project-specific environmental review when appropriate. A copy of the 2022 Capital Facilities Plan may be viewed at the District's offices.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2022-2027 Capital Facilities Plan applies to the facilities of Monroe School District. The District includes an area of approximately 82 square miles. The City of Monroe and portions of unincorporated Snohomish County fall within the District's boundaries. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This is a non-project action. Generally, the Monroe School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the 2022 Capital Facilities Plan are located have been, or will be, identified during project-specific environmental review when appropriate.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics at the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Specific soil types found at the sites of the projects included in the 2022 Capital Facilities Plan have been, or will be, identified during project-specific environmental review when appropriate.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within Monroe School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-specific environmental review when appropriate.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Individual projects included in the 2022 Capital Facilities Plan have been, or will be, subject to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used, have been or will be identified at that time.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

It is possible that erosion could occur as a result of the construction projects currently proposed in the 2022 CFP. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-specific environmental review when appropriate. Individual projects have been or will be subject to local jurisdictional approval processes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The projects included in the 2022 CFP have required, or may require, the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each individual project and has been or will be addressed during project-specific environmental review when appropriate.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The erosion potential of the projects included in the 2022 CFP and appropriate control measures have been or will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements have been or will be met.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action. The air quality impacts of each project have been or will be evaluated during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects included in the 2022 CFP have been or will be subject to project-specific environmental review and relevant local approval processes. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including

year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a non-project action. There is a network of surface water bodies within the Monroe School District. The surface water bodies that are in the immediate vicinity of the projects included in the 2022 CFP have been or will be identified during project-specific environmental review when appropriate.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a non-project action. The projects included in the 2022 CFP may require work near the surface waters located within the Monroe School District. Applicable local jurisdictional requirements have been or will be satisfied.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project action. Information regarding the placement or removal of fill and dredge material as a component of the projects included in the 2022 CFP has been or will be provided during project-specific environmental review at the appropriate time. Applicable local jurisdictional requirements have been or will be satisfied.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This is a non-project action. Any surface water withdrawals or diversions required in connection with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This is a non-project action. Each project included in the 2022 CFP, if located in a floodplain area, has been or will be required to meet applicable local jurisdictional requirements for flood areas.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This is a non-project action. Specific information regarding the discharge of waste materials associated with any of the projects included in the 2022 CFP has been or will be provided during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This is a non-project action. The impact of the individual projects included in the 2022 CFP on groundwater resources has been or will be addressed during project-specific environmental review when appropriate. Each project has been or will be subject to applicable local jurisdictional requirements and regulations. Please see the Supplemental Sheet for Nonproject Actions.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is a non-project action. The discharges of waste material that may take place in connection with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project action. Specific information regarding the stormwater impacts of each project in the 2022 CFP has been or will be provided during project-specific environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This is a non-project action. The specific impacts of each project in the 2022 CFP on ground and surface waters have been or will be identified during project-specific environmental review when appropriate. Each project has been or will be subject to all applicable jurisdictional regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. The specific impacts of each project in the 2022 CFP on drainage patterns have been or will be identified during project-specific environmental review when appropriate. Each project has been or will be subject to all applicable jurisdictional regulations and requirements.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a non-project action. Specific measures to reduce or control runoff impacts associated with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

4. **Plants**

- a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

This is a non-project planning document. A variety of vegetative zones are located within the Monroe School District. Inventories of the vegetation located on the sites of the projects proposed in the 2022 CFP have been or will be developed during project-specific environmental review when appropriate.

- b. What kind and amount of vegetation will be removed or altered?

This is a non-project action. The specific impacts on vegetation of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate

- c. List threatened and endangered species known to be on or near the site.

This is a non-project action. The specific impacts to these species from the individual projects included in the 2022 Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate. Each project is or will be subject to applicable local jurisdictional landscaping requirements.

- e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action. Noxious weeds and invasive species relevant to the individual projects included in the 2022 Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

5. **Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. _____

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

This is a non-project planning document. An inventory of species that have been observed on or near the sites of the projects proposed in the 2022 Capital Facilities Plan has been or will be developed during project-specific environmental review when appropriate. An investigation of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species on the Web* database will be conducted at the project-specific environmental review to determine if threatened or endangered species are known to exist on, or adjacent to, the site.

b. List any threatened and endangered species known to be on or near the site.

Inventories of threatened or endangered species known to be on or near the sites of the projects included in the 2022 Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

c. Is the site part of a migration route? If so, explain.

This is a non-project action. The impacts of the projects included in the 2022 Capital Facilities Plan on migration routes have been or will be addressed during project-specific environmental review when appropriate.

d. Proposed measures to preserve or enhance wildlife, if any:

This is a non-project action. Appropriate measures to preserve or enhance wildlife have been or will be determined during project-specific environmental review when appropriate.

e. List any invasive animal species known to be on or near the site.

This is a non-project action. Lists of any invasive animal species known to be on or near the sites of the projects included in the 2022 Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the 2022 Capital Facilities Plan have been or will be determined at the time of specific engineering and site design planning when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

This is a non-project action. The impacts of the projects included in the 2022 Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-specific environmental review when appropriate.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures proposed in connection with the projects included in the 2022 Capital Facilities Plan have been or will be considered during project-specific environmental review when appropriate.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

Please see the Supplemental Sheet for Nonproject Actions.

- 1) Describe any known or possible contamination at the site from present or past uses.

Please see the Supplemental Sheet for Nonproject Actions

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

- 4) Describe special emergency services that might be required.

Please see the Supplemental Sheet for Nonproject Actions

- 5) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action. A variety of noises from traffic, construction, residential, commercial, and industrial areas exists within the Monroe School District. The specific noise sources that may affect the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The projects included in the 2022 Capital Facilities Plan may create normal construction noises that will exist on short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. The placement of portables at school sites will increase the capacity of school facilities and may create a slight increase in traffic-related or operations-related noise. This potential increase is not expected to be significant. Please see the Supplemental Sheet for Nonproject Actions

- 3) Proposed measures to reduce or control noise impacts, if any:

This is a non-project action. The projected noise impacts of the projects included in the 2022 Capital Facilities Plan have been or will be evaluated and mitigated during project-specific environmental review when appropriate. Each project is or will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

There are a variety of land uses within the Monroe School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. The known sites for the projects included in the Capital Facilities Plan have not been used recently for as working farmlands or forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a non-project action. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Describe any structures on the site.

Any structures located on the sites for the projects included in the 2022 Capital Facilities Plan have been or will be identified and described during project-specific environmental review when appropriate.

d. Will any structures be demolished? If so, what?

This is a non-project action. Modernization projects may require the demolition of school structures. The structures that will be demolished as a result of the projects included in the 2022 CFP have been or will be identified during project-specific environmental review when appropriate.

e. What is the current zoning classification of the site?

This is a non-project action. The sites that are covered under the 2022 Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-specific environmental review when appropriate.

f. What is the current comprehensive plan designation of the site?

This is a non-project action. District boundaries span multiple jurisdictions and the district owns facilities or properties in the City of Monroe and unincorporated areas of Snohomish County. The sites for the projects proposed in the 2022 CFP are located among these jurisdictions and subject to the respective codes and comprehensive plans.

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Any environmentally sensitive areas located on the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

This is a non-project action. The Monroe School District currently serves approximately 5,488 (October 2021) students. Enrollment is expected to increase to approximately 5,746 students by the 2027-28 school year. The District employs approximately 700 people.

j. Approximately how many people would the completed project displace?

This is a non-project action. Any displacement of people caused by the projects included in the 2022 Capital Facilities Plan has been or will be evaluated during project-specific environmental review when appropriate. However, it is not anticipated that the 2022 Capital Facilities Plan, or any of the projects contained therein, will displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:

This is a non-project action. Individual projects included in the 2022 Capital Facilities Plan have been or will be subject to project-specific environmental review and local jurisdictional approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a non-project planning document. The compatibility of the specific projects included in the 2022 Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. Individual projects included in the 2022 Capital Facilities Plan have been or will be subject to project-specific environmental review and local jurisdictional approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided in connection with the completion of the projects included in the 2022 Capital Facilities Plan.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

It is not anticipated that the projects included in the 2022 Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the 2022 Capital Facilities Plan on existing housing have been or will be evaluated during project-specific environmental review when appropriate.

c. Proposed measures to reduce or control housing impacts, if any:

This is a non-project action. Measures to reduce or control any housing impacts caused by the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. The aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- b. What views in the immediate vicinity would be altered or obstructed?

The aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be determined on a project-specific basis when appropriate.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project action. The light or glare impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review, when appropriate.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The light or glare impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare that may affect the projects included in the 2022 Capital Facilities Plan have been or will be evaluated during project-specific environmental review when appropriate.

- d. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. Proposed measures to mitigate light and glare impacts have been or will be addressed during project-specific environmental review when appropriate.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of formal and informal recreational facilities within the Monroe School District.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The recreational impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. The projects included in the 2022 Capital Facilities Plan may enhance recreational opportunities and uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. Adverse recreational effects of the projects included in the 2022 Capital Facilities Plan have been or will be subject to mitigation during project-specific environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums that may be used outside of school hours.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action. There are no known places or objects listed on, or proposed for, such registers for the project sites included in the 2022 Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in detail during project-specific environmental review when appropriate.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. An inventory of historical sites at or near the sites of the projects included in the 2022 CFP have been or will be developed during project-specific environmental review. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource. Appropriate methods will be proposed on a project-specific basis during project-specific environmental review when appropriate.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The impact on cultural or historic resources of the individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The impact on public streets and highways of the individual projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the 2022 Capital Facilities Plan and public transit has been or will be addressed during project-specific environmental review when appropriate.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Inventories of parking spaces located at the sites of the projects included in the 2022 Capital Facilities Plan and the impacts of specific projects on parking availability have been or will be conducted during project-specific environmental review when appropriate.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action. The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-specific environmental review when appropriate.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action. Use of water, rail, or air transportation has been or will be addressed during project-specific environmental review when appropriate.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. Approved data models will be used to evaluate trips generated by individual projects.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action. The traffic impacts of individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

h. Proposed measures to reduce or control transportation impacts, if any:

The mitigation of traffic impacts associated with the projects included in the 2022 Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the 2022 Capital Facilities Plan will significantly increase the need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. New school facilities have been or will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Electricity, natural gas, water, refuse service, telephone, and sewer are or can be made available at the known sites of the projects included in the 2022 Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-specific environmental review when appropriate.

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs have been or will be identified during project-level environmental review when appropriate.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: _____

Position and Agency/Organization: _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This is a non-project planning document of the Monroe School District No. 103 (the "District"). The District prepares every two years a Capital Facilities Plan ("CFP") that meets the requirements of the Washington State Growth Management Act, and the codes of Snohomish County and the City of Monroe. The CFP covers a six-year planning period includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

Once the District's Board of Directors adopts the CFP, it is sent to Snohomish County and the City of Monroe for consideration of inclusion into the Capital Facilities Element of each jurisdiction's respective Comprehensive Plan. A copy of the 2022 CFP is available for review in the District's office.

To the extent the 2022 CFP includes the potential that school facilities will be constructed and/or modernized, some of these environmental impacts will be more likely. Additional impermeable surfaces (such as roofs, parking lots, sidewalks, access roads, and playgrounds) could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed could result in air emissions. The potential projects included in the 2022 CFP should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the potential projects included in the 2022 CFP will increase the District's student capacities.

Proposed measures to avoid or reduce such increases are:

Should potential projects included in the 2022 CFP proceed through formal proposal and environmental review, proposed measures to mitigate any such increases described above will be addressed during said project-specific environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and

may be subject to National Pollutant Discharge Elimination System (NPDES) permitting requirements. Noise limits will be consistent with local and or state regulations. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This 2022 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. The potential projects included in the 2022 CFP may require clearing vegetation from the relevant sites and potential loss to animal habitat. These impacts will be addressed in more detail during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. The potential projects included in the 2022 CFP are not likely to generate severe impacts on fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. How would the proposal be likely to deplete energy or natural resources?

This 2022 CFP is a non-project planning document. Should the potential projects included in the 2022 CFP be constructed, they will require the consumption of energy.

Proposed measures to protect or conserve energy and natural resources are:

This 2022 CFP is a non-project planning document. The potential projects included in the 2022 CFP will be constructed in accordance with applicable energy efficiency standards and requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This 2022 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review and will be consistently addressed with local and/or state requirements.

Proposed measures to protect such resources or to avoid or reduce impacts are:

This 2022 CFP is a non-project planning document. Required updates of the CFP will be coordinated with Snohomish County and the City of Monroe as part of the Growth Management Act process; one of the purposes of which is to protect environmentally sensitive areas. Appropriate measures will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This 2022 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself. The potential projects included in the 2022 CFP are compatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

This 2022 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This 2022 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. The potential projects included in the 2022 CFP may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects included in the 2022 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

Proposed measures to reduce or respond to such demand(s) are:

This 2022 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with as a part of the project.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The 2022 CFP will not conflict with any laws or requirements for the protection of the environment. Individual projects identified in the Capital Facilities Plan will be evaluated during project-specific review unless exempt. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District.

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14-day comment period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Monroe School District's Capital Facilities Plan 2022-2027 by the Monroe School District No. 103 for the purposes of planning for the facilities needs of the District; and
2. The proposed amendment of the Comprehensive Plans of Snohomish County and the City of Monroe to include the Monroe School District's 2022-27 Capital Facilities Plan as part of the Capital Facilities Element of the Comprehensive Plans of those jurisdictions. The District will forward this request to the relevant jurisdictions for review and potential action.

Proponent: Monroe School District No. 103

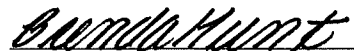
Location of the Proposal: The Monroe School District includes an area of approximately 85 square miles. The City of Monroe and parts of unincorporated Snohomish County fall within the District's boundaries.

Lead Agency: Monroe School District No. 103

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

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 date of issue. Comments must be submitted in writing by 4:30 p.m., August 5, 2022. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official:



Acting Superintendent
Monroe School District No. 103

Telephone: (360) 804-2500
Address: Monroe School District
14692 179th Avenue SE
Monroe, WA 98272

You may provide comments regarding this determination in writing with receipt required by 4:30 p.m., August 5, 2022, to Victor Scarpelli, Executive Director for Support Services, Monroe School District 14692 179th Avenue SE, Monroe, WA 98272.

Date of Issue: July 19, 2022

Date Published: 7/8/22 and 7/18/22

CFP signatures for July

1 message

Whitworth, Kim <whitworthk@monroe.wednet.edu>

Tue, Jun 21, 2022 at 11:45 AM

To: Brenda Hunt <huntb@monroe.wednet.edu>, Victor Scarpelli <scarpelliv@monroe.wednet.edu>, Jennifer Bumpus <bumpusj@monroe.wednet.edu>, Kim Whitworth <whitworthk@monroe.wednet.edu>

Brenda --

Pursuant to Board Policy 6890, State Environmental Policy Act Compliance, I am designating Brenda Hunt, the District's Chief Financial Officer, to act as a delegate of an alternative to the Superintendent for purpose of the Policy's Responsible Official duties.

Please let me know if you have any questions.

Best,
Kim

—
Kim D. Whitworth
Chief Academic Officer
Monroe School District

She/Her/Hers Pronouns

"We can disagree and still love each other unless your disagreement is rooted in my oppression and denial of my humanity and right to exist." James Baldwin



D 360.804.2559
14692 179th Ave. Monroe, WA 98272
<http://www.monroe.wednet.edu>



Mukilteo
School District

District Support Services Center

8925 Airport Rd • Everett WA 98204
(425) 356-1330 • Fax (425) 710-4455

June 17, 2022

Mr. Mike McCrary
Director, Planning and Development Services
Snohomish County
3000 Rockefeller Avenue, MS 604
Everett, WA 98201

Dear Mr. McCrary

Enclosed are the Determination of Non-Significance ("DNS") and the Environmental Checklist for the adoption of the Mukilteo School District 2022-2027 Six-Year Capital Facilities Plan.

The comment period on the DNS expires at 4:00 p.m. on June 29, 2022.

Sincerely,

Karen Mooseker, Executive Director
District Support Services
Mukilteo School District

Enclosures

DETERMINATION OF NONSIGNIFICANCE
Mukilteo School District 2022 Six Year Capital Facilities Plan

DESCRIPTION OF PROPOSAL: This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are, in effect, a single action:

1. The adoption of the Mukilteo School District's 2022-2027 six-year Capital Facilities Plan by the Mukilteo School District No. 6 for the purposes of determining and communicating planning for the facilities needs to accommodate growth from new development in the jurisdictions of the District.
2. The amendment of the Comprehensive Plan of Snohomish County to include the Mukilteo School District's 2022-2027 Capital Facilities Plan as part of the Capital Facilities Element of its Comprehensive Plan.
3. This proposal may also involve the amendment of the Comprehensive Plans of the cities of Everett and Mukilteo to incorporate the Mukilteo School District's 2022-2027 Capital Facilities Plan into the Capital Facilities Element of each jurisdiction's Comprehensive Plan.

PROPONENT: Mukilteo School District No. 6

LOCATION OF PROPOSAL: The Mukilteo School District includes an area of approximately 26 square miles. The City of Mukilteo and parts of the City of Everett and portions of unincorporated Snohomish County fall within the District's boundaries.

Lead Agency: Mukilteo School District No. 6

Note: Issuance of this threshold determination does not constitute approval of any permits.

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

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 date of issuance. Comments must be submitted by 4:00 p.m., June 29, 2022. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Karen Mooseker, Executive Director, Support Services

Address: Mukilteo School District No. 6
8925 Airport Road
Everett, Washington 98204

Date Issued: June 13, 2022

Date Published: June 15, 2022

Comments/Appeal Due: June 29, 2022

.

July 1, 2022

Ms. Barb Mock
Director, Planning and Development Services
Snohomish County
3000 Rockefeller Avenue
Everett, WA 98201

Dear Ms. Mock:

Enclosed are the Determination of Non-Significance ("DNS") and the Environmental Checklist for the adoption of the Marysville School District 2022 Six-Year Capital Facilities Plan.

The comment period on the DNS expires at 4:30 p.m. on July 29, 2022.

Sincerely,

A handwritten signature in black ink, appearing to read "David Cram". The signature is fluid and cursive, with a large initial "D" and a stylized "Cram".

David Cram
Executive Director of Finance

cc: Eileen Canola, Snohomish County PDS
Enclosures

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14day comment period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single action:

1. The adoption of the Marysville School District 2022 SixYear Capital Facilities Plan by the Marysville School District for the purposes of planning for the facilities needs of the District.
2. The proposed amendment of the Comprehensive Plans of Snohomish County and the cities of Everett and Marysville to include the Marysville School District's 2022 Capital Facilities Plan as part of the Capital Facilities Element of the Comprehensive Plans of those jurisdictions. The District will forward this request to the relevant jurisdictions for review and potential action.

Proponent: Marysville School District No. 25

Location of the Proposal: The Marysville School District includes an area of approximately seventy-two (72) square miles. Parts of unincorporated Snohomish County fall within the District's boundaries, as do parts of the City of Marysville and the City of Everett.

Lead Agency: Maryville School District No. 25

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2) and Board Policy 6890. The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted in writing by 4:30 p.m., July 29, 2022. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Dr. Zachary Robbins, Superintendent
Marysville School District No. 25

Telephone: (360) 965-0001
Address: 4220 - 80th Street N.E.
Marysville, Washington 98270-3498

You may provide comments regarding this determination in writing by 4:30 p.m., July 29, 2022 to David Cram, Executive Director of Finance, Marysville School District No. 25, 4220 - 80th Street N.E., Marysville, Washington 98270-3498

Date of Issue: July 5, 2022
Date Published: July 5, 2022

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

This is a non-project planning document of the Marysville School District No. 25 (the "District"). The District prepares every two years a Capital Facilities Plan ("CFP") that meets the requirements of the Washington State Growth Management Act, and the codes of Snohomish County and the cities of Marysville and Everett. The CFP covers a six-year planning period includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- If appropriate, a calculation of school impact fees to be assessed pursuant to RCW 82.02

Once the District's Board of Directors adopts the CFP, it is sent to Snohomish County and the cities of Marysville and Everett for consideration of inclusion into the Capital Facilities Element of each jurisdiction's respective Comprehensive Plan.

2. Name of applicant: Marysville School District No. 25

3. Address and phone number of applicant and contact person:

Marysville School District No. 25
4220 80th Street NE
Marysville, WA 98270-3498

Contact Person: David Cram, Executive Director of Finance
Telephone: 360-965-0000

4. Date checklist prepared: June 21, 2022

5. Agency requesting checklist: Marysville School District No. 25

6. Proposed timing or schedule (including phasing, if applicable):

The Capital Facilities Plan is scheduled to be adopted by the District on or about August 1, 2022. After adoption, the District will forward the CFP to Snohomish County and the cities of Marysville and Everett for each jurisdiction to consider adopting by reference into the Capital Facilities Element of their respective Comprehensive Plans. The District will continue to update the CFP on a biennial basis. The projects included in the 2022-2027 CFP have been, or will be, subject to project-specific environmental review when appropriate.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The 2022 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. At the present time, the District does not have specific plans to construct new permanent capacity during the six-year planning period. The District may purchase or relocate portables as needed for capacity needs.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Projects included in the 2022 CFP requiring threshold determinations have undergone or will undergo project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a nonproject planning document affecting the entirety of the Marysville School District. No known application are pending at any of the school sites identified in the 2022 CFP.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2022 CFP itself does not require permitting. The District anticipates that Snohomish County and the City of Marysville will adopt the 2022 CFP into the Capital Facilities Element of their Comprehensive Plans. The City of Everett may adopt the 2022 CFP by reference to its Comprehensive Plan.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning proposal. This proposal involves the adoption of the Marysville School District's 2022-2027 Capital Facilities Plan to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of Snohomish County and the cities of Marysville and Everett. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period to determine whether future school facilities may be needed to accommodate growth from new development. The District's 2022 CFP may be incorporated into the Comprehensive Plans of Snohomish County and the cities of Marysville and Everett. The projects included in the 2022 CFP have been, or will be, subject to project-specific environmental review when appropriate. A copy of the 2022 Capital Facilities Plan may be viewed at the District's offices.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2022-2027 Capital Facilities Plan applies to the facilities of Marysville School District. The District includes an area of approximately 72 square miles. The City of Marysville and portions of unincorporated Snohomish County and the City of Everett are served by the District. A map of the District is included in the Capital Facilities Plan.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This is a non-project action. Generally, the Marysville School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the 2022 Capital Facilities Plan are located have been, or will be, identified during project-specific environmental review when appropriate.

- b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics at the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Specific soil types found at the sites of the projects included in the 2022 Capital Facilities Plan have been, or will be, identified during project-specific environmental review when appropriate.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within Marysville School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-specific environmental review when appropriate.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Individual projects included in the 2022 Capital Facilities Plan have been, or will be, subject to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used, have been or will be identified at that time.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

It is possible that erosion could occur as a result of the construction projects currently proposed in the 2022 CFP. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-specific environmental review when appropriate. Individual projects have been or will be subject to local jurisdictional approval processes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The projects included in the 2022 CFP have required, or may require, the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each individual project and has been or will be addressed during project-specific environmental review when appropriate.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The erosion potential of the projects included in the 2022 CFP and appropriate control measures have been or will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements have been or will be met.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action. The air quality impacts of each project have been or will be evaluated during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects included in the 2022 CFP have been or will be subject to project-specific environmental review and relevant local approval processes. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a non-project action. There is a network of surface water bodies within the Marysville School District. The surface water bodies that are in the immediate vicinity of the projects included in the 2022 CFP have been or will be identified during project-specific environmental review when appropriate.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a non-project action. The projects included in the 2022 CFP may require work near the surface waters located within the Marysville School District. Applicable local jurisdictional requirements have been or will be satisfied.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project action. Information regarding the placement or removal of fill and dredge material as a component of the projects included in the 2022 CFP has been or will be provided during project-specific environmental review at the appropriate time. Applicable local jurisdictional requirements have been or will be satisfied.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This is a non-project action. Any surface water withdrawals or diversions required in connection with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This is a non-project action. Each project included in the 2022 CFP, if located in a floodplain area, has been or will be required to meet applicable local jurisdictional requirements for flood areas.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This is a non-project action. Specific information regarding the discharge of waste materials associated with any of the projects included in the 2022 CFP has been or will be provided during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This is a non-project action. The impact of the individual projects included in the 2022 CFP on groundwater resources has been or will be addressed during project-specific environmental review when appropriate. Each project has been or will be subject to applicable local jurisdictional requirements and regulations. Please see the Supplemental Sheet for Nonproject Actions.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is a non-project action. The discharges of waste material that may take place in connection with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project action. Specific information regarding the stormwater impacts of each project in the 2022 CFP has been or will be provided during project-specific environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This is a non-project action. The specific impacts of each project in the 2022 CFP on ground and surface waters have been or will be identified during project-specific environmental review when appropriate. Each project has been or will be subject to all applicable jurisdictional regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. The specific impacts of each project in the 2022 CFP on drainage patterns have been or will be identified during project-specific environmental review when appropriate. Each project has been or will be subject to all applicable jurisdictional regulations and requirements.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a non-project action. Specific measures to reduce or control runoff impacts associated with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

4. **Plants**

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

This is a non-project planning document. A variety of vegetative zones are located within the Marysville School District. Inventories of the vegetation located on the sites of the projects proposed in the 2022 CFP have been or will be developed during project-specific environmental review when appropriate.

b. What kind and amount of vegetation will be removed or altered?

This is a non-project action. The specific impacts on vegetation of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

c. List threatened and endangered species known to be on or near the site.

This is a non-project action. The specific impacts to these species from the individual projects included in the 2022 Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific

environmental review when appropriate. Each project is or will be subject to applicable local jurisdictional landscaping requirements.

- e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action. Noxious weeds and invasive species relevant to the individual projects included in the 2022 Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

This is a non-project planning document. An inventory of species that have been observed on or near the sites of the projects proposed in the 2022 Capital Facilities Plan has been or will be developed during project-specific environmental review when appropriate. An investigation of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species on the Web* database will be conducted at the project-specific environmental review to determine if threatened or endangered species are known to exist on, or adjacent to, the site.

- b. List any threatened and endangered species known to be on or near the site.

Inventories of threatened or endangered species known to be on or near the sites of the projects included in the 2022 Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

- c. Is the site part of a migration route? If so, explain.

This is a non-project action. The impacts of the projects included in the 2022 Capital Facilities Plan on migration routes have been or will be addressed during project-specific environmental review when appropriate.

- d. Proposed measures to preserve or enhance wildlife, if any:

This is a non-project action. Appropriate measures to preserve or enhance wildlife have been or will be determined during project-specific environmental review when appropriate.

- e. List any invasive animal species known to be on or near the site.

This is a non-project action. Lists of any invasive animal species known to be on or near the sites of the projects included in the 2022 Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the 2022 Capital Facilities Plan have been or will be determined at the time of specific engineering and site design planning when appropriate.

Please see the Supplemental Sheet for Nonproject Actions.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This is a non-project action. The impacts of the projects included in the 2022 Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-specific environmental review when appropriate.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures proposed in connection with the projects included in the 2022 Capital Facilities Plan have been or will be considered during project-specific environmental review when appropriate.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

Please see the Supplemental Sheet for Nonproject Actions.

- 1) Describe any known or possible contamination at the site from present or past uses.

Please see the Supplemental Sheet for Nonproject Actions

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to

project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

- 4) Describe special emergency services that might be required.

Please see the Supplemental Sheet for Nonproject Actions

- 5) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action. A variety of noises from traffic, construction, residential, commercial, and industrial areas exists within the Marysville School District. The specific noise sources that may affect the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The projects included in the 2022 Capital Facilities Plan may create normal construction noises that will exist on short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. The placement of portables at school sites will increase the capacity of school facilities and may create a slight increase in traffic-related or operations-related noise. This potential increase is not expected to be significant.

Please see the Supplemental Sheet for Nonproject Actions

- 3) Proposed measures to reduce or control noise impacts, if any:

This is a non-project action. The projected noise impacts of the projects included in the 2022 Capital Facilities Plan have been or will be evaluated and mitigated during project-specific environmental review when appropriate. Each project is or will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

There are a variety of land uses within the Marysville School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. The known sites for the projects included in the Capital Facilities Plan have not been used recently for working farmlands or as forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a non-project action. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. Describe any structures on the site.

Any structures located on the sites for the projects included in the 2022 Capital Facilities Plan have been or will be identified and described during project-specific environmental review when appropriate.

- d. Will any structures be demolished? If so, what?

This is a non-project action. Replacement of portables may require the demolition of school structures. The structures that will be demolished as a result of the projects included in the 2022 CFP have been or will be identified during project-specific environmental review when appropriate.

- e. What is the current zoning classification of the site?

This is a non-project action. The sites that are covered under the 2022 Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-specific environmental review when appropriate.

- f. What is the current comprehensive plan designation of the site?

This is a non-project action. District boundaries span multiple jurisdictions and the district owns facilities or properties in the City of Marysville and unincorporated areas of Snohomish County. The sites for the projects proposed in the 2022 CFP are located among these jurisdictions and subject to the respective codes and comprehensive plans.

- g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Any environmentally sensitive areas located on the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review.

- i. Approximately how many people would reside or work in the completed project?

This is a non-project action. The Marysville School District currently serves approximately 9,785 (October 2021) students. Enrollment is expected to decrease to approximately 9,245 students by the 2027-28 school year. The District employs approximately 1,500 people.

- j. Approximately how many people would the completed project displace?

This is a non-project action. Any displacement of people caused by the projects included in the 2022 Capital Facilities Plan has been or will be evaluated during project-specific environmental review when appropriate. However, it is not anticipated that the 2022 Capital Facilities Plan, or any of the projects contained therein, will displace any people.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

This is a non-project action. Individual projects included in the 2022 Capital Facilities Plan have been or will be subject to project-specific environmental review and local jurisdictional approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a non-project planning document. The compatibility of the specific projects included in the 2022 Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. Individual projects included in the 2022 Capital Facilities Plan have been or will be subject to project-specific environmental review and local jurisdictional approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided in connection with the completion of the projects included in the 2022 Capital Facilities Plan.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

It is not anticipated that the projects included in the 2022 Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the 2022 Capital Facilities Plan on existing housing have been or will be evaluated during project-specific environmental review when appropriate.

- c. Proposed measures to reduce or control housing impacts, if any:

This is a non-project action. Measures to reduce or control any housing impacts caused by the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. The aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- b. What views in the immediate vicinity would be altered or obstructed?

The aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be determined on a project-specific basis when appropriate.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project action. The light or glare impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review, when appropriate.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The light or glare impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare that may affect the projects included in the 2022 Capital Facilities Plan have been or will be evaluated during project-specific environmental review when appropriate.

- d. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. Proposed measures to mitigate light and glare impacts have been or will be addressed during project-specific environmental review when appropriate.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of formal and informal recreational facilities within the Marysville School District.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The recreational impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. The projects included in the 2022 Capital Facilities Plan may enhance recreational opportunities and uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. Adverse recreational effects of the projects included in the 2022 Capital Facilities Plan have been or will be subject to mitigation during project-specific environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums that may be used outside of school hours.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

This is a non-project action. There are no known places or objects listed on, or proposed for, such registers for the project sites included in the 2022 Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in detail during project-specific environmental review when appropriate.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. An inventory of historical sites at or near the sites of the projects included in the 2022 CFP have been or will be developed during project-specific environmental review. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource. Appropriate methods will be proposed on a project-specific basis during project-specific environmental review when appropriate.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The impact on cultural or historic resources of the individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The impact on public streets and highways of the individual projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the 2022 Capital Facilities Plan and public transit has been or will be addressed during project-specific environmental review when appropriate.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Inventories of parking spaces located at the sites of the projects included in the 2022 Capital Facilities Plan and the impacts of specific projects on parking availability have been or will be conducted during project-specific environmental review when appropriate.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action. The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-specific environmental review when appropriate.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action. Use of water, rail, or air transportation has been or will be addressed during project-specific environmental review when appropriate.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. Approved data models will be used to evaluate trips generated by individual projects.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action. The traffic impacts of individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

h. Proposed measures to reduce or control transportation impacts, if any:

The mitigation of traffic impacts associated with the projects included in the 2022 Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the 2022 Capital Facilities Plan will significantly increase the need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. New school facilities have been or will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Electricity, natural gas, water, refuse service, telephone, and sewer are or can be made available at the known sites of the projects included in the 2022 Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-specific environmental review when appropriate.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs have been or will be identified during project-level environmental review when appropriate.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: _____

Position and Agency/Organization: _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This is a non-project planning document of the Marysville School District No. 25 (the "District"). The District prepares every two years a Capital Facilities Plan ("CFP") that meets the requirements of the Washington State Growth Management Act, and the codes of Snohomish County and the cities of Marysville and Everett. The CFP covers a six-year planning period includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- If appropriate, a calculation of school impact fees to be assessed pursuant to RCW 82.02

Once the District's Board of Directors adopts the CFP, it is sent to Snohomish County and the cities of Marysville and Everett for consideration of inclusion into the Capital Facilities Element of each jurisdiction's respective Comprehensive Plan. A copy of the 2022 CFP is available for review in the District's office.

To the extent the 2022 CFP includes the potential that school facilities will be constructed and/or modernized, some of these environmental impacts will be more likely. Additional impermeable surfaces (such as roofs, parking lots, sidewalks, access roads, and playgrounds) could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed could result in air emissions. The potential projects included in the 2022 CFP should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the potential projects included in the 2022 CFP will increase the District's student capacities.

Proposed measures to avoid or reduce such increases are:

Should potential projects included in the 2022 CFP proceed through formal proposal and environmental review, proposed measures to mitigate any such increases described above will be addressed during said project-specific environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System (NPDES) permitting requirements. Noise limits will be consistent with local and or state regulations. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This 2022 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. The potential projects included in the 2022 CFP may require clearing vegetation from the relevant sites and potential loss to animal habitat. These impacts will be addressed in more detail during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. The potential projects included in the 2022 CFP are not likely to generate severe impacts on fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. How would the proposal be likely to deplete energy or natural resources?

This 2022 CFP is a non-project planning document. Should the potential projects included in the 2022 CFP be constructed, they will require the consumption of energy.

Proposed measures to protect or conserve energy and natural resources are:

This 2022 CFP is a non-project planning document. The potential projects included in the 2022 CFP will be constructed in accordance with applicable energy efficiency standards and requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This 2022 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review and will be consistently addressed with local and/or state requirements.

Proposed measures to protect such resources or to avoid or reduce impacts are:

This 2022 CFP is a non-project planning document. Required updates of the CFP will be coordinated with Snohomish County and the cities of Marysville and Everett as part of the Growth Management Act process; one of the purposes of which is to protect environmentally sensitive areas. Appropriate measures will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This 2022 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself. The potential projects included in the 2022 CFP are compatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

This 2022 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This 2022 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. The potential projects included in the 2022 CFP may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects included in the 2022 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

Proposed measures to reduce or respond to such demand(s) are:

This 2022 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. Any proposed measures to reduce demands on transportation, public services or utilities have been or will be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with as a part of the project.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The 2022 CFP will not conflict with any laws or requirements for the protection of the environment. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District.



1601 Avenue D, Snohomish, WA 98290

July 1, 2022

Mr. Mike McCrary
Director, Planning and Development Services
Snohomish County
3000 Rockefeller Avenue
Snohomish, WA 98201

Dear Mr. McCrary:

Enclosed are the Determination of Non-Significance ("DNS") and the Environmental Checklist for the adoption of the Snohomish School District 2022 Six-Year Capital Facilities Plan.

The comment and appeal period on the DNS expires at 4:30 p.m. on July 25, 2022.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Laufmann". The signature is fluid and cursive.

Tom Laufmann
Executive Director of Business Services

Enclosures

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14-day comment and appeal period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Snohomish School District's Capital Facilities Plan 2022-2027 by the Snohomish School District No. 201 for the purposes of planning for the facilities needs of the District; and
2. The proposed amendment of the Comprehensive Plans of Snohomish County and the cities of Monroe and Snohomish to include the Snohomish School District's 2022 Capital Facilities Plan as part of the Capital Facilities Element of the Comprehensive Plans of those jurisdictions. The District will forward this request to the relevant jurisdictions for review and potential action.

Proponent: Snohomish School District No. 201

Location of the Proposal: The Snohomish School District includes an area of approximately 165 square miles. Parts of unincorporated Snohomish County and parts of the cities of Lake Stevens, Monroe, and Snohomish fall within the District's boundaries.

Lead Agency: Snohomish School District No. 201

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

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 date of issue. Comments must be submitted in writing by 4:30 p.m., July 25, 2022. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Dr. Kent Kultgen, Superintendent
Snohomish School District No. 201

Telephone: (360) 563-7300
Address: Snohomish School District
1601 Avenue D
Snohomish, WA 98290

You may provide comments and/or appeals regarding this determination in writing by 4:30 p.m., July 25, 2022 to Tom Laufmann, Executive Director, Business Services, Snohomish School District No. 201, 1601 Avenue D, Snohomish, WA 98290. Valid appeals must conform with Board Procedure 9280P.

Date of Issue: July 1, 2022
Date Published: July 5, 2022

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

This is a non-project planning document of the Snohomish School District No. 201 (the "District"). The District prepares every two years a Capital Facilities Plan ("CFP") that meets the requirements of the Washington State Growth Management Act, and the codes of Snohomish County and the Cities of

Lake Stevens, Monroe, and Snohomish. The CFP covers a six-year planning period includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- As applicable, a calculation of school impact fees to be assessed pursuant to RCW 82.02

Once the District's Board of Directors adopts the CFP, it is sent to Snohomish County and the Cities of Lake Stevens, Monroe, and Snohomish for consideration of inclusion into the Capital Facilities Element of each jurisdiction's respective Comprehensive Plan.

2. Name of applicant:

Snohomish School District No. 201

3. Address and phone number of applicant and contact person:

Snohomish School District No. 201
1601 Avenue D
Snohomish, WA 98290

Contact Person: Tom Laufmann, Executive Director, Business Services
Telephone: (360) 563-7239

4. Date checklist prepared: June 21, 2022

5. Agency requesting checklist: Snohomish School District No. 201

6. Proposed timing or schedule (including phasing, if applicable):

The Capital Facilities Plan is scheduled to be adopted by the District on or about July 27, 2022. After adoption, the District will forward the CFP to Snohomish County and the Cities of Lake Stevens, Monroe, and Snohomish for each jurisdiction to consider adopting by reference into the Capital Facilities Element of their respective Comprehensive Plans. The District will continue to update the CFP on a biennial basis. The projects included in the 2022-2027 CFP have been, or will be, subject to project-specific environmental review when appropriate.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The 2022 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. The 2022 CFP includes proposed projects to replace and add classrooms at three elementary schools (Cathcart, Dutch Hill, and Seattle Hill) and perform other District-wide capital improvements including the potential siting of portable facilities.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Projects included in the 2022 CFP requiring threshold determinations have undergone or will undergo project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2022 CFP itself does not require permitting. The District anticipates that Snohomish County and the Cities of Lake Stevens, Monroe, and Snohomish will adopt the 2022 CFP into the Capital Facilities Element of their Comprehensive Plans.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning proposal. This proposal involves the adoption of the Snohomish School District's 2022-2027 Capital Facilities Plan to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of Snohomish County and the Cities of Lake Stevens, Monroe, and Snohomish. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period to determine whether future school facilities may be needed to accommodate growth from new development. The District's 2022 CFP will be incorporated into the Comprehensive Plans of Snohomish County and the Cities of Lake Stevens, Monroe, and Snohomish. The projects included in the 2022 CFP have been, or will be, subject to project-specific environmental review when appropriate. A copy of the 2022 Capital Facilities Plan may be viewed at the District's offices.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2022-2027 Capital Facilities Plan applies to the facilities of Snohomish School District. The District includes an area of approximately 128 square miles. The Cities of Lake Stevens, Monroe, and Snohomish and portions of unincorporated Snohomish County fall within the District's boundaries. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This is a non-project action. Generally, the Snohomish School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the 2022 Capital Facilities Plan are located have been, or will be, identified during project-specific environmental review when appropriate.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics at the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Specific soil types found at the sites of the projects included in the 2022 Capital Facilities Plan have been, or will be, identified during project-specific environmental review when appropriate.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within Snohomish School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-specific environmental review when appropriate.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Individual projects included in the 2022 Capital Facilities Plan have been, or will be, subject to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used, have been or will be identified at that time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

It is possible that erosion could occur as a result of the construction projects currently proposed in the 2022 CFP. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-specific environmental review when appropriate. Individual projects have been or will be subject to local jurisdictional approval processes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The projects included in the 2022 CFP have required, or may require, the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each individual project and has been or will be addressed during project-specific environmental review when appropriate.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The erosion potential of the projects included in the 2022 CFP and appropriate control measures have been or will be addressed during project-specific environmental review. Relevant erosion reduction and control requirements have been or will be met.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action. The air quality impacts of each project have been or will be evaluated during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects included in the 2022 CFP have been or will be subject to project-specific environmental review and relevant local approval processes. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a non-project action. There is a network of surface water bodies within the Snohomish School District. The surface water bodies that are in the immediate vicinity of the projects included in the 2022 CFP have been or will be identified during project-specific environmental review when appropriate.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a non-project action. The projects included in the 2022 CFP may require work near the surface waters located within the Snohomish School District. Applicable local jurisdictional requirements have been or will be satisfied.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This is a non-project action. Information regarding the placement or removal of fill and dredge material as a component of the projects included in the 2022 CFP has been or will be provided during project-specific environmental review at the appropriate time. Applicable local jurisdictional requirements have been or will be satisfied.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This is a non-project action. Any surface water withdrawals or diversions required in connection with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This is a non-project action. Each project included in the 2022 CFP, if located in a floodplain area, has been or will be required to meet applicable local jurisdictional requirements for flood areas.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This is a non-project action. Specific information regarding the discharge of waste materials associated with any of the projects included in the 2022 CFP has been or will be provided during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This is a non-project action. The impact of the individual projects included in the 2022 CFP on groundwater resources has been or will be addressed during project-specific environmental review when appropriate. Each project has been or will be subject to applicable local jurisdictional requirements and regulations. Please see the Supplemental Sheet for Nonproject Actions.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This is a non-project action. The discharges of waste material that may take place in connection with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project action. Specific information regarding the stormwater impacts of each project in the 2022 CFP has been or will be provided during project-specific environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This is a non-project action. The specific impacts of each project in the 2022 CFP on ground and surface waters have been or will be identified during project-specific environmental review when appropriate. Each project has been or will be subject to all applicable jurisdictional regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action. The specific impacts of each project in the 2022 CFP on drainage patterns have been or will be identified during project-specific environmental review when appropriate. Each project has been or will be subject to all applicable jurisdictional regulations and requirements.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This is a non-project action. Specific measures to reduce or control runoff impacts associated with the projects included in the 2022 CFP have been or will be addressed during project-specific environmental review when appropriate.

4. **Plants**

a. Check the types of vegetation found on the site:

- ____deciduous tree: alder, maple, aspen, other
- ____evergreen tree: fir, cedar, pine, other
- ____shrubs

- ___ grass
- ___ pasture
- ___ crop or grain
- ___ Orchards, vineyards or other permanent crops.
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

This is a non-project planning document. A variety of vegetative zones are located within the Snohomish School District. Inventories of the vegetation located on the sites of the projects proposed in the 2022 CFP have been or will be developed during project-specific environmental review when appropriate.

- b. What kind and amount of vegetation will be removed or altered?

This is a non-project action. The specific impacts on vegetation of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate

- c. List threatened and endangered species known to be on or near the site.

This is a non-project action. The specific impacts to these species from the individual projects included in the 2022 Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate. Each project is or will be subject to applicable local jurisdictional landscaping requirements.

- e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action. Noxious weeds and invasive species relevant to the individual projects included in the 2022 Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

5. **Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

This is a non-project planning document. An inventory of species that have been observed on or near the sites of the projects proposed in the 2022 Capital Facilities Plan has been or will be developed during project-specific environmental review when appropriate. An investigation of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species on the Web* database will be conducted at the project-specific environmental review to determine if threatened or endangered species are known to exist on, or adjacent to, the site.

b. List any threatened and endangered species known to be on or near the site.

Inventories of threatened or endangered species known to be on or near the sites of the projects included in the 2022 Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

c. Is the site part of a migration route? If so, explain.

This is a non-project action. The impacts of the projects included in the 2022 Capital Facilities Plan on migration routes have been or will be addressed during project-specific environmental review when appropriate.

d. Proposed measures to preserve or enhance wildlife, if any:

This is a non-project action. Appropriate measures to preserve or enhance wildlife have been or will be determined during project-specific environmental review when appropriate.

e. List any invasive animal species known to be on or near the site.

This is a non-project action. Lists of any invasive animal species known to be on or near the sites of the projects included in the 2022 Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the 2022 Capital Facilities Plan have been or will be determined at the time of specific engineering and site design planning when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

This is a non-project action. The impacts of the projects included in the 2022 Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-specific environmental review when appropriate.

c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures proposed in connection with the projects included in the 2022 Capital Facilities Plan have been or will be considered during project-specific environmental review when appropriate.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Please see the Supplemental Sheet for Nonproject Actions.

- 1) Describe any known or possible contamination at the site from present or past uses.

Please see the Supplemental Sheet for Nonproject Actions

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

- 4) Describe special emergency services that might be required.

Please see the Supplemental Sheet for Nonproject Actions

- 5) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action. The projects included in the 2022 CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local jurisdictional approval at the time they are developed, when appropriate.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action. A variety of noises from traffic, construction, residential, commercial, and industrial areas exists within the Snohomish School District. The specific noise sources that may affect the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The projects included in the 2022 Capital Facilities Plan may create normal construction noises that will exist on short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. The placement of portables at school sites will increase the capacity of school facilities and may create a slight increase in traffic-related or operations-related noise. This potential increase is not expected to be significant. Please see the Supplemental Sheet for Nonproject Actions.

- 3) Proposed measures to reduce or control noise impacts, if any:

This is a non-project action. The projected noise impacts of the projects included in the 2022 Capital Facilities Plan have been or will be evaluated and mitigated during project-specific environmental review when appropriate. Each project is or will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

There are a variety of land uses within the Snohomish School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. The known sites for the projects included in the Capital Facilities Plan have not been used recently for as working farmlands or forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a non-project action. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- c. Describe any structures on the site.

Any structures located on the sites for the projects included in the 2022 Capital Facilities Plan have been or will be identified and described during project-specific environmental review when appropriate.

d. Will any structures be demolished? If so, what?

This is a non-project action. Modernization projects may require the demolition of school structures. The structures that will be demolished as a result of the projects included in the 2022 CFP have been or will be identified during project-specific environmental review when appropriate.

e. What is the current zoning classification of the site?

This is a non-project action. The sites that are covered under the 2022 Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-specific environmental review when appropriate.

f. What is the current comprehensive plan designation of the site?

This is a non-project action. District boundaries span multiple jurisdictions and the district owns facilities or properties in the Cities of Lake Stevens, Monroe, and Snohomish and unincorporated areas of Snohomish County. The sites for the projects proposed in the 2022 CFP are located among these jurisdictions and subject to the respective codes and comprehensive plans.

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Any environmentally sensitive areas located on the sites of the projects included in the 2022 Capital Facilities Plan have been or will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

This is a non-project action. The Snohomish School District currently serves approximately 9,256 (October 2021) students. Enrollment is expected to increase to approximately 9,638 students by the 2027-28 school year. The District employs approximately 1,100 people.

j. Approximately how many people would the completed project displace?

This is a non-project action. Any displacement of people caused by the projects included in the 2022 Capital Facilities Plan has been or will be evaluated during project-specific environmental review when appropriate. However, it is not anticipated that the 2022 Capital Facilities Plan, or any of the projects contained therein, will displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:

This is a non-project action. Individual projects included in the 2022 Capital Facilities Plan have been or will be subject to project-specific environmental review and local jurisdictional approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This is a non-project planning document. The compatibility of the specific projects included in the 2022 Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This is a non-project action. Individual projects included in the 2022 Capital Facilities Plan have been or will be subject to project-specific environmental review and local jurisdictional approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided in connection with the completion of the projects included in the 2022 Capital Facilities Plan.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

It is not anticipated that the projects included in the 2022 Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the 2022 Capital Facilities Plan on existing housing have been or will be evaluated during project-specific environmental review when appropriate.

c. Proposed measures to reduce or control housing impacts, if any:

This is a non-project action. Measures to reduce or control any housing impacts caused by the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. The aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

b. What views in the immediate vicinity would be altered or obstructed?

The aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be determined on a project-specific basis when appropriate.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project action. The light or glare impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review, when appropriate.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The light or glare impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare that may affect the projects included in the 2022 Capital Facilities Plan have been or will be evaluated during project-specific environmental review when appropriate.

- d. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project action. Proposed measures to mitigate light and glare impacts have been or will be addressed during project-specific environmental review when appropriate.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of formal and informal recreational facilities within the Snohomish School District.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The recreational impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. The projects included in the 2022 Capital Facilities Plan may enhance recreational opportunities and uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This is a non-project action. Adverse recreational effects of the projects included in the 2022 Capital Facilities Plan have been or will be subject to mitigation during project-specific environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums that may be used outside of school hours.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action. There are no known places or objects listed on, or proposed for, such registers for the project sites included in the 2022 Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in detail during project-specific environmental review when appropriate.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. An inventory of historical sites at or near the sites of the projects included in the 2022 CFP have been or will be developed during project-specific environmental review. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource. Appropriate methods will be proposed on a project-specific basis during project-specific environmental review when appropriate.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The impact on cultural or historic resources of the individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project action. The impact on public streets and highways of the individual projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the 2022 Capital Facilities Plan and public transit has been or will be addressed during project-specific environmental review when appropriate.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Inventories of parking spaces located at the sites of the projects included in the 2022 Capital Facilities Plan and the impacts of specific projects on parking availability have been or will be conducted during project-specific environmental review when appropriate.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action. The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-specific environmental review when appropriate.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action. Use of water, rail, or air transportation has been or will be addressed during project-specific environmental review when appropriate.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic impacts of the projects included in the 2022 Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. Approved data models will be used to evaluate trips generated by individual projects.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action. The traffic impacts of individual projects included in the 2022 CFP have been or will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- h. Proposed measures to reduce or control transportation impacts, if any:

The mitigation of traffic impacts associated with the projects included in the 2022 Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the 2022 Capital Facilities Plan will significantly increase the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. New school facilities have been or will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Electricity, natural gas, water, refuse service, telephone, and sewer are or can be made available at the known sites of the projects included in the 2022 Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-specific environmental review when appropriate.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs have been or will be identified during project-level environmental review when appropriate.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Thomas D. Laufmann

Position and Agency/Organization: Executive Director of Business Services, Snohomish School

District
Date Submitted: 7/1/2022

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This is a non-project planning document of the Snohomish School District No. 201 (the "District"). The District prepares every two years a Capital Facilities Plan ("CFP") that meets the requirements of the Washington State Growth Management Act, and the codes of Snohomish County and the Cities of Lake Stevens, Monroe, and Snohomish. The CFP covers a six-year planning period includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- 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 and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

Once the District's Board of Directors adopts the CFP, it is sent to Snohomish County and the Cities of Lake Stevens, Monroe, and Snohomish for consideration of inclusion into the Capital Facilities Element of each jurisdiction's respective Comprehensive Plan. A copy of the 2022 CFP is available for review in the District's office.

To the extent the 2022 CFP includes the potential that school facilities will be constructed and/or modernized, some of these environmental impacts will be more likely. Additional impermeable surfaces (such as roofs, parking lots, sidewalks, access roads, and playgrounds) could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed could result in air emissions. The potential projects included in the 2022 CFP should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the potential projects included in the 2022 CFP will increase the District's student capacities.

Proposed measures to avoid or reduce such increases are:

Should potential projects included in the 2022 CFP proceed through formal proposal and environmental review, proposed measures to mitigate any such increases described above will

be addressed during said project-specific environmental review when appropriate and when project details are known and able to be analyzed. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System (NPDES) permitting requirements. Noise limits will be consistent with local and or state regulations. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This 2022 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. The potential projects included in the 2022 CFP may require clearing vegetation from the relevant sites and potential loss to animal habitat. These impacts will be addressed in more detail during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. The potential projects included in the 2022 CFP are not likely to generate severe impacts on fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. How would the proposal be likely to deplete energy or natural resources?

This 2022 CFP is a non-project planning document. Should the potential projects included in the 2022 CFP be constructed, they will require the consumption of energy.

Proposed measures to protect or conserve energy and natural resources are:

This 2022 CFP is a non-project planning document. The potential projects included in the 2022 CFP will be constructed in accordance with applicable energy efficiency standards and requirements.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This 2022 CFP is a non-project planning document and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review and will be consistently addressed with local and/or state requirements.

Proposed measures to protect such resources or to avoid or reduce impacts are:

This 2022 CFP is a non-project planning document. Required updates of the CFP will be coordinated with Snohomish County and the Cities of Lake Stevens, Monroe, and Snohomish as part of the Growth Management Act process; one of the purposes of which is to protect environmentally sensitive areas. Appropriate measures will be proposed during project-specific

environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This 2022 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself. The potential projects included in the 2022 CFP are compatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

This 2022 CFP is a non-project planning document and, as such, will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans, itself.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This 2022 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. The potential projects included in the 2022 CFP may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects included in the 2022 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

Proposed measures to reduce or respond to such demand(s) are:

This 2022 CFP is a non-project planning document and, as such, does not create substantial new demands for transportation, itself. Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level. Requirements of the permitting jurisdiction would be complied with as a part of the project.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The 2022 CFP will not conflict with any laws or requirements for the protection of the environment. Individual projects identified in the Capital Facilities Plan will be reviewed during project-specific environmental review unless exempt. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

This is a nonproject action to adopt the Sultan School District's 2022 Capital Facilities Plan ("Capital Facilities Plan") for the purposes of planning for the District's facilities needs. Snohomish County will incorporate the District's Capital Facilities Plan into its Comprehensive Plan. The cities of Gold Bar and Sultan may also incorporate the District's Capital Facilities Plan into their respective Comprehensive Plans. A copy of the District's draft Capital Facilities Plan

is available for review in the District's offices.

2. Name of applicant: [\[help\]](#)

Sultan School District No. 311.

3. Address and phone number of applicant and contact person: [\[help\]](#)

514 4th Street
Sultan, WA 98294

Charlie Weaver, Director of Operations
(360) 793-9800

4. Date checklist prepared: [\[help\]](#)

June 3, 2022

5. Agency requesting checklist: [\[help\]](#)

Sultan School District No. 311

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The Capital Facilities Plan is scheduled to be adopted by the District's Board of Directors on or about June 27, 2022. After adoption, the District will forward the Capital Facilities Plan to Snohomish County, the City of Gold Bar, and the City of Sultan for inclusion in each jurisdiction's Comprehensive Plan. The District will continue to update the Capital Facilities Plan on a regular basis. The projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

This is a nonproject action. The Capital Facilities Plan identifies the capital improvement projects that the District plans to implement over the next six years. The District plans to construct classroom additions and modernization projects at Gold Bar Elementary and Sultan Elementary. The District will expand Sultan Middle School and convert the building to an alternative program for District learning, and expand Sultan High School and convert that building to a new Sultan Middle School. A new high school is planned with a capacity for 800 students. In addition, the District is planning to construct a new elementary school. The District may also purchase portable classrooms as needed for growth needs.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

The projects included in the Capital Facilities Plan have undergone or will undergo additional environmental review, when appropriate, as they are developed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

The District anticipates Snohomish County, the City of Gold Bar, and the City of Sultan will adopt the Capital Facilities Plan as part of each jurisdiction's Comprehensive Plan.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This is a nonproject action. This proposal involves the adoption of the Sultan School District's 2022 Capital Facilities Plan for the purpose of planning the District's facilities needs. The District anticipates Snohomish County, the City of Gold Bar, and the City of Sultan will adopt the Capital Facilities Plan as part of each jurisdiction's Comprehensive Plan. The projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate. A copy of the Capital Facilities Plan may be viewed at the District's offices.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The Capital Facilities Plan will affect the Sultan School District. The District includes an area of approximately 325 square miles. A portion of Snohomish County is served by the District. The cities of Sultan and Gold Bar are also served by the District. A detailed map of the District's boundaries can be viewed at the District's offices.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**1. Earth** [\[help\]](#)**a. General description of the site:** [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This is a nonproject action. The Sultan School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the Capital Facilities Plan are located have been or will be identified during project-level environmental review when appropriate.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

This is a nonproject action. Specific slope characteristics at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

This is a nonproject action. Specific soil types found at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

This is a nonproject action. Unstable soils may exist within the Sultan School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-level environmental review when appropriate.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

This is a nonproject action. Individual projects included in the Capital Facilities Plan have been or will be subject, when appropriate, to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used have been or will be identified at that time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

This is a nonproject action. It is possible that erosion could occur as a result of the construction projects currently proposed in the Capital Facilities Plan. The erosion impacts

of the individual projects have been or will be evaluated on a site-specific basis at the time of project-level environmental review when appropriate. Individual projects have been or will be subject to local approval processes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

This is a nonproject action. The construction projects included in the Capital Facilities Plan have required or will require the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each project included in the Capital Facilities Plan. This issue has been or will be addressed during project-level environmental review when appropriate.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

This is a nonproject action. The erosion potential of the projects included in the Capital Facilities Plan and appropriate control measures have been or will be addressed during project-level environmental review when appropriate. Relevant erosion reduction and control requirements have been or will be met

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

This is a nonproject action. Various emissions, many construction-related, may result from the individual projects included in the Capital Facilities Plan. The air-quality impacts of each project have been or will be evaluated during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

This is a nonproject action. Any off-site sources of emissions or odor that may affect the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

This is a nonproject action. The individual projects identified in the Capital Facilities Plan have been or will be subject to project-level environmental review and relevant local approval processes when appropriate. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

This is a nonproject action. There is a network of surface water bodies within the Sultan School District. The surface water bodies that are in the immediate vicinity of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. When necessary, the surface water regimes and flow patterns have been or will be researched and incorporated into the designs of the individual projects.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

This is a nonproject action. The projects included in the Capital Facilities Plan may require work near the surface waters located within the Sultan School District. Applicable local approval requirements have been or will be satisfied

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

This is a nonproject action. Information with respect to the placement or removal of fill and dredge material as a component of the projects included in the Capital Facilities Plan has been or will be provided during project-level environmental review when appropriate. Applicable local regulations have been or will be satisfied.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

This is a nonproject action. Any surface water withdrawals or diversions required in connection with the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

This is a nonproject action. Each project included in the Capital Facilities Plan, if located in a floodplain area, has been or will be required to meet applicable local regulations for flood areas.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

This is a nonproject action. Specific information regarding the discharge of waste materials that may be required as a result of the projects included in the Capital

Facilities Plan has been or will be provided during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

This is a nonproject action. Individual projects included in the Capital Facilities Plan may impact groundwater resources. The impact of the individual projects included in the Capital Facilities Plan on groundwater resources has been or will be addressed during project-level environmental review when appropriate. Each project has been or will be subject to applicable local regulations. Please see the Supplemental Sheet for Nonproject Actions.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

This is a nonproject action. The discharges of waste material that may take place in connection with the projects included in the Plan have been or will be addressed during project-level environmental review.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

This is a nonproject action. Individual projects included in the Capital Facilities Plan may have stormwater runoff consequences. Specific information regarding the stormwater impacts of each project has been or will be provided during project-level environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

This is a nonproject action. The projects included in the Capital Facilities Plan may result in the discharge of waste materials into ground or surface waters. The specific impacts of each project on ground and surface waters have been or will be identified during project-level environmental review when appropriate. Each project has been or will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

This is a nonproject action. Individual projects included in the Capital Facilities Plan may alter or otherwise affect drainage patterns. The impact of the individual projects included in the Capital Facilities Plan on drainage patterns has been or will be addressed during project-level environmental review when appropriate. Each project has been or will be subject to applicable local regulations. Please see the Supplemental Sheet for Nonproject Actions.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

This is a nonproject action. Specific measures to reduce or control runoff impacts associated with the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ ___ deciduous tree: alder, maple, aspen, other
- ☒ ___ evergreen tree: fir, cedar, pine, other
- ☒ ___ shrubs
- ☒ ___ grass
- ☒ ___ pasture
- ☐ ___ crop or grain
- ☒ ___ Orchards, vineyards or other permanent crops.
- ☒ ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ ___ water plants: water lily, eelgrass, milfoil, other
- ☐ ___ other types of vegetation

This is a nonproject action. A variety of vegetative zones are located within the Sultan School District. Inventories of the vegetation located on the sites of the projects proposed in the Capital Facilities Plan have been or will be developed during project-level environmental review when appropriate.

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

This is a nonproject action. Some of the projects included in the Capital Facilities Plan may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

This is a nonproject action. The specific impacts to these species from the individual projects included in the Capital Facilities Plan have been or will be determined during project-level

environmental review when appropriate. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species* database.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

This is a nonproject action. Measures to preserve or enhance vegetation at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. Each project is or will be subject to applicable local landscaping requirements.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

This is a nonproject action. Inventories of noxious weeds and invasive species located on or near sites of the projects proposed in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

This is a nonproject action. An inventory of species that have been observed on or near the sites of the projects proposed in the Capital Facilities Plan has been or will be developed during project-level environmental review when appropriate. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species* database.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

This is a nonproject action. Inventories of threatened or endangered species known to be on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-level environmental review when appropriate.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

This is a nonproject action. The impacts of the projects included in the Capital Facilities Plan on migration routes have been or will be addressed during project-level environmental review when appropriate.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Appropriate measures to preserve or enhance wildlife have been or will be determined during project-level environmental review when appropriate.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

This is a nonproject action. Inventories of invasive animal species located on or near sites of the projects proposed in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

This is a nonproject action. The Office of the Superintendent of Public Instruction regulations require the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the Capital Facilities Plan have been or will be determined at the time of specific engineering and site design planning when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

This is a nonproject action. The impacts of the projects included in the Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-level environmental review when appropriate.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

This is a nonproject action. Energy conservation measures proposed in connection with the projects included in the Capital Facilities Plan have been or will be considered during project-level environmental review when appropriate.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Please see the Supplemental Sheet for Nonproject Actions.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

This is a nonproject action. Known or possible contamination on sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

This is a nonproject action. Hazardous chemicals/conditions that might affect the project development and design on sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

This is a nonproject action. Toxic or hazardous chemicals that might be stored, used, or produced during the development, construction, or operation of any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Please see the Supplemental Sheet for Nonproject Actions.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

This is a nonproject action. The projects included in the Capital Facilities Plan comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-level environmental review and local approval at the time they are developed, when appropriate.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

This is a nonproject action. A variety of noises from traffic, construction, residential, commercial, and industrial areas exists within the Sultan School District. The specific noise sources that may affect the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

This is a nonproject action. The projects included in the Capital Facilities Plan may create normal construction noises that will exist on a short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. Please see the Supplemental Sheet for Nonproject Actions.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

This is a nonproject action. The projected noise impacts of the projects included in the Capital Facilities Plan have been or will be evaluated and mitigated during project-level environmental review when appropriate. Each project is or will be subject to applicable local regulations.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

This is a nonproject action. There are a variety of land uses in the Sultan School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts of projects included in the Capital Facilities Plan on land uses on nearby or adjacent properties have been or will be identified and described during project-level environmental review when appropriate.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

This is a nonproject action. Identification of the use of sites intended for any projects included in the Capital Facilities Plan as working farmlands or working forest land has been or will be identified and described during project-level environmental review when appropriate. None of addition projects involve this type of land.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

This is a nonproject action. Any projects included in the Capital Facilities Plan have been or will be analyzed during project-level environmental review when appropriate to determine if the proposal will affect or be affected by surrounding working farm or forest lands.

- c. Describe any structures on the site. [\[help\]](#)

This is a nonproject action. This is a nonproject action. Any structures located on the sites for the projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

This is a nonproject action. Any structures that will be demolished as a result of the projects included in the Capital Facilities Plan, if any, have been or will be identified during project-level environmental review when appropriate.

- e. What is the current zoning classification of the site? [\[help\]](#)

This is a nonproject action. The sites that are covered under the Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-level environmental review when appropriate. School construction would only occur on property zoned for that use.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

This is a nonproject action. Inventories of the comprehensive plan designations for the sites of the projects included in the Capital Facilities Plan have been or will be completed during project-level environmental review when appropriate. Development of a school project on any site will require a designation that permits the school project.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

This is a nonproject action. Shoreline master program designations of the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

This is a nonproject action. Any critical areas located on the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

This is a nonproject action. The Sultan School District currently serves approximately 1,925 FTE students. Enrollment is expected to increase to approximately 2,407 students by the 2027 school year. The District employs approximately 235 people.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

This is a nonproject action. Any displacement of people caused by the projects included in the Capital Facilities Plan has been or will be evaluated during project-level environmental review when appropriate. However, it is not anticipated that the Capital Facilities Plan, or any of the projects contained therein, will displace any people.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

This is a nonproject action. Individual projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review and local approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This is a nonproject action. The compatibility of the specific projects included in the Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-level environmental review when appropriate.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

The compatibility of the specific projects included in the Capital Facilities Plan with nearby agricultural and forest lands of long-term commercial significance has been or will be identified and described during project-level environmental review when appropriate.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This is a nonproject action. No housing units would be provided in connection with the completion of the projects included in the Capital Facilities Plan.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

This is a nonproject action. It is not anticipated that the projects included in the Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the Capital Facilities Plan on existing housing have been or will be evaluated during project-level environmental review when appropriate.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

This is a nonproject action. Measures to reduce or control any housing impacts caused by the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

This is a nonproject action. The aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

This is a nonproject action. The aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be determined on a project-level basis when appropriate.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

This is a nonproject action. The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review, when appropriate.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

This is a nonproject action. The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

This is a nonproject action. Off-site sources of light or glare that may affect the projects included in the Capital Facilities Plan have been or will be evaluated during project-level environmental review when appropriate.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

This is a nonproject action. Proposed measures to mitigate light and glare impacts have been or will be addressed during project-level environmental review when appropriate.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

This is a nonproject action. There are a variety of formal and informal recreational facilities within the Sultan School District.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

This is a nonproject action. The recreational impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate. The projects included in the Capital Facilities Plan, including proposed new school facilities, may enhance recreational opportunities and uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

This is a nonproject action. Adverse recreational effects of the projects included in the Capital Facilities Plan have been or will be subject to mitigation during project-level environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

This is a nonproject action. Any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or proposed eligible for listing in national, state, or local preservation registers on or near sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

This is a nonproject action. Any landmarks, features, or other evidence of Indian or historic use or occupation, or material evidence, artifacts, or areas of cultural importance, on or near sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate. Research will be conducted using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

This is a nonproject action. Research will be conducted using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

Appropriate and relevant methods utilized at sites intended for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

This is a nonproject action. Any needed relevant measures proposed to avoid, minimize, or compensate for loss, changes to, and disturbance to resources, including necessary plans and permits, for any projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

This is a nonproject action. The impact on public streets and highways of the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

This is a nonproject action. The relationship between the specific projects included in the Capital Facilities Plan and public transit has been or will be addressed during project-level environmental review when appropriate. The Sultan School District provides school bus transportation to school facilities for students residing in the District.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

This is a nonproject action. Inventories of parking spaces located at the sites of the projects included in the Capital Facilities Plan and the impacts of specific projects on parking availability have been or will be conducted during project-level environmental review when appropriate.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

This is a nonproject action. The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-level environmental review when appropriate.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

This is a nonproject action. Use of water, rail, or air transportation has been or will be addressed during project-level environmental review when appropriate.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

This is a nonproject action. The traffic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

This is a nonproject action. The potential impact of any project proposed in the Capital Facilities Plan on the movement of agricultural or forest products on roads and streets has been or will be addressed during project-level environmental review when appropriate.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

This is a nonproject action. The mitigation of traffic impacts associated with the projects included in the Capital Facilities Plan has been or will be addressed during project-level environmental review when appropriate.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

This is a nonproject action. The District does not anticipate that the projects identified in the Capital Facilities Plan will significantly increase the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

This is a nonproject action. New school facilities have been or will be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

This is a nonproject action. Electricity, natural gas, water, refuse service, telephone, and sewer are or can be made available at the known sites of the projects included in the Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-level environmental review when appropriate.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

This is a nonproject action. Utility revisions and construction needs have been or will be identified during project-level environmental review when appropriate.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee CHARLES WEAVER

Position and Agency/Organization DIRECTOR OF OPERATIONS SULTAN SCHOOL DISTRICT

Date Submitted: 6/7/22

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The purpose of the Capital Facilities Plan is to provide a snapshot of projected student enrolment growth and school capacities, including planned facilities, over a six year planning period of 2022-2025. The Plan also supports and includes the District's request that each jurisdiction assess school impact fees on behalf of the District for growth-related capacity needs.

To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of these environmental impacts may be more likely. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects included in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presences of additional students on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

Proposed measures to avoid or reduce such increases are:

Should potential projects included in the Capital Facilities Plan proceed through formal proposal and environmental review, proposed measures to mitigate any such increases described above have been or will be addressed during project-level environmental review when appropriate when project details are known and able to be analyzed. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Noise limits will be consistent with local or state regulations, as applicable. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Capital Facilities Plan itself will have no impact on these elements of the environment. The projects included in the Capital Facilities Plan may require clearing plants off of the project sites and a loss to animal habitat. Impacts from projects identified in the Capital Facilities Plan have been or will be addressed in more detail during project-specific environmental review when appropriate. The projects included in the Plan are not likely to generate severe impacts on fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Specific measures to protect and conserve plants animals, and fish as needed related to any proposed project identified in the Capital Facilities Plan cannot be identified at this time. Specific mitigated proposals have been or will be identified, however, during project-specific environmental review when appropriate and when project details are known and able to be analyzed.

3. How would the proposal be likely to deplete energy or natural resources?

Should any of the proposed projects included within the Capital Facilities Plan be constructed, they will require the consumption of energy.

Proposed measures to protect or conserve energy and natural resources are:

The proposed projects included in the Capital Facilities Plan have or would be constructed in accordance with applicable energy efficiency standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Capital Facilities Plan itself will not affect these resources. Environmentally sensitive areas will be identified during project-specific review for the proposed projects included in the Capital Facilities Plan and addressed consistent with applicable laws and regulations. The proposed projects included in the Capital Facilities Plan are not expected to affect the other named resources but project-specific review will consider any impact and appropriate mitigation.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No specific measures are being proposed at this time. Appropriate measures for the project included in the Capital Facilities Plan have been or will be proposed during project-level environmental review when appropriate when project details are known and able to be analyzed. Updates of this Plan will be coordinated with Snohomish County and the cities of Gold Bar and Sultan as part of the Growth Management Act process, one of the purposes of which is to protect critical areas. To the extent the

District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected. Future projects would comply with permitting regulations regarding environmentally sensitive areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Capital Facilities Plan will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the Capital Facilities Plan or the projects contained therein will directly affect land and shoreline uses in the area served by the District. Projects included in the CFP must still be independently reviewed and approved by relevant permitting jurisdictions.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures to avoid or reduce land use impacts resulting from the Capital Facilities Plan or the projects contained therein are proposed at this time.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The Capital Facilities Plan is a nonproject planning document and, as such, does not itself create new demands for transportation. The proposed projects included in the Capital Facilities Plan may create an increase in traffic near District facilities during the school year and during school start/end times. The construction projects included in the Capital Facilities Plan may create temporary increases in the District's need for public services and utilities. The new school facilities will need public services and utilities and likely result in some increased services. These increases are not expected to be significant.

Proposed measures to reduce or respond to such demand(s) are:

No measures to reduce or respond to such demands are proposed at this time. Any proposed measures to reduce demands on transportation, public services or utilities has been or will be done during project-level review when project specifics are known and able to be analyzed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment. Specific projects included in the Capital Facilities Plan have been or will be reviewed under project-level environmental review requirements. The Washington Growth Management Act (the GMA) outlines 13 broad goals, including protection of the environment and adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District.

Snohomish County 

Assessor's
Annual Report
2022 Taxes

Linda Hjelle —Assessor
Laura Washabaugh—Chief Deputy
Chris Huyboom—Levy Comptroller
425-388-3646
February, 2022

Snohomish County Profile

Location

Snohomish County is located on Puget Sound, between Skagit County to the north and King County (and Seattle) to the south. Covering 2,090 square miles, it is the 13th largest county in total land area in Washington.

Snohomish County's varied topography ranges from saltwater beaches, rolling hills and rich river bottom farmlands in the west to dense forest and alpine wilderness in the mountainous east. Glacier Peak, at 10,541 feet, is the highest point in Snohomish County and one of the highest in Washington State. Sixty-eight percent of the county land area is forest land, 18% is rural, 9% is urban/city and 5% is agricultural.



Population

The total population of Snohomish County was estimated to be 837,800 as of April 1, 2021 (revised), according to the Washington State Office of Financial Management. This includes a total unincorporated population estimate of 371,300 (44% of total county population) and a total incorporated (city) population estimate of 466,500 (56% of total county population).



Linda Hjelle
Snohomish County Assessor

A Message From the Assessor:

Which Year Are We Talking About?

2020
Market Evidence

2021
Assessment Date

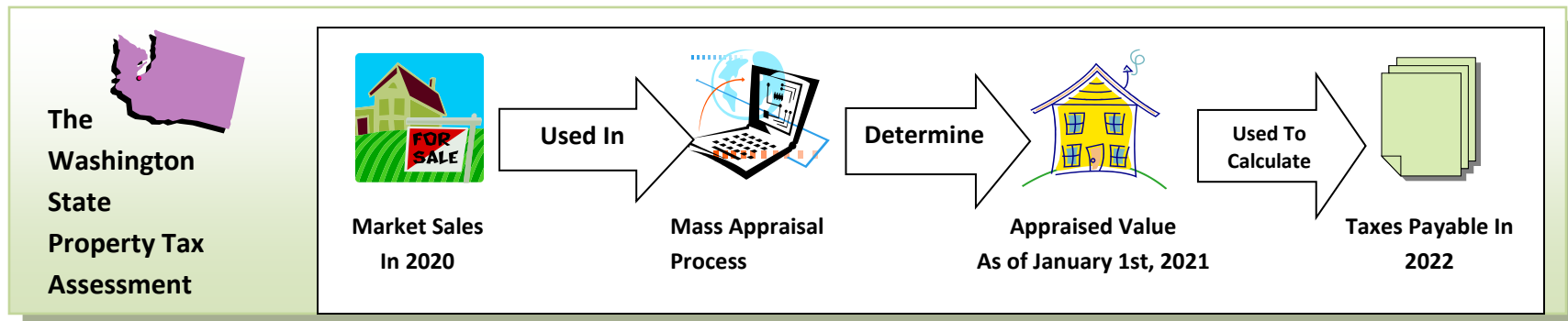
2022
Taxes Owing

Hello,

This annual report provides general information on the property tax system in Washington State as well as specific details of the Snohomish County taxing district levies and property taxes to be collected. Annual reports for tax years 2002 thru 2022 are available on our website at: <http://www.snohomishcountywa.gov/2208/Assessors-Annual-Reports>

When talking about assessments, it's easy to be confused about which year we are referring to. Is it the market evidence year, the assessment year or the taxes owing year? This report is about property taxes collected in 2022. However, it's important to note that state law requires us to use the Jan. 1st, 2021 assessment date in calculating taxes and levies due in 2022. These values were based on sales that primarily occurred in 2020.

Sales that occurred in 2021 will be used to calculate the new 2022 assessments, which will be used to calculate taxes due in 2023. The 2022 assessment notices for most properties will be mailed in June of 2022.



My press release dated January 26, 2022 regarding 2022 property taxes and levies is available at:
<https://www.snohomishcountywa.gov/DocumentCenter/View/87794/2022-Property-Tax-Information?bidId=>

The following is an example of some of the information available in this press release:

Property taxes to be collected this year by all taxing districts in Snohomish County will show an overall 6.05% increase over last year. Property taxes for all purposes will total \$1.583 billion in 2022, up \$90.3 million over 2021's \$1.493 billion that was levied for all taxing districts.

Property tax relief is available for limited income senior citizens/people with disabilities. Legislation was passed in 2019 that provided changes to the program beginning in 2020 increasing the amount of disposable income you can have and qualify.

For the 2022 property tax year, the disposable income threshold for Snohomish County residents participating in and applying for the Senior Citizens/People with Disabilities Exemption program is \$55,743. Participants are required to reside in their principle residence located in this county for 6 months per calendar year to qualify for 2022 tax relief.

The State Legislature passed SHB 1438 in 2021 which also expanded eligibility for the exemption program in 2022, by allowing deductions for common health care related items. Newly deductible costs can include but are not limited to the costs of Medicare supplemental insurance, durable medical equipment, mobility enhancing equipment, prosthetic devices and naturopathic medicines.

Excellence in achieving professional assessment performance standards:

We are pleased to announce that we continue to achieve excellent results in appraising property according to state law and professional assessment standards. If you would like more information on the real property appraisal performance standards and statistics for our county, I encourage you to read the Washington State County Comparison reports at:

<https://dor.wa.gov/about/statistics-reports/comparison-county-assessor-statistics-reports> and the Washington State Legislature's Ratio Study reports for 2001 through 2017 at: http://dor.wa.gov/content/aboutus/statisticsandreports/stats_realproperty.aspx

Information Tools - Snohomish County On-line Property Information (SCOPI) and New Tax Distribution Tool:

SCOPI is a great tool for property owners that enable them to easily access the information we have on file for their property and to review recent sales in their neighborhood. Information can be accessed using either an address, an assessor parcel number or by locating a property visually on a map at: <https://www.snohomishcountywa.gov/5414/Interactive-Map-SCOPI>

The Tax Distribution Tool is also a popular tool on our website. It allows property owners to view a breakdown of where their taxes go by levy and taxing district. It also compares the changes and amounts over the past three years.

I would like to thank my staff once again for their continued hard work, their commitment to excellent customer service and their dedication to providing fair and equitable assessments for all property owners in Snohomish County.

Please feel free to contact us if you have any questions or suggestions on how to improve our annual reports or services.

Sincerely,
Linda Hjelle, Snohomish County Assessor
February, 2022

Snohomish County Assessor's Annual Report for 2022 Taxes

Table of Contents

■ Mission Statement	5
■ Important Dates, Tax Roll Summary	6
■ Significant Events	7-12
■ Commonly Asked Questions	13-20
■ Residential Property Physical Inspection Schedule . .	21
■ Notice of Assessed Value	22
■ Distribution of Taxes	23
■ Total Taxes Levied by all Taxing Districts 1965 – 2022.	24-26
■ Voted vs. Non-voted Taxes Levied for all Taxing Districts 1986 – 2022	27
■ Typical Levy Rates for Cities and Unincorporated Snohomish County	28
■ Snohomish County Levy Rate Distribution.	29
■ Typical Residence Value and Tax.	30
■ Percent of Increase by District.	31
■ Voter-Approved Property Tax Measures for Capital Purposes.	32-33
■ Voter-Approved Property Tax Measures for Tax Year 2022.	34
■ Taxing District Summaries.	35-48
■ Tax Code Area Summaries.	49-199
■ Assessments and Levies Due by Levy Category.	200-207

Available Information

Much of the property information that may be helpful to you is available for your inspection at our front counter and on-line at: <http://www.snohomishcountywa.gov/175/Assessor>. This includes:

- Property characteristics
- Property assessed taxable value history
- Property sales
- Name and address of taxpayer
- Maps

You may obtain a photocopy of any of this information on a particular property for a small fee.

Important Phone Numbers

General Information	(425) 388-3433
Toll-free	(800) 562-4367
Fax	(425) 388-3961
Mailing Address Correction	(425) 388-3366
Property Address Correction	(425) 388-3707
Exemptions & Deferrals	(425) 388-3540
Personal Property	(425) 388-3656
Residential Real Property	(425) 388-6555
Commercial Real Property	(425) 388-3390
Revaluation Questions	(425) 388-3433
Levy Comptroller	(425) 388-3646
Land Segregations	(425) 388-3525

Office hours are Monday through Friday 9:00 a.m. to 5:00 p.m., except holidays.

For your convenience, our Customer Service Center is located on the 1st floor of the Robert J. Drewel (Administration East) building, 3000 Rockefeller Avenue, Everett, Washington.

Mission Statement

Our mission is to administer a property assessment system, that meets constitutional and statutory requirements, in an efficient and professional manner, while striving to provide excellence in service to our customers.

Nature of the Assessor's Program

Function:

To administer the assessment and levy of property taxes in Snohomish County.

Scope:

The listing of all taxable real and personal property within the geographic boundaries of Snohomish County are within the office's jurisdiction, including property within incorporated cities.

Participants:

- Persons seeking exemptions or inclusion in a special program
- Taxpayers whose property is being appraised
- Representatives of taxing districts
- Persons seeking public information by phone, mail, or over the counter
- Persons appealing property tax assessments
- Employees of this office
- Employees of other agencies

General Activities:

- Appraisal of property
- Assessment of personal property (primarily business equipment)
- Administration of exemption programs (senior citizen and non-profit)
- Administration of special programs (e.g., open space, forest land)
- Public information
- Assessment roll maintenance (legal description changes, subdivisions, maps)
- Appeals processing
- Setting tax levies

Important Dates

Jan. 1*	Real and personal property is subject to taxation and valuation for assessment purposes as of this date.
Jan. 15*	County assessor delivers tax roll to county treasurer and provides an abstract of the tax rolls to the county auditor.
April 30*	Personal property listing forms due.
April 30*	First half taxes due.
May 31	End of revaluation cycle.
July 1	Filing deadline for Board of Equalization appeals.
July 15	Board of Equalization meets in open session.
Aug. 1	Most taxing district boundaries must be established.
Aug. 31	Last day Assessor can add new construction value.
Oct. 1*	Last day to file for exemption on historic property.
Oct. 3	County begins budget hearings.
Oct. 31	Second half property tax due.
Nov. 30	City and other taxing district budgets are due to the County Legislative Authority.
Nov. 30	Tax certifications and the amount levied per taxing district are due to county assessor.
Dec. 31*	Deadline for open space assessment applications.

*If a due date falls on a Saturday, Sunday or legal holiday, the due date changes to the next business day (RCW 1.12.070)

Snohomish County Tax Roll Summary 2021 Assessment - 2022 Tax Year

Locally Assessed:

	Taxable Value (100%)
Real Property in Unincorporated Area	
Land.....	\$35,765,885,218
Improvements.....	\$36,557,539,830
Subtotal:.....	\$72,323,425,048
Real Property in Incorporated Area	
Land.....	\$42,413,096,462
Improvements.....	\$49,738,709,991
Subtotal:.....	\$92,151,806,453
Personal Property in Unincorporated Area.....	\$709,486,190
Personal Property in Incorporated Area.....	\$4,045,539,557
Subtotal:.....	\$4,755,025,747

State Assessed:

* Utilities in Unincorporated Area.....	\$506,219,684
* Utilities in Incorporated Area.....	\$563,488,708
Subtotal:.....	\$1,069,708,392
* State Boat Value.....	\$0
TOTAL VALUE OF ALL TAXABLE	\$170,299,965,640

Total 2021 taxable value of Snohomish County listed above includes new construction value & an increase in utilities value in the amount of \$2,025,879,927 (\$2,025,879,927 new construction value + \$0 utilities)

*State Assessed = Assessed by State of Washington Department of Revenue

Note: The assessment date of January 1st, 2021 and new construction assessment date of July 31st, 2021 are used to calculate 2022 taxes.

Significant Events in the History of Property Tax in Washington State

1853 – Territorial government established; all taxes to be assessed uniformly; exemption for property of the United States, churches and benevolent institutions.

1889 – State Constitution adopted — property to be assessed uniformly. Legislature may grant exemptions.

1929 – 14th Amendment to state constitution: classification of property allowed. All real estate is one class; taxes to be uniform on the same class of property.

1935 – Revenue Act exempted all household goods and personal effects.

1944 – 17th Amendment to state constitution: added 40 mill limit. Property to be assessed at 50% of true and fair value.

1955 – Property revaluation cycle established — 4 year interval.

1965 – 47th Amendment to the state constitution allows senior citizen exemption.

1967 – Senior citizens exempt from first \$50.00 of real property tax. Barlow v. Kinnear provided the state with assessment equalization power.

1968 – Current use assessment provided for open space, timber and agricultural lands.

1969 – State revaluation plan instituted to realize the 1955 revaluation act. Carkonen v. Williams mandated a 50% ratio of assessed to market value.

1971 – \$50.00 senior citizen exemption replaced by varying exemption from special levies depending on income. Annual increase in regular levies of taxing districts limited to 106% of the largest prior levy. Annual update of values permitted.

1972 – Home improvement exemption created. Constitutional limit of 1% of market value enacted for all regular levies.

1973 – Assessment level increased from 50% to 100% of true and fair value, for 1975 taxes.

1974 – Ten year phase-out of property tax on inventories authorized

1975 – 100% assessment ratio implemented. Statutory rate limit reduced to \$9.15 per \$1,000 assessed value. Deferral of property taxes and special assessments allowed for senior citizens with income of less than \$8,000.

1976 – 64th Amendment to state constitution permits school districts to seek voter approval of two year special levies.

1978 – Seattle School District v. State requires full state funding of K-12 education.

1979 – State levy for common school support subject to 106% limitation.

1981 – Interest rate on delinquent property taxes increased from 8% to 12%. New penalty of 11% for first year delinquencies.

1982 – Physical inspection may take six years, if values updated annually.

1983 – Business inventories eliminated from property tax and assessment rolls, effective in 1983 for 1984 collections.

1984 – Legal requirements for payment of penalties and interest on delinquent taxes relaxed. Senior Citizen Exemption qualifications revised:

1985 – Provision made for special valuation of eligible historic property. Benefit rating system authorized.

1986 – Limited waiver of the 106% limit may be placed before the voters. Levies for school capital purposes may be made for up to 6 years with voter approval.

1987 – Interest rates on property tax refunds increased.

1988 – New construction valuation date of July 31 upheld. State school levy removed from \$9.15/\$1,000 limitation for proration purposes. Local appeal date set at July 1. Personal property affidavit filing deadline set at April 30.

1989 – Business personal property exemption raised to \$3,000. Deadline changed for determining boundaries of newly incorporated cities. Washington Condominium Act passed.

1990 – Regular levy limitation of \$5.55/1,000 of assessed valuation increased to \$5.90/1,000 and proration procedures modified. Personal property equalized based on assessment level of preceding year.

1992 – Appellants may appeal directly to State Board of Tax Appeals, bypassing local appeals board. Manifest errors no longer reviewed by the county Board. Assessor may stipulate to value of appealed property with concurrence of appellant. Four-year renewal required for Senior Citizen exemption.

1993 – Voter-approved regular levy for low-income housing authorized for cities and counties (above statutory and \$5.90 limits).

1994 – Tax bill required to show percent of voted and non-voted tax. Certain deadlines for providing information in valuation appeals altered.

1995 – Senior citizen income limit raised; values frozen as of 1/1/95. Deferral income, age and parcel size limits changed. New exemption created for multi-unit dwellings in designated urban centers.

1996 – Revaluations out-of-cycle and error corrections allowed for value-affecting changes in land use restrictions.

Significant Events in the History of Property Tax in Washington State

1997 - All intangible personal property made tax-exempt. Appeals allowed up to 60 days after notification of value change. Referendum 47 imposes additional requirements on the 106% limit.

1998 – The value averaging portion of Referendum 47 is ruled unconstitutional by the Washington State Supreme Court. Senior exemption eligibility and benefits were liberalized.

2000 – I-722 passed in November mandating a roll back of assessed values to January 1, 1999 levels and limiting future increases of taxable value to 2% per year.

It also limited taxing district non-voted property tax increases to 2%, and rolled back certain property tax increases levied for 2000. The initiative was not implemented because the Washington State Supreme Court unanimously ruled it unconstitutional on September 20, 2001.

2001 – I-747 passed in November which restricts taxing districts to a 1% monetary aggregate increase over their prior highest lawful levy. Effective for the 2002 tax year.

2002 – The cost of new or rehabilitated housing exempt under RCW 84.14 is to be counted as new construction for levy purposes upon expiration of the exemption.

2003 – Lid-lifts for counties, cities and towns may be approved for a six-year period with one vote. The ballot measure must contain the limit factor to be used each year. The limit factor may exceed 1% and may differ each year.

2004 – Property belonging exclusively to federally recognized Indian tribes is eligible for exemption if the property is used for essential government services. Regional fire protection service authorities are created that may raise money through regional sales & use taxes, benefit charges or property taxes. Senior citizen exemption qualifications are revised.

2005 – Senior citizen & disabled person's exemption was extended to veterans with 100% service-connected disability. Taxing district's budget certification deadline was moved to November 30th. A property tax exemption was created for newly installed sprinkler systems in nightclubs. A new program of grants for payment of property taxes is created for widows & widowers of certain honorably discharged veterans. Statutes for special districts were amended. To require use of the reduced assessed value for forest lands, agricultural lands or open space lands. Fire districts may protect up to 25 cents of the 2nd & 3rd levies from proration.

2006 – Nonprofit exemptions for public assembly halls, veteran's organizations, schools & colleges were revised to allow expanded uses & rentals. A citizen commission for Performance Measurement of Tax Preferences was created by the Legislature. Senior Property Tax Deferral Program interest rate was lowered from 8% to 5%. Local Infrastructure Financing Tool was enacted. Locally assessed, newly constructed wind turbines may be included like new construction in the levy limit calculation. I-747 was declared unconstitutional by the King County Superior Court. The Attorney General filed an appeal and was granted a stay.

2007 – The King County Superior Court Decision of I-747 being unconstitutional was upheld by the Supreme Court. As a result, the State Legislature, in a special session, reinstated the 1% limit factor adopted by the voters. The ability to request multiple year lid-lifts was extended to all taxing districts. The effective date for establishing boundaries for most taxing districts was changed to August 1st. The use of school district capital projects funds was expanded to include technology. A simple majority vote is only required for school districts excess capital, maintenance and operation, and transportation levies.

2008 – Single year and multiple year lid lifts are considered temporary unless the ballot proposition approved by voters makes the increase permanent. Counties, cities, and towns may create a beach management district. An advance tax is no longer required to be paid prior to recording a binding site plan with the county auditor.

2009 - Property tax resulting from levy lid lifts can be used to supplant existing funds beginning with levies submitted and approved by the voters after July 26, 2009. The statutory maximum levy rate of county ferry districts was changed from \$0.75 per thousand dollars of assessed value to \$0.075 per thousand dollars of assessed value in counties with a population of 1.5 million or more. A new transit levy was created in counties with a population of 1.5 million or more to expand transit capacity along State Route 520 and other transit-related purposes. The maximum statutory levy rate is \$0.075 per thousand dollars of assessed value. Abated taxes due to destroyed property may be recouped in the levy process even if the refund was not made.

2010 - A new community facility district may be formed to provide voluntary financing for community facilities and local, sub regional, and regional infrastructure. Regional Transit Authority (RTA) When an area outside of the RTA is annexed to a city or code city located within the boundaries of an RTA, the annexed area is simultaneously included within the boundaries of the RTA.

Significant Events in the History of Property Tax in Washington State

2010 (continued) Annexation indebtedness- All property located within the boundaries of a city, partial city, or town annexing into a fire protection district and which is subject to an excess levy by the city or town for the repayment of debt incurred for fire protection related capital improvements that was incurred prior to the annexation is exempt from voter-approved property taxes levied by the annexing fire protection district for the repayment of indebtedness issued prior to the effective date of the annexation. Fire protection districts may be authorized in areas both inside and outside of cities and towns. Also a city or town adjacent to a fire district may be annexed into such a fire district provided the population of the city or town does not exceed 300,000. School districts may return to voters after they have received voter approval for a M&O levy requesting additional levy authority if the district's levy base or maximum levy percentage has increased since the initial levy.

2011 - The boundary of a county with a population of 1.5 million or more does not include the area located within a city that has boundaries in two counties for EMS levy purposes. The locally assessed value of all property in the area of the city within the county with a population greater than 1.5 million must be less than \$250 million. A flood control zone district may protect up to \$0.25 of their levy rate outside of the \$5.90 limitation. The district must be located in a county with a population of 775,000 or more and whose boundaries are coextensive with the county. The protected rate is subject to early prorationing due to the constitutional 1 percent limitation. This protection applies to levies collected in 2012 through 2017. Municipal airports were added to fire districts, cities, towns, port districts, and Indian tribes that can participate in a regional fire protection service authority.

Metropolitan Park Districts with a population greater than 150,000 located in a county with a population of 1,500,000 or more, can protect up to \$0.25 of their levy outside of the \$5.90 levy limitation with voter approval. The protected rate is subject to early prorationing in the constitutional one percent levy limitation.

2012 - EMS Levies- An "uninterrupted continuation" renewal of a 6-year or 10-year EMS levy only requires a majority vote and does not require any validation requirements. The second levy must have the same previously approved levy rate by the voters to qualify as a continuation. Benefit Assessments - Cities and towns that have annexed territory previously serviced by a fire district since 2006 or is currently in the process of annexing may impose a fire benefit charge to impose fire protection services.

Personal Property Amnesty - The county legislative authority may authorize the assessor to waive penalties for assessment years 2011 and prior for a person or corporation failing or refusing to deliver to the assessor a list of taxable personal property under certain circumstances. Taxpayers receiving penalty relief may not seek a refund or otherwise challenge the amount of tax liability. School District Insolvency – Criteria for a financially insolvent school district was identified and a process established describing how the district is dissolved or transferred to one or more contiguous school districts. Rehabilitated Multi Unit Dwelling Exemption – Counties may authorize a property tax exemption for new and rehabilitated multiple-unit dwellings in certain unincorporated urban centers.

2013 - Veterans' and Mental Health/Developmental Disabilities Earmarked Funds – These earmarked funds may be increased or reduced in the same proportion as the regular county property tax levy, as approved by the county legislative authority. Voter Approval for Fire District Benefit Assessment Charges - The continued imposition of a benefit charge is subject to voter approval by a simple majority, rather than supermajority, of the voters living within the jurisdiction of the fire protection district. Refund Levies – In addition to taxing districts levying for refunds made or to be made, they can levy for taxes that have been cancelled from the tax roll offset by taxes that have been supplemented to the tax roll. Valuation of Publicly Owned Property - The requirement for assessors to determine the value of publicly owned property not subject to property tax is eliminated. However, when the exempt status no longer applies as a result of a sale or change in use, an assessor must value and list the property. A leasehold excise tax credit is eliminated for certain leasehold interests for the amount, if any, that the tax exceeds the property tax applicable if the property were privately owned. Electronic Notification - Assessors may send by electronic means assessments, notices, or other information that they would otherwise be required to send, or would customarily send, by regular mail.

2014 - New construction - The assessed value of solar, biomass, and geothermal facilities that generate electricity and operate entirely within a single county to be treated like new construction for purposes of calculating property tax levy limits. Refund claim- Relieves property owners of the necessity to file a claim for refund when the refund is the result of an order from a board of equalization, the State Board of Tax Appeals, court decision, or decisions made by the county treasurer or

Significant Events in the History of Property Tax in Washington State

2014 (continued) assessor within 3 years of the tax due date. The refund can also be made without a claim when the county assessor or Department of Revenue approves a property tax exemption authorized under chapter 84.36 RCW within 3 years of the tax due date. Merger of timber land into DFL - A county legislative authority is allowed to merge its timber land classification into designated forest land (DFL) and terminate the timber land classification. Larger tax base for excess levies if merged. Distribution percentage of timber excise tax may change per taxing district within a county.

2015 - Conservation district's maximum rate per parcel was adjusted. The January 1, 2018, expiration date allowing countywide flood control zone districts located in a county with a population over 775,000, authority to protect up to \$0.25 of its property tax levy rate from reduction or elimination under the \$5.90 aggregate rate limit was removed. Additionally, beginning with taxes levied for collection in 2018, countywide flood control zone districts in counties located in the Chehalis River Basin can also protect up to \$0.25 of its property tax levy rate from reduction or elimination under the \$5.90 aggregate rate limit. To provide port districts greater flexibility when financing industrial development district (IDD) projects, the IDD levy may be spread over a period of 20 years. The total aggregate amount levied over the 20-year period cannot exceed what could have been collected in a six-year period at the annual rate of \$0.45 per \$1,000 assessed value. The county legislative authorities may authorize a refund on a claim filed more than three years after the payment due date if the claim is for taxes paid as a result of a manifest error in the description of the property and the correction would result in a refund or reduction of taxes for the property owner.

2016 - Cities and towns may levy a special assessment and or obtain a lien to reimburse for expenses of nuisance abatements. New state land finance tool (SLIFA) - Limited cities can fund public improvement within the state land financing area. All taxing districts that offer services to the area will finance the improvements, with the exception of the state school levy and excess levies.

2017 - The State school levy (EHB 2242): An additional second part was added to the levy for collection year 2018 and thereafter. For taxes due in collection years 2018 through 2021 the aggregate levy rate is \$2.70 per thousand dollars assessed value. Part 1 of the levy is not subject to the levy growth limit in chapter 84.55 RCW for collection years 2019, 2020, and 2021. Part 2 of the levy is not subject to the levy growth limit in chapter 84.55 RCW for collection years 2018 through 2021. The levy rates from the 2018 collection year are fixed for the 2019, 2020, and 2021 collection years. Individuals who qualify for the senior

citizen/disabled person property tax exemption are exempt in full from Part 2 of the levy. Farm machinery and equipment is exempt from Part 2 of the levy. For collection year 2022 and thereafter the aggregate rate limit is \$3.60 per thousand dollars assessed value. For collection year 2022 and thereafter both parts of the levy are subject to the levy growth limit in chapter 84.55 RCW. Local school district levies (EHB 2242): Maintenance and Operation levies are renamed Enrichment levies as of the 2019 collection year. Transportation Vehicle levies are renamed Transportation Vehicle Enrichment levies as of the 2019 collection year. Enrichment levies cannot exceed the lesser of \$1.50 per thousand dollars assessed value or \$2,500 per pupil. The per pupil limitation must be increased by inflation beginning in 2020. Enrichment levies for collection in 2020 and thereafter, require a school district to receive approval of an enrichment levy expenditure plan by the Office of Superintendent of Public Instructions before the levy proposition can go to the ballot. The requirement to have a full-time paid employee or contract for a full-time employee is removed allowing all fire districts to have a statutory maximum levy rate of \$1.50 per thousand dollars assessed value (HB1166). The highest lawful levy for regional fire service protection authorities (RFA) is now calculated as if they did not levy a benefit assessment (SHB 1467).

County treasurers may provide taxpayers annual property tax statements electronically (EHB 1648). A city, county, or contiguous group of cities or counties can limit the purpose and or statutory maximum levy rate for the district upon creation of a metropolitan park district (SSB 5138). Fire districts can annex a city or town with a population of 300,000 or less if the city or town is located within a "reasonable proximity" to that fire district. Fire districts can also merge with one another when they are within a "reasonable proximity" of each other. Reasonable proximity is a geographical area near enough to each other so that governance, management, and services can be delivered effectively (SB 5454). Voters can approve the creation of a fire district with the same boundaries of a city or town. When this occurs, the city or town must reduce its general fund regular property tax levy upon creation of the fire district (ESSB 5628).

2018 - Fire districts or RFAs may annex land, or participate in a merger, when the boundaries are located "within a reasonable proximity," rather than "adjacent" to the district or RFA.

Cities and counties may request the voters to approve a levy lid lift with a condition that exempts taxpayers who qualify for a Senior Citizen/Disabled Person exemption under RCW 84.36.381 from paying the increased levy amount.

Significant Events in the History of Property Tax in Washington State

2018 (continued) Property taxes by a regional transit authority district, under RCW 81.104.175, may not be imposed on less than a whole parcel situated within the boundaries of the district. Only those real property parcels that are wholly located within the boundary of a regional transit authority district are subject to the property tax.

EMS levies: Voter requirement is reduced to a simple majority approval for non-initial EMS levies.

2019 - School district enrichment levies limits increased to the lesser of \$2.50 per \$1,000 assessed value or \$2,500 per full-time student in districts with less than 40,000 students, or \$3,000 per full-time student in districts with 40,000 or more students. The per-pupil limit will be increased annually by inflation.

Upon an unresolved finding in a State Auditor report, the amount of the finding must be reduced from a school district's enrichment levy.

A new tax increment financing tool is created for the development of commercial office space in cities in a county with a population of less than 1,500,000. The program can use a local sales and use tax program and local property tax reinvestment program to incentivize the development of commercial office space. The income thresholds for the Senior Citizen/Disabled Person Exemption program are updated:

- Income threshold 1 is the greater of \$30,000, or 45 percent of the median household income for the county.
- Income threshold 2 is the greater of \$35,000, or 55 percent of the median household income for the county.
- Income threshold 3 is the greater of \$40,000, or 65 percent of the median household income for the county.
- Income thresholds can never be less than the previous year.

Veterans' with a service-connected disability evaluation of 80 percent or higher, or being paid at the 100 percent rate because they are unemployable due to their service-connected disability may qualify for the property tax exemption program. The deferral program threshold is increased to the greater of \$45,000 or 75 percent of the median household income for the county. A graduated real estate excise tax is implemented: 1.1 percent if the selling price is equal to or less than \$500,000; 1.28 percent on the portion of the selling price that is greater than \$500,000 but equal to or less than \$1,500,000; 2.75 percent on the portion of the selling price that is greater than \$1,500,000 but equal to or less than \$3,000,000; and 3 percent on the portion of the selling price that is greater than \$3,000,000. A rate of 1.28 percent is imposed on the sale of undeveloped land, timberland, agricultural land, and water or mineral rights, regardless of selling price.

2020 - The term limit for bond debt for rural county library, intercountry rural library, and island library districts is increased from six years to 20 years. A single ballot measure asking the voters to approve the creation

of a library capital facility area may also include how the area will be financed. Supermajority voter approval is required to approve the ballot measure. Fire districts and regional fire protection districts can ask the voters to approve a continued 10 year benefit assessment or permanent benefit assessment. A new method of annex property into a code city by using an interlocal agreement is available to prevent illogical boundaries or "islands". The county legislative authority may levy a separate levy or special assessment if the county assumes responsibility for services previously provided by a dissolved district. A second date for assessors to certify the assessment to the board of equalization has been created. If the county has extended the appeal deadline past 30 days, the county assessor must certify the assessment roll to the BOE on or before August 15.

2021 – Park and recreation districts in King County, located on an island, are not subject to the \$5.90 aggregate limit for that tax years 2022 through 2026. They remain subject to the 1 percent constitutional limit (HB 1034). Counties, cities, port districts, or any combination of may create a local tax increment financing area (LTIF) to finance public improvements. The levy limit for most taxing districts within the LTIF area is increased each year based on the increase in assessed value within the area, as long as the increased assessment is not included elsewhere in the levy limit calculations. The increased levy capacity is not carried forward as part of the district's highest lawful levy since 1985 (ESHB 1189). Real property characteristics may be reviewed in accordance with international association of assessing officer standards for physical inspection (EHB 1271). Levy certification dates were pushed back to December 15 for county levy purposes and the first Monday in December for the county legislative authority to certify the levy amounts for other taxing districts to the county assessor. The November 30 certification date remains unchanged for those districts, other than for county purposes, authorized to certify directly to the county assessor (SHB 1309). Industrial/manufacturing facilities new construction exemption expanded from certain cities within Snohomish County to all cities in all counties (EHB 1386). The 2022 tax year school district enrichment levy per-pupil limit is based on the greater of the 2019/2020 or 2020/2021 school year average annual full-time equivalent students enrolled if the district was open for a minimum of 40 hours of in-person instruction per month (ESHB 1476). The affordable housing exemption is expanded. A new 20-year exemption for certain qualifying property is added and an opportunity for a 12-year extension on an existing exemption is added (E2SSB 5287). Three year single family dwelling exemption expanded through June 2026, when the dwelling was

Significant Events in the History of Property Tax in Washington State

2021 (continued) damaged by a natural disaster occurring on or after August 31, 2020 (ESB 5454). In King County, revenues from levy lid lift approved in 2015-2022 may be used to supplant existing revenue (E2SHB 1069).

Commonly Asked Questions

Q: What does the County Assessor Do?

A: The Assessor sets the assessed value of all real and personal property within Snohomish County for tax purposes and sets the levy rates based on taxing district budget requests, statutory limits and property values. The Assessor's office also keeps track of ownership changes, maintains parcel boundaries, keeps descriptions of buildings and property characteristics up to date, administers tax exemptions and special use programs and analyzes trends in sales prices, constructions costs and rents in order to estimate the value of property.

Q: What is personal property?

A: Generally, personal property is mobile property used in conducting a business. The chief characteristic distinguishing personal property from real property is mobility. Business inventories are exempt from the property tax, as are household goods and personal effects.

Taxable personal property includes (but is not limited to): office machinery and equipment as well as supplies and materials which are not held for sale or do not become an ingredient or component of an article being produced for sale. Also assessable as personal property are: furniture, fixtures and equipment in commercial use; leased equipment, certain leasehold improvements, manufacturing machinery and equipment; agricultural machinery and equipment, contractor's, sawmill and logging machinery and equipment.

To find out more about personal property and to download forms, visit our website at:

<http://www.snohomishcountywa.gov/334/Personal-Property>.

Q: How often does the Snohomish County Assessor value personal property?

A: Annually. Personal property affidavits, which list taxable property by category, cost and the acquisition dates, are filed with the Assessor's office each year by the taxpayer and are due by April 30. The affidavits are used by the Assessor to value property for taxes due in the following year.

Q: What is real property?

A: Real property includes all land and any improvements, such as buildings attached to the land. Manufactured homes and mobile homes are also assessed as real property.

Q: How often does the Snohomish County Assessor re-inspect and appraise real property for tax purposes?

A: State law requires that the Assessor maintain a systematic revaluation program. All real property in Snohomish County is physically inspected at least once every six years. Approximately one sixth of the property in the county is re-inspected each year. The Assessor also adds value annually for new construction, remodeling, additions, subdivisions, etc. Beginning with the 2004 assessment for 2005 tax year, we changed to an annual reassessment program. All real property is now statistically updated every year and physically inspected at least once every six years.

To view the residential mass appraisal reports and detailed maps, visit our website at:

<http://www.snohomishcountywa.gov/349/Mass-Appraisal-Reports>.

Q: What laws affect how the Assessor appraises my property?

A: Washington State law requires Assessors to appraise property at 100 percent of its "true and fair market value" in money according to the "highest and best use" of the property. That means the Assessor must first know what similar properties are selling for, what it would cost to replace it, and what the current interest rates are for borrowing the money to buy or build properties like yours. There are three basic approaches to the valuation of real property:

- **Market or sales approach:** comparison of a property with the characteristics of similar properties that have recently been sold.
- **Cost approach:** estimate of the replacement cost of a structure and adjusting that estimate to account for depreciation.
- **Income approach:** analysis of a property's value based on its capacity to generate revenue for the owner.

Q: What is market value?

A: It is the amount of money a willing and unobligated buyer is willing to pay a willing and unobligated seller. In other words, it is the price most people would pay for your property in its present condition.

Q: Why do we have property tax?

A: Taxing authorities such as school districts, park districts and city councils adopt their budgets and levy taxes to deliver the services that taxpayers want and authorize. Taxing authorities require money to provide those services. Property taxes are also used to pay for special voter-approved measures such as school enrichment levies and bonds, and emergency medical levies.

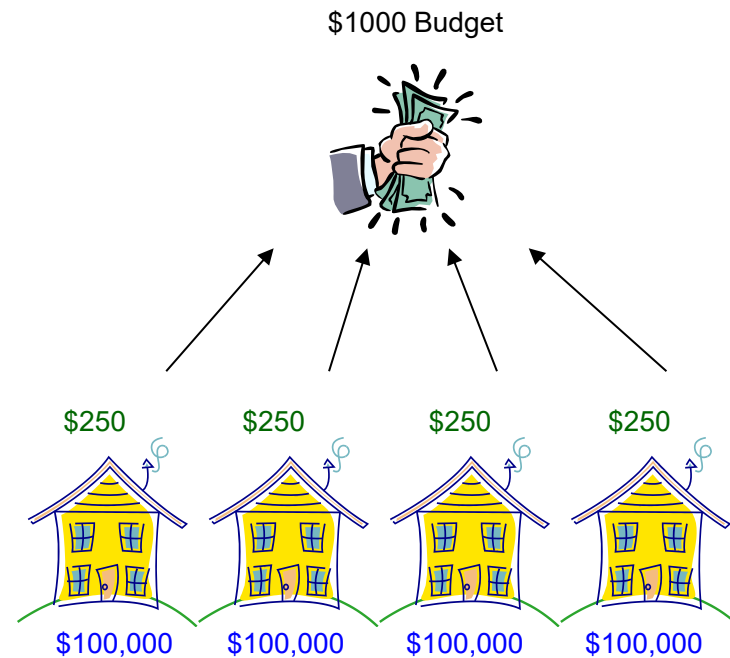
Q: How are property taxes determined in a budget based system?

A: Property Tax Explanation:

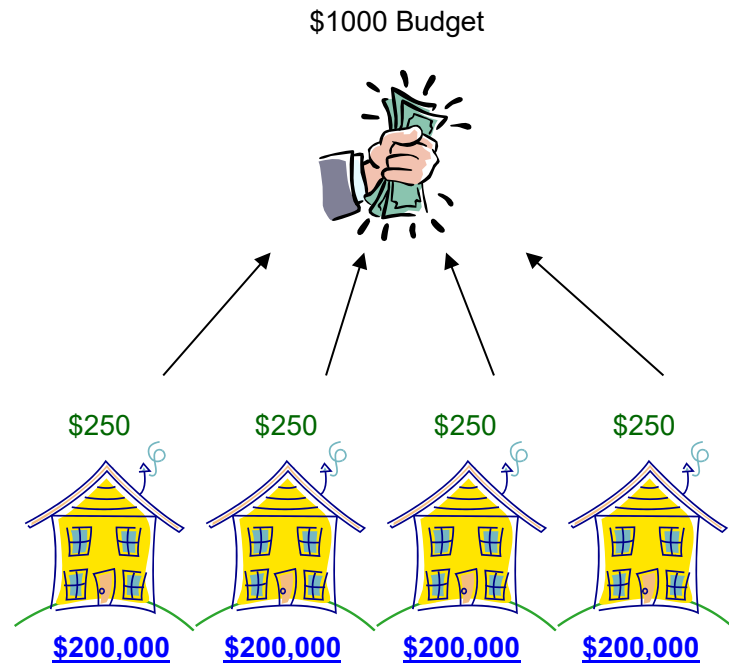
Snohomish County Assessor's Office would like to thank the former Spokane County Assessor Ralph Baker for allowing us to publish his well written and easy to understand explanation of our Washington State property tax system for annual revaluation counties.

As Spokane County Assessor, I've received a number of inquiries that highlight broad misunderstanding of how our property taxes are determined and where limits apply. The best way I know to explain Washington's property tax system is with some simple illustrations.

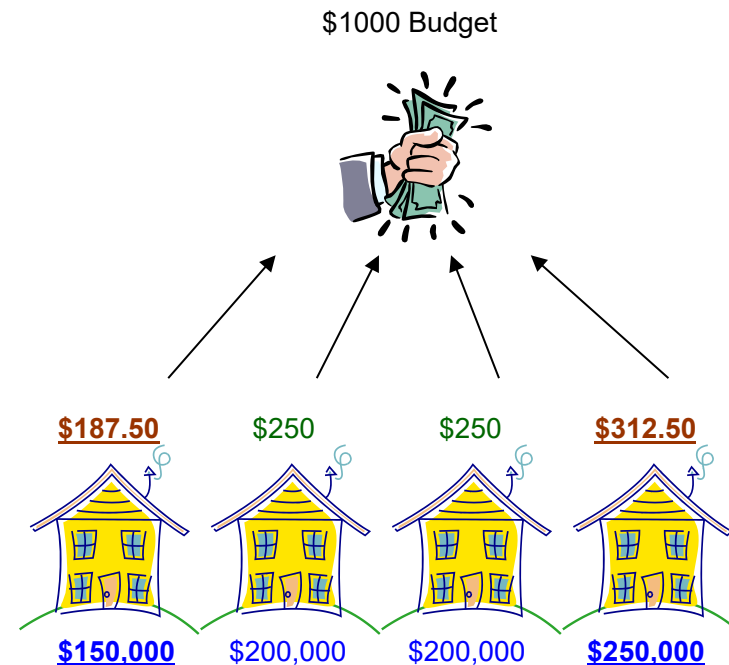
Imagine a little city that consists of four homes, each exactly the same, and each appraised by the Assessor at \$100,000. Let's also say that the annual city budget for our imaginary city is \$1000. To raise the amount of the budget, each homeowner must pay \$250. Four homes each paying \$250 raises \$1000. Our property tax system is budget based. We tax enough to raise the amount in the budget. No more.



Let's say next year's budget remains at \$1000, but the Assessor doubles the assessed value of all the homes to \$200,000 each. Do the taxes on each of the homes change? No. To raise the budgeted amount, each must still pay \$250. In this example, the assessed value of each home doubled, but the tax didn't change.



Now let's get a bit more realistic and say that the values on the homes change differently. Suppose one home goes from \$100,000 to \$150,000. Two homes double in value to \$200,000 and the last home jumps up to a whopping \$250,000! Now what happens to the taxes? Well, the average value of the four homes is still \$200,000. So the taxes on the two homes that go to \$200,000 are unchanged. They are at the average and they each still pay \$250. The lowest valued home sees its tax go down to \$187.50, even though the assessed value goes up 50 percent! The home that jumped 150 percent to \$250,000 in value sees its property tax go up to \$312.50, a 25 percent increase. In the end, we still only raise \$1000 total to meet the budget. Interesting right?

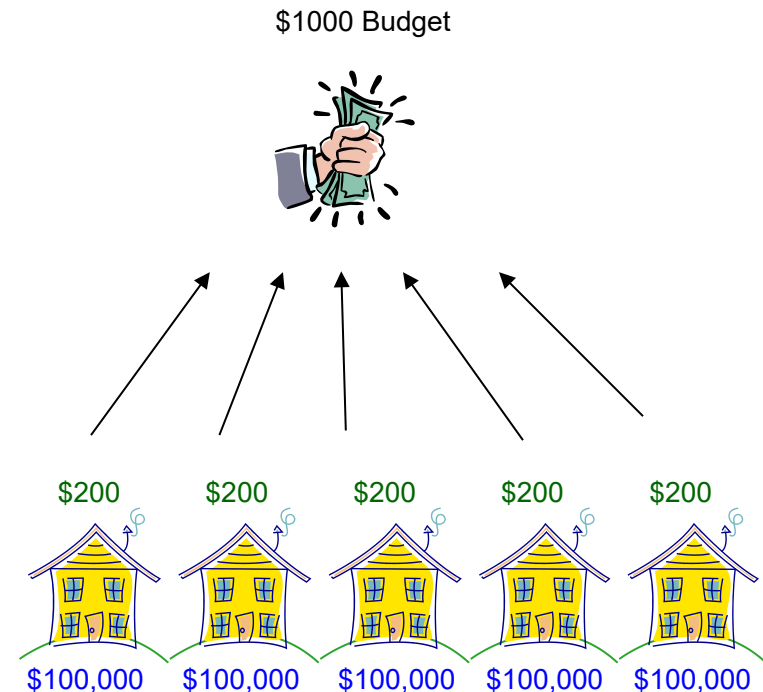


But wait. Normally budgets don't stay the same; they go up, right? Back in 2000, Washington State voters approved Initiative 747. I-747 limited annual budget increases to 1 percent unless voters approve a greater increase. In our imaginary city, the \$1000 budget can only increase 1 percent to \$1010 the following year unless the voters who live in the city approve a higher increase. While a Superior Court Judge recently ruled I-747 was unconstitutional, I suspect it will be back soon.

Our imaginary city gives simple illustrations of our property tax system. In reality, it's not so simple. In Spokane County *, there are about 202,000 properties (all different from each other), 116 tax code areas, and 57 tax districts. Although each property is in one tax code area, each property is in a number of tax districts because tax districts overlap. For instance, my mother lives in the house next door to mine. We both live in Fire District 10, however, she is in the Cheney School District while I'm in School District 81. The result is that even though we live right next to each other, we are in different tax code areas, and our total tax rates differ. The 57 tax districts in Spokane County are comprised of the county, cities, fire districts, emergency service districts, library, sewer, water, and cemetery districts, resulting in 116 tax code areas. Each tax district has an annual budget. To further complicate taxes, some property that crosses county lines, such as railroad property and telephone lines are assessed by the state. We also assess and tax business personal property. And we process senior and disabled exemptions and farm and agricultural valuation reductions. Spokane County's property tax system operates just like our imaginary little city, but on a much larger scale and with all these additional factors. Nonetheless, our computer systems allow very accurate calculation of property taxes.

Most taxpayers who call my office think there is a limit on increases to assessed values. Not so. Assessed values are driven by the real estate market. The limit is on the annual budget growth of the tax districts.

I have one more illustration that I think would be useful in our discussion. Let's look at what happens if someone moves into our little city and builds a new house. If we again say the assessed value of each home is the original \$100,000 but add a new home, look what happens to the individual property tax on each home. Five homes supporting the \$1000 budget means each home now pays only \$200 each. While growth brings more demand for government services, and is likely to push up demand for a greater budget, the initial effect is decreased taxes.



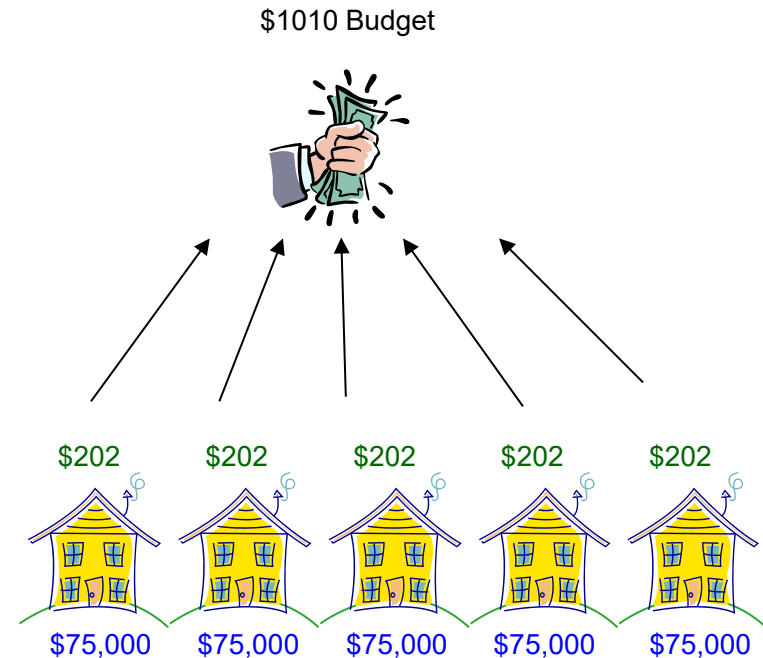
CFP 2022-27 Index #1 0129-015
New let's discuss appraisals. In assessor jargon, Spokane County is known as an "Annual County". That means all property is to be adjusted back to fair market value every year. While we reappraise only 1/6th of our county each year, we update the valuation of all property annually. All property is valued based upon the sale of comparable homes. With our real estate market as active as it is, and with home prices moving up so quickly, we have worked hard in the Assessor's Office to keep up. Many people ask if the real estate market "bubble" bursts and prices begin to decline, will the assessed value decline with it? The answer is yes. We will follow the market. But recall the examples above; we will still raise the amount of the budget. Declining values would not necessarily mean lower taxes.

I hope this discussion helps you understand how our system works. You control your taxes at the ballot box. It is vitally important that our citizens carefully consider all levy issues they are asked to vote upon.

Sincerely,

Ralph Baker, Spokane County Assessor

Continuing with using the last example from Spokane County. Let's look at what happens if home values decline from \$100,000 to \$75,000. The new assessed value is \$75,000 with the budget of \$1,000 increasing by 1 percent or \$1,010. Look what happens to the individual property tax on each home. Five homes supporting the new \$1,010 budget means each home now pays the amount of \$202 each. Although the assessed value decreased by \$25,000 the budget increased by 1 percent and property owners pay \$2 more.



***In Snohomish County there are approximately 304,666 properties, 377 tax code areas, and 68 tax districts.**

Q: If assessed value increases, do taxes have to increase in a budget based system?

A: No. Raising property values does not increase taxes. Taxing districts' budgets are limited by how much their budgets can increase under the 1% Levy Limit. For example, let's say a portion of your tax bill is for a city:

- The city taxing authority decides how much money the property tax has to collect that year, say \$1 million.
- Assessors estimate the total assessed value (A/V) of all taxable property within the city, say \$500 million.
- A tax rate (levy rate) is calculated by dividing the amount of tax to be raised by the total A/V of the city: \$1 million/\$500 million = \$2 per thousand dollars of A/V.
- If your home's assessed taxable value is \$100,000, your share of the taxes will be: $.002 \times \$100,000 = \200 .
- If the assessed taxable value of property within the city doubles to \$1 billion, and the amount to be raised stays the same, the tax rate will be: \$1 million/\$1 billion = \$1 per thousand dollars of A/V.
- Your taxes, if your home doubles in value, will still be \$200: $0.001 \times \$200,000 = \200 .

Q: If assessed values decrease, do property taxes automatically decrease in a budget based system?

A: No, not unless the decrease in assessed value for a taxing district causes the taxing authority to exceed the statutory limit for its regular levy rate. For example, let's say a portion of your tax bill is for a taxing district:

Example One:

Before values decrease and a taxing district is not at its statutory limit at \$2.00 per thousand dollars of assessed value.

- The taxing authority decides how much money the property tax has to collect that year, say \$1 million.
- Assessors estimate the total assessed value (A/V) of all taxable property within the district is \$1 billion.
- A tax rate (levy rate) is calculated by dividing the amount of tax to be raised by the total A/V of the district: \$1 million/\$1 billion = \$1.00 per thousand dollars of A/V.

- If your home's assessed taxable value is \$100,000, your share of the taxes will be: $.001 \times \$100,000 = \100

Example Two:

Before values decrease and a taxing district is at its statutory limit at \$2.00 per thousand dollars of assessed value.

- The taxing authority decides how much money the property tax has to collect that year, say \$1 million.
- Assessors estimate the total assessed value (A/V) of all taxable property within the district is \$500 million.
- A tax rate (levy rate) is calculated by dividing the amount of tax to be raised by the total A/V of the district: \$1 million/\$500 million = \$2.00 per thousand dollars of A/V.
- If your home's assessed taxable value is \$100,000, your share of the taxes will be: $.002 \times \$100,000 = \200

Example Three:

After values decrease, the calculated levy rate increases to \$4.00. The rate is still limited to \$2.00 without going to a vote of the people.

- The taxing authority decides how much money the property tax has to collect that year, say \$1 million.
- Assessors estimate the total assessed value (A/V) of all taxable property within the district is \$250 million. (A 50% reduction in assessed value from example two.)
- A tax rate (levy rate) is calculated by dividing the amount of tax to be raised by the total A/V of the district: \$1 million/\$250 million = \$4.00 per thousand dollars of A/V – which exceeds the \$2.00 limit and the district can not collect at \$4.00 – only at \$2.00. If your home's assessed taxable value is \$50,000, your share of the taxes will be: $.002 \times \$50,000 = \100
- This districts tax to be collected is reduced to \$500,000 instead of \$1 million.

Example Four:

After Values decrease and the taxing district's statutory limit is \$3.00.

- The taxing authority decides how much money the property tax has to collect that year, say \$1 million.

- Assessors estimate the total assessed value (A/V) of all taxable property within the district is \$450 million. (A 10% reduction in assessed value from the previous assessment.)
- A tax rate (levy rate) is calculated by dividing the amount of tax to be raised by the total A/V of the district: \$1 million/\$450 million = \$2.22 per thousand dollars of A/V – which does not exceed the \$3.00 limit and the district can collect at \$2.22.
- If your home's assessed taxable value is \$90,000, your share of the taxes will be: .00222 x \$90,000 = \$200.
- The districts tax to be collected is not reduced.

Note:

**Each tax code area will have a unique combination of separate taxing districts and associated levy rates.
Each individual property tax bill could be affected by all of the examples.**

Q: What is the statutory rate limit?

A: The regular levy of each taxing district cannot exceed a certain rate, which is determined by the type of district. For example, the levy for the county current expense fund cannot exceed \$1.80.

Q: What is the \$5.90 limit?

A: The aggregate regular levy rate of all senior and junior taxing districts (not including the state, port districts, public utility districts, emergency medical levies, affordable housing districts, conservation futures, county ferry districts, criminal justice, regional transit authority and transit levies) cannot exceed \$5.90.

Q: What is the 1% constitutional limit?

A: Washington's State Constitution limits the regular (not including port districts and public utility districts) combined property tax rate to 1 percent (e.g. \$10 per \$1,000) of assessed valuation. Voters may vote for special levies (such as school levies) that are added to this figure.

Q: What is Initiative 747?

A: Initiative 747, which was approved by voters in 2001, changed the amount a taxing district may levy. The regular property tax levy of a taxing district is limited to 101 percent of the highest levy since 1985, plus amounts attributable to new construction within the boundaries

of the district, increases due to newly constructed wind turbines and/or annexations to the district. Prior to I-747, the limit was 106 percent per Referendum 47. Please note that the initiative does not affect assessed values; it limits the amount a district may levy.

In 2006, I-747 was declared unconstitutional in the King County Superior Court. The Attorney General filed an appeal and the decision was upheld by the Supreme Court. As a result, in a special session held in the Fall of 2007, the State Legislature reinstated the limit factor adopted by voters under I-747.

Q: How do the taxing districts set the tax amount?

A: Every year the directors, councils or commissioners of all taxing districts meet in open session to determine the amount of taxes to be collected the following year. Public questions or comments are welcomed during this process. Once the budget has been adopted, the amount of taxes to be collected is certified to the County Assessor. The Assessor computes the levy rate required to raise the certified tax for each district and ensures that none of the constitutional or statutory limitations is violated. The County Treasurer mails tax bills on or about February 14 of the year in which they are collected and the receipts are distributed back to the various districts.

Q: Why did the State school levy increase?

A: In 2017, the Legislature passed EHB 2242 partly in response to the Supreme Court's McCleary decision. The Court found that the State was not meeting its constitutional requirement to fully fund basic education. EHB has several components and at least two will impact your tax bill now and in the future. The State school levy (EHB 2242):

- An additional second part was added to the levy for collection year 2018 and thereafter.
- For taxes due in collection years 2018, 2020 and 2021 the aggregate levy rate is \$2.70 per thousand dollars assessed value (equalized). SSB6614 reduced the 2019 rate to \$2.40 per thousand dollars assessed value (equalized).
- Part 1 of the levy is not subject to the levy growth limit in chapter 84.55 RCW for collection years 2019, 2020, and 2021.

- Part 2 of the levy is not subject to the levy growth limit in chapter 84.55 RCW for collection years 2018 through 2021.
- The levy rates from the 2018 collection year are fixed for the 2020 and 2021 collection years. The 2018 levy rates for part 1 is fixed for 2019 collection year, part 2 is the difference between this rate and \$2.40.
- Individuals who qualify for the senior citizen/disabled person property tax exemption are exempt in full from Part 2 of the levy.
- Farm machinery and equipment is exempt from Part 2 of the levy.
- For collection year 2022 and thereafter the aggregate rate limit is \$3.60 per thousand dollars assessed value.
- For collection year 2022 and thereafter both parts of the levy are subject to the levy growth limit in chapter 84.55 RCW.

Local school district levies (EHB 2242):

- Maintenance and Operation levies are renamed Enrichment levies as of the 2019 collection year.
- Transportation Vehicle levies are renamed Transportation Vehicle Enrichment levies as of the 2019 collection year.
- Enrichment levies cannot exceed the lesser of \$1.50 per thousand dollars assessed value or \$2,500 per pupil. The per pupil limitation must be increased by inflation beginning in 2020. Legislature passed ESSB5313 that will increase the rate from \$1.50 to \$2.50 beginning in 2020.
- Enrichment levies for collection in 2020 and thereafter, require a school district to receive approval of an enrichment levy expenditure plan by the Office of Superintendent of Public Instructions before the levy proposition can go to the ballot.

Q: What is a Tax Code Area (TCA)?

A: It is a geographical area in which local entities such as a city, county, school or fire district may assess taxes to sustain its operations. These combined taxing districts make up a Tax Code Area or TCA. In a county as large and diverse as Snohomish, there are hundreds of Tax Code Areas. TCA summaries can be reviewed as part of the Assessor's annual report for taxes, which also can be accessed online at: <http://www.snohomishcountywa.gov/333/Levy>

Q: What tax relief programs are available?

A: There are several exemption programs and special classifications available that provide tax relief. Please contact our Exemption Dept. at 425-388-3540 or visit our web site at:

<http://www.snohomishcountywa.gov/328/Exemptions> for more information.

- "Open Space Classification" for Agricultural land, Timberland, and Nature preserves.
- "Designated Forest land Classification" for timberland parcels 20 acres or more.
- "Historical Restoration Exemption" for historical significant property undergoing restoration.
- "Improvement Exemption" a temporary exemption of valuation of additions to single-family dwellings.
- "Destroyed Property Claim" adjustment to the valuation of destroyed property.
- Property tax exemptions for Senior citizens and disabled persons.
- Full tax deferrals for Senior citizens and disabled persons.
- Exemptions for qualifying property owned by non-profit organizations.
- Limited income deferral program.

For further information about any of these exemptions, contact the Exemption Department at (425) 388-3540.

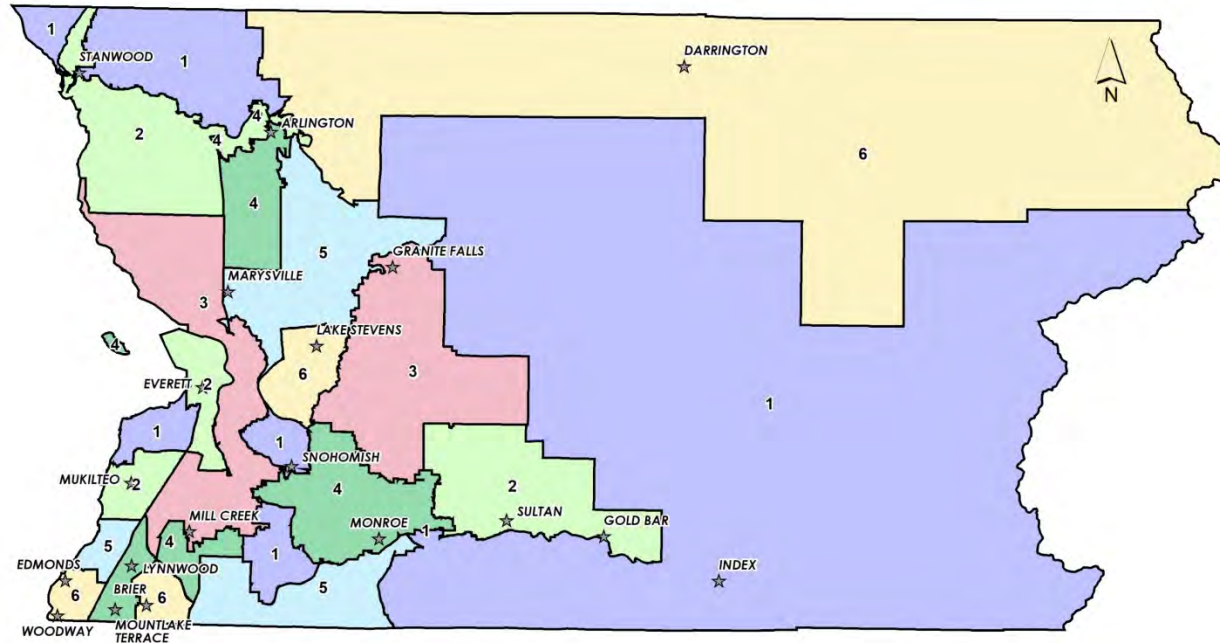
For further information about Destroyed Property Claim, contact Appraisal Support at (425) 388-3038.

Q: Is it possible to make a "ballpark estimate" of how much the taxes will be on a piece of property that I am thinking about buying (or a structure that I might build)?

A: Yes. The average 2022 tax rate in Snohomish County is about \$9.30 per \$1,000 of assessed valuation. Rates vary from area to area and from year to year, but multiplying the number of thousands of dollars of price or cost by \$9.30 will provide a rough estimate of taxes. Tax rates ranged from a low of \$5.4711 to a high of \$11.4908 depending on where you live in the county.

Snohomish County Residential Property Physical Inspection Schedule

Total Residential Real Property Parcels in County 262,635.
Real property* is revalued every year and physically inspected as follows:



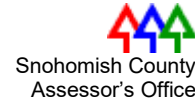
RESIDENTIAL INSPECTION AREA PARCEL COUNT						
INSPECTION AREA	1	2	3	4	5	6
LAND	6,941	5,352	6,344	4,115	4,470	6,314
RESIDENTIAL	24,893	32,896	40,841	47,321	43,413	38,941
OTHER IMPROVED	139	129	105	153	134	134
TOTAL	31,973	38,377	47,290	51,589	48,017	45,389
RESIDENTIAL INSPECTION YEAR						
LAST	2016	2017	2018	2019	2020	2021
NEXT	2022	2023	2024	2025	2026	2027

2021 ratio as determined by the Washington State Department of Revenue: Real Property Ratio 93.5; Personal Property Ratio 97.8.

*Commercial property inspection areas are different from the residential inspection areas above. Our Commercial Appraisal Division assesses 42,031 parcels. Please contact the Commercial Supervisor at (425) 388-3566 if more detailed information is needed.

Assessor's Notice of Assessed Value

Snohomish County Assessor's Office
Linda Hjelle, Assessor
 Robert J. Drewel Building
 3000 Rockefeller Ave., MS 510
 Everett, WA 98201



TAXPAYER JOHN D & JANE D
12345 PRIMROSE LN
EVERETT, WA 98201

Mail Date: 6/18/2021

OFFICIAL NOTICE OF ASSESSED VALUE

Assessment Year: 2021

For Taxes Payable In: 2022

Parcel Number: 00200001005400		Market Values		Use Values	
Property Located At: 12345 PRIMROSE LN EVERETT, WA 98201		Prior Value	New Value	Prior Value	New Value
	Land:	90,000	100,000	15,000	20,000
	Buildings, Etc.:	125,000	150,000	125,000	150,000
	Total:	215,000	250,000	140,000	170,000
* Senior Citizen/Disabled Persons Exemption Frozen Value:		225,000			

LEGAL DESCRIPTION (Additional Legal Description lines may be on file)
 PRIMROSE LANE ADDITION BLK001 D-00 – LOT 54

SENIOR CITIZEN / DISABLED PERSONS EXEMPTION VALUES:

If this property qualifies for a Senior Citizen / Disabled Persons Exemption, property taxes will be based on whichever value is lower, the New Total Market Value or the Senior Citizen / Disabled Persons Exemption Frozen Value.

MARKET VALUE

New Market Value represents the true and fair (market) value of the property as of January 1, 2021. In the instance where new construction has occurred then the assessment date is July 31, 2021 for the new construction improvement value.

CURRENT USE (OPEN SPACE) VALUE

New open space value represents the current use value of the property as of January 1, 2021.

VALUE CHANGE NOTICE INFORMATION

- 1) Taxes payable in 2022 will be based on values established as of January 1, 2021 except for new construction. New construction values are established as of July 31, 2021.
- 2) Both the prior value and new value are based on market value. Please refer to the explanation under the heading of "Market Value".
- 3) Open Space Current Use Values are established for those properties that have applied and qualified for this exemption classification.
- 4) The legal description listed is a description for valuation purposes of the location and boundaries of a specific parcel of land. If the legal description is lengthy, the entire description may not appear on this notice, but is within the records of the Snohomish County Assessor's office.

FOR INQUIRIES REGARDING THIS NOTICE

Please contact the Assessor's Office for answers to any questions you may have regarding your property value prior to petitioning to the Board of Equalization. Public service office hours:

Monday - Friday from 9am – 5pm

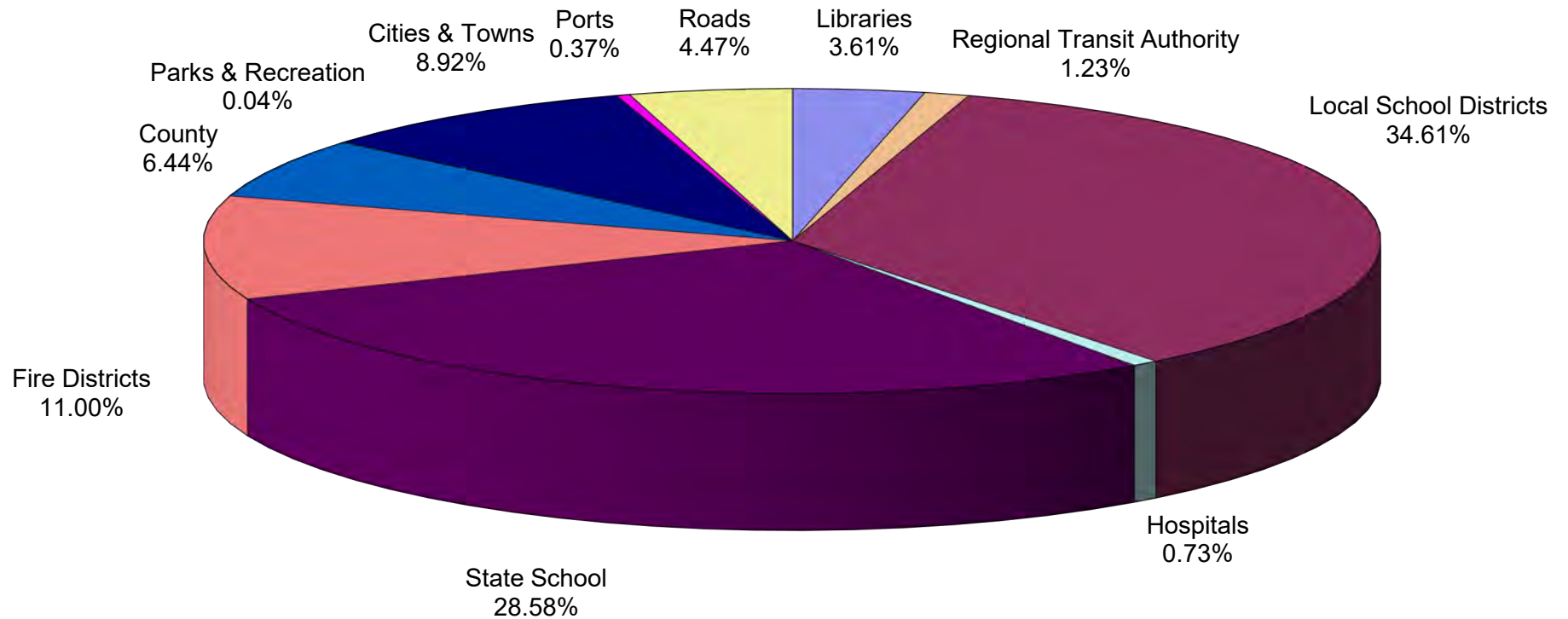
E-mail us at: contact.assessor@snoco.org (Please include your name, parcel number, & daytime phone number.)

Our appraisal staff can also be reached at: (425) 388-6555 or Toll-Free (in WA only) @ 1-800-562-4367, ext. 6555. TTY/TDD @ 1-800-833-6388.

Last date to appeal this value: 8/17/2021

Snohomish County Distribution of Taxes 2022

Property Taxes Total: \$1,583,621,533



Total Taxes Levied in Snohomish County by all Taxing Districts 1965 to 2022

PERCENTAGE OF ASSESSED TAXABLE VALUE	TAX YEAR	ASSESSED TAXABLE VALUE	TAXES
Based On	1965	208,871,314	15,249,505.66
25% Of	1966	217,918,757	15,472,823.61
Full Value	1967	252,643,607	19,531,515.10
Based On	1968	302,162,222	25,247,433.20
25% Of	1969	375,659,978	34,759,544.35
Full Value	1970	467,311,728	33,548,846.73
Based On	1971	1,321,741,514	56,099,514.56
50% Of	1972	1,448,809,658	57,693,082.93
Full Value	1973	1,430,679,131	56,924,566.14
	1974	1,421,703,908	55,595,826.04
Based On	1975	2,969,344,418	58,859,803.16
100% Of	1976	3,160,512,940	47,222,757.15
Full Value	1977	3,635,528,493	60,170,817.52
	1978	4,127,769,872	67,446,852.70
	1979	4,948,662,474	74,815,894.25
	1980	6,647,533,944	72,438,192.77
	1981	8,764,795,324	86,835,374.87
	1982	11,392,471,922	96,161,684.23
	1983	12,910,101,422	114,539,391.01
	1984	11,878,868,396	116,285,213.56
	1985	12,476,155,291	126,680,953.57
	1986	13,106,865,649	138,981,775.18
	1987	13,797,720,142	164,254,346.32
	1988	14,617,604,642	177,353,257.12
	1989	15,582,875,727	204,078,248.26
	1990	16,605,204,163	225,943,455.11
	1991	19,651,919,024	266,641,763.79

Total Taxes Levied in Snohomish County by all Taxing Districts 1965 to 2022

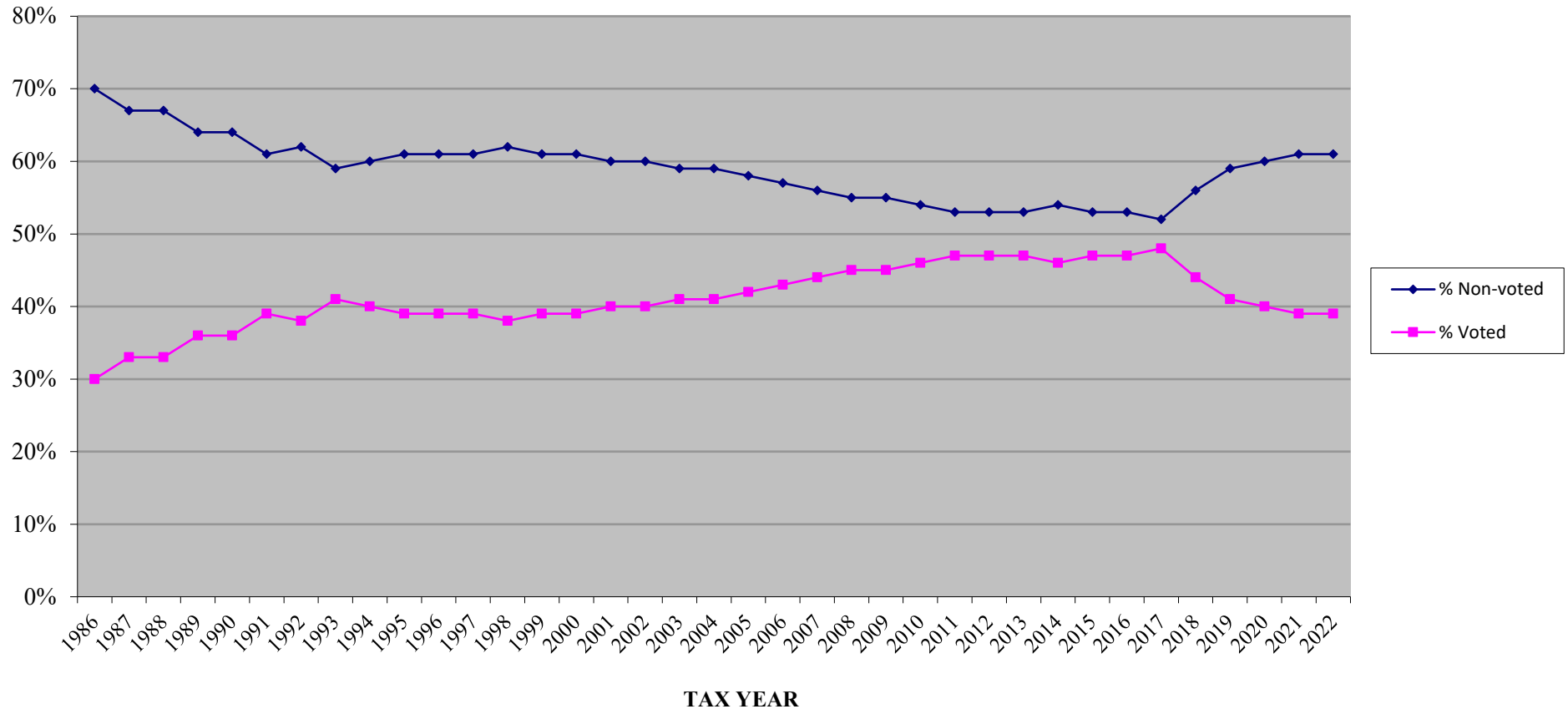
PERCENTAGE OF ASSESSED TAXABLE VALUE	TAX YEAR	ASSESSED TAXABLE VALUE	TAXES
	1992	23,682,161,758	293,257,815.86
	1993	25,360,845,281	339,150,949.04
	1994	27,822,340,062	365,026,210.61
	1995	30,702,296,751	392,650,459.92
	1996	31,986,856,238	421,101,580.72
	1997	33,391,389,906	459,288,755.94
	1998	34,963,991,220	479,256,970.12
	1999	37,034,931,346	518,025,056.97
	2000	40,029,932,421	554,015,311.74
	2001	42,501,694,594	588,853,636.10
	2002	45,527,932,751	612,412,319.07
	2003	49,262,949,977	653,203,793.94
	2004	54,029,571,725	675,075,673.33
	2005	60,801,066,003	719,001,848.98
	2006	68,597,770,547	757,346,608.75
	2007	84,124,564,644	833,494,859.72
	2008	99,315,203,205	885,944,926.48
	2009	101,983,434,446	926,794,442.34
	2010	94,125,212,678	930,733,665.37
	2011	85,710,607,564	960,449,260.15
A decrease in taxes is due to taxing districts levies reaching their statutory limit and bonds being paid off	2012	76,647,037,592	947,630,470.12
	2013	72,621,622,520	941,003,407.43*
	2014	79,448,742,407	979,669,463.93
	2015	88,260,207,637	1,060,180,738.96
	2016	96,080,092,915	1,086,231,238.63
**A decrease in taxes is due to local school districts enrichment levies being limited to \$1.50 per 1000 AV and bonds being paid off	2017	105,036,086,924	1,175,582,882.89
	2018	118,417,725,917	1,366,824,342.47
	2019	132,827,352,255	1,339,287,488.82**
	2020	145,174,737,279	1,492,415,464.26
	2021	154,392,389,464	1,493,296,822.50

Total Taxes Levied in Snohomish County by all Taxing Districts 1965 to 2022

PERCENTAGE OF ASSESSED TAXABLE VALUE	TAX YEAR	ASSESSED TAXABLE VALUE	TAXES
	2022	170,299,965,640	1,583,621,533.43

Voted vs. Non-voted Taxes Levied in Snohomish County for all Taxing Districts 1986-2022

VOTED vs NON-VOTED AS PERCENT OF TOTAL TAX



Note: Since 1986, non-voted levies have increased by 892 percent, while voted levies have increased by 1,386 percent.

Typical Levy Rates by City and Unincorporated

TYPICAL LEVY RATES BY CITY AND UNINCORPORATED

City	2022 Typical Levy Rate (1)	City	2022 Typical Levy Rate (1)
Arlington	9.3226	Lynnwood	8.9669
Bothell	9.2181	Marysville	10.1031
Brier	8.0816	Mill Creek	8.7489
Darrington	8.5226	Monroe	9.3362
Edmonds	8.2702	Mountlake Terrace	8.6847
Everett	9.1558	Mukilteo	8.3932
Gold Bar	8.6829	Snohomish	10.7812
Granite Falls	9.8306	Stanwood	9.8966
Index	6.8493	Sultan	9.1161
Lake Stevens	9.8328	Woodway	8.1549
Unincorporated	9.4126	(2)	

The above levy rates are expressed as dollars per \$1,000 of assessed taxable value.

To calculate a "ballpark estimate" of how much taxes would be on an assessed taxable value, multiply the number of thousands of assessed taxable value times the levy rate.

If your home's assessed taxable value is \$100,000 divided by 1,000 = 100 x 9.3226 = \$932.26

(1) Rates may vary within cities. The city rate shown is the predominant rate.

(2) The unincorporated rate shown is an average.

Snohomish County Levy Rate Distribution

District	Lowest rate	Highest rate	No. of rates	No. of TCAs	Hi-Low % diff.
Snohomish County	5.4711	11.4908	257	377	110%
Unincorporated County	5.8202	11.4908	187	281	97%
Cities	5.4711	11.1320	70	96	103%
Cities:					
Arlington	7.3576	10.5266	11	11	43%
Bothell	9.1830	9.2756	3	3	1%
Brier	8.0816	8.1793	2	3	1%
Darrington	7.5370	8.5226	2	2	13%
Edmonds	8.2702	8.3514	2	4	1%
Everett	7.7535	10.2874	10	16	33%
Gold Bar	7.3047	8.6829	2	2	19%
Granite Falls	8.5497	9.8306	2	2	15%
Index	5.4711	6.8493	2	2	25%
Lake Stevens	8.3328	10.8216	3	6	30%
Lynnwood	8.0361	8.9669	2	3	12%
Marysville	8.2852	10.7459	10	11	30%
Mill Creek	8.5188	8.7489	3	8	3%
Monroe	7.8362	11.1320	4	5	42%
Mountlake Terrace	8.6847	8.6847	1	2	0%
Mukilteo	8.1731	8.3932	2	3	3%
Snohomish	9.3620	10.7812	3	4	15%
Stanwood	8.4500	9.8966	2	2	17%
Sultan	8.0068	9.1161	3	4	14%
Woodway	8.1549	8.1549	1	3	0%

Assessed Taxable Value and Taxes by City – Typical Residence in 2021 and 2022

City	2021 Average Residence Value (1)	2021 Typical Levy Rate (2)	2021 Tax	2022 Average Residence Value (1)	2022 Typical Levy Rate (2)	2022 Tax	Tax Change	Average Percent Value Change	Average Percent Tax Change
Arlington	351,100	9.0323	3,171.24	392,700	9.3226	3,660.99	489.74	11.8%	15.4%
Bothell	584,800	9.9807	5,836.71	666,000	9.2181	6,139.25	302.54	13.9%	5.2%
Brier	637,400	8.0360	5,122.15	712,800	8.0816	5,760.56	638.42	11.8%	12.5%
Darrington	189,300	9.4190	1,783.02	220,600	8.5226	1,880.09	97.07	16.5%	5.4%
Edmonds	672,300	8.2073	5,517.77	732,700	8.2702	6,059.58	541.81	9.0%	9.8%
Everett	382,800	9.9342	3,802.81	424,500	9.1558	3,886.64	83.83	10.9%	2.2%
Gold Bar	244,000	9.2224	2,250.27	278,800	8.6829	2,420.79	170.53	14.3%	7.6%
Granite Falls	309,000	11.1251	3,437.66	358,900	9.8306	3,528.20	90.55	16.1%	2.6%
Index	227,600	7.3041	1,662.41	252,200	6.8493	1,727.39	64.98	10.8%	3.9%
Lake Stevens	413,200	10.1832	4,207.70	460,800	9.8328	4,530.95	323.26	11.5%	7.7%
Lynnwood	450,100	8.9316	4,020.11	496,400	8.9669	4,451.17	431.06	10.3%	10.7%
Marysville	359,900	10.8684	3,911.54	405,200	10.1031	4,093.78	182.24	12.6%	4.7%
Mill Creek	607,100	9.5931	5,823.97	680,600	8.7489	5,954.50	130.53	12.1%	2.2%
Monroe	407,700	9.4749	3,862.92	444,600	9.3362	4,150.87	287.96	9.1%	7.5%
Mountlake Terrace	432,200	8.6418	3,734.99	480,500	8.6847	4,173.00	438.01	11.2%	11.7%
Mukilteo	599,600	8.7245	5,231.21	646,300	8.3932	5,424.53	193.31	7.8%	3.7%
Snohomish	428,300	11.3949	4,880.44	468,700	10.7812	5,053.15	172.71	9.4%	3.5%
Stanwood	369,700	10.4940	3,879.63	407,200	9.8966	4,029.90	150.26	10.1%	3.9%
Sultan	286,600	9.7739	2,801.20	330,400	9.1161	3,011.96	210.76	15.3%	7.5%
Woodway	1,623,900	8.0468	13,067.20	1,778,400	8.1549	14,502.67	1,435.48	9.5%	11.0%
Unincorporated Area	482,800	9.9662	4,811.68	541,500	9.4126	5,096.92	285.24	12.2%	5.9%
Snohomish County	485,300	9.6747	4,695.13	540,300	9.3017	5,025.71	330.58	11.3%	7.0%

(1) Residence is based on Department of Revenue Use Codes: 11 (single family units), 14 (residential condominiums), 18 (all other residential not elsewhere coded) and 19 (vacation and cabin).

(2) Rates vary within most cities. The rate shown is the predominant rate. The rates for Unincorporated and County are average rates.

Notes:

These numbers are provided for information only and are not intended for use in official documents.

Percent Increase in Levy Per District for the 2022 Tax Year

(before amounts attributable to new construction, increase in value of state-assessed property, annexations or refunds)

District	% increase	District	% increase	District	% increase
County Regular	2.5	Fire Dist 04 Expense	5.8	Hospital Dist 1 Main	0.9
Conservation Futures	1.0	Fire Dist 04 EMS Perm 2020-on	0.8	Hospital Dist 2 Main	0.7
Arlington	-38.9	Fire Dist 05 Expense	1.0	Hospital Dist 3 Main	-0.4
Bothell Urban EMS 2018-2023	0.5	Fire Dist 05 EMS Perm 2004-on	1.0	Sno-Isle Interco. Rural Library	0.6
Brier	1.0	Fire Dist 10 Expense	24.8	Port of Edmonds Maintenance	51.7
Brier EMS Perm 2003-on	1.0	Fire Dist 10 EMS 2018-2023	0.8	Port of Everett Maintenance	0.6
Darrington	0.8	Fire Dist 12 Expense	not levying	Marysville Fire District RFA	1.0
Edmonds	0.0	Fire Dist 12 EMS Perm 2005-on	12.3	North County RFA	6.0
Edmonds EMS Perm 2004-on	1.0	Fire Dist 15 Expense	0.8	North County RFA	
Everett	0.9	Fire Dist 15 EMS Perm 2015-on	6.0	EMS Perm 2016-on	1.0
Everett EMS Perm 2001-on	1.0	Fire Dist 16 Expense	1.0	So. Sno Co Fire & Rescue RFA	1.0
Gold Bar	1.0	Fire Dist 17 Expense	2.8	So. Sno Co Fire & Rescue RFA	
Granite Falls	1.0	Fire Dist 17 EMS Perm 2015-on	0.6	EMS 2019-2028	1.0
Index	1.8	Fire Dist 19 Expense	lid lifted	Road District	0.8
Lake Stevens	1.0	Fire Dist 19 EMS Perm 2011-on	1.0		
Lynnwood	4.7	Fire Dist 21 Expense	1.0		
Marysville	0.0	Fire Dist 21 EMS Perm 2012-on	3.0		
Marysville EMS Perm 2005-on	10.0	Fire Dist 22 Expense	0.8		
Mill Creek	1.0	Fire Dist 22 EMS Perm 2005-on	0.8		
Mill Creek EMS 2017-2022	0.8	Fire Dist 23 Expense	1.0		
Monroe	0.0	Fire Dist 23 EMS Perm 2020-on	1.0		
Mountlake Terrace	1.0	Fire Dist 24 Expense	0.4		
Mountlake Terrace EMS Perm 2005	0.7	Fire Dist 24 EMS Perm 2011-on	0.4		
Mukilteo	0.0	Fire Dist 25 Expense	1.4		
Mukilteo EMS Perm 2011-on	1.0	Fire Dist 25 EMS Perm 2011-on	1.0		
Snohomish	0.0	Fire Dist 26 Expense	1.0		
Stanwood	1.0	Fire Dist 26 EMS Perm 2005-on	0.6		
Sultan	0.0	Fire Dist 27 Expense	1.0		
Woodway	0.8	Sno Regional Fire Expense	lid lifted		
		Sno Regional Fire EMS			
		Perm 2011-on	1		

Voter-Approved Property Tax Measures for Capital Purposes

Taxing District	Type of Levy	Main Purpose of Levy	# of Years	Amount	Date Passed	Tax Years From	To
CITIES							
Bothell	Bonds	Fire Station	20	\$35,500,000	11/6/2018	2019	2038
Mountlake Terrace	Bonds	Civic Campus Improvements	30	\$12,500,000	11/7/2017	2018	2047
Sultan	Bonds	Emergency Radio System, etc.	20	\$399,750	9/14/2004	2005	2024
FIRE DISTRICTS							
Fire District #5	Bonds	Public Safety Center & Fire Station	20	\$8,000,000	4/23/2019	2020	2039
Fire District #19	Bonds	Fire Station	20	\$1,500,000	8/19/2008	2009	2028
Fire District #26	Bonds	Land, Fire Engine & Facilities	20	\$950,000	11/3/2015	2016	2035
HOSPITAL DISTRICTS							
Hospital District #3	Bonds	Expand Emergency Room, etc.	25	\$45,000,000	5/15/2007	2008	2032
LIBRARY DISTRICTS							
King County Library	Bonds	Library Improvements	20	\$172,000,000	9/14/2004	2006	2025
SCHOOL DISTRICTS							
2 – Everett	Bonds	Capital Improv & School Construction	20	\$149,700,000	4/26/2016	2017	2036
	Bonds	Renovation, Construction & Tech	refinanced	\$198,900,000	2/7/2006	2007	2023
	Capital Projects	Safety, Building & Technology	6	\$89,624,000	4/26/2016	2017	2022
4 - Lake Stevens	Bonds	New School & Renovate Others, etc.	20	\$116,000,000	2/9/2016	2017	2036
	Bonds	New Mid-High & Renovate Others	20	\$65,500,000	2/8/2005	2006	2025
	Capital Projects	Technology Improvements	4	\$8,000,000	2/13/2018	2019	2022
6 – Mukilteo	Bonds	School Construction & Capital Improv	21	\$240,000,000	2/11/2020	2021	2041
	Bonds	New School & Renovate Others	20	\$119,150,000	2/11/2014	2015	2034
	Capital Projects	Technology Capital Projects	4	\$22,000,000	2/13/2018	2019	2022
15 - Edmonds	Capital Projects	Capital Improvements & Technology	6	\$20,000,000	2/9/2016	2017	2022
	Bonds	Capital Improv & School Construction	21	\$275,000,000	2/11/2014	2015	2035
	Bonds	New High & Rebuild & Modernize	20	\$140,000,000	2/7/2006	2007	2026
	Capital Projects	Improve School Facilities	6	\$180,000,000	4/27/2021	2022	2027
	Capital Projects	Capital Improvements & Technology	4	\$96,000,000	2/11/2020	2021	2024

Voter-Approved Property Tax Measures for Capital Purposes

Taxing District	Type of Levy	Main Purpose of Levy	# of Years	Amount	Date	Tax Years	
					Passed	From	To
SCHOOL DISTRICTS continued							
16 - Arlington	Capital Projects	Safety, Security & High School Impr	4	\$25,056,668	2/11/2020	2021	2024
25 - Marysville	Bonds	New Schools	20	\$118,200,000	2/7/2006	2007	2026
103 - Monroe	Capital Projects	Technology & Capital Projects	4	\$24,000,000	2/13/2018	2019	2022
	Bonds	Expand Elem & Middle Schools, etc.	20	\$110,970,000	4/28/2015	2016	2035
201 - Snohomish	Bonds	School Construction, Renovation	20	\$261,587,000	5/20/2008	2009	2028
306 - Lakewood	Bonds	School Construction, Renovation	20	\$141,570,000	5/18/2004	2005	2024
	Capital Projects	Technology Improvements	4	\$25,114,000	2/13/2018	2019	2022
	Bonds	Improvements to High School	20	\$66,800,000	4/22/2014	2015	2034
	Capital Projects	Technology Improvements	2	\$850,000	8/4/2020	2021	2022
311 - Sultan	Capital Projects	Technology Improvements	4	4,085,304	2/13/2018	2019	2022
330 - Darrington	Capital Projects	Safety, Security & Facilities Improv	4	\$1,400,000	4/23/2019	2020	2023
332 - Granite Falls	Bonds	School Construction, Renovation	20	\$13,725,367	2/14/2017	2018	2037
401 - Stanwood	Bonds	New High School	20	\$30,000,000	5/17/2005	2006	2025
	Capital Projects	Technology & School Improvements	4	\$2,568,604	2/13/2018	2019	2022
	Bonds	School Construction, Renovation	21	\$147,500,000	2/14/2017	2018	2038
	Capital Projects	School Facilities and Technology	4	\$8,370,044	2/13/2018	2019	2022
417 - Northshore	Bonds	School Construction	20	\$275,000,000	2/13/2018	2019	2038
417 - Northshore	Bonds	New High School & Modernize, etc.	20	\$177,500,000	2/11/2014	2015	2034
	Bonds	Capital Improvements	20	\$149,200,000	2/9/2010	2011	2030
	Bonds	Modernize Schools & Fields	20	\$123,000,000	2/7/2006	2007	2026
	Bonds	Capital Improvements	20	\$98,000,000	2/5/2002	2003	2022
	Capital Projects	Technology Equipment	4	\$62,000,000	2/13/2018	2019	2022

Voter-Approved Property Tax Measures for Tax Year 2022

Date Passed	District	Purpose
11/2/2021	Fire District 19	Lid Lift, permanent, \$1.50 then 6% for 5 years
11/2/2021	Snohomish Regional Fire & Rescue	Lid Lift, permanent, \$1.50
4/27/2021	Edmonds School District #15	Capital Projects, 6 years (2022-2027)
4/27/2021	Lakewood School District #306	Enrichment, 3 years (2022-2024)

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
SNOHOMISH COUNTY-CNT							
COUNTY REGULAR	\$170,299,965,640			\$0.57335132836	\$97,641,711.52	\$0.00	\$97,641,711.52
COUNTY CONSERVATION FUTURES	\$170,299,965,640			\$0.02502834327	\$4,262,326.00	\$0.00	\$4,262,326.00
Totals for SNOHOMISH COUNTY-CNT				\$0.59837967163	\$101,904,037.52	\$0.00	\$101,904,037.52
CITY OF ARLINGTON							
ARLINGTON	\$3,669,525,566			\$0.74941568072	\$2,750,000.00	\$0.00	\$2,750,000.00
Totals for CITY OF ARLINGTON				\$0.74941568072	\$2,750,000.00	\$0.00	\$2,750,000.00
CITY OF BOTHELL							
BOTHELL	\$6,298,127,576			\$1.74398000000	\$10,983,808.53	\$0.00	\$10,983,808.53
BOTHELL URBAN EMS 2018-2023	\$6,298,127,576			\$0.24913109349	\$1,569,059.41	\$0.00	\$1,569,059.41
BOTHELL G.O. BONDS		\$6,254,414,836	\$13,343	\$0.15948000000	\$997,454.08	\$2.13	\$997,456.21
Totals for CITY OF BOTHELL				\$2.15259109349	\$13,550,322.02	\$2.13	\$13,550,324.15
CITY OF BRIER							
BRIER	\$1,714,878,621			\$0.70686235466	\$1,212,183.14	\$0.00	\$1,212,183.14
BRIER EMS PERMANENT 2003	\$1,714,878,621			\$0.28550492962	\$489,606.30	\$0.00	\$489,606.30
Totals for CITY OF BRIER				\$0.99236728428	\$1,701,789.44	\$0.00	\$1,701,789.44
CITY OF EDMONDS							
EDMONDS	\$12,578,962,335			\$0.84451861346	\$10,623,167.83	\$0.00	\$10,623,167.83
EDMONDS EMS PERMANENT 2004	\$12,578,962,335			\$0.33642570804	\$4,231,886.31	\$0.00	\$4,231,886.31
Totals for CITY OF EDMONDS				\$1.18094432150	\$14,855,054.14	\$0.00	\$14,855,054.14

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
CITY OF EVERETT							
EVERETT	\$22,275,345,974			\$1.77778792285	\$39,600,841.05	\$0.00	\$39,600,841.05
EVERETT EMS PERMANENT 2001	\$22,275,345,974			\$0.43668188863	\$9,727,240.15	\$0.00	\$9,727,240.15
Totals for CITY OF EVERETT				\$2.21446981148	\$49,328,081.20	\$0.00	\$49,328,081.20
CITY OF GOLD BAR							
GOLD BAR	\$269,832,596			\$0.91082146354	\$245,769.32	\$0.00	\$245,769.32
Totals for CITY OF GOLD BAR				\$0.91082146354	\$245,769.32	\$0.00	\$245,769.32
CITY OF GRANITE FALLS							
GRANITE FALLS	\$648,388,659			\$1.01587680607	\$658,683.00	\$0.00	\$658,683.00
Totals for CITY OF GRANITE FALLS				\$1.01587680607	\$658,683.00	\$0.00	\$658,683.00
CITY OF LAKE STEVENS							
LAKE STEVENS	\$6,070,151,750			\$0.91571548767	\$5,558,531.97	\$0.00	\$5,558,531.97
Totals for CITY OF LAKE STEVENS				\$0.91571548767	\$5,558,531.97	\$0.00	\$5,558,531.97
CITY OF LYNNWOOD							
LYNNWOOD	\$8,481,263,134			\$0.53058134488	\$4,500,000.00	\$0.00	\$4,500,000.00
Totals for CITY OF LYNNWOOD				\$0.53058134488	\$4,500,000.00	\$0.00	\$4,500,000.00
CITY OF MARYSVILLE							
MARYSVILLE	\$10,902,282,244			\$1.00237775682	\$10,928,205.22	\$0.00	\$10,928,205.22
MARYSVILLE EMS PERMANENT 2005	\$10,902,282,244			\$0.49427091313	\$5,388,681.00	\$0.00	\$5,388,681.00
Totals for CITY OF MARYSVILLE				\$1.49664866995	\$16,316,886.22	\$0.00	\$16,316,886.22

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
CITY OF MILL CREEK							
MILL CREEK	\$5,094,563,007			\$1.28900002433	\$6,566,891.84	\$0.00	\$6,566,891.84
MILL CREEK EMS 2017-2022	\$5,094,563,007			\$0.34727428389	\$1,769,210.72	\$0.00	\$1,769,210.72
Totals for CITY OF MILL CREEK				\$1.63627430822	\$8,336,102.56	\$0.00	\$8,336,102.56
CITY OF MONROE							
MONROE	\$3,395,678,937			\$1.02164388458	\$3,469,174.62	\$0.00	\$3,469,174.62
Totals for CITY OF MONROE				\$1.02164388458	\$3,469,174.62	\$0.00	\$3,469,174.62
CITY OF MOUNTLAKE TERRACE							
MOUNTLAKE TERRACE	\$4,154,980,609			\$1.11159939471	\$4,618,673.93	\$0.00	\$4,618,673.93
MOUNTLAKE TERRACE EMS 2005	\$4,154,980,609			\$0.30913988797	\$1,284,470.24	\$0.00	\$1,284,470.24
MOUNTLAKE TERRACE G.O. BOND		\$4,099,928,859		\$0.17471429008	\$716,316.16	\$0.00	\$716,316.16
Totals for CITY OF MOUNTLAKE TERRACE				\$1.59545357276	\$6,619,460.33	\$0.00	\$6,619,460.33
CITY OF MUKILTEO							
MUKILTEO	\$6,009,246,123			\$0.95903496745	\$5,763,077.16	\$0.00	\$5,763,077.16
MUKILTEO EMS PERMANENT 2011	\$6,009,246,123			\$0.33155305827	\$1,992,383.93	\$0.00	\$1,992,383.93
Totals for CITY OF MUKILTEO				\$1.29058802572	\$7,755,461.09	\$0.00	\$7,755,461.09
CITY OF SNOHOMISH							
SNOHOMISH	\$1,976,299,139			\$0.65728915950	\$1,299,000.00	\$0.00	\$1,299,000.00
Totals for CITY OF SNOHOMISH				\$0.65728915950	\$1,299,000.00	\$0.00	\$1,299,000.00

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
CITY OF STANWOOD							
STANWOOD	\$1,291,025,316			\$1.50156810712	\$1,938,562.44	\$0.00	\$1,938,562.44
Totals for CITY OF STANWOOD				\$1.50156810712	\$1,938,562.44	\$0.00	\$1,938,562.44
CITY OF SULTAN							
SULTAN	\$835,169,926			\$1.10406160626	\$922,079.05	\$0.00	\$922,079.05
SULTAN G.O. BOND 2004		\$830,544,966		\$0.03532018277	\$29,335.00	\$0.00	\$29,335.00
Totals for CITY OF SULTAN				\$1.13938178903	\$951,414.05	\$0.00	\$951,414.05
TOWN OF DARRINGTON							
DARRINGTON	\$201,564,014			\$1.36433083734	\$275,000.00	\$0.00	\$275,000.00
Totals for TOWN OF DARRINGTON				\$1.36433083734	\$275,000.00	\$0.00	\$275,000.00
TOWN OF INDEX							
INDEX	\$30,186,116			\$1.00510711613	\$30,340.28	\$0.00	\$30,340.28
Totals for TOWN OF INDEX				\$1.00510711613	\$30,340.28	\$0.00	\$30,340.28
TOWN OF WOODWAY							
WOODWAY	\$863,363,076			\$1.37598727930	\$1,187,976.61	\$0.00	\$1,187,976.61
Totals for TOWN OF WOODWAY				\$1.37598727930	\$1,187,976.61	\$0.00	\$1,187,976.61
FIRE DISTRICT 04							
FIRE DIST 04 EXPENSE	\$6,239,608,821			\$1.41919345812	\$8,855,212.02	\$0.00	\$8,855,212.02
FIRE DIST 04 EMS PERMANENT 2020	\$6,317,439,921			\$0.44009605073	\$2,780,280.36	\$0.00	\$2,780,280.36
Totals for FIRE DISTRICT 04				\$1.85928950885	\$11,635,492.38	\$0.00	\$11,635,492.38

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
FIRE DISTRICT 05							
FIRE DIST 05 EXPENSE	\$1,487,077,065			\$1.10921395993	\$1,649,486.64	\$0.00	\$1,649,486.64
FIRE DIST 05 EMS PERMANENT 2004	\$1,535,455,065			\$0.25294931701	\$388,392.31	\$0.00	\$388,392.31
FIRE DIST 05 G.O. BOND		\$1,521,400,920	\$9,804,940	\$0.39014022582	\$593,559.70	\$3,825.30	\$597,385.00
FIRE DIST 05 M & O		\$1,521,400,920	\$9,804,940	\$0.29388602261	\$447,118.47	\$2,881.53	\$450,000.00
Totals for FIRE DISTRICT 05				\$2.04618952537	\$3,078,557.12	\$6,706.83	\$3,085,263.95
FIRE DISTRICT 10							
FIRE DIST 10 EXPENSE	\$2,205,153,840			\$1.06796721266	\$2,355,032.00	\$0.00	\$2,355,032.00
FIRE DIST 10 EMS 2018-2023	\$2,211,014,940			\$0.25878115504	\$572,169.00	\$0.00	\$572,169.00
Totals for FIRE DISTRICT 10				\$1.32674836770	\$2,927,201.00	\$0.00	\$2,927,201.00
FIRE DISTRICT 12							
FIRE DIST 12 EMS PERMANENT 2005	\$2,791,292,380			\$0.50000000000	\$1,395,646.19	\$0.00	\$1,395,646.19
Totals for FIRE DISTRICT 12				\$0.50000000000	\$1,395,646.19	\$0.00	\$1,395,646.19
FIRE DISTRICT 15							
FIRE DIST 15 EXPENSE	\$578,839,200			\$1.23323218261	\$713,843.13	\$0.00	\$713,843.13
FIRE DIST 15 EMS PERMANENT 2015	\$589,920,800			\$0.47502012134	\$280,224.25	\$0.00	\$280,224.25
Totals for FIRE DISTRICT 15				\$1.70825230395	\$994,067.38	\$0.00	\$994,067.38
FIRE DISTRICT 16							
FIRE DIST 16 EXPENSE	\$716,111,152			\$0.86076261803	\$616,401.71	\$0.00	\$616,401.71
Totals for FIRE DISTRICT 16				\$0.86076261803	\$616,401.71	\$0.00	\$616,401.71

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
FIRE DISTRICT 17							
FIRE DIST 17 EXPENSE	\$2,261,167,226			\$1.28093082488	\$2,896,398.80	\$0.00	\$2,896,398.80
FIRE DIST 17 EMS PERMANENT 2015	\$2,319,425,026			\$0.36494735570	\$846,468.03	\$0.00	\$846,468.03
Totals for FIRE DISTRICT 17				\$1.64587818058	\$3,742,866.83	\$0.00	\$3,742,866.83
FIRE DISTRICT 19							
FIRE DIST 19 EXPENSE	\$711,585,884			\$1.50000000000	\$1,067,378.83	\$0.00	\$1,067,378.83
FIRE DIST 19 EMS PERMANENT 2011	\$728,889,784			\$0.41693296664	\$303,898.18	\$0.00	\$303,898.18
FIRE DIST 19 G.O. BOND 2009		\$787,089,927	\$462,845	\$0.12442413192	\$97,932.98	\$57.59	\$97,990.57
Totals for FIRE DISTRICT 19				\$2.04135709856	\$1,469,209.99	\$57.59	\$1,469,267.58
FIRE DISTRICT 21							
FIRE DIST 21 EXPENSE	\$1,609,887,923			\$1.09798348987	\$1,767,630.36	\$0.00	\$1,767,630.36
FIRE DIST 21 EMS PERMANENT 2012	\$1,660,556,323			\$0.45212258060	\$750,775.01	\$0.00	\$750,775.01
Totals for FIRE DISTRICT 21				\$1.55010607047	\$2,518,405.37	\$0.00	\$2,518,405.37
FIRE DISTRICT 22							
FIRE DIST 22 EXPENSE	\$1,072,755,463			\$1.28623751413	\$1,379,818.32	\$0.00	\$1,379,818.32
FIRE DIST 22 EMS PERMANENT 2005	\$1,095,575,363			\$0.29936229042	\$327,973.95	\$0.00	\$327,973.95
Totals for FIRE DISTRICT 22				\$1.58559980455	\$1,707,792.27	\$0.00	\$1,707,792.27
FIRE DISTRICT 23							
FIRE DIST 23 EXPENSE	\$57,290,667			\$0.50846815939	\$29,130.48	\$0.00	\$29,130.48
FIRE DIST 23 EMS PERMANENT 2020	\$61,021,867			\$0.46574271482	\$28,420.49	\$0.00	\$28,420.49
Totals for FIRE DISTRICT 23				\$0.97421087421	\$57,550.97	\$0.00	\$57,550.97

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
FIRE DISTRICT 24							
FIRE DIST 24 EXPENSE	\$452,494,947			\$0.98554150540	\$445,952.55	\$0.00	\$445,952.55
FIRE DIST 24 EMS PERMANENT 2011	\$472,362,447			\$0.35672256440	\$168,502.34	\$0.00	\$168,502.34
Totals for FIRE DISTRICT 24				\$1.34226406980	\$614,454.89	\$0.00	\$614,454.89
FIRE DISTRICT 25							
FIRE DIST 25 EXPENSE	\$157,587,409			\$0.79563716921	\$125,382.40	\$0.00	\$125,382.40
FIRE DIST 25 EMS PERMANENT 2011	\$168,208,909			\$0.35985121335	\$60,530.18	\$0.00	\$60,530.18
Totals for FIRE DISTRICT 25				\$1.15548838256	\$185,912.58	\$0.00	\$185,912.58
FIRE DISTRICT 26							
FIRE DIST 26 EXPENSE	\$748,280,231			\$1.37821847654	\$1,031,293.64	\$0.00	\$1,031,293.64
FIRE DIST 26 EMS PERMANENT 2005	\$767,399,131			\$0.34641244596	\$265,836.61	\$0.00	\$265,836.61
FIRE DIST 26 G.O. BOND		\$609,381,295	\$5,291,842	\$0.11695321573	\$71,269.10	\$618.90	\$71,888.00
Totals for FIRE DISTRICT 26				\$1.84158413823	\$1,368,399.35	\$618.90	\$1,369,018.25
FIRE DISTRICT 27							
FIRE DIST 27 EXPENSE	\$91,815,894			\$0.82169291952	\$75,444.47	\$0.00	\$75,444.47
Totals for FIRE DISTRICT 27				\$0.82169291952	\$75,444.47	\$0.00	\$75,444.47
SNOHOMISH REGIONAL FIRE & RESCUE							
SNOHOMISH REGIONAL FIRE EXPENSE	\$32,490,885,020			\$1.50000000000	\$48,736,327.53	\$0.00	\$48,736,327.53
SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011	\$32,764,631,920			\$0.34575637009	\$11,328,580.20	\$0.00	\$11,328,580.20
Totals for SNOHOMISH REGIONAL FIRE & RESCUE				\$1.84575637009	\$60,064,907.73	\$0.00	\$60,064,907.73

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
PUBLIC HOSPITAL #1							
HOSPITAL DIST 1 MAINTENANCE	\$24,489,295,974			\$0.20441234632	\$5,005,914.45	\$0.00	\$5,005,914.45
Totals for PUBLIC HOSPITAL #1				\$0.20441234632	\$5,005,914.45	\$0.00	\$5,005,914.45
PUBLIC HOSPITAL #2							
HOSPITAL DIST 2 MAINTENANCE	\$43,586,413,934			\$0.05752463104	\$2,507,292.38	\$0.00	\$2,507,292.38
Totals for PUBLIC HOSPITAL #2				\$0.05752463104	\$2,507,292.38	\$0.00	\$2,507,292.38
PUBLIC HOSPITAL #3							
HOSPITAL DIST 3 MAINTENANCE	\$6,429,935,833			\$0.23129260829	\$1,487,196.63	\$0.00	\$1,487,196.63
HOSPITAL DIST 3 G.O. BONDS		\$6,354,469,653	\$75,826,804	\$0.41155178733	\$2,615,193.34	\$31,206.66	\$2,646,400.00
Totals for PUBLIC HOSPITAL #3				\$0.64284439562	\$4,102,389.97	\$31,206.66	\$4,133,596.63
KING COUNTY RURAL LIBRARY							
KING COUNTY RURAL LIBRARY	\$6,298,127,576			\$0.29245000000	\$1,841,887.41	\$0.00	\$1,841,887.41
KING COUNTY RURAL LIBRARY G.O. BONDS		\$6,245,218,600	\$13,343	\$0.03512000000	\$219,332.08	\$0.47	\$219,332.55
Totals for KING COUNTY RURAL LIBRARY				\$0.32757000000	\$2,061,219.49	\$0.47	\$2,061,219.96
SNO-ISLE INTERCOUNTY RURAL LIBRARY							
SNO-ISLE INTERCOUNTY RURAL	\$140,832,942,898			\$0.39150080640	\$55,136,210.71	\$0.00	\$55,136,210.71
Totals for SNO-ISLE INTERCOUNTY RURAL LIBRARY				\$0.39150080640	\$55,136,210.71	\$0.00	\$55,136,210.71

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
ARLINGTON SCHOOL DIST NO 16							
SCHOOL 016 CAPITAL PROJECTS		\$6,147,750,366	\$23,990,546	\$0.99640491843	\$6,125,648.70	\$23,904.30	\$6,149,553.00
SCHOOL 016 ENRICHMENT		\$6,147,750,366	\$11,995,273	\$1.49356816647	\$9,182,084.24	\$17,915.76	\$9,200,000.00
Totals for ARLINGTON SCHOOL DIST NO 16				\$2.48997308490	\$15,307,732.94	\$41,820.06	\$15,349,553.00
DARRINGTON SCHOOL DIST NO 330							
SCHOOL 330 CAPITAL PROJECTS		\$477,527,248	\$63,507,263	\$0.58536563240	\$279,528.04	\$37,174.97	\$316,703.01
SCHOOL 330 ENRICHMENT		\$477,527,248	\$31,753,632	\$0.93206146410	\$445,084.75	\$29,596.34	\$474,681.09
Totals for DARRINGTON SCHOOL DIST NO 330				\$1.51742709650	\$724,612.79	\$66,771.31	\$791,384.10
EDMONDS SCHOOL DISTRICT NO 15							
SCHOOL 015 BONDS		\$39,964,464,657		\$0.40035566940	\$16,000,000.00	\$0.00	\$16,000,000.00
SCHOOL 015 CAPITAL PROJECTS		\$39,964,464,657		\$1.35454410473	\$54,133,630.00	\$0.00	\$54,133,630.00
SCHOOL 015 ENRICHMENT		\$39,964,464,657		\$1.43704679877	\$57,430,806.00	\$0.00	\$57,430,806.00
Totals for EDMONDS SCHOOL DISTRICT NO 15				\$3.19194657290	\$127,564,436.00	\$0.00	\$127,564,436.00
EVERETT SCHOOL DISTRICT NO 2							
SCHOOL 002 BONDS		\$27,539,364,403		\$0.85394500998	\$23,517,102.81	\$0.00	\$23,517,102.81
SCHOOL 002 CAPITAL PROJECTS		\$27,539,364,403		\$0.47261391873	\$13,015,486.93	\$0.00	\$13,015,486.93
SCHOOL 002 ENRICHMENT		\$27,539,364,403	\$1,689	\$1.94631818324	\$53,600,365.69	\$3.29	\$53,600,368.98
Totals for EVERETT SCHOOL DISTRICT NO 2				\$3.27287711195	\$90,132,955.43	\$3.29	\$90,132,958.72

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
GRANITE FALLS SCHOOL DIST 332							
SCHOOL 332 BONDS		\$2,679,613,058	\$65,925,605	\$1.63902262992	\$4,391,946.44	\$108,053.56	\$4,500,000.00
SCHOOL 332 CAPITAL PROJECTS		\$2,679,613,058	\$65,925,605	\$0.23388889351	\$626,731.73	\$15,419.27	\$642,151.00
SCHOOL 332 ENRICHMENT		\$2,679,613,058	\$32,962,803	\$1.64027338883	\$4,395,297.99	\$54,068.01	\$4,449,366.00
Totals for GRANITE FALLS SCHOOL DIST 332				\$3.51318491226	\$9,413,976.16	\$177,540.84	\$9,591,517.00
INDEX SCHOOL DISTRICT NO 63							
SCHOOL 063 ENRICHMENT		\$144,740,996	\$13,175,109	\$0.65099117027	\$94,225.11	\$8,576.88	\$102,801.99
Totals for INDEX SCHOOL DISTRICT NO 63				\$0.65099117027	\$94,225.11	\$8,576.88	\$102,801.99
LAKE STEVENS SCHOOL DIST NO 4							
SCHOOL 004 BONDS		\$8,738,519,500	\$173,426	\$1.51660224958	\$13,252,858.33	\$263.02	\$13,253,121.35
SCHOOL 004 CAPITAL PROJECTS		\$8,738,519,500	\$173,426	\$0.23007340194	\$2,010,500.91	\$39.90	\$2,010,540.81
SCHOOL 004 ENRICHMENT		\$8,738,519,500	\$86,713	\$1.66894702707	\$14,584,126.14	\$144.72	\$14,584,270.86
Totals for LAKE STEVENS SCHOOL DIST NO 4				\$3.41562267859	\$29,847,485.38	\$447.64	\$29,847,933.02
LAKEWOOD SCHOOL DIST NO 306							
SCHOOL 306 BONDS		\$3,474,936,546	\$444,076	\$1.32244507865	\$4,595,412.73	\$587.27	\$4,596,000.00
SCHOOL 306 CAPITAL PROJECTS		\$3,474,936,546	\$444,076	\$0.12588549214	\$437,444.10	\$55.90	\$437,500.00
SCHOOL 306 ENRICHMENT		\$3,474,936,546	\$222,038	\$1.75009883807	\$6,081,482.41	\$388.59	\$6,081,871.00
Totals for LAKEWOOD SCHOOL DIST NO 306				\$3.19842940886	\$11,114,339.24	\$1,031.76	\$11,115,371.00

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
MARYSVILLE SCHOOL DIST NO 25							
SCHOOL 025 BONDS		\$11,288,263,795	\$606,757	\$0.81496195368	\$9,199,505.52	\$494.48	\$9,200,000.00
SCHOOL 025 CAPITAL PROJECTS		\$11,288,263,795	\$606,757	\$0.53149692631	\$5,999,677.51	\$322.49	\$6,000,000.00
SCHOOL 025 ENRICHMENT		\$11,288,263,795	\$502,863	\$2.34746636216	\$26,498,819.55	\$1,180.45	\$26,500,000.00
Totals for MARYSVILLE SCHOOL DIST NO 25				\$3.69392524215	\$41,698,002.58	\$1,997.42	\$41,700,000.00
MONROE SCHOOL DISTRICT NO 103							
SCHOOL 103 BONDS		\$8,828,182,755	\$6,177,165	\$0.82044024871	\$7,242,996.46	\$5,067.99	\$7,248,064.45
SCHOOL 103 ENRICHMENT		\$8,828,182,755	\$3,088,583	\$1.78827662128	\$15,787,232.83	\$5,523.24	\$15,792,756.07
Totals for MONROE SCHOOL DISTRICT NO 103				\$2.60871686999	\$23,030,229.29	\$10,591.23	\$23,040,820.52
MUKILTEO SCHOOL DISTRICT NO 6							
SCHOOL 006 BONDS		\$24,216,464,913		\$0.90236126860	\$21,852,000.00	\$0.00	\$21,852,000.00
SCHOOL 006 CAPITAL PROJECTS		\$24,216,464,913		\$0.35100085956	\$8,500,000.00	\$0.00	\$8,500,000.00
SCHOOL 006 ENRICHMENT		\$24,216,464,913		\$1.78934010334	\$43,331,491.83	\$0.00	\$43,331,491.83
Totals for MUKILTEO SCHOOL DISTRICT NO 6				\$3.04270223150	\$73,683,491.83	\$0.00	\$73,683,491.83
NORTHSHORE SCHOOL DIST NO 417							
SCHOOL 417 BONDS		\$16,570,579,489	\$148,104	\$1.47967000000	\$24,518,989.35	\$219.15	\$24,519,208.50
SCHOOL 417 CAPITAL PROJECTS		\$16,570,579,489	\$148,104	\$0.36425000000	\$6,035,833.58	\$53.95	\$6,035,887.53
SCHOOL 417 ENRICHMENT		\$16,570,579,489	\$74,052	\$1.40988000000	\$23,362,528.61	\$104.40	\$23,362,633.01
Totals for NORTHSHORE SCHOOL DIST NO 417				\$3.25380000000	\$53,917,351.54	\$377.50	\$53,917,729.04

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
SNOHOMISH SCHOOL DIST NO 201							
SCHOOL 201 BONDS		\$12,580,145,756	\$8,514,038	\$2.38309720740	\$29,979,710.22	\$20,289.78	\$30,000,000.00
SCHOOL 201 CAPITAL PROJECTS		\$12,580,145,756	\$8,514,038	\$0.51030054867	\$6,419,655.28	\$4,344.72	\$6,424,000.00
SCHOOL 201 ENRICHMENT		\$12,580,145,756	\$4,257,019	\$1.51107687349	\$19,009,567.32	\$6,432.68	\$19,016,000.00
Totals for SNOHOMISH SCHOOL DIST NO 201				\$4.40447462956	\$55,408,932.82	\$31,067.18	\$55,440,000.00
STANWOOD-CAMANO SCHOOL DIST NO 401							
SCHOOL 401 BONDS		\$3,896,165,981	\$2,546,586	\$1.21893656730	\$4,749,179.19	\$3,104.13	\$4,752,283.32
SCHOOL 401 CAPITAL PROJECTS		\$3,896,165,981	\$2,546,586	\$0.24119558730	\$939,738.04	\$614.23	\$940,352.27
SCHOOL 401 ENRICHMENT		\$3,896,165,981	\$1,273,293	\$1.49451649660	\$5,822,884.33	\$1,902.96	\$5,824,787.29
Totals for STANWOOD-CAMANO SCHOOL DIST NO 401				\$2.95464865120	\$11,511,801.56	\$5,621.32	\$11,517,422.88
SULTAN SCHOOL DISTRICT NO 311							
SCHOOL 311 CAPITAL PROJECTS		\$2,254,440,571	\$56,374,322	\$0.52171224690	\$1,176,169.26	\$29,411.17	\$1,205,580.43
SCHOOL 311 ENRICHMENT		\$2,254,440,571	\$28,187,161	\$1.54866051106	\$3,491,363.09	\$43,652.34	\$3,535,015.43
Totals for SULTAN SCHOOL DISTRICT NO 311				\$2.07037275796	\$4,667,532.35	\$73,063.51	\$4,740,595.86
CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY							
CENTRAL PUGET SOUND REGIONAL	\$105,965,158,670			\$0.18409000000	\$19,507,126.06	\$0.00	\$19,507,126.06
Totals for CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY				\$0.18409000000	\$19,507,126.06	\$0.00	\$19,507,126.06
NORTHSHORE PARK AND RECREATION							
NORTHSHORE PARK & REC	\$16,658,008,080			\$0.03586000000	\$597,356.17	\$0.00	\$597,356.17
Totals for NORTHSHORE PARK AND RECREATION				\$0.03586000000	\$597,356.17	\$0.00	\$597,356.17

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
PORT OF EDMONDS							
PORT OF EDMONDS MAINTENANCE	\$7,511,072,424			\$0.08119745564	\$609,879.97	\$0.00	\$609,879.97
Totals for PORT OF EDMONDS				\$0.08119745564	\$609,879.97	\$0.00	\$609,879.97
PORT OF EVERETT							
PORT OF EVERETT MAINTENANCE	\$23,688,274,343			\$0.22014572334	\$5,214,872.29	\$0.00	\$5,214,872.29
Totals for PORT OF EVERETT				\$0.22014572334	\$5,214,872.29	\$0.00	\$5,214,872.29
MARYSVILLE FIRE DISTRICT RFA							
MARYSVILLE REGIONAL FIRE	\$13,486,754,984			\$1.25677920671	\$16,949,873.23	\$0.00	\$16,949,873.23
Totals for MARYSVILLE FIRE DISTRICT RFA				\$1.25677920671	\$16,949,873.23	\$0.00	\$16,949,873.23
NORTH COUNTY REGIONAL FIRE AUTHORITY							
NORTH COUNTY REGIONAL FIRE	\$8,240,353,302			\$1.44663632044	\$11,920,794.38	\$0.00	\$11,920,794.38
NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016	\$8,406,437,602			\$0.33803652326	\$2,841,682.94	\$0.00	\$2,841,682.94
Totals for NORTH COUNTY REGIONAL FIRE AUTHORITY				\$1.78467284370	\$14,762,477.32	\$0.00	\$14,762,477.32
SOUTH SNOHOMISH COUNTY FIRE & RESCUE RFA							
SOUTH COUNTY REGIONAL FIRE	\$37,118,492,184			\$0.93074729352	\$34,547,936.14	\$0.00	\$34,547,936.14
SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	\$37,145,684,184			\$0.41628421550	\$15,463,162.00	\$0.00	\$15,463,162.00
Totals for SOUTH SNOHOMISH COUNTY FIRE & RESCUE RFA				\$1.34703150902	\$50,011,098.14	\$0.00	\$50,011,098.14
SNOHOMISH COUNTY - ROAD							
ROAD DISTRICT	\$73,539,130,922			\$0.96273081150	\$70,798,387.19	\$0.00	\$70,798,387.19
Totals for SNOHOMISH COUNTY - ROAD				\$0.96273081150	\$70,798,387.19	\$0.00	\$70,798,387.19

ASSESSED VALUES, LEVY RATES & TAXES FOR TAX YEAR 2022

"Regular Value" includes values of property subject to regular (non-voter approved) levies and "Excess Value" includes values subject to excess (voter approved) levies. Values have been adjusted for all exemptions including senior citizens/disabled persons. (Totals are accurate, but may not agree to sum of the detail because of rounding).

District / Levy	Regular Value	Excess Value	Timber Value	Rate	Real & Pers. Tax	Timber Tax	Total Tax
STATE							
STATE SCHOOL 1	\$170,287,575,061			\$1.73231843188	\$294,992,305.00	\$0.00	\$294,992,305.00
STATE SCHOOL 2	\$168,788,769,455			\$0.93349853493	\$157,564,069.00	\$0.00	\$157,564,069.00
Totals for STATE				\$2.66581696681	\$452,556,374.00	\$0.00	\$452,556,374.00

Total County Value: \$170,299,965,640.00

Total County Tax: \$1,584,079,035.91

Average County Tax: \$9.3017

*Total County Tax includes all taxing districts regular levies, excess levies and timber tax. This amount differs from the tax totals shown on pages 23 and 26 which do not include timber tax. Timber tax is an excise tax collected by the state separate from property tax with a portion distributed to the taxing districts.

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00010	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$11,002,496,533			Sum of Regular Levy Rate	5.88290217326
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 00010	9.15577928521
00011	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,120,233			Sum of Regular Levy Rate	5.88290217326
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 00011	9.15577928521
00012	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$427,682,506			Sum of Regular Levy Rate	5.66275644992
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 00012	8.93563356187

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00018	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$254,194			<i>Sum of Regular Levy Rate</i>	5.69881217326
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 00018	8.97168928521
00020	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$237,768,583			<i>Sum of Regular Levy Rate</i>	5.88290217326
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 00020	9.15577928521
00021	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$73,809			<i>Sum of Regular Levy Rate</i>	6.08731451958
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 00021	9.36019163153

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00025	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.88290217326
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$7,710,476,460		Sum of TCA 00025	8.92560440476
00030	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.88290217326
			<i>Sum of Excess Levy Rate</i>	3.69392524215
TCA Value:	\$4,177,217		Sum of TCA 00030	9.57682741541
00050	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.88290217326
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$1,217,276		Sum of TCA 00050	10.28737680282

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00051	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$5,270			Sum of Regular Levy Rate	5.68307879624
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 00051	10.08755342580
00054	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$142,509			Sum of Regular Levy Rate	5.66275644992
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 00054	8.70545868142
00056	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,106,728,864			Sum of Regular Levy Rate	5.66275644992
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 00056	8.93563356187

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00057	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$851,570,928			Sum of Regular Levy Rate	5.66275644992
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 00057	8.70545868142
00058	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$57,843			Sum of Regular Levy Rate	5.68307879624
			Sum of Excess Levy Rate	2.07037275796
			Sum of TCA 00058	7.75345155420
00062	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$251,795,370			Sum of Regular Levy Rate	5.88290217326
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 00062	8.92560440476

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
00064	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYEVT	EVERETT	Regular Levy Rate	1.77778792285	
	CTYEVT	EVERETT EMS PERMANENT 2001-ON	Regular Levy Rate	0.43668188863	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860	
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956	
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.66275644992	
			Sum of Excess Levy Rate	3.04270223150	
TCA Value:	\$679,778,379		Sum of TCA 00064	8.70545868142	
00110	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072	
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829	
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044	
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326	
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843	
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	6.42107857755
			Sum of Excess Levy Rate	2.90152487223	
TCA Value:	\$2,746,647,145		Sum of TCA 00110	9.32260344978	
00112	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072	
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829	
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326	
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843	
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	4.97444225711
				Sum of Excess Levy Rate	2.90152487223
TCA Value:	\$43,387,300		Sum of TCA 00112	7.87596712934	

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00114	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$242,000			<i>Sum of Regular Levy Rate</i>	6.18978596926
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 00114	8.67975905416
00116	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$785,408,018			<i>Sum of Regular Levy Rate</i>	6.18978596926
			<i>Sum of Excess Levy Rate</i>	3.19842940886
			Sum of TCA 00116	9.38821537812
00117	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$10,073,600			<i>Sum of Regular Levy Rate</i>	4.74314964882
			<i>Sum of Excess Levy Rate</i>	3.19842940886
			Sum of TCA 00117	7.94157905768

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00118	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.42107857755
			<i>Sum of Excess Levy Rate</i>	4.10547702948
			Sum of TCA 00118	10.52655560703
00119	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.97444225711
			<i>Sum of Excess Levy Rate</i>	4.10547702948
			Sum of TCA 00119	9.07991928659
TCA Value:	\$15,743,720			
TCA Value:	\$366,000			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00123	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.18978596926
<i>Sum of Excess Levy Rate</i>				2.61439721682
TCA Value:	\$23,285,141		Sum of TCA 00123	8.80418318608
00124	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.42107857755
<i>Sum of Excess Levy Rate</i>				3.02594900415
TCA Value:	\$34,305,342		Sum of TCA 00124	9.44702758170
00125	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.74314964882
<i>Sum of Excess Levy Rate</i>				2.61439721682
TCA Value:	\$1,919,000		Sum of TCA 00125	7.35754686564

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00126	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYARL	ARLINGTON	Regular Levy Rate	0.74941568072
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.97444225711
<i>Sum of Excess Levy Rate</i>				3.02594900415
TCA Value:	\$8,148,300		Sum of TCA 00126	8.00039126126
00180	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYDAR	DARRINGTON	Regular Levy Rate	1.36433083734
	FIR024	FIRE DIST 24 EXPENSE	Regular Levy Rate	0.98554150540
	FIR024	FIRE DIST 24 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35672256440
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.59358496027
<i>Sum of Excess Levy Rate</i>				1.92897888383
TCA Value:	\$198,772,414		Sum of TCA 00180	8.52256384410

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00181	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYDAR	DARRINGTON	Regular Levy Rate	1.36433083734
	FIR024	FIRE DIST 24 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35672256440
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.60804345487
			<i>Sum of Excess Levy Rate</i>	1.92897888383
TCA Value:	\$2,791,600		Sum of TCA 00181	7.53702233870
00210	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEDM	EDMONDS	Regular Levy Rate	0.84451861346
	CTYEDM	EDMONDS EMS PERMANENT 2004-ON	Regular Levy Rate	0.33642570804
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.15945385302
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$4,816,633,868		Sum of TCA 00210	8.35140042592

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00216	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEDM	EDMONDS	Regular Levy Rate	0.84451861346
	CTYEDM	EDMONDS EMS PERMANENT 2004-ON	Regular Levy Rate	0.33642570804
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.15945385302
TCA Value: \$1,818,552,055			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00216	8.35140042592
00217	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEDM	EDMONDS	Regular Levy Rate	0.84451861346
	CTYEDM	EDMONDS EMS PERMANENT 2004-ON	Regular Levy Rate	0.33642570804
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.07825639738
TCA Value: \$5,395,040,033			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00217	8.27020297028

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00227	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYEDM	EDMONDS	Regular Levy Rate	0.84451861346
	CTYEDM	EDMONDS EMS PERMANENT 2004-ON	Regular Levy Rate	0.33642570804
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.07825639738
<i>Sum of Excess Levy Rate</i>				3.19194657290
TCA Value:	\$548,736,379		Sum of TCA 00227	8.27020297028
00260	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYGBR	GOLD BAR	Regular Levy Rate	0.91082146354
	FIR026	FIRE DIST 26 EXPENSE	Regular Levy Rate	1.37821847654
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	FIR026	FIRE DIST 26 G.O. BOND	Excess Levy Rate	0.11695321573
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.49556217720
<i>Sum of Excess Levy Rate</i>				2.18732597369
TCA Value:	\$267,032,096		Sum of TCA 00260	8.68288815089

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00262	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYGBR	GOLD BAR	Regular Levy Rate	0.91082146354
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	FIR026	FIRE DIST 26 G.O. BOND	Excess Levy Rate	0.11695321573
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,800,500			<i>Sum of Regular Levy Rate</i>	5.11734370066
			<i>Sum of Excess Levy Rate</i>	2.18732597369
			Sum of TCA 00262	7.30466967435
00304	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYGFL	GRANITE FALLS	Regular Levy Rate	1.01587680607
	FIR017	FIRE DIST 17 EXPENSE	Regular Levy Rate	1.28093082488
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$637,950,759			<i>Sum of Regular Levy Rate</i>	6.31745243149
			<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 00304	9.83063734375
00305	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYGFL	GRANITE FALLS	Regular Levy Rate	1.01587680607
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$10,437,900			<i>Sum of Regular Levy Rate</i>	5.03652160661
			<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 00305	8.54970651887

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00357	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYIND	INDEX	Regular Levy Rate	1.00510711613
	FIR026	FIRE DIST 26 EXPENSE	Regular Levy Rate	1.37821847654
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	SCH063IND	SCHOOL 063 ENRICHMENT	Excess Levy Rate	0.65099117027
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.19834702339
TCA Value:	\$30,186,116		<i>Sum of Excess Levy Rate</i>	0.65099117027
			Sum of TCA 00357	6.84933819366
00358	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYIND	INDEX	Regular Levy Rate	1.00510711613
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	SCH063IND	SCHOOL 063 ENRICHMENT	Excess Levy Rate	0.65099117027
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82012854685
			<i>Sum of Excess Levy Rate</i>	0.65099117027
TCA Value:	\$0		Sum of TCA 00358	5.47111971712
00406	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.41716930260
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$316,409,682		Sum of TCA 00406	9.83279198119

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00407	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,847,900			<i>Sum of Regular Levy Rate</i>	4.91716930260
			<i>Sum of Excess Levy Rate</i>	3.41562267859
			Sum of TCA 00407	8.33279198119
00408	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$5,701,059,215			<i>Sum of Regular Levy Rate</i>	6.41716930260
			<i>Sum of Excess Levy Rate</i>	3.41562267859
			Sum of TCA 00408	9.83279198119
00409	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$24,925,300			<i>Sum of Regular Levy Rate</i>	4.91716930260
			<i>Sum of Excess Levy Rate</i>	3.41562267859
			Sum of TCA 00409	8.33279198119

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00410	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.41716930260
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$19,720,188		Sum of TCA 00410	10.82164393216
00411	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLKS	LAKE STEVENS	Regular Levy Rate	0.91571548767
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.41716930260
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$6,189,465		Sum of TCA 00411	10.82164393216

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00449	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLYN	LYNNWOOD	Regular Levy Rate	0.53058134488
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.77492492978
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00449	8.96687150268
00452	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLYN	LYNNWOOD	Regular Levy Rate	0.53058134488
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.77492492978
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00452	8.96687150268

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00457	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYLYN	LYNNWOOD	Regular Levy Rate	0.53058134488
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.84417763626
<i>Sum of Excess Levy Rate</i>				3.19194657290
TCA Value:	\$10,768,600		Sum of TCA 00457	8.03612420916
00502	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.15234611479
<i>Sum of Excess Levy Rate</i>				3.41562267859
TCA Value:	\$1,344,100		Sum of TCA 00502	8.56796879338
00504	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.15234611479
<i>Sum of Excess Levy Rate</i>				3.19842940886
TCA Value:	\$70,961,200		Sum of TCA 00504	8.35077552365

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00505	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$89,755,140			Sum of Regular Levy Rate	5.15234611479
			Sum of Excess Levy Rate	3.69392524215
			Sum of TCA 00505	8.84627135694
00506	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$7,215,200			Sum of Regular Levy Rate	5.38363872308
			Sum of Excess Levy Rate	4.10547702948
			Sum of TCA 00506	9.48911575256
00507	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$7,411,500			Sum of Regular Levy Rate	5.38363872308
			Sum of Excess Levy Rate	2.90152487223
			Sum of TCA 00507	8.28516359531

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00508	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.64041792979
			<i>Sum of Excess Levy Rate</i>	2.90152487223
TCA Value:	\$21,430,229		Sum of TCA 00508	9.54194280202
00509	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.64041792979
			<i>Sum of Excess Levy Rate</i>	4.10547702948
TCA Value:	\$4,808,317		Sum of TCA 00509	10.74589495927

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00511	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$8,972,217,237			<i>Sum of Regular Levy Rate</i>	6.40912532150
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 00511	10.10305056365
00513	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$925,922,334			<i>Sum of Regular Levy Rate</i>	6.40912532150
			<i>Sum of Excess Levy Rate</i>	3.41562267859
			Sum of TCA 00513	9.82474800009
00514	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$789,584,289			<i>Sum of Regular Levy Rate</i>	6.40912532150
			<i>Sum of Excess Levy Rate</i>	3.19842940886
			Sum of TCA 00514	9.60755473036

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00515	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMAR	MARYSVILLE	Regular Levy Rate	1.00237775682
	CTYMAR	MARYSVILLE EMS PERMANENT 2005-ON	Regular Levy Rate	0.49427091313
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$11,632,698	<i>Sum of Regular Levy Rate</i>	6.40912532150
			<i>Sum of Excess Levy Rate</i>	3.41562267859
			Sum of TCA 00515	9.82474800009
00516	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$4,799,744	<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 00516	8.51876398456
00517	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$43,775,474	<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 00517	8.51876398456

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
00520	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433	
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998	
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873	
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.47606175306	
			Sum of Excess Levy Rate	3.27287711195	
TCA Value:	\$2,604,403,958			Sum of TCA 00520	8.74893886501

00521	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433	
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998	
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873	
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.47606175306	
			Sum of Excess Levy Rate	3.27287711195	
TCA Value:	\$131,590,773			Sum of TCA 00521	8.74893886501

00523	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433	
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998	
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873	
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.47606175306	
			Sum of Excess Levy Rate	3.27287711195	
TCA Value:	\$5,370,374			Sum of TCA 00523	8.74893886501

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00525	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$188,942,986		Sum of TCA 00525	8.74893886501
00526	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$2,102,848,238		Sum of TCA 00526	8.74893886501
00529	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMIL	MILL CREEK	Regular Levy Rate	1.28900002433
	CTYMIL	MILL CREEK EMS 2017-2022	Regular Levy Rate	0.34727428389
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.47606175306
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$12,831,460		Sum of TCA 00529	8.66800832596

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00530	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMON	MONROE	Regular Levy Rate	1.02164388458
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.72751004583
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$3,285,476,229		Sum of TCA 00530	9.33622691582
00536	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMON	MONROE	Regular Levy Rate	1.02164388458
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.72751004583
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$30,579,236		Sum of TCA 00536	9.33622691582
00537	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMON	MONROE	Regular Levy Rate	1.02164388458
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.72751004583
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$60,806,972		Sum of TCA 00537	11.13198467539

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00538	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMON	MONROE	Regular Levy Rate	1.02164388458
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$550,800			<i>Sum of Regular Levy Rate</i>	5.22751004583
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 00538	9.63198467539
00540	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMON	MONROE	Regular Levy Rate	1.02164388458
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$18,265,700			<i>Sum of Regular Levy Rate</i>	5.22751004583
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 00540	7.83622691582
00575	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBRI	BRIER	Regular Levy Rate	0.70686235466
	CTYBRI	BRIER EMS PERMANENT 2003-ON	Regular Levy Rate	0.28550492962
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,377,445,133			<i>Sum of Regular Levy Rate</i>	4.88967936016
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 00575	8.08162593306

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00580	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBRI	BRIER	Regular Levy Rate	0.70686235466
	CTYBRI	BRIER EMS PERMANENT 2003-ON	Regular Levy Rate	0.28550492962
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.88967936016
			<i>Sum of Excess Levy Rate</i>	3.19194657290
	TCA Value:	\$4,120,941	Sum of TCA 00580	8.08162593306
00585	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBRI	BRIER	Regular Levy Rate	0.70686235466
	CTYBRI	BRIER EMS PERMANENT 2003-ON	Regular Levy Rate	0.28550492962
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.92553936016
			<i>Sum of Excess Levy Rate</i>	3.25380000000
	TCA Value:	\$333,312,547	Sum of TCA 00585	8.17933936016

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00610	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMOU	MOUNTLAKE TERRACE	Regular Levy Rate	1.11159939471
	CTYMOU	MOUNTLAKE TERRACE EMS PERMANENT 2005-ON	Regular Levy Rate	0.30913988797
	CTYMOU	MOUNTLAKE TERRACE G.O. BOND	Excess Levy Rate	0.17471429008
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.31805135856
			<i>Sum of Excess Levy Rate</i>	3.36666086298
			Sum of TCA 00610	8.68471222154
00638	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMOU	MOUNTLAKE TERRACE	Regular Levy Rate	1.11159939471
	CTYMOU	MOUNTLAKE TERRACE EMS PERMANENT 2005-ON	Regular Levy Rate	0.30913988797
	CTYMOU	MOUNTLAKE TERRACE G.O. BOND	Excess Levy Rate	0.17471429008
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.31805135856
			<i>Sum of Excess Levy Rate</i>	3.36666086298
			Sum of TCA 00638	8.68471222154

TCA Value: \$4,142,786,600

TCA Value: \$12,194,009

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00667	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMUKE	MUKILTEO	Regular Levy Rate	0.95903496745
	CTYMUKE	MUKILTEO EMS PERMANENT 2011-ON	Regular Levy Rate	0.33155305827
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			Sum of Regular Levy Rate	5.35052119390
			Sum of Excess Levy Rate	3.04270223150
TCA Value:	\$3,177,510,286	Sum of TCA 00667		8.39322342540
00671	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMUKE	MUKILTEO	Regular Levy Rate	0.95903496745
	CTYMUKE	MUKILTEO EMS PERMANENT 2011-ON	Regular Levy Rate	0.33155305827
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
				Sum of Regular Levy Rate	5.13037547056
			Sum of Excess Levy Rate	3.04270223150
TCA Value:	\$987,424,733	Sum of TCA 00671		8.17307770206
00673	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYMUKE	MUKILTEO	Regular Levy Rate	0.95903496745
	CTYMUKE	MUKILTEO EMS PERMANENT 2011-ON	Regular Levy Rate	0.33155305827
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
				Sum of Regular Levy Rate	5.13037547056
			Sum of Excess Levy Rate	3.04270223150
TCA Value:	\$1,844,311,104	Sum of TCA 00673		8.17307770206

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00731	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSNO	SNOHOMISH	Regular Levy Rate	0.65728915950
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	6.37668845951
			Sum of Excess Levy Rate	3.51318491226
			Sum of TCA 00731	9.88987337177
00735	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSNO	SNOHOMISH	Regular Levy Rate	0.65728915950
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	6.37668845951
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 00735	10.78116308907
TCA Value:	\$1,131			
			Sum of Regular Levy Rate	6.37668845951
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 00731	9.88987337177
			Sum of Regular Levy Rate	6.37668845951
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 00735	10.78116308907

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00736	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSNO	SNOHOMISH	Regular Levy Rate	0.65728915950
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.37668845951
<i>Sum of Excess Levy Rate</i>				4.40447462956
TCA Value:	\$39,909,369		Sum of TCA 00736	10.78116308907
00740	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSNO	SNOHOMISH	Regular Levy Rate	0.65728915950
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.95749500139
<i>Sum of Excess Levy Rate</i>				4.40447462956
TCA Value:	\$10,675,200		Sum of TCA 00740	9.36196963095
00758	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSTN	STANWOOD	Regular Levy Rate	1.50156810712
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.94193839566
<i>Sum of Excess Levy Rate</i>				2.95464865120
TCA Value:	\$1,275,139,016		Sum of TCA 00758	9.89658704686

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00760	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSTN	STANWOOD	Regular Levy Rate	1.50156810712
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	Regular Levy Rate	0.33803652326
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.49530207522
			<i>Sum of Excess Levy Rate</i>	2.95464865120
TCA Value:	\$15,886,300		Sum of TCA 00760	8.44995072642
00805	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSUL	SULTAN	Regular Levy Rate	1.10406160626
	CTYSUL	SULTAN G.O. BOND 2004	Excess Levy Rate	0.03532018277
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.32633467436
			<i>Sum of Excess Levy Rate</i>	2.78971918916
TCA Value:	\$824,287,322		Sum of TCA 00805	9.11605386352

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00806	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSUL	SULTAN	Regular Levy Rate	1.10406160626
	CTYSUL	SULTAN G.O. BOND 2004	Excess Levy Rate	0.03532018277
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21712071443
			<i>Sum of Excess Levy Rate</i>	2.78971918916
			Sum of TCA 00806	8.00683990359
00807	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSUL	SULTAN	Regular Levy Rate	1.10406160626
	CTYSUL	SULTAN G.O. BOND 2004	Excess Levy Rate	0.03532018277
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.32633467436
			<i>Sum of Excess Levy Rate</i>	2.78971918916
			Sum of TCA 00807	9.11605386352
TCA Value:		\$10,882,100		
TCA Value:		\$504		

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00809	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYSUL	SULTAN	Regular Levy Rate	1.10406160626
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.32633467436
			<i>Sum of Excess Levy Rate</i>	2.75439900639
TCA Value:		\$0	Sum of TCA 00809	9.08073368075
00853	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYWDW	WOODWAY	Regular Levy Rate	1.37598727930
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96299600442
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:		\$250,939	Sum of TCA 00853	8.15494257732

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00855	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYWDW	WOODWAY	Regular Levy Rate	1.37598727930
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96299600442
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$853,151,570		Sum of TCA 00855	8.15494257732
00857	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYWDW	WOODWAY	Regular Levy Rate	1.37598727930
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96299600442
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$9,960,567		Sum of TCA 00857	8.15494257732

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00902	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBOT	BOTHELL	Regular Levy Rate	1.74398000000
	CTYBOT	BOTHELL URBAN EMS 2018-2023	Regular Levy Rate	0.24913109349
	CTYBOT	BOTHELL G.O. BONDS	Excess Levy Rate	0.15948000000
	LIBKNG	KING COUNTY RURAL LIBRARY	Regular Levy Rate	0.29245000000
	LIBKNG	KING COUNTY RURAL LIBRARY G.O. BOND 2006	Excess Levy Rate	0.03512000000
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$4,813,386,919			Sum of Regular Levy Rate	5.76970773193
			Sum of Excess Levy Rate	3.44840000000
			Sum of TCA 00902	9.21810773193
00906	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBOT	BOTHELL	Regular Levy Rate	1.74398000000
	CTYBOT	BOTHELL URBAN EMS 2018-2023	Regular Levy Rate	0.24913109349
	CTYBOT	BOTHELL G.O. BONDS	Excess Levy Rate	0.15948000000
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBKNG	KING COUNTY RURAL LIBRARY	Regular Levy Rate	0.29245000000
	LIBKNG	KING COUNTY RURAL LIBRARY G.O. BOND 2006	Excess Levy Rate	0.03512000000
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,475,544,421			Sum of Regular Levy Rate	5.82723236297
			Sum of Excess Levy Rate	3.44840000000
			Sum of TCA 00906	9.27563236297

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
00907	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	CTYBOT	BOTHELL	Regular Levy Rate	1.74398000000
	CTYBOT	BOTHELL URBAN EMS 2018-2023	Regular Levy Rate	0.24913109349
	CTYBOT	BOTHELL G.O. BONDS	Excess Levy Rate	0.15948000000
	LIBKNG	KING COUNTY RURAL LIBRARY	Regular Levy Rate	0.29245000000
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.76970773193
			<i>Sum of Excess Levy Rate</i>	3.41328000000
TCA Value:	\$9,196,236		Sum of TCA 00907	9.18298773193
01060	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EXPENSE	Regular Levy Rate	1.28093082488
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.26430643692
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$88,194,797		Sum of TCA 01060	9.67992911551

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01070	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EXPENSE	Regular Levy Rate	1.28623751413
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.20402806089
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$161,756,994		Sum of TCA 01070	9.61965073948
01080	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR027	FIRE DIST 27 EXPENSE	Regular Levy Rate	0.82169291952
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.66026689920
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$91,815,894		Sum of TCA 01080	8.70296913070

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01103	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$747,948	<i>Sum of Regular Levy Rate</i>	4.61842825634
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 01103	7.10840134124
01105	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$740,065	<i>Sum of Regular Levy Rate</i>	4.84972086463
			<i>Sum of Excess Levy Rate</i>	2.90152487223
			Sum of TCA 01105	7.75124573686
01110	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$5,013,244	<i>Sum of Regular Levy Rate</i>	6.37520746305
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 01110	8.86518054795

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01119	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$37,060,479	<i>Sum of Regular Levy Rate</i>	6.40310110004
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 01119	8.89307418494
01128	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EXPENSE	Regular Levy Rate	1.28093082488
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$354,490	<i>Sum of Regular Levy Rate</i>	6.26430643692
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 01128	8.75427952182
01137	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$1,026,003,109	<i>Sum of Regular Levy Rate</i>	6.63439370833
			<i>Sum of Excess Levy Rate</i>	2.90152487223
			Sum of TCA 01137	9.53591858056

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01141	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$240,120,702			Sum of Regular Levy Rate	6.76665383127
			Sum of Excess Levy Rate	3.02594900415
			Sum of TCA 01141	9.79260283542
01144	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$48,696,450			Sum of Regular Levy Rate	6.53536122298
			Sum of Excess Levy Rate	2.61439721682
			Sum of TCA 01144	9.14975843980
01150	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EXPENSE	Regular Levy Rate	1.09798348987
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$132,602,686			Sum of Regular Levy Rate	6.16853432681
			Sum of Excess Levy Rate	2.48997308490
			Sum of TCA 01150	8.65850741171

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
01151	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR021	FIRE DIST 21 EXPENSE	Regular Levy Rate	1.09798348987	
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060	
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829	
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843	
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	6.39982693510	
			Sum of Excess Levy Rate	2.90152487223	
			Sum of TCA 01151	9.30135180733	
01155	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR022	FIRE DIST 22 EXPENSE	Regular Levy Rate	1.28623751413	
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843	
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	6.20402806089
				Sum of Excess Levy Rate	2.48997308490
			Sum of TCA 01155	8.69400114579	
01160	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR025	FIRE DIST 25 EXPENSE	Regular Levy Rate	0.79563716921	
	FIR025	FIRE DIST 25 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35985121335	
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829	
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843	
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	6.00520924719	
			Sum of Excess Levy Rate	2.90152487223	
			Sum of TCA 01160	8.90673411942	
TCA Value:	\$1,334,030,890				

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01201	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$12,685,224		<i>Sum of Regular Levy Rate</i>	4.61842825634
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01201	8.31235349849
01209	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$2,683,940		<i>Sum of Regular Levy Rate</i>	4.83857397968
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01209	8.53249922183
01212	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
TCA Value:	\$999,051		<i>Sum of Regular Levy Rate</i>	6.68433034977
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01212	10.37825559192

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01218	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.59535318639
TCA Value:	\$125,279,784		<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01218	10.28927842854
01227	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR015	FIRE DIST 15 EXPENSE	Regular Levy Rate	1.23323218261
	FIR015	FIRE DIST 15 EMS PERMANENT 2015-ON	Regular Levy Rate	0.47502012134
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.54682628363
TCA Value:	\$21,218,378		<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01227	10.24075152578

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01235	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.37520746305
			<i>Sum of Excess Levy Rate</i>	3.69392524215
TCA Value:	\$922,329,947		Sum of TCA 01235	10.06913270520
01269	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR015	FIRE DIST 15 EXPENSE	Regular Levy Rate	1.23323218261
	FIR015	FIRE DIST 15 EMS PERMANENT 2015-ON	Regular Levy Rate	0.47502012134
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.32668056029
			<i>Sum of Excess Levy Rate</i>	3.69392524215
TCA Value:	\$557,620,822		Sum of TCA 01269	10.02060580244
01276	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EXPENSE	Regular Levy Rate	1.28093082488
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.26430643692
			<i>Sum of Excess Levy Rate</i>	3.69392524215
TCA Value:	\$32,360,087		Sum of TCA 01276	9.95823167907

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01285	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EXPENSE	Regular Levy Rate	1.09798348987
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$6,362,405			<i>Sum of Regular Levy Rate</i>	6.16853432681
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 01285	9.86245956896
01286	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EXPENSE	Regular Levy Rate	1.09798348987
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$46,702,350			<i>Sum of Regular Levy Rate</i>	6.39982693510
			<i>Sum of Excess Levy Rate</i>	4.10547702948
			Sum of TCA 01286	10.50530396458

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
01288	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR022	FIRE DIST 22 EXPENSE	Regular Levy Rate	1.28623751413	
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368	
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631	
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493		
TCA Value:	\$561,605,182		Sum of Regular Levy Rate	6.20402806089	
			Sum of Excess Levy Rate	3.69392524215	
			Sum of TCA 01288	9.89795330304	
01300	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690	
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
	TCA Value:	\$18,600		Sum of Regular Levy Rate	4.61842825634
				Sum of Excess Levy Rate	2.07037275796
			Sum of TCA 01300	6.68880101430	
01364	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000	
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664	
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865	
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214	
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value:	\$63,390,194		Sum of Regular Levy Rate	6.53536122298	
			Sum of Excess Levy Rate	3.32285354078	
			Sum of TCA 01364	9.85821476376	

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01368	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$130,827,610			Sum of Regular Levy Rate	6.76665383127
			Sum of Excess Levy Rate	3.73440532811
			Sum of TCA 01368	10.50105915938
01376	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,637,775,165			Sum of Regular Levy Rate	6.37520746305
			Sum of Excess Levy Rate	3.19842940886
			Sum of TCA 01376	9.57363687191
01400	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,968,700			Sum of Regular Levy Rate	4.61842825634
			Sum of Excess Levy Rate	1.51742709650
			Sum of TCA 01400	6.13585535284

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01410	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$9,377,481	<i>Sum of Regular Levy Rate</i>	4.84972086463
			<i>Sum of Excess Levy Rate</i>	1.92897888383
			Sum of TCA 01410	6.77869974846
01415	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR024	FIRE DIST 24 EXPENSE	Regular Levy Rate	0.98554150540
	FIR024	FIRE DIST 24 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35672256440
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$253,722,533	<i>Sum of Regular Levy Rate</i>	6.19198493443
			<i>Sum of Excess Levy Rate</i>	1.92897888383
			Sum of TCA 01415	8.12096381826
01420	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR025	FIRE DIST 25 EXPENSE	Regular Levy Rate	0.79563716921
	FIR025	FIRE DIST 25 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35985121335
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$531,025	<i>Sum of Regular Levy Rate</i>	6.00520924719
			<i>Sum of Excess Levy Rate</i>	1.92897888383
			Sum of TCA 01420	7.93418813102

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01510	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.61842825634
TCA Value:	\$16,540,525		<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 01510	8.13161316860
01512	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.51318491226
TCA Value:	\$32,769,116		Sum of TCA 01512	9.97736953869
01515	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.84972086463
			<i>Sum of Excess Levy Rate</i>	3.92473669959
TCA Value:	\$0		Sum of TCA 01515	8.77445756422

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
01520	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR017	FIRE DIST 17 EXPENSE	Regular Levy Rate	1.28093082488	
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992	
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351	
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	6.26430643692
				Sum of Excess Levy Rate	3.51318491226
TCA Value:	\$1,502,307,093			Sum of TCA 01520	9.77749134918
01530	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR021	FIRE DIST 21 EXPENSE	Regular Levy Rate	1.09798348987	
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992	
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351	
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	6.16853432681
				Sum of Excess Levy Rate	3.51318491226
TCA Value:	\$90,189,592			Sum of TCA 01530	9.68171923907
01540	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	FIR022	FIRE DIST 22 EXPENSE	Regular Levy Rate	1.28623751413	
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992	
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351	
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
				Sum of Regular Levy Rate	6.20402806089
				Sum of Excess Levy Rate	3.51318491226
TCA Value:	\$106,545,430			Sum of TCA 01540	9.71721297315

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01550	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR023	FIRE DIST 23 EXPENSE	Regular Levy Rate	0.50846815939
	FIR023	FIRE DIST 23 EMS PERMANENT 2020-ON	Regular Levy Rate	0.46574271482
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.59263913055
			<i>Sum of Excess Levy Rate</i>	3.51318491226
TCA Value:	\$57,290,667		Sum of TCA 01550	9.10582404281
01637	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	1.44663632044
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.40310110004
			<i>Sum of Excess Levy Rate</i>	2.95464865120
TCA Value:	\$2,296,519,332		Sum of TCA 01637	9.35774975124
01660	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.53536122298
			<i>Sum of Excess Levy Rate</i>	3.07907278312
TCA Value:	\$202,540,211		Sum of TCA 01660	9.61443400610

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
01662	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EXPENSE	Regular Levy Rate	1.50000000000
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$26,010,717			Sum of Regular Levy Rate	6.76665383127
			Sum of Excess Levy Rate	3.49062457045
			Sum of TCA 01662	10.25727840172
01678	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFAMAR	MARYSVILLE REGIONAL FIRE EXPENSE	Regular Levy Rate	1.25677920671
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$70,761,740			Sum of Regular Levy Rate	6.37520746305
			Sum of Excess Levy Rate	2.95464865120
			Sum of TCA 01678	9.32985611425

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02210	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$0	<i>Sum of Regular Levy Rate</i>	4.83857397968
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 02210	7.88127621118
02211	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$6,541	<i>Sum of Regular Levy Rate</i>	5.02266397968
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 02211	8.06536621118
02213	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$81,807,107	<i>Sum of Regular Levy Rate</i>	5.02266397968
			<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 02213	8.06536621118

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02220	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.36969548870
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$77,671,088		Sum of TCA 02220	9.41239772020
02270	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.80251825634
TCA Value:	\$58,406,592		<i>Sum of Excess Levy Rate</i>	3.04270223150
			Sum of TCA 02270	7.84522048784

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02310	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.14954976536
<i>Sum of Excess Levy Rate</i>				3.04270223150
TCA Value:	\$7,453,374,148		Sum of TCA 02310	9.19225199686
02341	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.80251825634
<i>Sum of Excess Levy Rate</i>				3.04270223150
TCA Value:	\$132,063,728		Sum of TCA 02341	7.84522048784
02363	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.14954976536
<i>Sum of Excess Levy Rate</i>				3.04270223150
TCA Value:	\$715,662,038		Sum of TCA 02363	9.19225199686

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02385	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.14954976536
<i>Sum of Excess Levy Rate</i>				3.04270223150
TCA Value:	\$5,205,154		Sum of TCA 02385	9.19225199686
02414	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEDM	PORT OF EDMONDS MAINTENANCE	Regular Levy Rate	0.08119745564
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.94124034302
<i>Sum of Excess Levy Rate</i>				3.19194657290
TCA Value:	\$12,523,425		Sum of TCA 02414	8.13318691592

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02446	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.20707439640
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 02446	9.39902096930
02475	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.20707439640
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 02475	9.39902096930
TCA Value:	\$11,434,954,947			
TCA Value:	\$944,714,906			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
02490	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.20707439640
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value: \$2,056,788			Sum of TCA 02490	9.39902096930
03020	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.36969548870
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value: \$485,148,368			Sum of TCA 03020	9.64257260065

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03021	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.16987211168
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03021	9.44274922363
03022	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.35396211168
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03022	9.62683922363
TCA Value:	\$2,217			
TCA Value:	\$142,616,075			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03024	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.36969548870
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03024	9.64257260065
TCA Value:	\$271,965,293			
03025	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.57410783502
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03025	9.84698494697
TCA Value:	\$49,128,527			

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate	
03028	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334	
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352	
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000	
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998	
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873	
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value: \$42,862,638			Sum of Regular Levy Rate	6.57410783502	
			Sum of Excess Levy Rate	3.27287711195	
			Sum of TCA 03028	9.84698494697	
03029	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836	
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327	
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640	
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334	
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150	
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998	
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873	
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324	
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188	
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
	TCA Value: \$4,402,086			Sum of Regular Levy Rate	4.83857397968
				Sum of Excess Levy Rate	3.27287711195
				Sum of TCA 03029	8.11145109163

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03030	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.68433034977
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03030	9.95720746172
03032	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.57410783502
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03032	9.84698494697
TCA Value:	\$9,705,048			
TCA Value:	\$6,040			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03033	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.22707632600
<i>Sum of Excess Levy Rate</i>				3.27287711195
Sum of TCA 03033				8.49995343795
03034	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.04298632600
<i>Sum of Excess Levy Rate</i>				3.27287711195
Sum of TCA 03034				8.31586343795
03041	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.46418462643
<i>Sum of Excess Levy Rate</i>				3.27287711195
Sum of TCA 03041				9.73706173838
<i>TCA Value:</i>				\$5,187,786
<i>TCA Value:</i>				\$515,828
<i>TCA Value:</i>				\$32,570,289

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03042	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.64827462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03042	9.92115173838
03043	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03043	9.73706173838

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03044	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$9,121,883		Sum of TCA 03044	9.73706173838
03045	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.64827462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$2,623,227,089		Sum of TCA 03045	9.92115173838

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03046	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.85268697275
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03046	10.12556408470
03047	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03047	9.94147408470
TCA Value:	\$208,257,847			
TCA Value:	\$78,080,759			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03048	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
	<i>Sum of Regular Levy Rate</i>			6.14954976536
	<i>Sum of Excess Levy Rate</i>			3.27287711195
TCA Value:	\$10,494,024	Sum of TCA 03048		9.42242687731
03050	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
	<i>Sum of Regular Levy Rate</i>			6.66859697275
	<i>Sum of Excess Levy Rate</i>			3.27287711195
TCA Value:	\$17,910,349	Sum of TCA 03050		9.94147408470

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03051	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03051	9.94147408470
03052	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 03052	9.73706173838

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03053	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
	<i>Sum of Regular Levy Rate</i>			6.64827462643
	<i>Sum of Excess Levy Rate</i>			3.27287711195
TCA Value:	\$211,759,431	Sum of TCA 03053		9.92115173838
03059	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
	<i>Sum of Regular Levy Rate</i>			6.14954976536
	<i>Sum of Excess Levy Rate</i>			3.27287711195
TCA Value:	\$3,746,803,911	Sum of TCA 03059		9.42242687731

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03060	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.96545976536
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$7,025,257		Sum of TCA 03060	9.23833687731
03065	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.14954976536
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$96,654,777		Sum of TCA 03065	9.19225199686

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03067	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				6.14954976536
<i>Sum of Excess Levy Rate</i>				3.04270223150
TCA Value:	\$79,717,807		Sum of TCA 03067	9.19225199686
03115	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.61842825634
<i>Sum of Excess Levy Rate</i>				3.41562267859
TCA Value:	\$8,450,500		Sum of TCA 03115	8.03405093493
03120	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				4.82284060266
<i>Sum of Excess Levy Rate</i>				3.41562267859
TCA Value:	\$508,714		Sum of TCA 03120	8.23846328125

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03162	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$947,945,576		Sum of TCA 03162	9.87980730502
03167	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$69,355,255		Sum of TCA 03167	10.08421965134
03171	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.61842825634
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$190,202		Sum of TCA 03171	8.03405093493

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03194	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$523,887,801		Sum of TCA 03194	9.87980730502
03203	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.14954976536
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$166,159,298		Sum of TCA 03203	9.34149633826

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03209	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.64827462643
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 03209	9.84022119933
03214	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR010	FIRE DIST 10 EXPENSE	Regular Levy Rate	1.06796721266
	FIR010	FIRE DIST 10 EMS 2018-2023	Regular Levy Rate	0.25878115504
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.18679125508
			<i>Sum of Excess Levy Rate</i>	3.19194657290
			Sum of TCA 03214	9.37873782798
TCA Value:	\$77,566,523			
TCA Value:	\$278,011,347			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03305	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EXPENSE	Regular Levy Rate	1.37821847654
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,903,600			<i>Sum of Regular Levy Rate</i>	6.54747152516
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 03305	8.61784428312
03309	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$11,140,497			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 03309	6.89321336062
03310	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,342,098			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 03310	6.89321336062

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03312	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$13,352,898		<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 03312	7.75397597865
03313	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$39,887,338		<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 03313	7.75397597865
03340	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$84,387,288		<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 03340	8.73896973071

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03355	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$74,265,108	Sum of Regular Levy Rate	6.18500387960	
		Sum of Excess Levy Rate	2.75439900639	
		Sum of TCA 03355	8.93940288599	
03368	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$216,781,173	Sum of Regular Levy Rate	6.18500387960	
		Sum of Excess Levy Rate	2.75439900639	
		Sum of TCA 03368	8.93940288599	

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03370	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value:	\$337,956,577		Sum of Regular Levy Rate	6.18500387960
			Sum of Excess Levy Rate	2.75439900639
			Sum of TCA 03370	8.93940288599
03377	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EXPENSE	Regular Levy Rate	1.37821847654
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	FIR026	FIRE DIST 26 G.O. BOND	Excess Levy Rate	0.11695321573
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$337,982,174		Sum of Regular Levy Rate	6.54747152516
			Sum of Excess Levy Rate	2.18732597369
			Sum of TCA 03377	8.73479749885

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03399	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$58,401,471		Sum of TCA 03399	9.07290149642
03415	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EXPENSE	Regular Levy Rate	1.37821847654
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH063IND	SCHOOL 063 ENRICHMENT	Excess Levy Rate	0.65099117027
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.54747152516
			<i>Sum of Excess Levy Rate</i>	0.65099117027
TCA Value:	\$110,176,245		Sum of TCA 03415	7.19846269543
03503	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.61842825634
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$3,036,612		Sum of TCA 03503	9.02290288590

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03512	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$4,404		Sum of TCA 03512	9.22731523222
03514	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$112,717		Sum of TCA 03514	9.22731523222
03518	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.83857397968
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$5,956,128		Sum of TCA 03518	9.24304860924

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03519	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.69786348853
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03519	11.10233811809
03520	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.04298632600
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03520	9.44746095556

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03522	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$956,238			<i>Sum of Regular Levy Rate</i>	7.08636583485
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03522	11.49084046441
03523	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$27,374			<i>Sum of Regular Levy Rate</i>	7.08636583485
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03523	11.49084046441

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03524	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$777,500			<i>Sum of Regular Levy Rate</i>	6.90227583485
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03524	11.30675046441
03525	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$9,121,079			<i>Sum of Regular Levy Rate</i>	7.08636583485
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03525	11.49084046441

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03526	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.90227583485
TCA Value:		\$2,959,684	<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03526	11.30675046441
03529	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
TCA Value:		\$4,012,179	<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03529	9.22731523222

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03643	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$0	<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03643	11.07307160231
03658	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$181,104,548	<i>Sum of Regular Levy Rate</i>	6.68213011151
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03658	11.08660474107

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03659	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.86622011151
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$12,222,673		Sum of TCA 03659	11.27069474107
03665	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.68213011151
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$2,842,082,478		Sum of TCA 03665	11.08660474107

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03666	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.86622011151
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$139,518,096		Sum of TCA 03666	11.27069474107
03667	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.68213011151
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$924,182,651		Sum of TCA 03667	11.08660474107

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03668	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$304,829,380		Sum of TCA 03668	11.07307160231
03669	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$1,465,565,789		Sum of TCA 03669	11.07307160231

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03671	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.85268697275
TCA Value: \$533,173,864			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03671	11.25716160231
03672	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value: \$199,426,868			Sum of TCA 03672	10.86865925599

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03674	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$54,428,097		Sum of TCA 03674	10.86865925599
03676	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$1,296,753,774		Sum of TCA 03676	11.07307160231

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03678	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03678	11.07307160231
03682	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.14954976536
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03682	10.55402439492

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03683	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.35396211168
			<i>Sum of Excess Levy Rate</i>	4.40447462956
	TCA Value:	\$270,461,187	Sum of TCA 03683	10.75843674124
03684	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.16987211168
			<i>Sum of Excess Levy Rate</i>	4.40447462956
	TCA Value:	\$49,177,381	Sum of TCA 03684	10.57434674124

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03687	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.35396211168
TCA Value: \$883,241,408			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03687	10.75843674124
03688	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.16987211168
TCA Value: \$505,185,860			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03688	10.57434674124

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03691	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$414,316,399			<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03691	10.08807785025
03693	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$9,948,992			<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 03693	10.08807785025
03859	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$193,716,868			<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 03859	9.19678813295

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03879	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$245,847			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 03879	8.33602551492
03903	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$150,023,424			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03903	7.43155747265
03904	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03904	7.43155747265

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03905	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$20,301,846	<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03905	7.43155747265
03940	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EXPENSE	Regular Levy Rate	1.41919345812
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$155,349,202	<i>Sum of Regular Levy Rate</i>	6.68213011151
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03940	9.29084698150
03942	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$27,335,599	<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03942	8.29232009068

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03944	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR016	FIRE DIST 16 EXPENSE	Regular Levy Rate	0.86076261803
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$17,553,058	<i>Sum of Regular Levy Rate</i>	5.68360322069
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03944	8.29232009068
03953	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$0	<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03953	9.27731384274
03971	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$1,536,675,813	<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03971	9.27731384274

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03973	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
TCA Value:	\$647,459,117		Sum of TCA 03973	9.27731384274
03989	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.18500387960
			<i>Sum of Excess Levy Rate</i>	3.29274311842
TCA Value:	\$19,731,041		Sum of TCA 03989	9.47774699802

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03990	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EXPENSE	Regular Levy Rate	1.10921395993
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	6.18500387960
TCA Value:	\$14,055,340		Sum of Excess Levy Rate	3.29274311842
			Sum of TCA 03990	9.47774699802
03992	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
				Sum of Regular Levy Rate	6.66859697275
TCA Value:	\$2,758,071,630		Sum of Excess Levy Rate	2.60871686999
			Sum of TCA 03992	9.27731384274

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
03997	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$42,511,603	<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 03997	9.27731384274
04110	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$14,928,828	<i>Sum of Regular Levy Rate</i>	6.46418462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 04110	9.71798462643
04111	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$2,848,599	<i>Sum of Regular Levy Rate</i>	6.66859697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 04111	9.92239697275

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04117	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR010	FIRE DIST 10 EXPENSE	Regular Levy Rate	1.06796721266
	FIR010	FIRE DIST 10 EMS 2018-2023	Regular Levy Rate	0.25878115504
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.22265125508
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 04117	9.47645125508
04118	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	RFASCO	SOUTH COUNTY REGIONAL FIRE EXPENSE	Regular Levy Rate	0.93074729352
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.24293439640
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 04118	9.49673439640
TCA Value:	\$701,798,676			
TCA Value:	\$931,959,749			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04129	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR010	FIRE DIST 10 EXPENSE	Regular Levy Rate	1.06796721266
	FIR010	FIRE DIST 10 EMS 2018-2023	Regular Levy Rate	0.25878115504
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.16512662404
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value: \$1,225,343,817			Sum of TCA 04129	9.41892662404
04130	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.50004462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value: \$44,708,593			Sum of TCA 04130	9.75384462643

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04131	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.70445697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$108,061,985		Sum of TCA 04131	9.95825697275
04132	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.70445697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$168,455,584		Sum of TCA 04132	9.95825697275

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04133	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.68413462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
	TCA Value:	\$4,033,004,329	Sum of TCA 04133	9.93793462643
04134	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.50004462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
	TCA Value:	\$662,774,065	Sum of TCA 04134	9.75384462643

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04135	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$8,580,220		Sum of Regular Levy Rate	6.70445697275
			Sum of Excess Levy Rate	3.25380000000
			Sum of TCA 04135	9.95825697275
04136	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
	TCA Value:	\$118,368,121		Sum of Regular Levy Rate	6.50004462643
			Sum of Excess Levy Rate	3.25380000000
			Sum of TCA 04136	9.75384462643

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
04137	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.68413462643
TCA Value:		\$14,723,804	<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 04137	9.93793462643
04138	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EXPENSE	Regular Levy Rate	1.50000000000
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	6.50004462643
TCA Value:		\$1,969,355,214	<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 04138	9.75384462643

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05020	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$1,319,000		Sum of Regular Levy Rate	5.43894819518
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 05020	8.71182530713
05021	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
	TCA Value:	\$0		Sum of Regular Levy Rate	5.23912481816
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 05021	8.51200193011

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05022	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.43894819518
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 05022	8.71182530713
05023	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.64336054150
			<i>Sum of Excess Levy Rate</i>	3.27287711195
			Sum of TCA 05023	8.91623765345
TCA Value:	\$7,000			
TCA Value:	\$278,000			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05024	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$566,900			Sum of Regular Levy Rate	4.96418462643
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 05024	8.23706173838
05025	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$8,616,600			Sum of Regular Levy Rate	5.14827462643
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 05025	8.42115173838
05026	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$493,500			Sum of Regular Levy Rate	5.16859697275
			Sum of Excess Levy Rate	3.27287711195
			Sum of TCA 05026	8.44147408470

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05027	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$26,000		Sum of TCA 05027	8.49167958379
05028	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96418462643
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$3,124,300		Sum of TCA 05028	8.23706173838
05029	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$535,100		Sum of TCA 05029	8.49167958379

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05030	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH002EVT	SCHOOL 002 BONDS	Excess Levy Rate	0.85394500998
	SCH002EVT	SCHOOL 002 CAPITAL PROJECTS	Excess Levy Rate	0.47261391873
	SCH002EVT	SCHOOL 002 ENRICHMENT	Excess Levy Rate	1.94631818324
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.18433034977
			<i>Sum of Excess Levy Rate</i>	3.27287711195
TCA Value:	\$291,800		Sum of TCA 05030	8.45720746172
05040	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.98337561204
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$688,100		Sum of TCA 05040	8.39899829063
05042	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.91779054676
			<i>Sum of Excess Levy Rate</i>	3.41562267859
TCA Value:	\$2,928,000		Sum of TCA 05042	8.33341322535

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05044	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$12,844,600			Sum of Regular Levy Rate	4.96418462643
			Sum of Excess Levy Rate	3.41562267859
			Sum of TCA 05044	8.37980730502
05046	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,580,400			Sum of Regular Levy Rate	5.16859697275
			Sum of Excess Levy Rate	3.41562267859
			Sum of TCA 05046	8.58421965134
05048	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH004LKS	SCHOOL 004 BONDS	Excess Levy Rate	1.51660224958
	SCH004LKS	SCHOOL 004 CAPITAL PROJECTS	Excess Levy Rate	0.23007340194
	SCH004LKS	SCHOOL 004 ENRICHMENT	Excess Levy Rate	1.66894702707
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,078,900			Sum of Regular Levy Rate	4.96418462643
			Sum of Excess Levy Rate	3.41562267859
			Sum of TCA 05048	8.37980730502

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05055	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$95,600			Sum of Regular Levy Rate	4.83857397968
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 05055	7.88127621118
05056	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0			Sum of Regular Levy Rate	5.43894819518
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 05056	8.48165042668
05057	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$5,075,700			Sum of Regular Levy Rate	5.21880247184
			Sum of Excess Levy Rate	3.04270223150
			Sum of TCA 05057	8.26150470334

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05058	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$0		Sum of TCA 05058	8.26150470334
05059	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$924,900		Sum of TCA 05059	8.26150470334
05060	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH006MUK	SCHOOL 006 BONDS	Excess Levy Rate	0.90236126860
	SCH006MUK	SCHOOL 006 CAPITAL PROJECTS	Excess Levy Rate	0.35100085956
	SCH006MUK	SCHOOL 006 ENRICHMENT	Excess Levy Rate	1.78934010334
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.04270223150
TCA Value:	\$0		Sum of TCA 05060	8.26150470334

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05064	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.27632710288
			Sum of Excess Levy Rate	3.19194657290
			Sum of TCA 05064	8.46827367578
05065	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
			Sum of Regular Levy Rate	5.27632710288
			Sum of Excess Levy Rate	3.19194657290
			Sum of TCA 05065	8.46827367578
TCA Value:	\$5,787,300			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05066	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$773,700		Sum of TCA 05066	8.41074904474
05067	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH015EDM	SCHOOL 015 BONDS	Excess Levy Rate	0.40035566940
	SCH015EDM	SCHOOL 015 CAPITAL PROJECTS	Excess Levy Rate	1.35454410473
	SCH015EDM	SCHOOL 015 ENRICHMENT	Excess Levy Rate	1.43704679877
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.14827462643
			<i>Sum of Excess Levy Rate</i>	3.19194657290
TCA Value:	\$1,400		Sum of TCA 05067	8.34022119933
05070	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.95646477960
			<i>Sum of Excess Levy Rate</i>	2.48997308490
TCA Value:	\$1,170,000		Sum of TCA 05070	7.44643786450

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05072	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$4,300			Sum of Regular Levy Rate	5.11842825634
			Sum of Excess Levy Rate	2.48997308490
			Sum of TCA 05072	7.60840134124
05074	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$357,200			Sum of Regular Levy Rate	4.98337561204
			Sum of Excess Levy Rate	2.48997308490
			Sum of TCA 05074	7.47334869694
05082	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,094,400			Sum of Regular Levy Rate	5.03536122298
			Sum of Excess Levy Rate	2.61439721682
			Sum of TCA 05082	7.64975843980

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05086	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$4,736,400		<i>Sum of Regular Levy Rate</i>	5.07055083694
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 05086	7.56052392184
05090	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$5,202,100		<i>Sum of Regular Levy Rate</i>	4.91779054676
			<i>Sum of Excess Levy Rate</i>	2.48997308490
			Sum of TCA 05090	7.40776363166
05094	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$34,900,700		<i>Sum of Regular Levy Rate</i>	5.18775738789
			<i>Sum of Excess Levy Rate</i>	2.90152487223
			Sum of TCA 05094	8.08928226012

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05098	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$8,349,200	<i>Sum of Regular Levy Rate</i>	5.26665383127
			<i>Sum of Excess Levy Rate</i>	3.02594900415
			Sum of TCA 05098	8.29260283542
05102	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$39,656,100	<i>Sum of Regular Levy Rate</i>	5.30184344523
			<i>Sum of Excess Levy Rate</i>	2.90152487223
			Sum of TCA 05102	8.20336831746
05106	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR025	FIRE DIST 25 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35985121335
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH016ARL	SCHOOL 016 CAPITAL PROJECTS	Excess Levy Rate	0.99640491843
	SCH016ARL	SCHOOL 016 ENRICHMENT	Excess Levy Rate	1.49356816647
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$10,348,800	<i>Sum of Regular Levy Rate</i>	5.20957207798
			<i>Sum of Excess Levy Rate</i>	2.90152487223
			Sum of TCA 05106	8.11109695021

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05112	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0			<i>Sum of Regular Levy Rate</i>	5.18433034977
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05112	8.87825559192
05115	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0			<i>Sum of Regular Levy Rate</i>	5.33857397968
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05115	9.03249922183
05118	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR015	FIRE DIST 15 EMS PERMANENT 2015-ON	Regular Levy Rate	0.47502012134
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$10,637,900			<i>Sum of Regular Levy Rate</i>	5.09344837768
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05118	8.78737361983

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05119	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR015	FIRE DIST 15 EMS PERMANENT 2015-ON	Regular Levy Rate	0.47502012134
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.31359410102
			<i>Sum of Excess Levy Rate</i>	3.69392524215
TCA Value:	\$443,700		Sum of TCA 05119	9.00751934317
05122	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.98337561204
			<i>Sum of Excess Levy Rate</i>	3.69392524215
TCA Value:	\$847,900		Sum of TCA 05122	8.67730085419
05124	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.11842825634
			<i>Sum of Excess Levy Rate</i>	3.69392524215
TCA Value:	\$14,209,200		Sum of TCA 05124	8.81235349849

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05130	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$13,349,900	<i>Sum of Regular Levy Rate</i>	4.91779054676
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05130	8.61171578891
05145	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$0	<i>Sum of Regular Levy Rate</i>	5.07055083694
			<i>Sum of Excess Levy Rate</i>	3.69392524215
			Sum of TCA 05145	8.76447607909
05146	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH025MAR	SCHOOL 025 BONDS	Excess Levy Rate	0.81496195368
	SCH025MAR	SCHOOL 025 CAPITAL PROJECTS	Excess Levy Rate	0.53149692631
	SCH025MAR	SCHOOL 025 ENRICHMENT	Excess Levy Rate	2.34746636216
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$1,164,000	<i>Sum of Regular Levy Rate</i>	5.30184344523
			<i>Sum of Excess Levy Rate</i>	4.10547702948
			Sum of TCA 05146	9.40732047471

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05150	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH063IND	SCHOOL 063 ENRICHMENT	Excess Levy Rate	0.65099117027
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16925304862
<i>TCA Value:</i>	\$5,459,700		<i>Sum of Excess Levy Rate</i>	0.65099117027
			Sum of TCA 05150	5.82024421889
05174	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.03536122298
			<i>Sum of Excess Levy Rate</i>	3.32285354078
<i>TCA Value:</i>	\$1,587,100		Sum of TCA 05174	8.35821476376
05177	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.11842825634
			<i>Sum of Excess Levy Rate</i>	3.19842940886
<i>TCA Value:</i>	\$15,145,900		Sum of TCA 05177	8.31685766520

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05190	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH306LKW	SCHOOL 306 BONDS	Excess Levy Rate	1.32244507865
	SCH306LKW	SCHOOL 306 CAPITAL PROJECTS	Excess Levy Rate	0.12588549214
	SCH306LKW	SCHOOL 306 ENRICHMENT	Excess Levy Rate	1.75009883807
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.26665383127
			<i>Sum of Excess Levy Rate</i>	3.73440532811
TCA Value: \$922,000			Sum of TCA 05190	9.00105915938
05214	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR024	FIRE DIST 24 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35672256440
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.20644342903
			<i>Sum of Excess Levy Rate</i>	1.92897888383
TCA Value: \$17,075,900			Sum of TCA 05214	7.13542231286

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05218	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR025	FIRE DIST 25 EMS PERMANENT 2011-ON	Regular Levy Rate	0.35985121335
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH330DAR	SCHOOL 330 CAPITAL PROJECTS	Excess Levy Rate	0.58536563240
	SCH330DAR	SCHOOL 330 ENRICHMENT	Excess Levy Rate	0.93206146410
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$272,700	<i>Sum of Regular Levy Rate</i>	5.20957207798
			<i>Sum of Excess Levy Rate</i>	1.92897888383
			Sum of TCA 05218	7.13855096181
05224	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$2,997,700	<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 05224	8.33602551492
05225	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$212,000	<i>Sum of Regular Levy Rate</i>	4.96418462643
			<i>Sum of Excess Levy Rate</i>	3.51318491226
			Sum of TCA 05225	8.47736953869

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05226	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR017	FIRE DIST 17 EMS PERMANENT 2015-ON	Regular Levy Rate	0.36494735570
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.98337561204
			<i>Sum of Excess Levy Rate</i>	3.51318491226
TCA Value:	\$45,926,700		Sum of TCA 05226	8.49656052430
05230	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR021	FIRE DIST 21 EMS PERMANENT 2012-ON	Regular Levy Rate	0.45212258060
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.07055083694
			<i>Sum of Excess Levy Rate</i>	3.51318491226
TCA Value:	\$5,111,900		Sum of TCA 05230	8.58373574920
05234	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR022	FIRE DIST 22 EMS PERMANENT 2005-ON	Regular Levy Rate	0.29936229042
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.91779054676
			<i>Sum of Excess Levy Rate</i>	3.51318491226
TCA Value:	\$1,339,900		Sum of TCA 05234	8.43097545902

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05238	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR023	FIRE DIST 23 EMS PERMANENT 2020-ON	Regular Levy Rate	0.46574271482
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH332GFL	SCHOOL 332 BONDS	Excess Levy Rate	1.63902262992
	SCH332GFL	SCHOOL 332 CAPITAL PROJECTS	Excess Levy Rate	0.23388889351
	SCH332GFL	SCHOOL 332 ENRICHMENT	Excess Levy Rate	1.64027338883
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$3,731,200		Sum of Regular Levy Rate	5.08417097116
			Sum of Excess Levy Rate	3.51318491226
			Sum of TCA 05238	8.59735588342
05262	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFANCO	NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016- ON	Regular Levy Rate	0.33803652326
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$50,233,100		Sum of Regular Levy Rate	4.95646477960
			Sum of Excess Levy Rate	2.95464865120
			Sum of TCA 05262	7.91111343080
05270	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
TCA Value:	\$3,254,700		Sum of Regular Levy Rate	5.03536122298
			Sum of Excess Levy Rate	3.07907278312
			Sum of TCA 05270	8.11443400610

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05274	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR012	FIRE DIST 12 EMS PERMANENT 2005-ON	Regular Levy Rate	0.50000000000
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$773,100			Sum of Regular Levy Rate	5.11842825634
			Sum of Excess Levy Rate	2.95464865120
			Sum of TCA 05274	8.07307690754
05286	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR019	FIRE DIST 19 EMS PERMANENT 2011-ON	Regular Levy Rate	0.41693296664
	FIR019	FIRE DIST 19 G.O. BOND 2009	Excess Levy Rate	0.12442413192
	HSP003CAS	HOSPITAL DIST 3 MAINTENANCE	Regular Levy Rate	0.23129260829
	HSP003CAS	HOSPITAL DIST 3 G.O. BONDS	Excess Levy Rate	0.41155178733
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH401STN	SCHOOL 401 BONDS	Excess Levy Rate	1.21893656730
	SCH401STN	SCHOOL 401 CAPITAL PROJECTS	Excess Levy Rate	0.24119558730
	SCH401STN	SCHOOL 401 ENRICHMENT	Excess Levy Rate	1.49451649660
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$1,096,500			Sum of Regular Levy Rate	5.26665383127
			Sum of Excess Levy Rate	3.49062457045
			Sum of TCA 05286	8.75727840172
05505	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$124,600			Sum of Regular Levy Rate	5.16925304862
			Sum of Excess Levy Rate	2.07037275796
			Sum of TCA 05505	7.23962580658

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05512	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$1,690,400	<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 05512	6.89321336062
05513	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$2,098,300	<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 05513	6.89321336062
05514	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$3,031,700	<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.07037275796
			Sum of TCA 05514	7.23896973071

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05519	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.07578991967
			<i>Sum of Excess Levy Rate</i>	2.75439900639
TCA Value:	\$13,880,400		Sum of TCA 05519	7.83018892606
05520	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR026	FIRE DIST 26 EMS PERMANENT 2005-ON	Regular Levy Rate	0.34641244596
	FIR026	FIRE DIST 26 G.O. BOND	Excess Levy Rate	0.11695321573
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16925304862
			<i>Sum of Excess Levy Rate</i>	2.18732597369
TCA Value:	\$10,734,100		Sum of TCA 05520	7.35657902231

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05522	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.07578991967
<i>Sum of Excess Levy Rate</i>				2.75439900639
Sum of TCA 05522				7.83018892606
05530	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH311SUL	SCHOOL 311 CAPITAL PROJECTS	Excess Levy Rate	0.52171224690
	SCH311SUL	SCHOOL 311 ENRICHMENT	Excess Levy Rate	1.54866051106
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.07578991967
<i>Sum of Excess Levy Rate</i>				2.75439900639
Sum of TCA 05530				7.83018892606
TCA Value:		\$18,808,900		
TCA Value:		\$2,665,100		

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05650	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.21880247184
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05650	9.62327710140
05653	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.42321481816
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05653	9.82768944772
05654	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.23912481816
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05654	9.64359944772

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05656	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.42321481816
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05656	9.82768944772
05657	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	RFASCO	SOUTH COUNTY REGIONAL FIRE EMS 2019-2028	Regular Levy Rate	0.41628421550
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.23912481816
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05657	9.64359944772
05668	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.26293665339
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05668	9.66741128295
TCA Value:	\$1,045,000			
TCA Value:	\$5,000			
TCA Value:	\$8,857,500			

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05669	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.44702665339
<i>Sum of Excess Levy Rate</i>				4.40447462956
Sum of TCA 05669				9.85150128295
05694	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
<i>Sum of Regular Levy Rate</i>				5.26293665339
<i>Sum of Excess Levy Rate</i>				4.40447462956
Sum of TCA 05694				9.66741128295
<i>TCA Value:</i>				\$5,800
<i>TCA Value:</i>				\$0

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05695	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493	
TCA Value: \$0			Sum of Regular Levy Rate	5.44702665339
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05695	9.85150128295
05706	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$82,800			Sum of Regular Levy Rate	5.27867003041
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05706	9.68314465997

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05710	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.66717237673
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value: \$846,800			Sum of TCA 05710	10.07164700629
05711	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.48308237673
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value: \$0			Sum of TCA 05711	9.88755700629

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05712	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:	\$13,400	Sum of Regular Levy Rate	5.66717237673	
		Sum of Excess Levy Rate	4.40447462956	
			Sum of TCA 05712	10.07164700629
05713	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRTEVT	PORT OF EVERETT MAINTENANCE	Regular Levy Rate	0.22014572334
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
	TCA Value:	\$0	Sum of Regular Levy Rate	5.48308237673
Sum of Excess Levy Rate			4.40447462956	
			Sum of TCA 05713	9.88755700629

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05722	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05722	9.57307160231
05723	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05723	9.57307160231
05724	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05724	9.57307160231

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05726	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.26293665339
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$55,227,800		Sum of TCA 05726	9.66741128295
05730	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$5,390,100		Sum of TCA 05730	9.22731523222
05732	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	4.40447462956
TCA Value:	\$998,100		Sum of TCA 05732	9.22731523222

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05742	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$3,229,500			Sum of Regular Levy Rate	4.96418462643
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05742	9.36865925599
05744	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$106,900			Sum of Regular Levy Rate	4.96418462643
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05744	9.36865925599
05746	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$23,587,400			Sum of Regular Levy Rate	5.16859697275
			Sum of Excess Levy Rate	4.40447462956
			Sum of TCA 05746	9.57307160231

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05748	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH201SNO	SCHOOL 201 BONDS	Excess Levy Rate	2.38309720740
	SCH201SNO	SCHOOL 201 CAPITAL PROJECTS	Excess Levy Rate	0.51030054867
	SCH201SNO	SCHOOL 201 ENRICHMENT	Excess Levy Rate	1.51107687349
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	4.40447462956
			Sum of TCA 05748	9.57307160231
05766	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05766	7.77731384274
05769	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	4.96418462643
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05769	7.57290149642

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05770	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$64,688,100	<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05770	7.77731384274
05771	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$738,400	<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05771	7.77731384274
05776	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value:		\$30,772,100	<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05776	7.77731384274

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05777	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$8,858,400			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05777	7.77731384274
05778	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR004	FIRE DIST 04 EMS PERMANENT 2020-ON	Regular Levy Rate	0.44009605073
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,121,800			<i>Sum of Regular Levy Rate</i>	5.26293665339
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05778	7.87165352338
05779	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,580,900			<i>Sum of Regular Levy Rate</i>	4.82284060266
			<i>Sum of Excess Levy Rate</i>	2.60871686999
			Sum of TCA 05779	7.43155747265

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05780	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$2,141,500				Sum of Regular Levy Rate 5.07578991967
				Sum of Excess Levy Rate 3.29274311842
				Sum of TCA 05780 8.36853303809
05781	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0				Sum of Regular Levy Rate 4.82284060266
				Sum of Excess Levy Rate 2.60871686999
				Sum of TCA 05781 7.43155747265
05782	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR005	FIRE DIST 05 EMS PERMANENT 2004-ON	Regular Levy Rate	0.25294931701
	FIR005	FIRE DIST 05 G.O. BOND	Excess Levy Rate	0.39014022582
	FIR005	FIRE DIST 05 M & O	Excess Levy Rate	0.29388602261
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH103MON	SCHOOL 103 BONDS	Excess Levy Rate	0.82044024871
	SCH103MON	SCHOOL 103 ENRICHMENT	Excess Levy Rate	1.78827662128
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$0				Sum of Regular Levy Rate 5.07578991967
				Sum of Excess Levy Rate 3.29274311842
				Sum of TCA 05782 8.36853303809

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05810	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSE	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.00004462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$677,600		Sum of TCA 05810	8.25384462643
05811	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSE	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.18413462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$3,150,700		Sum of TCA 05811	8.43793462643

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05816	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.20445697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value: \$314,300			Sum of TCA 05816	8.45825697275
05822	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.18413462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value: \$5,127,900			Sum of TCA 05822	8.43793462643

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05823	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.00004462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$11,060,700		Sum of TCA 05823	8.25384462643
05830	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.00004462643
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$7,526,200		Sum of TCA 05830	8.25384462643
05831	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.16859697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
TCA Value:	\$760,500		Sum of TCA 05831	8.42239697275

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05832	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIRSRF	SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON	Regular Levy Rate	0.34575637009
	HSP001VAL	HOSPITAL DIST 1 MAINTENANCE	Regular Levy Rate	0.20441234632
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$5,715,300			<i>Sum of Regular Levy Rate</i>	5.20445697275
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 05832	8.45825697275
05840	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR010	FIRE DIST 10 EMS 2018-2023	Regular Levy Rate	0.25878115504
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
TCA Value: \$872,300			<i>Sum of Regular Levy Rate</i>	5.09715941138
			<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 05840	8.35095941138

TAX CODE AREAS & RATES FOR TAX YEAR 2022

"TCA's" (Tax Code Areas) designate a unique set of taxing districts. They appear on tax statements. These columns list the Tax Code Area, district/levy, and regular and excess levy rates within that TCA. All rates are expressed in dollars per thousand dollars of assessed value. Totals are accurate, but may not agree to sum of detail because of rounding.

TCA	District Abbrev.	District/Levy Name	Regular/Excess	Rate
05843	CNT	COUNTY REGULAR	Regular Levy Rate	0.57335132836
	CNT	COUNTY CONSERVATION FUTURES	Regular Levy Rate	0.02502834327
	FIR010	FIRE DIST 10 EMS 2018-2023	Regular Levy Rate	0.25878115504
	HSP002STE	HOSPITAL DIST 2 MAINTENANCE	Regular Levy Rate	0.05752463104
	LIBSNO	SNO-ISLE INTERCOUNTY RURAL LIBRARY	Regular Levy Rate	0.39150080640
	PRKNSH	NORTHSHORE PARK & REC EXPENSE	Regular Levy Rate	0.03586000000
	ROD	ROAD DISTRICT	Regular Levy Rate	0.96273081150
	RTACPS	CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	Regular Levy Rate	0.18409000000
	SCH417NSH	SCHOOL 417 BONDS	Excess Levy Rate	1.47967000000
	SCH417NSH	SCHOOL 417 CAPITAL PROJECTS	Excess Levy Rate	0.36425000000
	SCH417NSH	SCHOOL 417 ENRICHMENT	Excess Levy Rate	1.40988000000
	STASCH	STATE SCHOOL 1	Regular Levy Rate	1.73231843188
	STASCH	STATE SCHOOL 2	Regular Levy Rate	0.93349853493
			<i>Sum of Regular Levy Rate</i>	5.15468404242
TCA Value:		\$4,988,800	<i>Sum of Excess Levy Rate</i>	3.25380000000
			Sum of TCA 05843	8.40848404242

SNOHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: City

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
ARLINGTON City	\$3,669,525,566	.74941568072	2,750,000.00
BOTHELL G.O. BONDS Bond Interest and Redemption	\$6,254,414,836	.15948000000	997,454.08
BOTHELL City	\$6,298,127,576	1.74398000000	10,983,808.53
BRIER City	\$1,714,878,621	.70686235466	1,212,183.14
EDMONDS City	\$12,578,962,335	.84451861346	10,623,167.83
EVERETT City	\$22,275,345,974	1.77778792285	39,600,841.05
GOLD BAR City	\$269,832,596	.91082146354	245,769.32
GRANITE FALLS City	\$648,388,659	1.01587680607	658,683.00
LAKE STEVENS City	\$6,070,151,750	.91571548767	5,558,531.97
LYNNWOOD City	\$8,481,263,134	.53058134488	4,500,000.00
MARYSVILLE City	\$10,902,282,244	1.00237775682	10,928,205.22
MILL CREEK City	\$5,094,563,007	1.28900002433	6,566,891.84
MONROE City	\$3,395,678,937	1.02164388458	3,469,174.62
MOUNTLAKE TERRACE City	\$4,154,980,609	1.11159939471	4,618,673.93
MOUNTLAKE TERRACE G.O. BOND Bond Interest and Redemption	\$4,099,928,859	.17471429008	716,316.16
MUKILTEO City	\$6,009,246,123	.95903496745	5,763,077.16
SNOHOMISH City	\$1,976,299,139	.65728915950	1,299,000.00
STANWOOD City	\$1,291,025,316	1.50156810712	1,938,562.44
SULTAN G.O. BOND 2004 Bond Interest and Redemption	\$830,544,966	.03532018277	29,335.00
SULTAN City	\$835,169,926	1.10406160626	922,079.05
DARRINGTON City	\$201,564,014	1.36433083734	275,000.00
INDEX City	\$30,186,116	1.00510711613	30,340.28
WOODWAY City	\$863,363,076	1.37598727930	1,187,976.61
Sub-Total Regular Levies:			113,131,965.99
Sub-Total Excess Levies:			1,743,105.24
Total For City			114,875,071.23

SNODHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: County Tax

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
COUNTY CONSERVATION FUTURES Conservation Futures	\$170,299,965,640	.02502834327	4,262,326.00
COUNTY REGULAR Veteran's Relief	\$170,299,965,640	.00367115553	625,197.66
COUNTY REGULAR Community Services Mental Health	\$170,299,965,640	.00407906729	694,665.02
COUNTY REGULAR Development Disabilities	\$170,299,965,640	.00407906729	694,665.02
COUNTY REGULAR County General - Current Expenses	\$170,299,965,640	.56152203825	95,627,183.82
Sub-Total Regular Levies:			101,904,037.52
Sub-Total Excess Levies:			.00
Total For County Tax			101,904,037.52

Levy Category: Emergency Medical Services

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
BOTHELL URBAN EMS 2018-2023 Emerg. Medical Serv.	\$6,298,127,576	.24913109349	1,569,059.41
BRIER EMS PERMANENT 2003-ON Emerg. Medical Serv.	\$1,714,878,621	.28550492962	489,606.30
EDMONDS EMS PERMANENT 2004-ON Emerg. Medical Serv.	\$12,578,962,335	.33642570804	4,231,886.31
EVERETT EMS PERMANENT 2001-ON Emerg. Medical Serv.	\$22,275,345,974	.43668188863	9,727,240.15
MARYSVILLE EMS PERMANENT 2005-ON Emerg. Medical Serv.	\$10,902,282,244	.49427091313	5,388,681.00
MILL CREEK EMS 2017-2022 Emerg. Medical Serv.	\$5,094,563,007	.34727428389	1,769,210.72
MOUNTLAKE TERRACE EMS PERMANENT 2005-ON Emerg. Medical	\$4,154,980,609	.30913988797	1,284,470.24
MUKILTEO EMS PERMANENT 2011-ON Emerg. Medical Serv.	\$6,009,246,123	.33155305827	1,992,383.93
FIRE DIST 04 EMS PERMANENT 2020-ON Emerg. Medical Serv.	\$6,317,439,921	.44009605073	2,780,280.36
FIRE DIST 05 EMS PERMANENT 2004-ON Emerg. Medical Serv.	\$1,535,455,065	.25294931701	388,392.31
FIRE DIST 10 EMS 2018-2023 Emerg. Medical Serv.	\$2,211,014,940	.25878115504	572,169.00
FIRE DIST 12 EMS PERMANENT 2005-ON Emerg. Medical Serv.	\$2,791,292,380	.50000000000	1,395,646.19
FIRE DIST 15 EMS PERMANENT 2015-ON Emerg. Medical Serv.	\$589,920,800	.47502012134	280,224.25
FIRE DIST 17 EMS PERMANENT 2015-ON Emerg. Medical Serv.	\$2,319,425,026	.36494735570	846,468.03
FIRE DIST 19 EMS PERMANENT 2011-ON Emerg. Medical Serv.	\$728,889,784	.41693296664	303,898.18
FIRE DIST 21 EMS PERMANENT 2012-ON Emerg. Medical Serv.	\$1,660,556,323	.45212258060	750,775.01
FIRE DIST 22 EMS PERMANENT 2005-ON Emerg. Medical Serv.	\$1,095,575,363	.29936229042	327,973.95
FIRE DIST 23 EMS PERMANENT 2020-ON Emerg. Medical Serv.	\$61,021,867	.46574271482	28,420.49
FIRE DIST 24 EMS PERMANENT 2011-ON Emerg. Medical Serv.	\$472,362,447	.35672256440	168,502.34
FIRE DIST 25 EMS PERMANENT 2011-ON Emerg. Medical Serv.	\$168,208,909	.35985121335	60,530.18

SNOHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: Emergency Medical Services (continued)

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
FIRE DIST 26 EMS PERMANENT 2005-ON Emerg. Medical Serv.	\$767,399,131	.34641244596	265,836.61
NORTH COUNTY REGIONAL FIRE EMS PERMANENT 2016-ON	\$8,406,437,602	.33803652326	2,841,682.94
SNOHOMISH REGIONAL FIRE EMS PERMANENT 2011-ON Emerg.	\$32,764,631,920	.34575637009	11,328,580.20
SOUTH COUNTY REGIONAL FIRE EMS 2019-2028 Emerg. Medical	\$37,145,684,184	.41628421550	15,463,162.00
Sub-Total Regular Levies:			64,255,080.10
Sub-Total Excess Levies:			.00
Total For Emergency Medical			64,255,080.10

Levy Category: Fire

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
FIRE DIST 04 EXPENSE Fire Protection	\$6,239,608,821	1.41919345812	8,855,212.02
FIRE DIST 05 G.O. BOND Fire Protection	\$1,521,400,920	.39014022582	593,559.70
FIRE DIST 05 EXPENSE Fire Protection	\$1,487,077,065	1.10921395993	1,649,486.64
FIRE DIST 05 M & O Fire Protection - Special Services	\$1,521,400,920	.29388602261	447,118.47
FIRE DIST 10 EXPENSE Fire Protection	\$2,205,153,840	1.06796721266	2,355,032.00
FIRE DIST 15 EXPENSE Fire Protection	\$578,839,200	1.23323218261	713,843.13
FIRE DIST 16 EXPENSE Fire Protection	\$716,111,152	.86076261803	616,401.71
FIRE DIST 17 EXPENSE Fire Protection	\$2,261,167,226	1.28093082488	2,896,398.80
FIRE DIST 19 G.O. BOND 2009 Bond Interest and Redemption	\$787,089,927	.12442413192	97,932.98
FIRE DIST 19 EXPENSE Fire Protection	\$711,585,884	1.50000000000	1,067,378.83
FIRE DIST 21 EXPENSE Fire Protection	\$1,609,887,923	1.09798348987	1,767,630.36
FIRE DIST 22 EXPENSE Fire Protection	\$1,072,755,463	1.28623751413	1,379,818.32
FIRE DIST 23 EXPENSE Fire Protection	\$57,290,667	.50846815939	29,130.48
FIRE DIST 24 EXPENSE Fire Protection	\$452,494,947	.98554150540	445,952.55
FIRE DIST 25 EXPENSE Fire Protection	\$157,587,409	.79563716921	125,382.40
FIRE DIST 26 G.O. BOND Bond Interest and Redemption	\$609,381,295	.11695321573	71,269.10
FIRE DIST 26 EXPENSE Fire Protection	\$748,280,231	1.37821847654	1,031,293.64
FIRE DIST 27 EXPENSE Fire Protection	\$91,815,894	.82169291952	75,444.47
SNOHOMISH REGIONAL FIRE EXPENSE Fire Protection	\$32,490,885,020	1.50000000000	48,736,327.53

SNOHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: Fire (continued)

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
Sub-Total Regular Levies:			71,744,732.88
Sub-Total Excess Levies:			1,209,880.25
Total For Fire			72,954,613.13

Levy Category: Library

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
KING COUNTY RURAL LIBRARY G.O. BOND 2006 Bond Interest and	\$6,245,218,600	.03512000000	219,332.08
KING COUNTY RURAL LIBRARY Library	\$6,298,127,576	.29245000000	1,841,887.41
SNO-ISLE INTERCOUNTY RURAL LIBRARY Library	\$140,832,942,898	.39150080640	55,136,210.71
Sub-Total Regular Levies:			56,978,098.12
Sub-Total Excess Levies:			219,332.08
Total For Library			57,197,430.20

Levy Category: Local School

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
SCHOOL 016 CAPITAL PROJECTS Local School	\$6,147,750,366	.99640491843	6,125,648.70
SCHOOL 330 CAPITAL PROJECTS Local School	\$477,527,248	.58536563240	279,528.04
SCHOOL 015 CAPITAL PROJECTS Local School	\$39,964,464,657	1.35454410473	54,133,630.00
SCHOOL 015 BONDS Bond Interest and Redemption	\$39,964,464,657	.40035566940	16,000,000.00
SCHOOL 002 BONDS Bond Interest and Redemption	\$27,539,364,403	.85394500998	23,517,102.81
SCHOOL 002 CAPITAL PROJECTS Local School	\$27,539,364,403	.47261391873	13,015,486.93
SCHOOL 332 CAPITAL PROJECTS Local School	\$2,679,613,058	.23388889351	626,731.73
SCHOOL 332 BONDS Bond Interest and Redemption	\$2,679,613,058	1.63902262992	4,391,946.44
SCHOOL 004 BONDS Bond Interest and Redemption	\$8,738,519,500	1.51660224958	13,252,858.33
SCHOOL 004 CAPITAL PROJECTS Local School	\$8,738,519,500	.23007340194	2,010,500.91
SCHOOL 306 BONDS Bond Interest and Redemption	\$3,474,936,546	1.32244507865	4,595,412.73
SCHOOL 306 CAPITAL PROJECTS Local School	\$3,474,936,546	.12588549214	437,444.10
SCHOOL 025 CAPITAL PROJECTS Local School	\$11,288,263,795	.53149692631	5,999,677.51
SCHOOL 025 BONDS Bond Interest and Redemption	\$11,288,263,795	.81496195368	9,199,505.52
SCHOOL 103 BONDS Bond Interest and Redemption	\$8,828,182,755	.82044024871	7,242,996.46
SCHOOL 006 BONDS Bond Interest and Redemption	\$24,216,464,913	.90236126860	21,852,000.00

SNODHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: Local School (continued)

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
SCHOOL 006 CAPITAL PROJECTS Local School	\$24,216,464,913	.35100085956	8,500,000.00
SCHOOL 417 BONDS Bond Interest and Redemption	\$16,570,579,489	1.47967000000	24,518,989.35
SCHOOL 417 CAPITAL PROJECTS Local School	\$16,570,579,489	.36425000000	6,035,833.58
SCHOOL 201 BONDS Bond Interest and Redemption	\$12,580,145,756	2.38309720740	29,979,710.22
SCHOOL 201 CAPITAL PROJECTS Local School	\$12,580,145,756	.51030054867	6,419,655.28
SCHOOL 401 BONDS Bond Interest and Redemption	\$3,896,165,981	1.21893656730	4,749,179.19
SCHOOL 401 CAPITAL PROJECTS Local School	\$3,896,165,981	.24119558730	939,738.04
SCHOOL 311 CAPITAL PROJECTS Local School	\$2,254,440,571	.52171224690	1,176,169.26
Sub-Total Regular Levies:			.00
Sub-Total Excess Levies:			264,999,745.13
Total For Local School			264,999,745.13

Levy Category: Local School Enrichment

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
SCHOOL 016 ENRICHMENT Local School	\$6,147,750,366	1.49356816647	9,182,084.24
SCHOOL 330 ENRICHMENT Local School	\$477,527,248	.93206146410	445,084.75
SCHOOL 015 ENRICHMENT Local School	\$39,964,464,657	1.43704679877	57,430,806.00
SCHOOL 002 ENRICHMENT Local School	\$27,539,364,403	1.94631818324	53,600,365.69
SCHOOL 332 ENRICHMENT Local School	\$2,679,613,058	1.64027338883	4,395,297.99
SCHOOL 063 ENRICHMENT Local School	\$144,740,996	.65099117027	94,225.11
SCHOOL 004 ENRICHMENT Local School	\$8,738,519,500	1.66894702707	14,584,126.14
SCHOOL 306 ENRICHMENT Local School	\$3,474,936,546	1.75009883807	6,081,482.41
SCHOOL 025 ENRICHMENT Local School	\$11,288,263,795	2.34746636216	26,498,819.55
SCHOOL 103 ENRICHMENT Local School	\$8,828,182,755	1.78827662128	15,787,232.83
SCHOOL 006 ENRICHMENT Local School	\$24,216,464,913	1.78934010334	43,331,491.83
SCHOOL 417 ENRICHMENT Local School	\$16,570,579,489	1.40988000000	23,362,528.61
SCHOOL 201 ENRICHMENT Local School	\$12,580,145,756	1.51107687349	19,009,567.32
SCHOOL 401 ENRICHMENT Local School	\$3,896,165,981	1.49451649660	5,822,884.33
SCHOOL 311 ENRICHMENT Local School	\$2,254,440,571	1.54866051106	3,491,363.09

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
Sub-Total Regular Levies:			.00
Sub-Total Excess Levies:			283,117,359.89
Total For Local School Enrichment			283,117,359.89

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
HOSPITAL DIST 1 MAINTENANCE Hospital	\$24,489,295,974	.20441234632	5,005,914.45
HOSPITAL DIST 2 MAINTENANCE Hospital	\$43,586,413,934	.05752463104	2,507,292.38
HOSPITAL DIST 3 G.O. BONDS Hospital	\$6,354,469,653	.41155178733	2,615,193.34
HOSPITAL DIST 3 MAINTENANCE Hospital	\$6,429,935,833	.23129260829	1,487,196.63
Sub-Total Regular Levies:			9,000,403.46
Sub-Total Excess Levies:			2,615,193.34
Total For Hospital			11,615,596.80

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
NORTHSHORE PARK & REC EXPENSE Park & Recreation	\$16,658,008,080	.03586000000	597,356.17
Sub-Total Regular Levies:			597,356.17
Sub-Total Excess Levies:			.00
Total For Park			597,356.17

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
PORT OF EDMONDS MAINTENANCE Port - General	\$7,511,072,424	.08119745564	609,879.97
PORT OF EVERETT MAINTENANCE Port - General	\$23,688,274,343	.22014572334	5,214,872.29
Sub-Total Regular Levies:			5,824,752.26
Sub-Total Excess Levies:			.00
Total For Port			5,824,752.26

SNOHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Levy Category: Regional Fire Authority

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
MARYSVILLE REGIONAL FIRE EXPENSE Fire Protection	\$13,486,754,984	1.25677920671	16,949,873.23
NORTH COUNTY REGIONAL FIRE EXPENSE Fire Protection	\$8,240,353,302	1.44663632044	11,920,794.38
SOUTH COUNTY REGIONAL FIRE EXPENSE Fire Protection	\$37,118,492,184	.93074729352	34,547,936.14
Sub-Total Regular Levies:			63,418,603.75
Sub-Total Excess Levies:			.00
Total For Regional Fire Authority			63,418,603.75

Levy Category: Regional Transit Authority

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY	\$105,965,158,670	.18409000000	19,507,126.06
Sub-Total Regular Levies:			19,507,126.06
Sub-Total Excess Levies:			.00
Total For Regional Transit Authority			19,507,126.06

Levy Category: Road

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
ROAD DISTRICT County Road	\$73,539,130,922	.96273081150	70,798,387.19
Sub-Total Regular Levies:			70,798,387.19
Sub-Total Excess Levies:			.00
Total For Road			70,798,387.19

Levy Category: State School

Fund / Description	Valuation	Levy Rate \$ /1,000	Grand Total Taxes
STATE SCHOOL 1 State School	\$170,287,575,061	1.73224201996	294,979,293.00
STATE SCHOOL 2 State School	\$168,788,769,455	.93348512764	157,561,806.00
STATE SCHOOL 1 State School	\$170,287,575,061	.00007641192	13,012.00
STATE SCHOOL 2 State School	\$168,788,769,455	.00001340729	2,263.00
Sub-Total Regular Levies:			452,556,374.00
Sub-Total Excess Levies:			.00
Total For State School			452,556,374.00

SNOHOMISH COUNTY 2021 ASSESSMENTS AND LEVIES DUE IN 2022

Grand Total Regular Levies:	\$1,029,716,917.50
Grand Total Excess Levies:	\$553,904,615.93
Grand Total:	\$1,583,621,533.43

(End of Report)

CFP 2022-27: Index # 1

2022 State Funding Assistance Percentages

COUNTY	SCHOOL DISTRICT	TOTAL FUNDING ASSISTANCE PERCENTAGE
--------	-----------------	--

01 ADAMS

109	WASHTUCNA	73.93%
122	BENGE	35.27%
147	OTHELLO	83.53%
158	LIND	26.15%
160	RITZVILLE	47.33%

02 ASOTIN

250	CLARKSTON	73.29%
420	ASOTIN-ANATONE	71.08%

03 BENTON

017	KENNEWICK	76.82%
050	PATERSON	20.00%
052	KIONA BENTON	73.19%
053	FINLEY	72.49%
116	PROSSER	73.04%
400	RICHLAND	69.37%

04 CHELAN

019	MANSON	33.31%
069	STEHEKIN	29.02%
127	ENTIAT	53.85%
129	LAKE CHELAN	22.16%
222	CASHMERE	72.16%
228	CASCADE	20.00%
246	WENATCHEE	66.34%

05 CLALLAM

121	PORT ANGELES	56.90%
313	CRESCENT	39.28%
323	SEQUIM	28.84%
401	CAPE FLATTERY	90.08%
402	QUILLAYUTE VALLEY	68.52%

06 CLARK

037	VANCOUVER	60.99%
098	HOCKINSON	63.59%
101	LA CENTER	65.07%

103	GREEN MOUNTAIN	63.42%
112	WASHOUGAL	57.77%
114	EVERGREEN	65.79%
117	CAMAS	63.64%
119	BATTLE GROUND	59.80%
122	RIDGEFIELD	61.78%

07 COLUMBIA

002	DAYTON	38.27%
035	STARBUCK	20.00%

08 COWLITZ

122	LONGVIEW	63.08%
130	TOUTLE LAKE	65.85%
401	CASTLE ROCK	67.09%
402	KALAMA	50.24%
404	WOODLAND	63.44%
458	KELSO	74.43%

09 DOUGLAS

013	ORONDO	26.63%
075	BRIDGEPORT	89.62%
102	PALISADES	37.63%
206	EASTMONT	63.50%
207	MANSFIELD	69.01%
209	WATERVILLE	64.41%

10 FERRY

003	KELLER	84.75%
050	CURLEW	72.72%
065	ORIENT	22.18%
070	INCHELIUM	88.65%
309	REPUBLIC	65.98%

11 FRANKLIN

001	PASCO	78.94%
051	NORTH FRANKLIN	76.15%
054	STAR	48.60%
056	KAHLOTUS	36.40%

12 GARFIELD

110	POMEROY	55.44%
-----	---------	--------

13 GRANT

073	WAHLUKE	85.65%
144	QUINCY	38.04%
146	WARDEN	75.92%
151	COULEE-HARTLINE	63.60%
156	SOAP LAKE	82.07%

160	ROYAL	80.91%
161	MOSES LAKE	75.69%
165	EPHRATA	82.82%
167	WILSON CREEK	63.25%
301	GRAND COULEE DAM	79.00%

14 GRAYS HARBOR

005	ABERDEEN	77.78%
028	HOQUIAM	79.09%
064	NORTH BEACH	20.00%
065	MCCLEARY	69.36%
066	MONTESANO	71.56%
068	ELMA	68.71%
077	TAHOLAH	94.75%
097	QUINAULT	56.07%
099	COSMOPOLIS	66.96%
104	SATSOP	72.64%
117	WISHKAH VALLEY	70.10%
172	OCOSTA	46.27%
400	OAKVILLE	87.09%

15 ISLAND

201	OAK HARBOR	66.37%
204	COUPEVILLE	20.00%
206	SOUTH WHIDBEY	20.00%

16 JEFFERSON

020	CLEARWATER	74.88%
046	BRINNON	20.00%
048	QUILCENE	30.71%
049	CHIMACUM	20.00%
050	PORT TOWNSEND	22.71%

17 KING

001	SEATTLE	20.00%
210	FEDERAL WAY	62.95%
216	ENUMCLAW	52.81%
400	MERCER ISLAND	20.00%
401	HIGHLINE	52.42%
402	VASHON ISLAND	27.20%
403	RENTON	36.15%
404	SKYKOMISH	20.00%
405	BELLEVUE	20.00%
406	TUKWILA	43.02%
407	RIVERVIEW	40.73%
408	AUBURN	64.58%
409	TAHOMA	62.36%
410	SNOQUALMIE VALLEY	46.00%
411	ISSAQUAH	36.09%

412	SHORELINE	41.41%
414	LAKE WASHINGTON	26.69%
415	KENT	51.86%
417	NORTHSORE	42.18%

18 KITSAP

100	BREMERTON	55.71%
303	BAINBRIDGE	23.37%
400	NORTH KITSAP	39.44%
401	CENTRAL KITSAP	63.94%
402	SOUTH KITSAP	55.55%

19 KITTITAS

007	DAMMAN	40.82%
028	EASTON	20.00%
400	THORP	49.55%
401	ELLENSBURG	58.45%
403	KITTITAS	48.59%
404	CLE ELUM-ROSLYN	20.00%

20 KLINKITAT

094	WISHRAM	64.50%
203	BICKLETON	20.00%
215	CENTERVILLE	55.92%
400	TROUT LAKE	55.46%
401	GLENWOOD	47.07%
402	KLINKITAT	78.19%
403	ROOSEVELT	19.47%
404	GOLDENDALE	52.22%
405	WHITE SALMON	51.05%
406	LYLE	36.92%

21 LEWIS

014	NAPAVINE	68.72%
036	EVALINE	32.54%
206	MOSSYROCK	64.56%
214	MORTON	63.88%
226	ADNA	65.18%
232	WINLOCK	66.54%
234	BOISTFORT	58.01%
237	TOLEDO	67.88%
300	ONALASKA	58.60%
301	PE ELL	71.78%
302	CHEHALIS	67.53%
303	WHITE PASS	27.55%
401	CENTRALIA	67.17%

22 LINCOLN

008	SPRAGUE	43.58%
-----	---------	--------

009	REARDAN	71.06%
017	ALMIRA	71.25%
073	CRESTON	20.00%
105	ODESSA	51.00%
200	WILBUR	63.76%
204	HARRINGTON	48.83%
207	DAVENPORT	75.73%

23 MASON

042	SOUTHSIDE	60.68%
054	GRAPEVIEW	20.00%
309	SHELTON	73.00%
311	MARY M KNIGHT	45.43%
402	PIONEER	34.60%
403	NORTH MASON	52.20%
404	HOOD CANAL	20.00%

24 OKANOGAN

014	NESPELEM	95.46%
019	OMAK	77.80%
105	OKANOGAN	81.57%
111	BREWSTER	75.62%
122	PATEROS	63.63%
350	METHOW VALLEY	26.34%
404	TONASKET	73.73%
410	OROVILLE	55.99%

25 PACIFIC

101	OCEAN BEACH	32.66%
116	RAYMOND	74.51%
118	SOUTH BEND	78.99%
155	NASELLE GRAYS RIVER	57.62%
160	WILLAPA VALLEY	61.39%
200	NORTH RIVER	74.60%

26 PEND OREILLE

056	NEWPORT	58.54%
059	CUSICK	55.56%
070	SELKIRK	52.86%

27 PIERCE

001	STEILACOOM HISTORICAL	53.28%
003	PUYALLUP	63.48%
010	TACOMA	54.12%
019	CARBONADO	72.75%
083	UNIVERSITY PLACE	66.04%
320	SUMNER	59.02%
343	DIERINGER	51.63%
344	ORTING	65.58%

400	CLOVER PARK	72.30%
401	PENINSULA	36.50%
402	FRANKLIN PIERCE	68.54%
403	BETHEL	69.76%
404	EATONVILLE	59.77%
416	WHITE RIVER	62.83%
417	FIFE	53.25%

28 SAN JUAN

010	SHAW	20.00%
137	ORCAS	20.00%
144	LOPEZ	20.00%
149	SAN JUAN	20.00%

29 SKAGIT

011	CONCRETE	44.69%
100	BURLINGTON EDISON	52.61%
101	SEDRO WOOLLEY	63.53%
103	ANACORTES	23.17%
311	LA CONNER	58.02%
317	CONWAY	57.17%
320	MT VERNON	69.38%

30 SKAMANIA

002	SKAMANIA	30.06%
029	MOUNT PLEASANT	63.14%
031	MILL A	27.48%
303	STEVENSON-CARSON	49.70%

31 SNOHOMISH

002	EVERETT	55.05%
004	LAKE STEVENS	69.26%
006	MUKILTEO	50.86%
015	EDMONDS	40.85%
016	ARLINGTON	61.26%
025	MARYSVILLE	61.87%
063	INDEX	20.00%
103	MONROE	49.91%
201	SNOHOMISH	56.04%
306	LAKEWOOD	58.28%
311	SULTAN	61.85%
330	DARRINGTON	53.43%
332	GRANITE FALLS	60.54%
401	STANWOOD	41.73%

32 SPOKANE

081	SPOKANE	67.14%
123	ORCHARD PRAIRIE	62.27%
312	GREAT NORTHERN	20.00%

CFP 2022-27: Index #

325	NINE MILE FALLS	64.85%
326	MEDICAL LAKE	80.50%
354	MEAD	70.41%
356	CENTRAL VALLEY	68.81%
358	FREEMAN	63.64%
360	CHENEY	65.20%
361	EAST VALLEY	55.78%
362	LIBERTY	58.40%
363	WEST VALLEY	67.14%
414	DEER PARK	75.26%
416	RIVERSIDE	65.57%

33 STEVENS

030	ONION CREEK	84.22%
036	CHEWELAH	66.82%
049	WELLPINIT	95.28%
070	VALLEY	78.22%
115	COLVILLE	70.99%
183	LOON LAKE	33.03%
202	SUMMIT VALLEY	73.74%
205	EVERGREEN	37.86%
206	COLUMBIA	56.01%
207	MARY WALKER	78.61%
211	NORTHPORT	50.38%
212	KETTLE FALLS	66.10%

34 THURSTON

002	YELM	68.69%
003	NORTH THURSTON	60.22%
033	TUMWATER	61.73%
111	OLYMPIA	56.49%
307	RAINIER	68.86%
324	GRIFFIN	42.09%
401	ROCHESTER	71.33%
402	TENINO	59.62%

35 WAHIAKUM

200	WAHIAKUM	55.86%
-----	----------	--------

36 WALLA WALLA

101	DIXIE	26.41%
140	WALLA WALLA	69.65%
250	COLLEGE PLACE	66.44%
300	TOUCHET	53.84%
400	COLUMBIA	52.10%
401	WAITSBURG	71.02%
402	PRESCOTT	44.03%

37 WHATCOM

501	BELLINGHAM	40.96%
502	FERNDALE	50.60%
503	BLAINE	27.55%
504	LYNDEN	59.08%
505	MERIDIAN	60.36%
506	NOOKSACK VALLEY	70.23%
507	MOUNT BAKER	49.03%

38 WHITMAN

126	LACROSSE JOINT	20.00%
264	LAMONT	49.18%
265	TEKOA	80.02%
267	PULLMAN	58.84%
300	COLFAX	61.69%
301	PALOUSE	58.43%
302	GARFIELD	62.22%
304	STEPTOE	55.63%
306	COLTON	55.05%
308	ENDICOTT	33.48%
320	ROSALIA	54.46%
322	ST JOHN	32.59%
324	OAKESDALE	61.66%

39 YAKIMA

002	UNION GAP	70.68%
003	NACHES VALLEY	63.85%
007	YAKIMA	82.80%
090	EAST VALLEY	73.91%
119	SELAH	74.58%
120	MABTON	87.29%
200	GRANDVIEW	86.90%
201	SUNNYSIDE	88.24%
202	TOPPENISH	90.52%
203	HIGHLAND	73.96%
204	GRANGER	87.20%
205	ZILLAH	81.05%
207	WAPATO	87.94%
208	WEST VALLEY	70.28%
209	MOUNT ADAMS	89.26%

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.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[County Website: snohomishcountywa.gov](http://snohomishcountywa.gov)

County Telephone: (425) 388-3494

[Code Publishing Company](#)

Chapter 30.66C

SCHOOL IMPACT MITIGATION

Sections:

30.66C.010	Purpose and applicability.
30.66C.020	School impact fee eligibility.
30.66C.030	Expiration of district plans.
30.66C.035	Updating of district plans.
30.66C.040	Minimum requirements for district capital facilities plans.
30.66C.045	Impact fee calculation formula.
30.66C.050	Department review and transmittal.
30.66C.055	District capital facilities plan and fee adoption.
30.66C.060	Correction of deficiencies.
30.66C.065	Delays.
30.66C.100	Fee required.
30.66C.110	Impact fee schedule - exemptions.
30.66C.120	Service areas established.
30.66C.130	Impact fee limitations.
30.66C.150	Credit for in-kind contributions/existing lots.
30.66C.160	SEPA mitigation and other review.
30.66C.200	Collection and transfer of fees.
30.66C.210	Use of funds.
30.66C.220	Refunds.
30.66C.230	Reimbursement for county administrative costs, legal expenses, and refund payments.
30.66C.300	Administrative adjustment of fee amount.
30.66C.310	Appeals of decisions - procedure.
30.66C.320	Arbitration of disputes.

30.66C.010 Purpose and applicability.

(1) The purpose of this chapter is:

- (a) to ensure that adequate school facilities are available to serve new growth and development; and
 - (b) to require that new growth and development pay its proportionate share of the costs of new school facilities.
- (2) This chapter shall apply to all development, except for the following:
- (a) Development that
 - (i) was the subject of a prior SEPA threshold determination that resulted in the imposition of school mitigation conditions under chapter [30.66C](#) SCC as codified prior to January 1, 1999; and
 - (ii) has not undergone modifications or other administrative revisions following issuance of the SEPA threshold determination. An applicant subject to a prior version of this chapter may consent in writing to the application of this chapter.
 - (b) Permits for attached or detached accessory dwelling units.
 - (c) Permits for remodeling or renovation.
 - (d) "Housing for Older Persons" as defined by [42](#) U.S.C. § [3607\(2\)](#), when guaranteed by a restrictive covenant.
 - (e) Permits for temporary dwellings.
 - (f) Permits for new single-family detached units and duplexes constructed on legal lots created prior to May 1, 1991.
 - (g) Building permits for residential development on or located within:
 - (i) existing lots recognized through the administrative lot status process pursuant to SCC [30.41A.030](#) or SCC [30.41B.025](#);
 - (ii) unrecorded short plats filed with the county prior to September 12, 1972, and pursuant to SCC [30.41B.025\(2\)](#); and
 - (iii) exempt subdivisions or large tract subdivisions, including five acre segregations pursuant to SCC [30.41A.030\(1\)](#) or SCC [30.41B.025\(1\)\(a\)](#), 20-acre segregations pursuant to SCC [30.41A.030\(2\)](#) or [30.41B.025\(1\)\(b\)](#), and 80-acre segregations pursuant to SCC

[30.41A.020\(7\)](#) or SCC [30.41B.020\(7\)](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 04-140, Jan. 12, 2005, Eff date Jan. 29, 2005; Amended by Amended Ord. 21-018, June 9, 2021, Eff date June 19, 2021).

30.66C.020 School impact fee eligibility.

(1) Any district serving the county shall be eligible to receive school impact fees upon adoption by the council of a capital facilities plan for the district by reference as part of the capital facilities element of the comprehensive plan.

(2) A condition of eligibility shall be that a district must provide documentation that it has petitioned every other city and/or county served by that district to establish a school impact fee or mitigation program. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.030 Expiration of district plans.

For purposes of impact fee eligibility, a district's capital facilities plan shall expire two years from the date of its adoption by the council, or when an updated plan, as required in Appendix F of the comprehensive plan, is adopted by the council, whichever date first occurs. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.035 Updating of district plans.

(1) A district's capital facilities plan shall be updated by the district and transmitted to the county by the district at least 60 days prior to its biennial expiration date. The district's updated plan shall be submitted by the department to the council for its consideration within forty-five (45) days of the department's receipt of complete and accurate information as required in Appendix F of the comprehensive plan. In the event any district desires to amend its capital facilities plan prior to the biennial expiration date, the district may propose an amendment to be considered by the county pursuant to the procedures established by Appendix F. Such amendments shall be considered by the county no more than once per year unless the board of directors of such district declares, and the county finds, that an emergency exists.

(2) A district's updated capital facilities plan may include revised data for the fee calculation and a corresponding modification to the impact fee schedule, consistent with the comprehensive plan and SCC [30.66C.040](#) through [30.66C.065](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.040 Minimum requirements for district capital facilities plans.

To be eligible for school impact fees, districts must submit capital facilities plans to the county pursuant to the procedure established by this chapter. District capital facilities plans shall contain data and analysis necessary and sufficient to meet the requirements of the GMA and Appendix F of the comprehensive plan. The plans must provide sufficient detail to allow computation of school impact fees according to the formula contained in SCC [30.66C.045](#). Additional elements may be contained within a school district capital facilities plan, provided that any such additional elements are consistent with those mandatory elements outlined in Appendix F. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.045 Impact fee calculation formula.

(1) *General.* The formula in this section provides the basis for the impact fee schedule for each district serving the county. District capital facilities plans shall include a calculation of its proposed impact fee schedule, by dwelling unit type as provided in SCC [30.66C.100\(1\)](#), utilizing this formula. In addition, a detailed listing and description of the various data and factors needed to support the fee calculation is included herein.

(2) *Determination of projected school capacity needs.* Each district shall determine, as part of its capital facilities plan, projected school capacity needs for the current year and for not less than the succeeding five-year period. The capital facilities plan shall also include estimated capital costs for the additional capacity needs, and those costs provide the basis for the impact fee calculations set forth in this section.

(3) *Cost calculation by element.* The fees shall be calculated on a "per dwelling unit" basis, by "dwelling unit type" as set forth below.

(a) *Site acquisition cost element.*

$$\{[B_{(2)} \times B_{(3)}] \div B_{(1)}\} \times A_{(1)} = \text{Site Acquisition Cost Element}$$

Where:

$B_{(2)}$ = Site Size (in acres, to the nearest 1/10th)

$B_{(3)}$ = Land Cost (Per Acre, to the nearest dollar)

$B_{(1)}$ = Facility Design Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total Site Acquisition Cost Element" for purposes of the final school impact fee calculation below.

(b) *School construction cost element.*

$$[C_{(1)} \div B_{(1)}] \times A_{(1)} = \text{School Construction Cost Element}$$

Where:

$C_{(1)}$ = Estimated Facility Construction Cost

$B_{(1)}$ = Facility Design Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of permanent facilities divided by the total square footage of school facilities, with the result being the "Total School Construction Cost Element" for purposes of the final school impact fee calculation below.

(c) *Relocatable facilities (portables) cost element.*

$$[E_{(1)} \div E_{(2)}] \times A_{(1)} = \text{Relocatable Facilities Cost Element}$$

Where:

$E_{(1)}$ = Relocatable Facilities Cost

$E_{(2)}$ = Relocatable Facilities Student Capacity

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of relocatable facilities divided by the total square footage of school facilities, with the result being the "Total Relocatable Facilities Cost Element" for purposes of the final school impact fee calculation below.

(4) *Credits against cost calculation - mandatory.* The following monetary credits shall be deducted from the calculated cost elements defined above for purposes of calculating the final school impact fee below.

(a) *State match credit.*

$D_{(1)} \times D_{(3)} \times D_{(2)} \times A_{(1)}$ = State Match Credit

Where:

$D_{(1)}$ = Boeckh Index

$D_{(3)}$ = Square footage of school space allowed per student, by grade span, by the Office of the Superintendent of Public Instruction

$D_{(2)}$ = State Match Percentage

$A_{(1)}$ = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total State Match Credit" for purposes of the final school impact fee calculation below.

(b) *Tax payment credit.*

$\{[(1 + F_{(1)})^{10}] - 1\} \{F_{(1)}(1 + F_{(1)})^{10}\} \times F_{(2)} \times F_{(3)}$ = Tax Credit

Where:

$F(1)$ = Interest Rate

$F(2)$ = District Property Tax Levy Rate

$F(3)$ = Average Assessed Value (for each dwelling unit type)

(5) *Adjustments against cost calculation - elective by district.* Recognizing that the availability of other sources of public funds varies among districts, each district may provide an additional credit against school impact fees which the district determines will provide the best balance in system improvement funding within the district, between school impact fees and other sources of local public funds available to the district. This adjustment may reduce, but may not increase, the school impact fee from the amount determined by application of the elements identified above. The adjustment, if any, applied by the district shall be specified within the district's capital facilities plan adopted by the county.

(6) *Calculation of total impact fee.*

(a) The total school impact fee, per dwelling unit, assessed on a development activity shall be the sum of:

Total Site Acquisition Cost Element

Total School Construction Cost Element

Total Relocatable Facilities Cost Element minus the sum of:

Total State Match Credit

Total Tax Payment Credit

Elective Adjustment by District expressed in Total Dollars per Dwelling Unit, by Dwelling Unit Type.

(b) The total school impact fee obligation for each development activity pursuant to the school impact fee schedule of this ordinance shall be calculated as follows:

Number of Dwelling Units, by Dwelling Unit Type multiplied by School Impact Fee for Each Dwelling Unit Type less the value of any in-kind contributions proposed by the school developer and accepted by the school district, as provided in SCC [30.66C.150](#). (Added by

Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 15-005, Mar. 18, 2015, Eff date Apr. 2, 2015).

30.66C.050 Department review and transmittal.

- (1) Upon receipt of a district's capital facilities plan (or amendment thereof) the department shall determine whether the plan meets the following requirements:
 - (a) the required plan contents and plan performance criteria outlined in Appendix F of the comprehensive plan are included in the document;
 - (b) The analysis contained within the district capital facilities plan is consistent with current data developed pursuant to the requirements of the GMA and Appendix F;
 - (c) Any school impact fee proposed in the district's capital facilities plan has been calculated using the formula contained in SCC Table 30.66C.050(1) of this chapter; and
 - (d) The district capital facilities plan has been adopted by the district's board of directors.
- (2) Upon finding that these requirements have been satisfied, the department shall transmit the district capital facilities plan to the planning commission.
- (3) The director is authorized to adopt policies and procedures for the establishment and operation of a technical review committee to assist the department in its review of capital facilities plans and the student factor methodologies used to support the plans. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.055 District capital facilities plan and fee adoption.

Any school district capital facilities plan adopted by the county council shall be incorporated into the capital facilities element of the county's comprehensive plan. Adoption of the district capital facilities plan shall constitute adoption of the schedule of school impact fees specified in the district's capital facilities plan as modified by SCC [30.66C.100](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.060 Correction of deficiencies.

Prior to its adoption by the council, should the department find a district's capital facilities plan to be deficient in any way, the department shall notify the district of the deficiency, identifying the specific matters found to be deficient, and shall indicate the standard for correction. The district shall then have forty-five (45) days (or such longer period as may be necessary to comply with applicable legal requirements) to correct the deficiencies and resubmit its revised, adopted capital facilities plan. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.065 Delays.

If a district fails to submit its biennial update of the district capital facilities plan at least 60 days before the expiration date, or if the department notifies a district of deficiencies in the district's proposed capital facilities plan and the district fails to correct identified deficiencies within 45 days (or such longer period as may be necessary to comply with applicable legal requirements), the department shall endeavor, but shall not be obligated, to complete review prior to the plan expiration date. If an updated district capital facilities plan has not been adopted by the council prior to the existing plan's expiration date due to the district's failure to submit an updated plan, the district shall be ineligible to receive school impact fees until the updated plan has been adopted by the council. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.100 Fee required.

- (1) Each development, as a condition of approval, shall be subject to the school impact fee established pursuant to this chapter. The school impact fee shall be calculated in accordance with the formula established in SCC [30.66C.045](#).
- (2) The fees listed in Table [30.66C.100\(1\)](#) represent one-half of the amount calculated by each school district in its respective capital facilities plan in accordance with the formula identified in SCC [30.66C.045](#).
- (3) The payment of school impact fees will be required prior to issuance of building permits, except as provided in SCC [30.66C.200\(2\)](#). The amount of the fee due shall be based on the fee

schedule in effect at the time of filing a complete application for development. For building permit applications received by the department more than five years after the filing of a complete application for development, the amount of the fee due shall be based on the fee schedule in effect at the time of building permit application.

(4) The department shall maintain and provide to the public upon request a table summarizing the schedule of school impact fees for each school district within the county.

(5) The fees set forth in Table [30.66C.100\(1\)](#) apply to developments that vest to county development regulations from January 1, 2021, to December 31, 2022.

(6) Building permits submitted after January 1, 1999, for which prior plat approval has been obtained under chapter [30.66C](#) SCC as codified prior to January 1, 1999, shall be subject to the school impact fees established pursuant to this chapter, as set forth in this section, except as provided in SCC [30.66C.010\(2\)](#).

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

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	\$3,811	\$0	\$3,455	\$3,455
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	\$5,358	\$0	\$3,010	\$3,010
Lake Stevens No. 4	\$9,788	\$0	\$7,672	\$7,672
Lakewood No. 306	\$3,566	\$445	\$1,641	\$1,641
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	\$3,803	\$0	\$7,638	\$7,638
Mukilteo No. 6	\$5,048	\$0	\$8,924	\$8,924

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
Northshore No. 417	\$17,080	\$0	\$1,504	\$1,504
Snohomish No. 201	\$6,039	\$0	\$260	\$260
Sultan No. 311	\$2,966	\$0	\$2,685	\$2,685

(Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 03-033, Apr. 9, 2003, Eff date Apr. 21, 2003; Amended by Amended Ord. 04-118, Nov. 23, 2004, Eff date Jan. 1, 2005; Amended by Ord. 05-108, Nov. 21, 2005, Eff date Jan. 1, 2006; Amended by Amended Ord. 06-086, Nov. 20, 2006, Eff date Jan. 1, 2007; Amended by Ord. 08-058, May 7, 2008, Eff date May 19, 2008; Amended by Amended Ord. 08-115, Nov. 5, 2008, Eff date Jan. 1, 2009; Amended by Ord. 10-097, Nov. 22, 2010, Eff date Jan. 1, 2011; Amended by Ord. 12-093, Nov. 19, 2012, Eff date Jan. 1, 2013; Amended by Ord. 14-053, Aug. 27, 2014, Eff date Sept. 13, 2014; Amended by Ord. 14-096, Nov. 24, 2014, Eff date Jan. 1, 2015; Amended by Amended Ord. 16-060, Aug. 24, 2016, Eff date Sept. 12, 2016; Amended by Amended Ord. 16-095, Nov. 14, 2016, Eff date Jan. 1, 2017; Amended by Amended Emerg. Ord. 16-117, Nov. 14, 2016, Eff date Nov. 14, 2016; Amended by Ord. 17-047, Aug. 9, 2017, Eff date Aug. 27, 2017; Amended by Amended Ord. 17-085, Dec. 20, 2017, Eff date Jan. 13, 2018; Amended by Amended Ord. 18-036, Oct. 3, 2018, Eff date Oct. 16, 2018; Amended by Amended Ord. 18-083, Nov. 19, 2018, Eff date Jan. 1, 2019; Amended by Ord. 20-072, Nov. 10, 2020, Eff date Jan. 1, 2021).

30.66C.110 Impact fee schedule - exemptions.

The council may, on a case-by-case basis, grant exemptions to the application of the fee schedule for low-income housing as defined in SCC [30.91H.220](#) and in accordance with the conditions specified under RCW [82.02.060\(2\)](#). To qualify for the exemption, the developer shall submit a petition to the director for consideration by the council prior to application for building permit. Conditions for such approvals shall meet the requirements of RCW [82.02.060\(2\)](#) and include a requirement for a covenant to assure the project's continued use for low-income housing. The covenant shall be an obligation that runs with the land upon which the housing is located, and shall be recorded against the title of the real property. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 15-005, Mar. 18, 2015, Eff date Apr. 2, 2015).

30.66C.120 Service areas established.

For purposes of calculating and imposing school impact fees, the geographic boundary of each district constitutes a separate service area. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.130 Impact fee limitations.

- (1) School impact fees shall be imposed for district capital facilities that are reasonably related to the development under consideration, shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the development, and shall be used for system improvements that will reasonably benefit the new development.
- (2) School impact fees must be expended or encumbered for a permissible use within the time limits established in chapter [82.02](#) RCW.
- (3) To the extent permitted by law, school impact fees may be collected for capital facilities costs previously incurred to the extent that new growth and development will be served by the previously constructed capital facilities, provided that school impact fees shall not be imposed to make up for any existing system deficiencies.
- (4) A developer required to pay a fee pursuant to RCW [43.21C.060](#) for capital facilities shall not be required to pay a school impact fee pursuant to RCW [82.02.050](#) - [82.02.090](#) and this title for the same capital facilities. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Ord. 18-012, Mar. 14, 2018, Eff date Mar. 29, 2018).

30.66C.150 Credit for in-kind contributions/existing lots.

- (1) A developer may request, and the director may grant a credit against school impact fees otherwise due under this chapter for the value of any dedication of land, improvement to, or new construction of any capital facilities identified in the district's capital facilities plan provided by the developer. Such requests must be accompanied by supporting documentation of the estimated value of such in-kind contributions. All requests must be submitted to the department in writing prior to its determination of the impact fee obligation for the

development. Each request for credit will be immediately forwarded to the affected school district for its evaluation.

(2) Where a school district determines that a development is eligible for a credit for a proposed in-kind contribution, it shall provide the department and the developer with a letter setting forth the justification for and dollar amount of the credit, the legal description of any dedicated property, and a description of the development activity to which the credit may be applied. The value of any such credit may not exceed the impact fee obligation of the development.

(3) Where there is agreement between the developer and the school district concerning the value of proposed in-kind contributions, their eligibility for a credit, and the amount of any credit, the director may approve the request for credit and adjust the impact fee obligation accordingly, and require that such contributions be made as a condition of development approval. Where there is disagreement between the developer and the school district regarding the value of in-kind contributions, however, the director may render a decision that can be appealed by either party pursuant to the procedures in SCC [30.66C.300](#) - [30.66C.310](#).

(4) For any development subject to the provisions of this title that is sited on one or more legal lots created prior to May 1, 1991, a credit equal to the applicable impact fee for a single-family dwelling times the number of such pre-existing lots shall apply to the fee obligation of the development.

(5) For subdivisions, PRDs and other large-scale developments where credits for in-kind contributions or pre-existing lots are proposed or required, it may be appropriate or necessary to establish the value of the credit on a per-unit basis as a part of the development approval. Such credit values will then be recorded as part of the subdivision or other instrument of approval and will be used in determining the fee obligation - if any - at the time of building permit application for the development activity. In the event that such credit value is greater than the impact fee in effect at the time of permit application, the fee obligation shall be considered satisfied, and the balance of the credit may be transferable to future developments by the applicant within the same school district by agreement with the school district. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.160 SEPA mitigation and other review.

(1) The county may condition or deny development approval pursuant to the SEPA as necessary or appropriate to mitigate or avoid significant adverse impacts to school services and facilities, to assure that appropriate provisions are made for schools, school grounds, and safe student walking conditions, and to ensure that development is compatible and consistent with each district's services, facilities and capital facilities plan.

(2) Impact fees required by this chapter shall constitute adequate mitigation for impacts on capital facilities identified in the district's capital facilities plan; except that nothing in this chapter prevents issuance of a determination of significance under SEPA and conditioning or denial of the project based on specific adverse environmental impacts identified during project review. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.200 Collection and transfer of fees.

(1) An applicant must pay school system impact fees prior to building permit issuance, except as provided in subsection [\(2\)](#) of this section.

(2) An applicant may request a deferral of the payment of school impact fees. The deferral of school impact fees shall be allowed only for single-family attached and detached residential construction by a property owner having a contractor registration number or other unique identification number. The amount of impact fees that may be deferred under this subsection shall be determined by the fees in effect at the time the applicant applies for a deferral.

(a) For this subsection:

(i) "Applicant" means the property owner which includes an entity that controls, is controlled by, or is under common control with the applicant.

(ii) "Common control" means two or more entities controlled by the same person or entity.

(iii) "Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of an entity, whether through the ownership of voting shares, by contract, or otherwise.

- (b) An applicant wishing to defer the payment of a school impact fee shall:
 - (i) Submit a signed and notarized deferred impact fees application and completed lien form signed by all owners of the property subject to the lien concurrent with the building permit application for the building subject to the impact fees. Multiple deferrals can be included on one application as long as the building permit applications are located within the same development and the applicant pays a separate administrative fee as required below for each single-family dwelling unit whether detached or attached;
 - (ii) Submit a signed and notarized certification that the applicant has requested deferral of impact fees for no more than a total of 20 building permits in the calendar year within unincorporated Snohomish County; and
 - (iii) Pay a non-refundable \$250.00 administration fee for each deferred impact fee application.
- (c) The lien shall:
 - (i) Be in a form approved and provided by the county;
 - (ii) Include the legal description, property tax account number, and address for each lot or unit the lien will encumber and identify the type and amount of the deferred impact fees;
 - (iii) Be binding and subordinate on all successors in title after the recording;
 - (iv) Be junior and subordinate to a first mortgage for the purpose of construction upon the same real property granted to the applicant who applied for the deferral of impact fees, but in no case shall the lien be in less than second place; and
 - (v) Be signed by all owners of the property, with all signatures acknowledged as required for a deed.
- (d) The lien shall be recorded prior to the issuance of the building permit for the building subject to the impact fees.

- (e) Each applicant eligible to defer impact fees shall only be entitled to receive deferrals for no more than a total of 20 building permits in unincorporated Snohomish County during each calendar year.
- (f) The applicant or property owner shall be responsible for the payment of recording fees.
- (g) The deferred impact fees for each single-family dwelling unit whether detached or attached shall be paid in full prior to whichever of the following occurs first:
 - (i) Scheduling final inspection;
 - (ii) Issuance of a certificate of occupancy;
 - (iii) The closing of the first sale of the property occurring after the recording of the lien; or
 - (iv) Eighteen months from the date of building permit issuance.
- (h) If the building for which the deferral of the impact fees is requested will be located within a subdivision or short subdivision, the subdivision or short subdivision shall be recorded prior to recording the lien for impact fees and issuance of the building permit.
- (i) Upon receipt of final payment of all deferred impact fees for a building permit, the county shall execute a release of the deferred impact fee lien. The applicant or property owner is responsible for submitting a lien release application to PDS. The applicant, at their own expense, will be responsible for recording the lien release after all deferred impact fees associated with a lot or unit subject to a lien have been paid.
- (j) Compliance with the requirements of the deferral option shall constitute compliance with subdivision or short subdivision conditions pertaining to the timing of the impact fee payment.
- (k) If deferred impact fees are not paid in accordance with terms authorized by state law and this section, the county may initiate foreclosure proceedings for the unpaid impact fees and all costs associated with the collection of the unpaid impact fees.
- (l) A request to defer school impact fees under this section may be combined in one application with a request to defer park and recreation impact fees under SCC [30.66A.020\(4\)](#) and road system impact fees under SCC [30.66B.340\(5\)](#).

(3) Districts eligible to receive school impact fees collected by the county shall establish an interest-bearing account separate from all other district accounts. The county shall deposit school impact fees in the appropriate district account within 10 days after receipt, and shall provide the receiving district with a notice of deposit.

(4) Each district shall institute a procedure for the disposition of impact fees and providing for annual reporting to the county that demonstrates compliance with the requirements of RCW [82.02.070](#), and other applicable laws. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 16-060, Aug. 24, 2016, Eff date Sept. 12, 2016).

30.66C.210 Use of funds.

(1) School impact fees may be used by the district only for capital facilities that are reasonably related to the development for which they were assessed and may be expended only in conformance with the district's adopted capital facilities plan.

(2) In the event that bonds or similar debt instruments are issued for the advance provision of capital facilities for which school impact fees may be expended, and where consistent with the provisions of the bond covenants and state law, school impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the capital facilities provided are consistent with the requirements of this title.

(3) The responsibility for assuring that school impact fees are used for authorized purposes rests with the district receiving the school impact fees. All interest earned on a school impact fee account must be retained in the account and expended for the purpose or purposes for which the school impact fees were imposed, subject to the provisions of SCC [30.66C.220](#) below.

(4) Each district shall provide the county an annual report showing the source and the amount of school impact fees received by the school district and the capital facilities financed in whole or in part with those school impact fees. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.220 Refunds.

(1) School impact fees not spent or encumbered within the time limits established in chapter [82.02](#) RCW shall be refunded pursuant to RCW [82.02.080\(1\)](#). For purposes of this chapter, "encumbered" means school impact fees identified by the district to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

(2) When the county seeks to terminate any or all impact fee requirements under this section, all unexpended or unencumbered funds, including interest earned, shall be refunded in accordance with RCW [82.02.080\(2\)](#).

(3) Refunds provided for under this section shall be paid only upon submission of a proper claim pursuant to county claim procedures. Such claims must be submitted within one year of the date the right to claim the refund arises, or the date that notice is given, whichever is later. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003; Amended by Amended Ord. 12-018, May 2, 2012, Eff date May 21, 2012; Amended by Ord. 18-012, Mar. 14, 2018, Eff date Mar. 29, 2018).

30.66C.230 Reimbursement for county administrative costs, legal expenses, and refund payments.

Each participating school district shall enter into an agreement with the county for reimbursement of the actual administrative costs of assessing, collecting and handling fees for the district, any legal expenses and staff time associated with defense of this chapter against district-specific challenges, and payment of any refunds provided under SCC [30.66C.220](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.300 Administrative adjustment of fee amount.

(1) Within 14 days of acceptance by the county of a building permit application, a developer or school district may appeal to the director for an adjustment to the amount of or an elimination of fees imposed under this chapter by submitting a written explanation of the basis for the appeal. The director may adjust the amount of or eliminate the fee, in consideration of studies

and data submitted by the developer and the affected school district, if one of the following circumstances exists:

- (a) The school impact fee assessment was incorrectly calculated;
- (b) Unusual circumstances exist that demonstrate the school impact fee is unfair as applied to the specific development;
- (c) A credit for in-kind contributions by the developer, as provided for under SCC [30.66C.150](#) above, is warranted;
- (d) Any other credit specified in RCW [82.02.060\(1\)\(b\)](#) is warranted; or
- (e) The school impact fee assessment was improper under RCW [82.02.020](#) or RCW [82.02.050](#) et seq.

(2) To avoid any delay pending resolution of the appeal, school impact fees may be paid under written protest in order to obtain development approval. Such written protest must be submitted at or prior to the time fees are paid, and will relate only to the specific fees identified in the protest. Failure to provide such written protest at the time of fee payment shall be deemed a withdrawal of any appeal to the director.

(3) Failure to file a written protest and to seek a timely appeal to the director shall preclude any appeal of the school impact fee pursuant to SCC [30.66C.310](#).

(4) Refunds approved under this section, or following an administrative appeal as provided in SCC [30.66C.310](#), shall be made to the current property owner at the time the refund is authorized, unless the current property owner releases the county and the school district from any obligation to refund the current property owner.

(5) The developer or the school district may appeal the director's decision as provided in SCC [30.66C.310\(1\)](#). (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.310 Appeals of decisions - procedure.

(1) Any person aggrieved by a decision to impose, impose modifications, or waive an impact fee under this chapter may appeal the decision to the hearing examiner. Where there is an

administrative appeal process for the underlying development approval, appeals of an impact fee under this chapter must be combined with the administrative appeal for the underlying development approval. Where there is no administrative appeal for the permit, then appeal of the impact fee shall proceed as a Type 1 appeal pursuant to chapter [30.71](#) SCC.

(2) The impact fee may be modified or refunded if paid under written protest in accordance with SCC [30.66C.300](#), upon a determination based on the application of the criteria contained in SCC [30.66C.300](#). Appeals shall be limited to application of the impact fee provisions to a specific development. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

30.66C.320 Arbitration of disputes.

With the consent of the developer and the affected district, a dispute regarding imposition or calculation of a school impact fee may be resolved by arbitration. (Added by Amended Ord. 02-064, Dec. 9, 2002, Eff date Feb. 1, 2003).

The Snohomish County Code is current through legislation passed November 9, 2021.

Disclaimer: The Clerk of the Council's Office electronically retains the ordinances as passed by Council and subsequently enacted. The Snohomish County Code is updated on the web as new ordinances become effective, and includes new ordinances through 21-093. 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.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[County Website: snohomishcountywa.gov](http://snohomishcountywa.gov)

County Telephone: (425) 388-3494

[Code Publishing Company](#)