



**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201  
Clerk Email: [Megan.Moore@snoco.org](mailto: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](mailto: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**  
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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](mailto: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](mailto: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](#)

**H. 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:**

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**WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:**

*Please check [www.snohomishcountywa.gov](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Developmental Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building East, 3000 Rockefeller Avenue, Everett, WA 98201 or email at [Megan.Moore@snoco.org](mailto:Megan.Moore@snoco.org).*

**AMERICANS WITH DISABILITIES ACT NOTICE:**

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**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

## Everett Daily Herald

### Affidavit of Publication

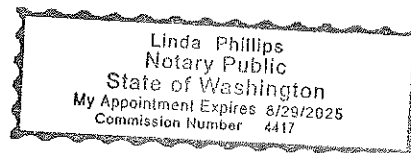
State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH958808 REG. MTG. AGENDA as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/16/2022 and ending on 07/16/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$162.40.

Subscribed and sworn before me on this  
18<sup>th</sup> day of July,  
2022.



Linda Phillips

Notary Public in and for the State of  
Washington.

Snohomish County Planning | 14107010  
MEGAN MOORE

**Classified Proof**

Snohomish County  
Planning Commission  
Planning and Development Services  
3000 Rockefeller Avenue, M/S #604  
Everett, WA 98201

Clerk Email: Megan.Moore@snoco.org

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|----------------------------------|---------------------------|
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| Mark James, District 1           | Neil Pedersen, District 4 |
| Tom Norcott, District 2          | Rosanna Brown, District 5 |
| Raymond Sheldon, Jr., District 2 | Leah Everett, District 5  |
| Robert Larsen, District 3        | Karl Moore,               |
| Christine Eck, District 3        | Executive Appointee       |

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

Mike McCrary, Commission Secretary  
Megan Moore, Commission Clerk

Published: July 16, 2022.

EDH958808

**Snohomish County****Planning and Development  
Services**

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

**MEMORANDUM**

TO: Snohomish County Planning Commission

VIA: Mike McCrary, Director  
Planning and Development Services

FROM: Eileen Canola, Senior Planner  
Planning and Development Services

SUBJECT: 2022 Biennial Update to School Districts Capital Facilities Plans (CFPs)

DATE: June 23, 2022

**Dave Somers**  
*County Executive*

**PURPOSE**

The purpose of this staff report is to provide background information on the biennial update to eleven school district capital facilities plans (CFPs) in advance of the July 26, 2022, Planning Commission meeting. School districts planning to collect school impact fees must submit their updated CFP to the County for review by a Technical Review Committee (TRC) and then by the Planning Commission and County Council. The TRC has completed its review of the [1<sup>st</sup> draft of eleven school district CFPs](#) submitted, and the districts are in the process of responding to the TRC's comments and providing a final CFP draft. Once adopted by the County Council, school district CFPs amend the Snohomish County Code (SCC) for updates to the school impact fee schedule in [Chapter 30.66C SCC](#) and the comprehensive plan, as school district CFPs are adopted by reference into the Capital Facilities Element of the County's comprehensive plan. School CFPs were last adopted by the County Council in November 2020.

**BACKGROUND**

Snohomish County operates a school impact fee program authorized by RCW 82.02.040 and the Washington State Growth Management Act (GMA) under Chapter 36.70A RCW. This GMA-based impact fee program was created in 1999 and codified in Chapter 30.66C SCC, and meets the requirements of RCW 82.02.050. The County assesses and collects the 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. It is important to note that impacts fees are supplemental and the primary sources for funding capital projects are voter-approved bonds and state match funds.

## PROCESS

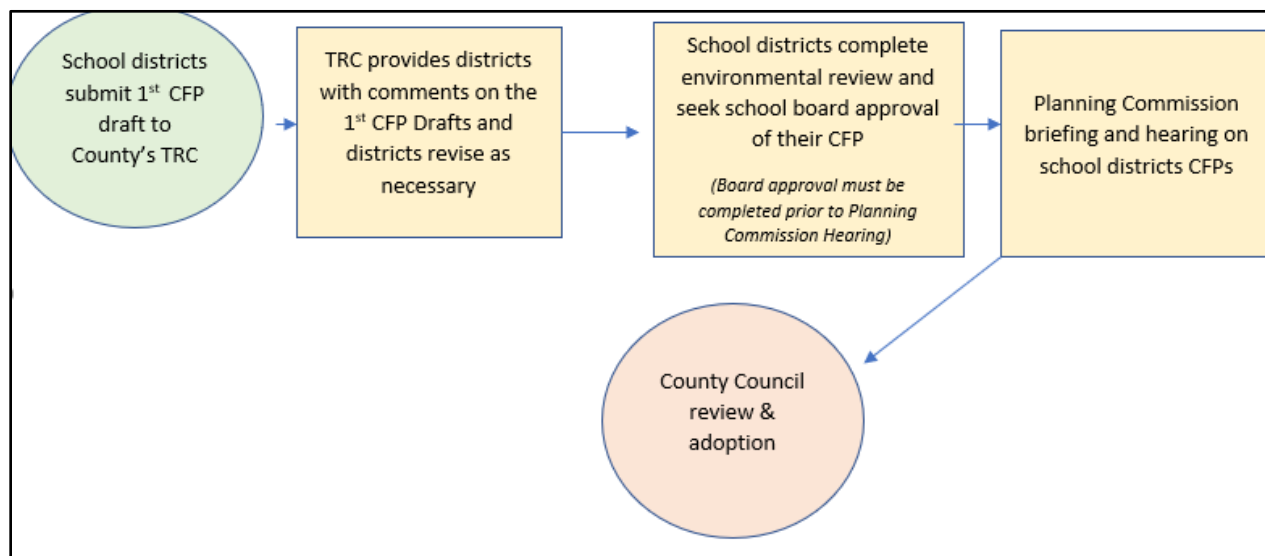
County review of school district CFPs for eventual adoption by the County Council is illustrated in Figure 1. Under county code, PDS is authorized to convene a TRC to assist in the review of school districts CFPs. The TRC reviews the 1<sup>st</sup> draft of the school CFPs to determine if it meets the requirements established in [SCC 30.66C.050](#). The TRC has reviewed the eleven draft CFPs submitted to determine if they meet the requirements established in county code, which includes consistency with Appendix F of the county's GMA *General Policy Plan* which, among other criteria, requires a description of the methods and variables used to develop the impact fee schedule.

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

[Appendix F](#) of the *General Policy Plan* contains the specific requirements for the school CFPs. These requirements call for each school CFP to include the following elements:

- ☑ Enrollment projections that are consistent with 2035 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.

**Figure 1. Processing of School CFPs**





**PROPOSED IMPACT FEES (based on 1<sup>st</sup> CFP Drafts)**

School districts may use impact fees to meet a portion of the facility demands of projected growth in the school district. Impact fees assessed to new developments, per state law, cannot be used to correct existing deficiencies. Some examples of expenses that can be financed in part with impact fees are: Land acquisition to build new schools; construction of new schools and additional classrooms/capacity at existing schools; and the purchase of portable classrooms. Impact fees must be spent within ten years of collection.

Impact fees proposed by each school district were calculated using the formula in SCC 30.66C.045. Pursuant to SCC 30.66C.045, the resulting impact fee in each school district's CFP are based on the cost per dwelling unit to purchase land for school sites, make improvements, construct schools, and purchase or install temporary facilities (portable classrooms). The key variables in the fee calculation include: planned capital improvements to accommodate new population growth, the student generation rate, and construction costs. Credits have also been applied to the formula to account for state matching funds to be reimbursed to a school district and projected future property taxes toward school construction bonds that are to be paid by the dwelling unit. Per county code, the final calculated fee is then discounted by 50%. Table 1 depicts how the proposed impact fees calculated in the 1<sup>st</sup> draft CFPs would amend the current school impact fee schedule contained in Table SCC 30.66C.100(1).

**Table 1. Proposed Amendments to Table SCC 30.66.100(1) Based on 1<sup>st</sup> CFP Drafts**

| SCHOOL DISTRICT    | SINGLE FAMILY<br>per <u>dwelling</u><br><u>unit</u> | MULTI-FAMILY<br>1-BEDROOM<br>per <u>dwelling unit</u> | MULTI-FAMILY<br>2+ BEDROOMS<br>per <u>dwelling unit</u> | DUPLEXES AND<br>TOWNHOMES<br>per <u>dwelling unit</u> |
|--------------------|---|---|---|---|
| Arlington No. 16   | <del>\$3,811</del> <b><u>\$4,002</u></b>            | \$0   | <del>\$3,455</del> <b><u>\$2,328</u></b>                | <del>\$3,455</del> <b><u>\$2,328</u></b>              |
| Edmonds No. 15     | \$0   | \$0   | \$0   | \$0   |
| Everett No. 2      | <del>\$5,358</del> <b><u>\$6,286</u></b>            | \$0   | <del>\$3,010</del> <b><u>\$3,834</u></b>                | <del>\$3,010</del> <b><u>\$3,834</u></b>              |
| Lake Stevens No. 4 | <del>\$9,788</del> <b><u>\$11,434</u></b>           | \$0   | <del>\$7,672</del> <b><u>\$4,281</u></b>                | <del>\$7,672</del> <b><u>\$4,281</u></b>              |
| Lakewood No. 306   | <del>\$3,566</del> <b><u>\$0</u></b>                | <del>\$445</del> <b><u>\$0</u></b>                    | <del>\$1,641</del> <b><u>\$0</u></b>                    | <del>\$1,641</del> <b><u>\$0</u></b>                  |
| Marysville No. 25  | \$0   | \$0   | \$0   | \$0   |
| Monroe No. 103     | <del>\$3,803</del> <b><u>\$2,961</u></b>            | \$0   | <del>\$7,638</del> <b><u>\$2,112</u></b>                | <del>\$7,638</del> <b><u>\$2,112</u></b>              |
| Mukilteo No. 6     | <del>\$5,048</del> <b><u>\$1,053</u></b>            | \$0   | <del>\$8,924</del> <b><u>\$11,374</u></b>               | <del>\$8,924</del> <b><u>\$11,374</u></b>             |
| Northshore No. 417 | <del>\$17,080</del> <b><u>\$17,963</u></b>          | \$0   | <del>\$1,504</del> <b><u>\$0</u></b>                    | <del>\$1,504</del> <b><u>\$7,152</u></b>              |
| Snohomish No. 201  | <del>\$6,039</del> <b><u>\$6,495</u></b>            | \$0   | <del>\$260</del> <b><u>\$4,514</u></b>                  | <del>\$260</del> <b><u>\$4,514</u></b>                |

| SCHOOL DISTRICT | SINGLE FAMILY<br>per dwelling<br>unit | MULTI-FAMILY<br>1-BEDROOM<br>per dwelling unit | MULTI-FAMILY<br>2+ BEDROOMS<br>per dwelling unit | DUPLEXES AND<br>TOWNHOMES<br>per dwelling unit |
|-----------------|---------------------------------------|--|--|--|
| Sultan No. 311  | <del>\$2,966</del> <b>\$14,842</b>    | \$0  | <del>\$2,685</del> <b>\$9,576</b>                | <del>\$2,685</del> <b>\$9,576</b>              |

### ENVIRONMENTAL REVIEW

The State Environmental Policy Act (SEPA) requirements will be satisfied by each school district, acting as lead agency and completing an environmental review for its respective CFP.

### NOTIFICATION TO STATE AGENCIES

Pursuant to RCW 36.70A.106, a notice of intent to adopt eleven school district CFPs and amend the school impact mitigation fees in SCC 30.66C.100 will be sent to the Washington State Department of Commerce prior to the September Planning Commission meeting.

### STAFF REVIEW

As required by county code (SCC 30.66C.050) and the county's comprehensive plan (Appendix F), a County TRC completed its review of the eleven school district CFPs and provided the districts with its comments. The districts are in the process of finalizing a draft CFP, completing SEPA, and seeking school board adoption of their CFP. Based on the TRC comments or school board review, there may be updates to information that is reflected in the board-adopted version of the CFPs. PDS will provide any updates prior to the September Planning Commission meeting.

### ACTION REQUESTED

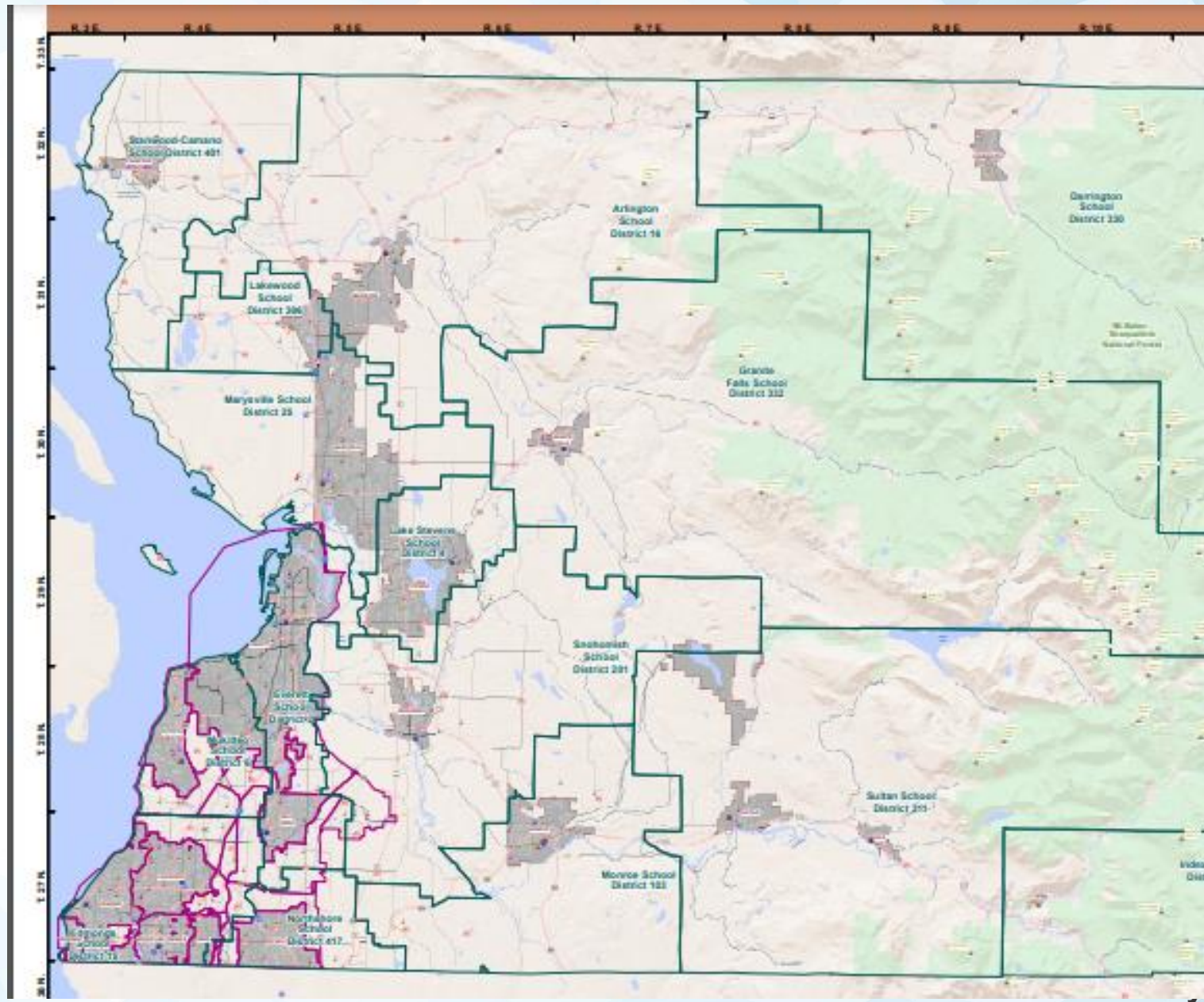
No action is required at the July 26 Planning Commission meeting. However, at the September public hearing, the Planning Commission will be asked to make a recommendation on the eleven school district CFPs and the proposed amendments to SCC 30.66C.100. The Planning Commission recommendation will be transmitted to the County Council. It is anticipated that the County Council will consider the school CFPs concurrently with the County's six-year Capital Improvement Program and other components of this year's budget package. Once adopted by the County Council, the school impact fees would be effective on January 1, 2023.

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

# 2022 Biennial Update School District Capital Facilities Plans

Presented to:  
Snohomish County  
Planning Commission

July 26, 2022



# Agenda

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

# GMA— Goal 12 Public Facilities and Services

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

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

(3) A capital facilities plan element consisting of:

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

a forecast of the future capital facility needs;

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

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

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



# Impact Fee Program

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

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

# County's Planning for Public Schools

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



# Snohomish County School Districts

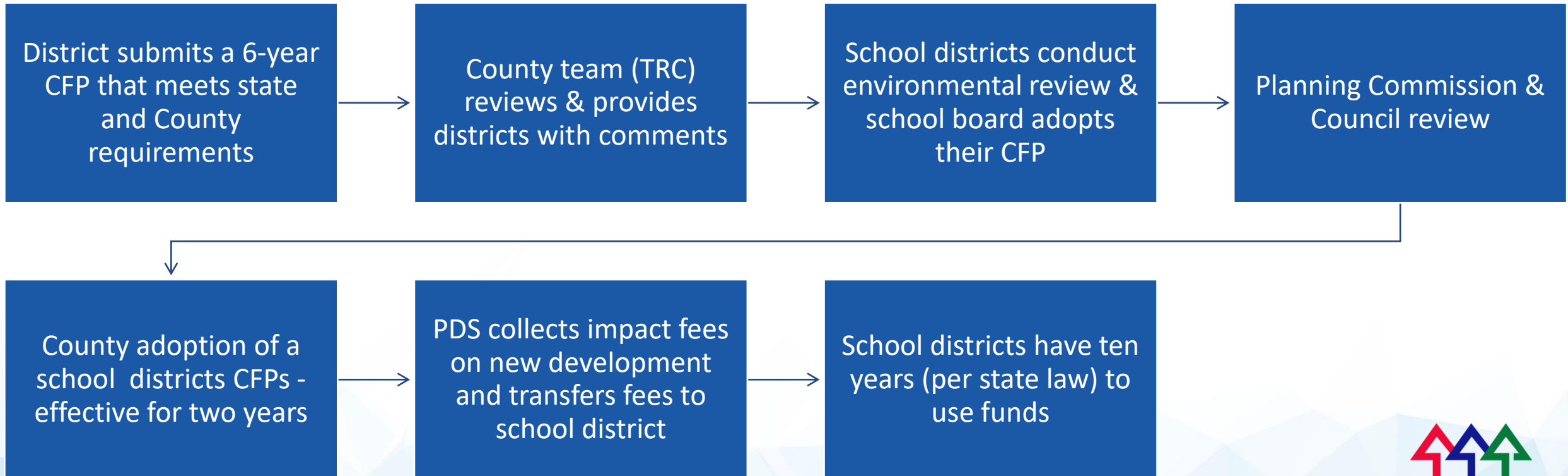
## Participating in County's Impact Fee Program:

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

## Not Participating in County's Impact Fee Program

- Darrington
- Granite Falls
- Gold Bar
- Stanwood/Camano Island

# Review of School Districts Capital Facilities Plan



# Council Approval of Districts CFPs

Amends Comprehensive Plan:  
adopted by reference into  
Capital Facilities Element

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

# Funding for School Capital Projects

Voter – approved  
capital bonds (60%  
approval needed)

State match  
monies

School impact fees

# Summary of Districts' CFPs

(information based on 2<sup>nd</sup> CFP drafts)

| School District | District Student Projections*<br>6-year  | Permanent Capacity Need*(does not include available<br>and portable capacity)* | Proposed Growth-Related Capital Projects/Solutions & Funding Source   |  | Meeting Min.<br>LOS? |
|-----------------|--|--|---|--|----------------------|
| Arlington       | <ul style="list-style-type: none"> <li>2027: 6,135</li> <li>14.5% increase from 2021 to 2027</li> </ul>  | By 2027: Capacity needs at elementary, middle, and high school levels          | <ul style="list-style-type: none"> <li>Replacement of Post Middle School</li> <li>High school expansion</li> <li>Portables (interim)</li> <li>Land acquisition for future elementary school</li> </ul>  | <ul style="list-style-type: none"> <li>Bond</li> <li>State match funds</li> <li>Impact fees</li> </ul>                                       | Yes                  |
| Edmonds         | <ul style="list-style-type: none"> <li>2027: 19,989</li> <li>1.71% increase from 2021 to 2027</li> </ul> | By 2027: Capacity needs at elementary, high school                             | <ul style="list-style-type: none"> <li>New elementary schools</li> <li>New middle schools</li> <li>Renewal and upgrades in multi-sites</li> </ul>   | <ul style="list-style-type: none"> <li>Bond</li> <li>Potential state match</li> <li>Other property revenue</li> </ul>                        | Yes                  |
| Everett         | <ul style="list-style-type: none"> <li>2027: 20,248</li> <li>3.20% increase from 2021 to 2027</li> </ul> | By 2027: increasing capacity needs at the elementary and middle school levels  | <ul style="list-style-type: none"> <li>Additional classroom</li> <li>Portables (interim)</li> <li>Multi-site systems renewal &amp; upgrade projects</li> </ul>  | <ul style="list-style-type: none"> <li>Bond</li> <li>Impact fees</li> <li>Potential state construction assistance</li> </ul>                 | Yes                  |
| Lake Stevens    | <ul style="list-style-type: none"> <li>2027: 10,302</li> <li>10.5% increase from 2021 to 2027</li> </ul> | By 2027: Capacity needs at elementary, middle, and high school levels          | <ul style="list-style-type: none"> <li>Elementary: land for two schools and the construction of three elementary schools</li> <li>New middle school</li> <li>Portables (interim)</li> </ul>   | <ul style="list-style-type: none"> <li>Bond</li> <li>State match funds</li> <li>Impact fees</li> </ul>                                       | Yes                  |
| Lakewood        | <ul style="list-style-type: none"> <li>2027: 2,791</li> <li>10.9% increase from 2021 to 2027</li> </ul>  | By 2027: Elementary and middle school levels                                   | <ul style="list-style-type: none"> <li>Portables</li> <li>Land acquisition</li> </ul>   | <ul style="list-style-type: none"> <li>Bond</li> <li>Impact fees</li> </ul>  | Yes                  |
| Marysville      | <ul style="list-style-type: none"> <li>2027: 9,245</li> <li>5.52% decrease from 2021 to 2027</li> </ul>  | By 2027: Capacity needs at the elementary school level                         | <ul style="list-style-type: none"> <li>Portables (new and shifting of existing inventory)</li> </ul>  | <ul style="list-style-type: none"> <li>Bond / local fund</li> </ul>  | Yes                  |
| Monroe          | <ul style="list-style-type: none"> <li>2027: 5,746</li> <li>4.7% increase from 2021 to 2027</li> </ul>   | By 2027: Capacity need at elementary school level.                             | <ul style="list-style-type: none"> <li>Elementary school expansions</li> </ul>  | <ul style="list-style-type: none"> <li>Bond</li> <li>State match funds</li> <li>Impact fees</li> </ul>                                       | Yes                  |
| Mukilton        | <ul style="list-style-type: none"> <li>2027: 15,141</li> <li>3.84% increase from 2021 to 2027</li> </ul> | By 2027: Capacity needs at elementary school and high school levels            | <ul style="list-style-type: none"> <li>Elementary additions and replacement</li> <li>High school additions</li> <li>Portables</li> </ul>  | <ul style="list-style-type: none"> <li>Capital Levy / bond</li> <li>State match funds</li> <li>Impact fees</li> <li>Future source</li> </ul> | Yes                  |
| Northshore      | <ul style="list-style-type: none"> <li>2027: 23,212</li> <li>3.54% increase from 2021 to 2027</li> </ul> | By 2027: Capacity needs at elementary, middle, and high school levels          | <ul style="list-style-type: none"> <li>New elementary school</li> <li>Elementary and middle school additions/modernization</li> <li>Planning for new K-8 capacity</li> <li>High school capacity expansion/Innovation Lab High School</li> <li>Portables</li> </ul>                                    | <ul style="list-style-type: none"> <li>Bond</li> <li>Impact fees</li> <li>State match funds</li> </ul>                                       | Yes                  |
| Snohomish       | <ul style="list-style-type: none"> <li>2027: 9,638</li> <li>4.127% increase from 2021 to 2027</li> </ul> | By 2027: Capacity needs at the elementary school level                         | <ul style="list-style-type: none"> <li>Elementary capacity additions / replacement</li> <li>Portables</li> </ul>  | <ul style="list-style-type: none"> <li>Bond</li> <li>State match funds</li> <li>Impact fees</li> </ul>                                       | Yes                  |
| Sultan          | <ul style="list-style-type: none"> <li>2027: 2,407</li> <li>25% increase from 2021 to 2027</li> </ul>    | By 2027: Capacity needs at the elementary, middle, and high school levels      | <ul style="list-style-type: none"> <li>Elementary school expansions/ new elementary school</li> <li>Conversion of high school to middle school with added capacity for the new middle school</li> <li>New high school</li> <li>Conversion of middle school to alternative learning program</li> </ul> | <ul style="list-style-type: none"> <li>Bond</li> <li>State match funds</li> <li>Impact fees</li> </ul>                                       | Yes                  |

# Proposed Changes to Impact Fee Table

*Note: Changes from 1<sup>st</sup> to 2<sup>nd</sup> drafts for Lake Stevens and Mukilteo school districts*

| SCHOOL DISTRICT    | SINGLE FAMILY<br>per dwelling<br>unit | MULTI-FAMILY<br>1-BEDROOM<br>per dwelling unit | MULTI-FAMILY<br>2+ BEDROOMS<br>per dwelling unit | DUPLEXES AND<br>TOWNHOMES<br>per dwelling unit |
|--------------------|---------------------------------------|--|--|--|
| Arlington No. 16   | <del>\$3,811</del> <u>\$4,002</u>     | \$0  | <del>\$3,455</del> <u>\$2,328</u>                | <del>\$3,455</del> <u>\$2,328</u>              |
| Edmonds No. 15     | \$0                                   | \$0  | \$0  | \$0  |
| Everett No. 2      | <del>\$5,358</del> <u>\$6,286</u>     | \$0  | <del>\$3,010</del> <u>\$3,834</u>                | <del>\$3,010</del> <u>\$3,834</u>              |
| Lake Stevens No. 4 | <del>\$9,788</del> <u>\$11,434</u>    | \$0  | <del>\$7,672</del> <u>\$2,526</u>                | <del>\$7,672</del> <u>\$2,526</u>              |
| Lakewood No. 306   | <del>\$3,566</del> <u>\$0</u>         | <del>\$445</del> <u>\$0</u>                    | <del>\$1,641</del> <u>\$0</u>                    | <del>\$1,641</del> <u>\$0</u>                  |
| Marysville No. 25  | \$0                                   | \$0  | \$0  | \$0  |
| Monroe No. 103     | <del>\$3,803</del> <u>\$2,961</u>     | \$0  | <del>\$7,638</del> <u>\$2,112</u>                | <del>\$7,638</del> <u>\$2,112</u>              |
| Mukilteo No. 6     | <del>\$5,048</del> <u>\$1,121</u>     | <del>\$0</del> <u>\$700</u>                    | <del>\$8,924</del> <u>\$11,846</u>               | <del>\$8,924</del> <u>\$11,846</u>             |
| Northshore No. 417 | <del>\$17,080</del> <u>\$17,963</u>   | \$0  | <del>\$1,504</del> <u>\$0</u>                    | <del>\$1,504</del> <u>\$7,152</u>              |
| Snohomish No. 201  | <del>\$6,039</del> <u>\$6,495</u>     | \$0  | <del>\$260</del> <u>\$4,514</u>                  | <del>\$260</del> <u>\$4,514</u>                |
| Sultan No. 311     | <del>\$2,966</del> <u>\$14,842</u>    | \$0  | <del>\$2,685</del> <u>\$9,576</u>                | <del>\$2,685</del> <u>\$9,576</u>              |

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



**ALTERNATIVE  
SCHEDULING OPTIONS**



**CHANGES IN THE  
INSTRUCTIONAL MODEL**



**GRADE CONFIGURATION  
CHANGES**



**INCREASED CLASS SIZES**



**MODIFIED SCHOOL  
CALENDAR**

# Procedural Requirements

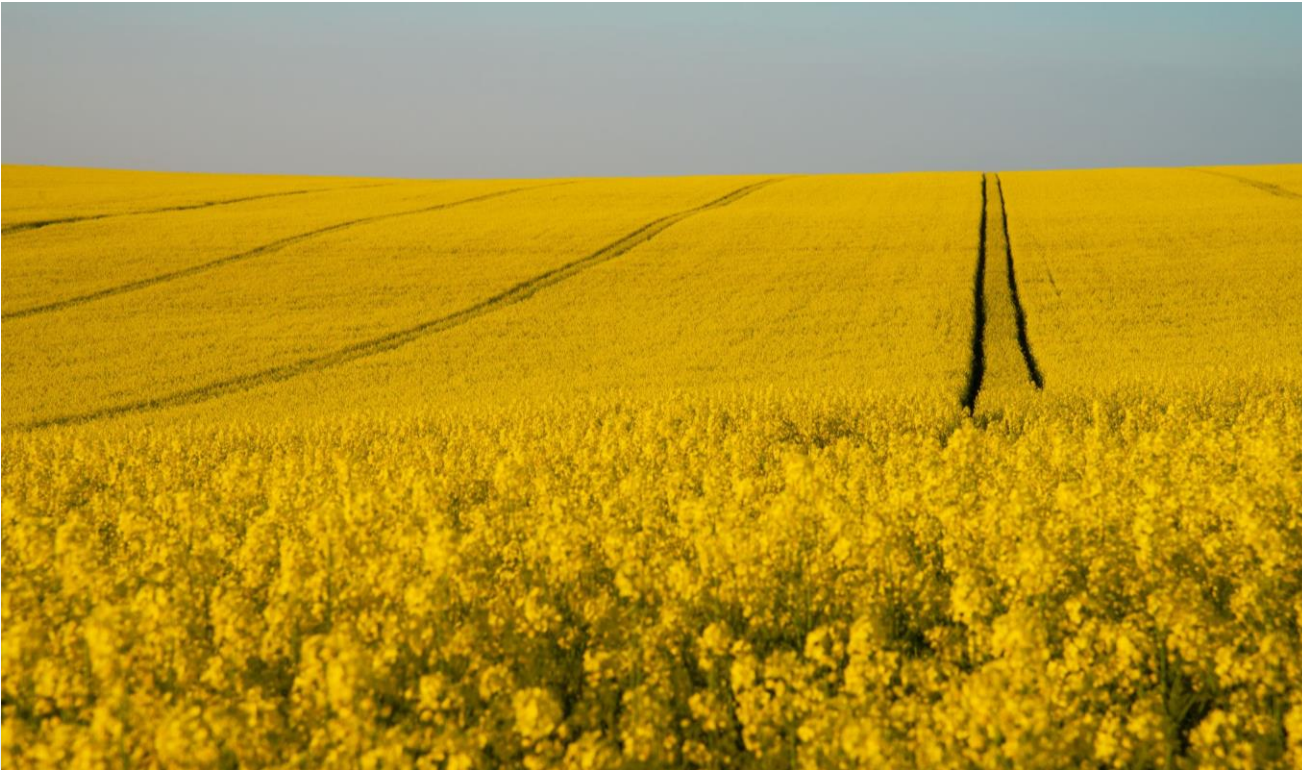
School boards to adopt their CFP by prior to September Planning Commission hearing

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

PDS to complete notification to Commerce of proposed amendments.



# Questions?



## Planning and Development Services

Eileen Canola | 425.262.2253 |  
[Eileen.Canola@snoco.org](mailto:Eileen.Canola@snoco.org)



**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201  
Clerk Email: [Megan.Moore@snoco.org](mailto:Megan.Moore@snoco.org)

**REGULAR SESSION**  
**JULY 26, 2022**  
**MINUTES**

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

**A. CALL TO ORDER AND ROLL CALL**

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

Of the eleven (11) currently appointed commissioners, ten (10) were in attendance (a quorum being six (6) members and a majority being six (6) members):

| <b>Commissioners Present</b> | <b>Commissioners Absent</b> |
|------------------------------|-----------------------------|
| Merle Ash                    | Keri Moore                  |
| Rosanna Brown                |                             |
| Tom Campbell                 |                             |
| Christine Eck                |                             |
| Leah Everett                 |                             |
| Mark James                   |                             |
| Robert Larsen                |                             |
| Tom Norcott                  |                             |
| Neil Pedersen                |                             |
| Raymond Sheldon              |                             |

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

**B. CHAIRPERSON'S REPORT**

Chair Larson announced that it was Commissioner Tom Norcott's last meeting. Commissioner Norcott has served as the district 2 commissioner since July 2014.

Chair Larson introduced a new commissioner for district 3, Chris Eck. Commissioner Eck has also served as the Planning Commission Chair for the City of Lynwood and works for the Volunteers of America Western Washington.

August 29<sup>th</sup> is the Boards and Commissions Appreciation Night. Please RSVP to Megan Moore by August 4<sup>th</sup> if you would like to attend.

**C. PUBLIC COMMENT**



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**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

No public comment was given.

**D. APPROVAL OF MINUTES**

The minutes of [June 28, 2022](#), was unanimously approved.

**E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS**

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

Following the status of future items and past recommendations, there was a brief discussion on the content of the Planning Commission Council Action Report and possible updates. This item will be brought to the monthly Planning Commission Agenda Review meeting for further discussion.

**F. UNFINISHED BUSINESS**

1. Proposed Code Amendments Relating to Development Application and Permit Expiration Extensions: Hearing

Hilary McGowan, Planner, [Hilary.McGowan@snoco.org](mailto:Hilary.McGowan@snoco.org)

The Planning Commission held 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 Title 30 chapters and make fees and code language for permit application and permit extensions consistent among permit types.

Chair Larsen opened the **Public Hearing at 5:49 p.m.** for the Proposed Code Amendments Relating to Developmental Application and Permit Expiration Extensions.

No written comments were received by the Planning Commission from the public before the public hearing. No one spoke at the public hearing.

The **Public Hearing was closed at 5:49 p.m.**

Following the summary and public hearing, there were no additional questions or discussions from the commissioners.

A **Motion** was made by Commissioner Norcott and seconded by Commissioner Everett recommending **APPROVAL** of the Proposed Code Amendments Relating to Developmental Application and Permit Expiration Extensions as submitted by staff.



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**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

**VOTE (Motion):**

10 in favor (*Ash, Brown, Campbell, Eck, Everett, James, Larsen, Norcott, Pederson, Sheldon*)

0 opposed

0 abstention

**Motion PASSED**

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](mailto:Hilary.McGowan@snoco.org)

The Planning Commission held 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 floodways. 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).

Following the summary, there were questions from the commissioners about defining substantial development, farmhouse exemptions, allowable improvements, the level of impact due to the oversight in the 2020 ordinance.

Chair Larsen opened the **Public Hearing at 6:03 p.m.** for the Proposed Code Amendments Relating to Flood Hazard Areas Code Correction.

No written comments were received by the Planning Commission from the public before the public hearing. No one spoke at the public hearing.

The **Public Hearing was closed at 6:03 p.m.**

Following the public hearing, there was no additional discussion.

A **Motion** was made by Commissioner Norcott and seconded by Commissioner Campbell recommending **APPROVAL** of the Proposed Code Amendments Relating to Flood Hazard Areas Code Correction as submitted by staff.

**VOTE (Motion):**

10 in favor (*Ash, Brown, Campbell, Eck, Everett, James, Larsen, Norcott, Pederson, Sheldon*)

0 opposed

0 abstention

**Motion PASSED**



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**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

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](mailto:Eileen.Canola@snoco.org)

Senior Planner, Eileen Canola presented the 2022 Biennial Update on the School District Capital Facilities Plans (CFPs) for inclusion in the County's school impact fee program. The briefing gave background on the requirements of a capital facilities plan element by the Growth Management Act (GMA) and the state law authorizing the impact fee program. The presentation discussed the evaluation process and timeline for the draft [eleven district CFPs](#) submitted to county staff for review per section [30.66C.050](#) of the Snohomish County Code (SCC). It also summarized the information contained in the CFPs including projected enrollments, capacity issues, and plans for capital improvements with funding proposals including proposed changes to the school impact fee schedule in Chapter 30.66C SCC.

Following the briefing, commissioners asked questions regarding the staff review process and the technical formula for impact fee calculations, how school districts estimate enrollment projections, school district dwelling unit fees, and if there is a relation to an affordable housing strategy.

For further information, please review the following:

- [Staff Report dated 7/28/2022](#)
- [Project Webpage including School District CFPs First Drafts](#)

**H. ADJOURN**

The meeting adjourned at 7:02 p.m.



**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:**

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**WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:**

*Please check [www.snohomishcountywa.gov](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Developmental Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building East, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Megan.Moore@snoco.org.*

**AMERICANS WITH DISABILITIES ACT NOTICE:**

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**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*

## EXHIBIT 2.0006

### Planning Commission Meeting Recording 07/26/22

Contact Clerk of the Council for recording at 425-388-3494 or [contact.council@snoco.org](mailto:contact.council@snoco.org)

*(Clerk Note: saved in G:\ECAFI\Council Approved\2022\2023 Budget\22-0921 Ord 22-057 School CFP\Part 2 Planning Commission Documents\_2.0006)*



**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201  
Clerk Email: [Megan.Moore@snoco.org](mailto:Megan.Moore@snoco.org)

**REGULAR (Remote) MEETING AGENDA**  
**Snohomish County Planning Commission**

**September 27, 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**

- [August 23, 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. School District Capital Facilities Plans: Hearing

Eileen Canola, Senior Planner, Planning and Development Services, [Eileen.Canola@snoco.org](mailto:Eileen.Canola@snoco.org)

School districts must prepare and adopt a capital facilities plan (CFP) that meets state and local requirements in order to participate in Snohomish County's school impact fee program. School impact fees provide mitigation for the impacts of new development on public school facilities and can only be spent on certain public facilities. Snohomish County Planning and Development Services (PDS) has reviewed eleven school district CFPs for consistency with the review criteria established in county code. PDS briefed the Planning Commission on July 26, 2022, on these eleven school district CFPs (<https://snohomishcountywa.gov/4037/Biennial-Update-to-School-Districts-CFPs>).





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**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

For further information, please review the following:

- [Staff Reported dated 8/30/2022](#)
- [Staff Report dated 7/28/2022](#)
- [Presentation dated 7/28/2022](#)
- [Project Webpage including School District CFPs First Drafts](#)

2. 2023-2028 Capital Improvement Plan: Hearing

Eileen Canola, PDS Senior Planner, 425-262-2253, [Eileen.Canola@snoco.org](mailto:Eileen.Canola@snoco.org)

Debbi Mock, Finance Dept, Senior Financial Consultant, [Debbi.Mock@co.snohomish.wa.us](mailto:Debbi.Mock@co.snohomish.wa.us)

Planning and Development Services (PDS) along with the Finance Department coordinates an annual Capital Improvement (CIP) Program that the County Charter requires to be adopted with the County budget each year. At the August 23, 2022 Planning Commission meeting, County departments provided the Commission with a high-level overview of the County's annual CIP including how it satisfies state and local requirements.

At this September 27th meeting, staff from the Finance Department will provide updated fiscal information and it is anticipated that the Executive-recommended 2023-2028 Capital Improvement Program will be issued.

For further information, please review the following:

- [Staff Report dated 7/12/2022](#)
- [Presentation dated 8/23/2022](#)
- [Preliminary 2023 CIP](#)

**G. NEW BUSINESS**

1. Retail Marijuana: Briefing

Ryan Countryman, Senior Legislative Analyst, [Ryan.Countryman@snoco.org](mailto:Ryan.Countryman@snoco.org)

The County Council has referred code amendments via Motion 22-337 to the Planning Commission for consideration and a recommendation back to the council. The proposed code amendments would (1) allow marijuana retail in the Clearview Rural Commercial (CRC) zone with a conditional use permit, (2) increase the separation requirement for marijuana retail in rural zones from 2,500 feet (close to ½ mile) to 10,000 feet (nearly 2 miles), and (3) codify first-in-time provisions from Director's Rule 18-01 while also addressing the scenario where an existing permitted marijuana retail business might seek to move locations and still retaining their first-in-time status.

For further information, please review the following:

- [Staff Report dated September 9, 2022](#)



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**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

- [Motion 22-337 dated August 24, 2022](#)

**H. 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.*

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Vacant, 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*

## Everett Daily Herald

### Affidavit of Publication

State of Washington }

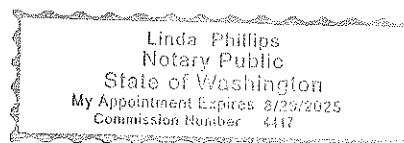
County of Snohomish } ss

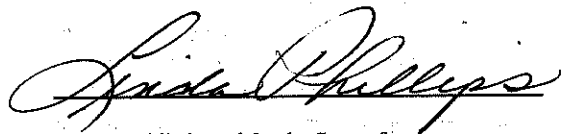
Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH963001 9/27/22 AGENDA as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 09/17/2022 and ending on 09/17/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$163.85.

Subscribed and sworn before me on this

19<sup>th</sup> day of September  
2022





Notary Public in and for the State of  
Washington.

Snohomish County Planning | 14107010  
MEGAN MOORE

## Classified Proof

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**  
**September 27, 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
- E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS
- F. UNFINISHED BUSINESS

1. **School District Capital Facilities Plans: Hearing**  
Eileen Canola, Senior Planner, Planning and Development Services, [Eileen.Canola@snoco.org](mailto:Eileen.Canola@snoco.org)  
School districts must prepare and adopt a capital facilities plan (CFP) that meets state and local requirements in order to participate in Snohomish County's school impact fee program. School impact fees provide mitigation for the impacts of new development on public school facilities and can only be spent on certain public facilities. Snohomish County Planning and Development Services (PDS) has reviewed eleven school district CFPs for consistency with the review criteria established in county code. PDS briefed the Planning Commission on July 26, 2022, on these eleven school district CFPs (<https://snohomishcountywa.gov/4037/BIennial-Update-to-School-Districts-CFPs>).
2. **2023-2028 Capital Improvement Plan: Hearing**  
Eileen Canola, PDS Senior Planner, 425-262-2253, [Eileen.Canola@snoco.org](mailto:Eileen.Canola@snoco.org)  
Debbi Mock, Finance Dept, Senior Financial Consultant, [Debbi.Mock@co.snohomish.wa.us](mailto:Debbi.Mock@co.snohomish.wa.us)  
Planning and Development Services (PDS) along with the Finance Department coordinates an annual Capital Improvement (CIP) Program that the County Charter requires to be adopted with the County budget each year. At the August 23, 2022 Planning Commission meeting, County departments provided the Commission with a high-level overview of the County's annual CIP including how it satisfies state and local requirements. At this September 27th meeting, staff from the Finance Department will provide updated fiscal information and it is anticipated that the Executive-recommended 2023-2028 Capital Improvement Program will be issued.

G. NEW BUSINESS

1. **Retail Marijuana: Briefing**  
Ryan Countryman, Senior Legislative Analyst, [Ryan.Countryman@snoco.org](mailto:Ryan.Countryman@snoco.org)  
The County Council has referred code amendments via Motion 22-337 to the Planning Commission for consideration and a recommendation back to the council. The proposed code amendments would (1) allow marijuana retail in the Clearview Rural Commercial (CRC) zone with a conditional use permit, (2) increase the separation requirement for marijuana retail in rural zones from 2,500 feet (close to 1/2 mile) to 10,000 feet (nearly 2 miles), and (3) codify first-in-time provisions from Director's Rule 18-01 while also addressing the scenario where an existing permitted marijuana retail business might seek to move

locations and still retaining their first-in-time status.

#### H. ADJOURN

#### PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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

#### 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](http://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            | Tom Campbell, District 4  |
| Mark James, District 1           | Nell Pedersen, District 4 |
| Vacant, District 2               | Rosanna Brown, District 5 |
| Raymond Sheldon, Jr., District 2 | Leah Everett, District 5  |
| Robert Larsen, District 3        | Keri Moore,               |
| Christina Eck, District 3        | Executive Appointee       |

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

Mike McCrary, Commission Secretary  
Megan Moore, Commission Clerk

Published: September 17, 2022.

EDH963001



**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201  
Clerk Email: [Megan.Moore@snoco.org](mailto:Megan.Moore@snoco.org)

**REGULAR SESSION**  
**SEPTEMBER 27, 2022**  
**DRAFT MINUTES**

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

**A. CALL TO ORDER AND ROLL CALL**

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

Of the ten (10) currently appointed commissioners, eight (8) were in attendance (a quorum being six (6) members and a majority being six (6) members:

**Commissioners Present**

Rosanna Brown  
Christine Eck  
Leah Everett @ 5:35 pm  
Mark James  
Robert Larsen  
Keri Moore  
Neil Pedersen  
Raymond Sheldon

**Commissioners Absent**

Merle Ash  
Tom Campbell

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

**B. CHAIRPERSON'S REPORT**

No report was given.

**C. PUBLIC COMMENT**

No public comment was given.

**D. APPROVAL OF MINUTES**

The minutes of [August 23, 2022](#), was unanimously approved.

**E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS**

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



## **F. UNFINISHED BUSINESS**

### **1. School District Capital Facilities Plans: Hearing**

Eileen Canola, Senior Planner, Planning and Development Services, [Eileen.Canola@snoco.org](mailto:Eileen.Canola@snoco.org)

A public hearing was held on the 2022-2027 School Districts Capital Facilities Plans. Staff did not have any updates to the previous report. School districts must prepare and adopt a capital facilities plan (CFP) that meets state and local requirements in order to participate in Snohomish County's school impact fee program. School impact fees provide mitigation for the impacts of new development on public school facilities and can only be spent on certain public facilities. Snohomish County Planning and Development Services (PDS) has reviewed eleven school district CFPs for consistency with the review criteria established in county code. PDS briefed the Planning Commission on July 26, 2022, on these eleven school district CFPs (<https://snohomishcountywa.gov/4037/Biennial-Update-to-School-Districts-CFPs>).

Chair Larsen opened the **Public Hearing at 5:37 p.m.** for the School District Capital Facilities Plans.

One letter of public comment was received by the Planning Commission before the public hearing.

One member of the public spoke at the hearing in favor of the proposal.

The **Public Hearing was closed at 5:41 p.m.**

Following the hearing, there were no additional questions or discussion from the commissioners.

A **Motion** was made by Commissioner Everett and seconded by Commissioner Moore recommending **APPROVAL** of the School District Capital Facilities Plans as submitted by staff.

#### **VOTE (Motion):**

8 in favor (*Brown, Eck, Everett, James, Larsen, Moore, Pederson, Sheldon*)

0 opposed

0 abstention

**Motion PASSED**

For further information, please review the following:

- [Staff Reported dated 8/30/2022](#)
- [Staff Report dated 7/28/2022](#)
- [Presentation dated 7/28/2022](#)
- [Project Webpage including School District CFPs First Drafts](#)

### **2. 2023-2028 Capital Improvement Plan: Hearing**

Eileen Canola, PDS Senior Planner, 425-262-2253, [Eileen.Canola@snoco.org](mailto:Eileen.Canola@snoco.org)





**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

Brian Haseleu, Finance Dept, Budget Manager, [Brian.Haseleu@co.snohomish.wa.us](mailto:Brian.Haseleu@co.snohomish.wa.us)

Planning and Development Services (PDS) along with the Finance Department coordinates an annual Capital Improvement (CIP) Program that the County Charter requires to be adopted with the County budget each year. At the August 23, 2022 Planning Commission meeting, County departments provided the Commission with a high-level overview of the County's annual CIP including how it satisfies state and local requirements.

Prior to the public hearing, Brian Haseleu presented updated financial slides to the Commission. The presentation showed there was no change to the overall size of the CIP, no changes in projects or spending, and detailed the use of Real Estate Excise Tax (REET) funds.

Following the presentation, a public hearing was held.

Chair Larsen opened the **Public Hearing at 5:56 p.m.** for the Capital Improvement Plan.

No public comments were received by the Planning Commission before the public hearing. No one spoke at the public hearing.

The **Public Hearing was closed at 5:56 p.m.**

Following the hearing the commissioners asked about the future electric demand and how that will be addressed by the Public Utility District (PUD) and a requested the PUD share future supply and demand projections.

A **Motion** was made by Commissioner Eck and seconded by Commissioner Everett recommending **APPROVAL** of the Capital Improvement Plan as submitted by staff.

**VOTE (Motion):**

8 in favor (*Brown, Eck, Everett, James, Larsen, Moore, Pederson, Sheldon*)

0 opposed

0 abstention

**Motion PASSED**

For further information, please review the following:

- [Finance Presentation dated 9/27/2022](#)
- [Staff Report dated 7/12/2022](#)
- [Presentation dated 8/23/2022](#)
- [Preliminary 2023 CIP](#)

**G. NEW BUSINESS**

1. Retail Marijuana: Briefing

Ryan Countryman, Senior Legislative Analyst, [Ryan.Countryman@snoco.org](mailto:Ryan.Countryman@snoco.org)



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**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

Ryan Countryman presented on the proposed ordinance on Marijuana Retail. The proposed code amendments would (1) allow marijuana retail in the Clearview Rural Commercial (CRC) zone with a conditional use permit, (2) increase the separation requirement for marijuana retail in rural zones from 2,500 feet (close to ½ mile) to 10,000 feet (nearly 2 miles), and (3) codify first-in-time provisions from Director's Rule 18-01 while also addressing the scenario where an existing permitted marijuana retail business might seek to move locations and still retaining their first-in-time status.

Following the discussion Commissioners asked questions about what prompted the proposed code amendments, the marijuana permit application process, other jurisdictions marijuana retail including federal and tribal lands and how annexations changes the number of licensed locations.

For further information, please review the following:

- [Presentation dated 9/27/2022](#)
- [Staff Report dated 9/9/2022](#)
- [Motion 22-337 dated 8/24/2022](#)

#### **H. ADJOURN**

The meeting adjourned at 6:25 p.m.

#### **PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:**

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

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**Planning Commission**  
**Planning and Development Services**

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**Snohomish County Planning Commissioners:**

Merle Ash, District 1  
Mark James, District 1  
Vacant, 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

## EXHIBIT 2.0010

### Planning Commission Hearing Recording 09/27/22

Contact Clerk of the Council for recording at 425-388-3494 or [contact.council@snoco.org](mailto:contact.council@snoco.org)

(Clerk Note: saved in G:\ECAFI\Council Approved\2022\2023 Budget\22-0921 Ord 22-057 School CFP\Part 2 Planning Commission Documents\_2.0010)



## SNOHOMISH COUNTY PLANNING COMMISSION

September 27, 2022

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

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

Dear Snohomish County Council:

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

The eleven school district CFPs have been reviewed for consistency with state and county code requirements by a technical review committee (TRC) led by Snohomish County Planning and Development Services, and no outstanding issues were identified. The eleven school district CFPs have been adopted by their respective school boards and are for the following districts: 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, and Sultan School District No. 311.

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

The Planning Commission had a briefing on this topic on July 26, 2022 and conducted a public hearing on September 27, 2022. There was one written comment received by the Planning Commission from the public prior to the September 27 hearing, and one member of the public commented at the public hearing.

### **PLANNING COMMISSION RECOMMENDATION**

At the September 27, 2022 Planning Commission meeting, Commissioner Everett made a motion, seconded by Commissioner Moore, recommending APPROVAL of the School District Capital Facilities Plans as submitted by staff.

### **VOTE (Motion):**

8 in favor (*Brown, Eck, Everett, James, Larsen, Moore, Pederson, Sheldon*)

0 opposed

0 abstention

**Motion PASSED**

This recommendation was made following the close of the public hearing and after due consideration of information presented and is based on the August 30, 2022 staff report, with which the Commission concurred.

Respectfully submitted,



Robert Larsen (Sep 28, 2022 15:16 PDT)

SNOHOMISH COUNTY PLANNING COMMISSION

Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive

Michael McCrary, Director, Planning and Development Services

Commissioners,

Thank you for your engagement with the briefing on the biennial update to school districts capital facilities plans at the July 26, 2022, meeting. This is a follow-up to Commissioners' questions on the briefing information.

**Question:** Could you provide the school impact fee calculation?

**Response:** The school impact fee calculation is in the following section of the Snohomish County Code: [SCC 30.66C.045](#). Each capital facilities plan contains the impact fee calculation as worked out with the inputs and data corresponding to each school district.

The 2<sup>nd</sup> draft school district capital facilities plans can be found at the project web page using this link: <https://snohomishcountywa.gov/4037/Biennial-Update-to-School-Districts-CFPs>. The school board-adopted versions will be posted soon.

**Question:** Is there any strategy for missing middle housing with school impact fees?

**Response:** No, the school impact fee mitigation program is to help ensure that growth helps pay its proportionate share of growth – so that public schools are available to serve the projected growth. There is an exemption for the school impact fees for low-income developments in [SCC 30.66C.110](#):

**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).

Please let me know if you have additional questions.

Regards,

Eileen Canola

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](mailto:eileen.canola@snoco.org)

***Northshore School District's September 16, 2022 response to Planning Commissioner comments regarding the NSD 2022 Capital Facilities Plan:***

**From:** Tom Campbell <[Tom.Campbell@snoco.org](mailto:Tom.Campbell@snoco.org)>  
**Sent:** Thursday, September 8, 2022 10:14 AM  
**To:** Moore, Megan <[Megan.Moore@co.snohomish.wa.us](mailto:Megan.Moore@co.snohomish.wa.us)>  
**Cc:** Canola, Eileen <[Eileen.Canola@co.snohomish.wa.us](mailto:Eileen.Canola@co.snohomish.wa.us)>; McCrary, Mike <[M.McCrary@co.snohomish.wa.us](mailto:M.McCrary@co.snohomish.wa.us)>  
**Subject:** Impact Fee Questions - Northshore School District

Hi Megan: I'm sending this to you directly with CC to Eileen and Mike. I've read through pretty thoroughly the NSD Capital Facilities Plan. At the meeting I raised questions about how high the NSD fee is at \$17,963. I believe this increase since 2016 is quite steep although I don't have year-to-year trends.

I remember paying about \$4k in 2016 so to see the number at nearly \$18k is quite astonishing.

*NSD Response: The school impact fees adopted in the NSD 2016 Capital Facilities Plan were \$10,563 (SF) and \$0 (MF 2+ bedroom). Prior to 2016, NSD did not have an impact fee rate in Snohomish County (adopted as a part of the 2014 CFP update process) because NSD did not have a growth-related capacity project in 2014 on which to calculate fees. When the Snohomish County Council reviewed the 2016 NSD Capital Facilities Plan and proposed fees, the Council adopted the 2016 fees with a phase-in period, starting at \$7,000 and then increasing to \$10,563, in view of the increase from \$0 in 2014 to \$10,563 in 2016. In addition, at the request of the development community, the County Council amended the code in 2018 to "vest" school impact fee amounts for up to a five-year period to the fee schedule in effect at the time of development application (with fees paid at building permit issuance).*

*Importantly, the NSD 2016 fee, as discounted by 50%, reflected only costs for new elementary capacity needed to serve growth. In contrast, the 2022 fee reflects growth-related capacity needs at elementary, middle, and high school grade levels. In addition, the cost of school construction, like all construction, has escalated significantly even since 2016. The difference between the 2016 rate to the 2022 rate reflects differences in eligible growth-related capacity projects included in the formula (one grade level to three grade levels), updated student generation rates, and a remarkably different construction environment.*

I really don't have the expertise to critique their numbers but if you look at comparative numbers in other school districts they are a distinct outlier. While their growth in the district has been strong lately - it is not exceeding the growth in other SnoCo school districts.

*NSD Response: NSD is indeed an outlier with regard to the number of new students generated from new single family homes. The student generation rate, which is the average number of students residing in new single family homes constructed and occupied within the school district*



*in the previous five-year period, is the primary driver in the impact fee formula of the per dwelling unit impact. NSD's student generation rate for single family homes is the second highest in Snohomish County at 0.604 (Lake Stevens School District has the highest at 0.630), exceeds the county-wide average single family student generation rate of 0.4112 by 30%, and is three times that of the lowest stated single family student generation rate (Mukilteo School District) of 0.194. The primary differences in fee amounts between Lake Stevens School District and NSD is the fact that LSSD has growth-projects projects in in its fee calculation at just the elementary and middle school levels, while NSD has projects at all three grade levels and NSD's middle school student generation rate is about 25% higher than LSSD's figure.*

So it seems to me that the County should be questioning and perhaps challenging such an expensive impact fee. I would be happy to do some analysis based on the following:

1. In 2022 they had a \$425m capital levy that should have alleviated the need for increased impact fees.

*NSD Response: The voter's approval of the \$425 million capital bond in February 2022 supports rather than alleviates the need for school impact fees. State law mandates that impact fees cannot be the sole source of funding for growth-related projects. Instead, other funding sources must be provided. The "other funds" typically come in the form of locally approved bond or capital levy measures, with some additional funds coming through the State School Construction Assistance Program (which is dependent upon local funding). The NSD community has been generous with their support of bond measures with approval of such measures in 2014, 2018, and 2022, all of which have been the District's primary source of revenue for funding both non-growth and growth-related capacity needs. The impact fee formula provides an appropriate and legally required credit for the taxes that a new homeowner will pay toward the school bond (as well as the proportional share of State funds applied to the growth-related project). This credit offsets, or reduces, the amount of the impact fee that would otherwise be applicable. Impact fees, paid by new growth, offset the burden on the existing taxpayers who would otherwise pay 100% of the growth-related costs through local measures. Without a local funding source like the bond, the District would not be able to build growth-related capacity improvements, and without a local funding source like the bond, the District would not be able to request school impact fees.*

2. The nearly \$18k impact fee has an impact on housing affordability especially for middle income families where it is already skyrocketing out of reach.

*NSD Response: We believe that this is a policy versus technical question. However, housing affordability rests on many factors other than just the amount of the school impact fee. Also, as noted in the Commissioner's question below, townhome fees are set at a rate of \$7,152.*

3. A great deal of the impact fee is on single family residential whereas missing middle housing and townhomes are substantially less. Perhaps this could be spread more evenly.

*NSD Response: Per state law and the Snohomish County Code, calculated impact fees must reflect a proportionate share of the costs of system improvements that are reasonably related to the new development. The school impact fee formula uses a "student factor" or "student generation rate" to determine the proportionate share (or "per dwelling unit impact") by measuring the average number of students generated from newly constructed residential homes located within the school district (differentiated by unit type: single family units, townhome units, multi-family 1 bedroom/less units, and multi-family 2+ units). Based on data updated as part of the 2022 CFP, single family dwelling units constructed within NSD generate significantly more students on average than that of townhome units. Furthermore, when isolating all multi-family units, the student generation rate is so low that the credits in the formula for future taxes and State funding fully eliminate any "unfunded" fee. This difference in student impact based upon housing type is the primary reason for the difference in the fee amount between single family and townhome/MF units. It would not be legally permissible or defensible for the District to shift any of the single family unit costs (or "impact") to the other unit types.*

4. King Co. does not allow schools outside the UGA whereas SnoCo does with a CUP. I believe this is forcing schools further outside the UGA and will contribute to sprawl and the expansion of the UGA.

*NSD Response: We believe that this is a policy versus technical question, and, in any regard, does not relate to the NSD CFP given that the projects included within the Capital Facilities Plan are all located inside the urban growth boundary.*

5. I don't see that they've done enough with the capacity mitigation tools to reduce costly new construction.

*NSD Response: We are not sure we understand this comment but note that the capacity mitigation tools stated in Table 5.1 of the CFP have been/are implemented as follows: the District has adjusted programs placements at different schools from year to year to accommodate capacity needs; the District has converted special-use portables and non-classroom spaces located within school buildings into regular capacity classroom use; each year, the District reviews out-of-district student waiver policies with adjustments made school by school to address in-district growth needs; the District utilizes currently 138 modular/portable classrooms at schools across the District to provide regular classroom capacity to meet interim growth needs (see Table 4.2 of the CFP); and the District adjusts internal service boundaries when a clear feeder pattern benefit is established, with these adjustments better utilizing available capacity across the District. The District also has engaged in alternative methods to provide added needed capacity*

*at a lower cost to District taxpayers. For example, the District recently opened Innovation Lab High School as an adaptive re-use of an existing building in the Canyon Park Business Center, and will add classrooms at Sorenson Early Childhood Center which will indirectly create classroom capacity at existing elementary schools.*

*The District's Enrollment Demographics Task Force consistently reviews the implementation of the capacity mitigation tools and uses this information as a part of its recommendations related to bond planning.*

Mostly I think that the County review should in part be based on a comparative analysis of other school district fees and to ensure that they are generally competitive and in line with another.

*NSD response: Each district has unique factors related to growth needs, locally funded school capacity projects, and student generation rates, among other factors in the formula. As a result, in each update cycle, impact fees from one district to another will differ, and in some cases substantially. For example, one district may have no growth related projects and a \$0 impact fee (like NSD in 2014 and like Edmonds SD, Marysville SD, and Lakewood SD in the current update year), while an adjacent district may have a need for a middle school capacity addition, while another adjacent district may have growth-related projects needs at all three grade levels. And, the district with the middle school capacity need may have a grade 6-8 student generation rate that is two times that of the third district's grade 6-8 student generation rate. These varying circumstances result in very different costs of need, all reflective of the statutory directive that calculated impact fees must reflect the proportionate share of the new development impacts within that particular school district. Regular updates to the Capital Facilities Plans address these changing school district dynamics.*

I believe Northshore's Impact Fee and Capital Facilities Plan while well done is excessively loading new capital costs on new residential construction and needs modification. Are there some next steps you might suggest? Many Thanks. Tomm

9/26/2022

Here's the response to the comment number two by Commissioner Campbell.

Thank you for your comments regarding Ultimate Capacity. The designation of 35<sup>th</sup> Avenue SE as being at Ultimate Capacity was completed by passing of Motion 22-259 by the County Council. County code and Public Works rules contain criteria that must be evaluated for an Ultimate Capacity designation. These are extensive and include criteria related to access management and transportation alternatives, which you mention. The Engineers report prepared for County Council consideration of the Ultimate Capacity designation of 35<sup>th</sup> Avenue SE outlines the criteria to be evaluated. The attached report for further information about the criteria and the evaluation of them as they relate to 35<sup>th</sup> Avenue SE. Please let us know if there are further comments or questions that we can assist in answering.

**Kelly A. Snyder, MPA** | *Public Works Director*

[Snohomish County Public Works](#)

3000 Rockefeller Ave M/S 607 | Everett, WA 98201-4046

O: 425-388-6652 | C: 425-359-4626 | F: 425-388-6449 | [kelly.snyder@snoco.org](mailto:kelly.snyder@snoco.org)

**9/20 question from Commissioner Campbell:**

Thanks for getting responses on my impact fee questions. While NSD easily can justify its high impact fees - what role will the county play in reviewing such a high fee? Since it has been approved in the past - I assume you will let it pass through again? Or will you examine it further? thanks! Tom

**PDS' Response:**

The County's role in reviewing the school districts capital facilities plans (CFPs) is established in [Chapter 30.66C](#) of the Snohomish County Code (SCC). This review process includes convening a technical review committee to review each of the school district CFPs for consistency with the requirements of Chapter 30.66C SCC and the criteria of [Appendix F](#) of the General Policy Plan for school district CFPs. The technical review committee reviews the inputs (student generation rate, facility costs, estimated student capacity rate, construction cost allocation, assessed valuation for single family & multi-family residences) to the extent that they do not contradict our growth planning (growth targets/population forecasts) or the GMA. The majority of the review the technical review committee performs for school impact fees is arithmetic (do the numbers add up correctly) as well as a consistency review (as in, are they using the -same-numbers/methodology throughout). Per [SCC 30.66C.100\(2\)](#) the proposed school impact fee(s) in school district CFPs is reduced by 50%.

PDS then provides the school board-adopted CFPs to the Planning Commission for its hearing. The Planning Commission then sends its recommendation to the County Council, which the Council considers as part of its review of the school district CFPs/school impact fee amendments.

Attached, for your reference is Appendix F of the GPP which outlines the criteria for school district CFPs and a summary of school impact fees for single family development over the years.

Thank you,

Eileen



September 23, 2022

Snohomish County Planning Commission  
3000 Rockefeller Avenue  
Everett, WA 98201

Re: School District Capital Facilities Plans

Dear Commissioners,

On behalf of the Master Builders Association of King and Snohomish Counties (MBAKS) I'm writing to offer comments on the school district capital facilities plans currently before you.

While impact fees add to the cost of housing in an already burdened market, when fees are proposed that take an astronomical leap upward, they become even more difficult.

Such is the case with the Sultan School District proposed fee of \$14,842 for single family residential units and over \$9500 for certain multi-family units.

Home builders base their feasibility estimates on existing costs with some reasonable expectation for increases in costs. However, the massive jump to \$14,842 in the Sultan plan is cause for concern because it will undermine the feasibility of existing projects including bank loans that are extended on that information.

Due to the dramatic increased proposed in the Sultan plan, and the negative impact such an increase would have on housing affordability and project feasibility, MBAKS suggests that the increase be phased in over two increments of 50%, or in some other thoughtful way.

We understand and greatly appreciate the value and importance of quality schools. However, in this instance we believe a balance needs to be struck between ensuring adequate facilities and attainable housing.

Thank you for your consideration.

Sincerely,

Mike Pattison  
Snohomish County Manager