



**Snohomish County**

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**PLANNING COMMISSION**

**PLANNING & DEVELOPMENT SERVICES**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201

(425) 388-3224, FAX (425) 388-3670

Clerk Email: [brandi.spores@snoco.org](mailto:brandi.spores@snoco.org)

**PLANNING COMMISSION  
TUESDAY, AUGUST 25, 2020  
5:30 P.M.**



Snohomish County

**PLANNING COMMISSION  
PLANNING & DEVELOPMENT SERVICES**

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Clerk Email: [Brandi.Spores@snoco.org](mailto:Brandi.Spores@snoco.org)

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

**August 25, 2020  
5:30 – 9:00 PM**

Join the Zoom Meeting using the following link:

<https://zoom.us/j/93304601364?pwd=ajcyekdNNnhKSTVvcFErSWhadTkWQT09>

or call (253) 215-8782

Meeting ID: 933 0460 1364

Password: 269495

For access to supporting documents reviewed by the Planning Commission, visit our website at <http://www.snohomishcountywa.gov> and enter "Planning Commission" in the search box.

**A. CALL TO ORDER, ROLL CALL, AND AGENDA REVIEW**

**B. APPROVAL OF MINUTES**

- [July 28, 2020](#): Regular Meeting

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

- [Report on Recent Snohomish County Planning Commission Activities](#)
- [Upcoming Planning Commission Meeting Topics](#)

**D. UNFINISHED BUSINESS**

1. Special Flood Hazard Areas: Hearing

Mitchell Brouse, PDS Senior Planner, 425-388-5127, [Mitchell.Brouse@snoco.org](mailto:Mitchell.Brouse@snoco.org)

On May 27, 2020, the County Council approved Ordinance 20-029, adopting changes to SCC 30.43C, 30.65, and 30.91, which were necessary to ensure compliance with National Flood Insurance Program (NFIP) standards, as interim official controls. The official controls are set to expire on December 13, 2020. Due to COVID-19, the interim controls were necessary as an emergency ordinance, since the Planning Commission was not able to conduct a public hearing and provide recommendations after your briefing in February. At the July 28<sup>th</sup> Commission meeting, PDS staff provided a supplemental briefing proposing permanent code amendments concerning regulations in the special flood hazard areas. The proposed amendments include all changes included in the interim official controls, which are required for Snohomish County's continued participation in the NFIP, in addition to other discretionary code amendments, including proposed updates to the permitted uses in the density fringe. See Attachment A for a table of the proposed changes.

Following the public hearing, it is requested that the Planning Commission provide a



recommendation to the Snohomish County Council regarding the proposed code amendments to SCC 30.43C, 30.65, and 30.91.

For further information, please review the following:

- [Briefing Staff Report dated July 10, 2020](#)
- [Presentation dated July 28<sup>th</sup>, 2020](#)

## E. NEW BUSINESS

### 1. Accessory Agricultural Uses Code Amendments: Briefing

Steve Skorney, PDS Senior Planner, 425-262-2207, [Steve.Skorney@snoco.org](mailto:Steve.Skorney@snoco.org)

PDS staff will brief the Planning Commission on a Phase 1 batch of amendments to Title 30 of Snohomish County Code regarding Accessory Agricultural Uses and consisting of changes to the requirements for wedding facilities and farm worker dwellings.

For further information, please review the following:

- [Briefing Staff Report dated August 10, 2020](#)

### 2. Chapter 30.66B Road Impact Fees: Briefing

Darren Robb, DPW Transportation Specialist, 425-388-6297, [Darren.Robb@snoco.org](mailto:Darren.Robb@snoco.org)

Erik Olson, DPW Transportation Specialist, 425-262-2458, [Erik.Olson@snoco.org](mailto:Erik.Olson@snoco.org)

The Snohomish County Department of Public Works (DPW) is proposing an ordinance to amend language concerning the collection, expenditure, and the amount of the road system impact mitigation fees (impact fees) in Chapter 30.66B SCC, the County's Concurrency and Road Impact Mitigation chapter, to ensure the road system impact fees adopted in SCC 30.66B.330 reliably and fairly reflect the proportionate share cost of the transportation improvements identified in the current Transportation Element of the County's Comprehensive Plan.

For further information, please review the following:

- [Briefing Staff Report dated August 7, 2020](#)
- [Transportation Impact Fee Handout](#)
- [Presentation](#)

### 3. Annual Capital Improvement Program: Briefing

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

Planning and Development Services (PDS) along with the Finance Department coordinates an annual Capital Improvement Program (CIP) that the County Charter requires to be adopted with the County budget each year. This informational briefing is an opportunity for PDS and various county departments to discuss whether minimum levels of service are being met and whether any probable shortfalls or regulatory inadequacies exist with regard to capital facilities necessary to support development.

For further information, please review the following:

- [Briefing Staff Report dated August 10, 2020](#)
- [Presentation](#)



4. School Capital Facilities Plans: Briefing

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

Planning and Development Services (PDS) coordinates a technical review of each school capital facilities plans (CFP) for inclusion in the County's school impact fee program. This briefing will highlight key information from each district's CFP 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 of the Snohomish County Code.

For further information, please review the flowing:

- [Briefing Staff Report dated August 10, 2020](#)
- [Presentation](#)

**F. 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 Brandi Spores, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at [Brandi.Spores@snoco.org](mailto:Brandi.Spores@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 Development Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Brandi Spores, Planning Commission Clerk, at 425-388-3224.*

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 advance 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

Loren Simmonds, District 3

Vacant, District 4

Neil Pedersen, District 4

James Kamp, District 5

Leah Everett, District 5

Keri Moore, Executive Appointee

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

Barb Mock, Commission Secretary

Brandi Spores, Commission Clerk



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# **APPROVAL OF MEETING MINUTES: JULY 28, 2019**

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## **PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS**



## REGULAR SESSION JULY 28, 2020 MINUTES

### A. CALL TO ORDER, ROLL CALL, AND ANNOUNCEMENT OF THE AGENDA

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:32 p.m. Of the ten (10) currently appointed commissioners nine (10) were in attendance (a quorum being six (6) members and a majority being six (6) members):

Merle Ash	James Kamp @6:52	Neil Pederson
Leah Everett	Keri Moore @5:34	Raymond Sheldon
Mark James	Tom Norcott	Loren Simmonds
Robert Larsen		

Ikuno Masterson, Planning and Development Services (PDS), Long Range Planning Manager, served as Planning Commission Secretary for this meeting.

[Affidavit of Publication](#)

### B. APPROVAL OF MEETING MINUTES

The minutes of the [June 23, 2020](#) regular meetings were approved unanimously.

### C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

Ikuno Masterson relayed to the Planning Commission the activities before the County Council for action during the last several months.

- [Report on Recent Snohomish County Planning Commission Activities](#)
- [Upcoming Planning Commission Meeting Topics](#)

### D. UNFINISHED BUSINESS

#### 1. 2020 County-initiated Comprehensive Plan Amendments: Hearing

Steve Skorney, PDS Senior Planner, 425-262-2207, [Steve.Skorney@snoco.org](mailto:Steve.Skorney@snoco.org)

Steve Skorney provided an overview of the annual consideration of county-initiated amendments to the GMA comprehensive plan according to the requirements of Chapter 30.73 SCC.

The 2020 package of amendments consist of:

GPP20-3 – Technical Corrections

The 2020 technical corrections consist of the following amendments to the maps and text of the General Policy Plan (GPP) and to Title 30, the Unified Development Code (UDC):

- a) Updates to Maps 1, 2, 4 and 5 of the General Policy Plan (GPP) to recognize properties that are no longer under county jurisdiction due to a city annexation;
- b) Corrections to identified mapping errors in the Future Land Use Map (Map 1 of the GPP) and the Municipal Urban Growth Areas Map (Map 3 of the GPP);
- c) Updates to the public wastewater systems map in the Capital Facilities Plan due to recent sewer district annexations; and
- d) Removal of references to the outdated Freeway Service zone in the GPP and in the UDC.

Commissioners had no questions for staff and Chair Larsen opened the public hearing.

The 2020 County-Initiated Comprehensive Plan Amendments **Public Hearing opened at 5:39 pm**

No one from the public asked to speak so the **Public Hearing was closed at 5:40 pm.**

Commissioner Larsen asked for comments from the Commissioners and with no further questions or comments he requested a motion.

**Motion** was made by Commissioner Norcott and seconded by Commissioner Everett recommending **approval** of the proposed 2020 county-initiated comprehensive plan amendments as contained in the July 10, 2020, Planning and Development Services (PDS) staff report.

**VOTE (Motion):**

9 in favor (*Ash, Everett, James, Larsen, Moore, Norcott, Pederson, Sheldon and Simmonds*)  
0 opposed  
0 abstention

James Kamp was absent at the time of this motion.

**Motion PASSED**

For further information, please review:

- [Hearing Staff Report dated July 10, 2020](#)
- [Briefing Staff Report dated June 5, 2020](#)
- [Presentation](#)

2. Accessory Apartment Code Update: Hearing

Mitchell Brouse, PDS Senior Planner, 425-388-5127, [Mitchell.Brouse@snoco.org](mailto:Mitchell.Brouse@snoco.org)

The Planning Commission was briefed by Mitchell Brouse on proposed code amendments related to accessory apartments on February 25, 2020 and June 23, 2020 and gave a brief overview of the code update at this meeting. The proposed amendments would work to: 1) reduce regulatory barriers to the siting of accessory apartments while maintaining protections on health, safety, and welfare; 2) clarify and simplify accessory apartment provisions; and 3) change the term "accessory apartments" to "accessory dwelling units". The Planning Commission will now hold a public hearing on the proposal.

Commissioners had no questions for staff at this time and Chair Larsen opened the public hearing.

The Accessory Apartment Code Update **Public Hearing opened at 5:50 pm**

Three members of the public came forward to endorse the update to the Accessory Apartment Code. They appreciate the larger square footage offered and glad that the owner occupancy requirement is to be removed if approved. **Public Hearing was closed at 5:59 pm.**

Commissioner Larsen asked for comments from the Commissioners, the discussion was mostly around making the square foot maximum for rural and urban the same and increasing it to 1600 square feet. There was a brief discussion about the impacts to the environment but it was generally acknowledged that the impact of these units would be less than a new development elsewhere. With no further questions or comments he requested a motion.

**Motion** was made by Commissioner Ash and seconded by Commissioner Norcott recommending approval of the proposed code amendments contained in the staff report with an amendment to increase the dwelling unit size to allow a unit up to 1600 square feet in both the rural and urban settings.

**VOTE (Motion):**

9 in favor (*Ash, Everett, James, Larsen, Moore, Norcott, Pederson, Sheldon and Simmonds*)

0 opposed

0 abstention

James Kamp was absent at the time of this motion.

**Motion PASSED**

For further information, please review the flowing:

- [Briefing Staff Report dated June 10, 2020](#)
- [Briefing Staff Report dated February 18, 2020](#)

**E. NEW BUSINESS**

1. Special Flood Hazard Areas: Briefing

Mitchell Brouse, PDS Senior Planner, 425-388-5127, [Mitchell.Brouse@snoco.org](mailto:Mitchell.Brouse@snoco.org)

Mitchell Brouse provided a briefing on proposed permanent code amendments concerning regulations in the special flood hazard areas. The proposed amendments include all changes included in the interim official controls, which are required for Snohomish County's continued participation in the NFIP, and other discretionary code amendments, including proposed updates to the permitted uses in the density fringe. This briefing built upon the one presented to the Commission on February 25, 2020. On May 27, 2020, the County Council approved Ordinance 20-029, adopting changes to SCC 30.43C, 30.65, and 30.91, which were necessary to ensure compliance with National Flood Insurance Program (NFIP) standards, as interim official controls. The official controls are set to expire on December 13, 2020.

After a brief discussion with the Commissioners, the Public Hearing has been tentatively set for August 25, 2020.

For further information, please review the flowing:

- [Briefing Staff Report dated July 10, 2020](#)
- [Presentation](#)

**F. ADJOURN**

This regular meeting was adjourned at 6:57 p.m.

A recording of this meeting is available on the Planning Commission website.

[Recording](#)

[Agenda](#)

[Planning Commission Main Website](#)



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Everett, WA 98201-4046  
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[www.snoco.org](http://www.snoco.org)

**Dave Somers**  
County Executive

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**MEMORANDUM**

TO: Snohomish County Planning Commission

FROM: Planning and Development Services Staff

SUBJECT: Report on Recent Snohomish County Planning Commission Activities

DATE: August 10, 2020

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This memo provides a summary of recent County Council actions on projects considered by the Planning Commission.

**County Council Planning & Community Development Committee – Referring Code Revisions**

On Tuesday, August 4, 2020, Council Planning Committee proposed a motion to amend code sections related to regulations for bed and breakfast inns and guesthouses to the Department of Planning and Development Services for Snohomish County Planning Commission prompt consideration, public hearing, and recommendation. The proposed motion was moved to General Legislative Session on August 19<sup>th</sup> for further consideration. The minutes from that Council meeting have not been posted but the video and materials for Motion #20-273 can be found with the video recording linked below:

[http://snohomish.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=7508](http://snohomish.granicus.com/MediaPlayer.php?view_id=2&clip_id=7508)

***NOTE:*** *There were no other topics covered by the Snohomish County Council relating to Planning Commission Activities since the last report.*



## Upcoming Planning Commission Meeting Agenda Items August 2020 – November 2020

**All Topics Listed are Subject to Change**

**Regular and Special Meetings - 5:30 PM**

**As of August 10, 2020**

<b>August 25, 2020</b> (Regular Meeting)	<ul style="list-style-type: none"><li>• Special Flood Hazard Area Code Amendments Part 2 - Hearing</li><li>• Accessory Uses on Agricultural Lands: Briefing</li><li>• Chapter 30.66B Road Impact Fees: Briefing</li><li>• Annual Capital Improvement Program: Briefing</li><li>• Schools Capital Facilities Plans: Briefing</li></ul>
<b>September 22, 2020</b> (Regular Meeting)	<ul style="list-style-type: none"><li>• Accessory Uses on Agricultural Lands: Hearing</li><li>• Chapter 30.66B Road Impact Fees: Hearing</li><li>• Annual Capital Improvement Program: Hearing</li><li>• Schools Capital Facilities Plans: Hearing</li><li>• Changes to Bed &amp; Breakfast Regulations: Briefing</li></ul>
<b>October 27, 2020</b> (Regular Meeting)	<ul style="list-style-type: none"><li>• Changes to Bed &amp; Breakfast Regulations: Hearing</li><li>• Lot Coverage: Briefing</li><li>• Minor Revision for Conditional Use Permit (CUP): Briefing</li><li>• Historic &amp; Archaeology Resources: Briefing</li><li>• Water Code: Briefing</li></ul>
<b>November 17, 2020*</b> (Regular Meeting)	<ul style="list-style-type: none"><li>• Lot Coverage: Hearing</li><li>• Minor Revision for Conditional Use Permit (CUP): Hearing</li><li>• Historic &amp; Archaeology Resources: Hearing</li><li>• Water Code: Hearing</li><li>• Started Construction: Briefing</li></ul>

\*November and December 2020 dates are a week early due to the holidays



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## **SPECIAL FLOOD HAZARD AREAS: HEARING**

**\*No new documents were produced for this meeting.  
Please refer to documents provided in prior  
meetings on this topic for reference.**



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# **ACCESSORY AGRICULTURAL USES CODE AMENDMENTS: BRIEFING**



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

**MEMORANDUM**

TO: Snohomish County Planning Commission

FROM: Steve Skorney, Senior Planner

SUBJECT: Briefing – Proposed Accessory Agricultural Uses Phase 1 Code Amendments

DATE: August 10, 2020

**Dave Somers**  
*County Executive*

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**Introduction**

The purpose of this staff report is to provide a briefing on proposed code amendments which would amend the requirements for wedding facilities and farm worker dwellings to allow greater flexibility for these activities particularly as accessory agricultural uses.

The proposed amendments are considered Phase 1 of a PDS effort on behalf of the Agricultural Advisory Board (the Board) to revise and enhance the list of allowed accessory agricultural uses and activities to support the primary agricultural use of comprehensive plan designated or zoned farmland properties.

**Background**

The Growth Management Act (GMA) allows counties to use a variety of innovative zoning techniques in areas designated as agricultural lands of long-term commercial significance. Innovative zoning techniques on designated farmlands can include provisions for agricultural or non-agricultural accessory uses and activities that support, promote, or sustain agricultural operations and production.

The GMA requires that counties limit the size, scale and intensity of non-agricultural accessory uses and activities. These uses should not be located outside of the general area already developed for buildings and residential uses on a farm site.

According to the GMA, counties should encourage the location of non-agricultural accessory uses on lands with poor soil or otherwise not suitable for agricultural purposes. In no case does the GMA allow the conversion of more than one acre of a farm site to non-agricultural uses.

In early 2019, the Board discussed several possible code amendments to existing farm and non-farm related accessory uses and identified potential new uses. Several existing accessory uses were identified for amendment in order to facilitate increased use of investments and provide greater flexibility for uses such as wedding facilities, special events, and farm worker dwellings. Farm stays and farm camps were identified as priority new accessory uses.

The Board agreed that these code amendments should be processed in phases. Phase 1 code amendments consist of changes to the requirements for wedding facilities and farm worker dwellings. Special events and farm stays/camps were identified as more complex amendments and will be processed in a later batch as Phase 2.

### **Proposed Wedding Facility Code Amendments**

Rural and agricultural lands within Snohomish County are popular venues for weddings and several farmers in the county rely on providing wedding facilities to help supplement their farming income. Snohomish County Code (SCC) Section 30.22.110, the Rural and Resource Zone Categories Use Matrix, identifies a wedding facility as a permitted use in the Agricultural-10 Acre (A-10) zone. Wedding facilities are subject to siting requirements in Footnote 87 of the use matrix.

In addition to Footnote 87, Footnote 130 of the use matrix applies to all permitted and conditional non-agricultural accessory uses (including wedding facilities) located on designated farmland in the General Policy Plan (GPP) and on land zoned A-10. Wedding facilities must comply with these additional requirements.

Consistent with the GMA, Footnote 130 requires that non-farm related accessory uses must be incidental to the primary use of the site for agricultural purposes. There are several other requirements in the footnote that further restrict the scale and intensity of non-farm accessory uses including limiting the conversion of land for these uses to one acre or less, depending on the size of the farm property.

The Board identified a code constraint related to the use of existing structures for wedding facilities. Footnote 87 includes a requirement that a wedding facility can occur partially or totally within one or more existing structure, provided that the structure legally existed on or before January 1, 2001. A wedding facility cannot use a structure that was built after that date.

Part of the intent of the structure age requirement was to encourage a farmland owner to demonstrate a commitment to agricultural related activities as the primary use and limit the conversion of farming activities for non-agricultural accessory uses such as wedding facilities. Another factor in requiring the use of older structures of a certain age was to encourage the re-use of existing rural and farm structures to preserve rural character.

The Board considers the current static date arbitrary and recommends imposing an eight year rolling date before an existing structure can be converted to a wedding facility. An eight year time span would still demonstrate a property owner's long-term commitment to farming before allowing the conversion of one or more farm-related structures for a wedding facility.

In addition to modifying the requirement on the age of structure, PDS is proposing a reformatting of Footnote 87 for clarity purposes and added a note emphasizing that wedding facilities must comply with applicable flood hazard regulations.

Footnote 87 applies to the Rural-5 Acre and Rural Resource Transition-10 Acre zones, in addition to the A-10 zone. For consistency purposes, amendments to this footnote, including the eight year rolling date for use of an existing structure, will affect proposed wedding facilities in all three zones.

The requirements in Footnote 130 are not being amended and would continue to further limit wedding facilities to an incidental and accessory use only on comprehensive plan designated farmland and properties zoned A-10.

**Draft Code Amendments**

Red ~~strike through~~ is proposed code text to be deleted

Blue underline is proposed code text to be added

Type of Use	RRT-10 zone	R-5 zone					A-10 zone	
Wedding Facility <sup>87,130</sup>	P	P					P	

(87) Wedding Facility.

(a) ~~Such use is permitted only:~~ A wedding facility is allowed on vacant land or partially or entirely inside of, or attached to the outside of, one or more permanent structures which were legally existing no less than 8 years prior to the date of the submittal of a building permit application for the wedding facility;

~~(i) on vacant and undeveloped land;~~

~~(ii) on developed land, but entirely outside of any permanent structure;~~

~~(iii) partially outside of permanent structures and partially inside of one or more permanent structures which were legally existing on January 1, 2001; or~~

~~(iv) entirely inside of one or more permanent structures which were legally existing on January 1, 2001;~~

(b) ~~The applicant shall demonstrate that~~ A proposed wedding facility, including any structures and adjacent outdoor space used in conjunction with the wedding facility business, shall comply with the following: ~~criteria are met with respect to the activities related to the use:~~

(i) ~~compliance with the~~ noise control provisions of chapter 10.01 SCC;

(ii) adequate vehicular sight distance and safe turning movement exists at the access to the site consistent with the EDDS as defined in Title 13 SCC; ~~and~~

(iii) adequate potable water and sanitation facilities are provided on site pursuant to chapter 30.50 SCC and applicable Snohomish Health District provisions;

(iv) all applicable flood hazard regulations in SCC 30.65; and

~~(v) A~~ adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035;

~~(d) (c)~~ A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for the use of any existing structure. The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.160 to ensure building and fire code compliance.

### **Proposed Farm Worker Dwelling Code Amendments**

Farm worker dwellings are defined as a residence assigned to farm workers who are an integral part of a farming operation. Farm worker dwellings are permanent housing that contain facilities for eating, sleeping and sanitation and are not temporary or seasonal housing.

Footnote 10 in the rural and resource use matrix limits farm worker dwellings to one for each 40 acres under single contiguous ownership up to a maximum of six dwellings. The Board would like to reduce the minimum contiguous eligible acreage from 40 acres to 20 acres under one ownership.

This proposed reduction in the minimum acreage would allow smaller farms in the county an opportunity to have a farm worker on site. A recent United States Department of Agriculture survey of Washington counties with an agricultural economic sector found that Snohomish County's average farm size is shrinking. The majority of county farms are now in the 1 to 9 acre category, followed by the 10 to 49 acre category. The proposal reflects this downward trend in the average size of farms while not allowing an excessive number of dwellings in order to minimize the conversion of prime agricultural land and maintain compliance with flood hazard regulations where applicable.

The proposed amendments to Footnote 10 would also contain a maximum farm worker dwelling size of 1,200 square feet in order to minimize the conversion of farmland while still allowing a sufficient living area for farm workers. The proposed amendments also clarify existing code language to emphasize that a farm worker dwelling must be located within a farm building cluster. The farm building cluster is defined as containing the farmhouse and a majority of the agricultural structures. Finally, the proposed amendments strengthen the requirement for the submittal of a written declaration to PDS by the property owner that the dwelling will only be occupied by farm workers.

## Draft Code Amendments

Red ~~strike through~~ is proposed code text to be deleted

Blue underline is proposed code text to be added

SCC 30.22.020 Categories of uses

Type of Use							A-10 zone	
Farm Workers Dwellings							p 10	

(10) Farm Workers ~~s~~ Dwellings s.

Farm worker dwellings shall include compliance with the following:

(a) At least one person residing in each farm worker dwelling ~~unit~~ shall be employed full time in the farm operation;

(b) ~~An agricultural farm worker dwelling unit affidavit must be signed and recorded with the county attesting to the need for such dwellings to continue the farm operation;~~ On a form available from the department, a declaration of farm worker occupancy shall be submitted to the department prior to issuance of a building permit for the farm worker dwelling. The declaration shall be submitted to the department for review and approval and shall be recorded with the county auditor prior to the issuance of any permit. The department shall receive a copy of the recorded declaration. Within 30 days of a sale or transfer of the property, the new property owner(s) shall record a declaration of farm worker occupancy with the county auditor.

(c) The number of farm worker dwellings shall be limited to one per each ~~40-20~~ acres under single contiguous ownership to a maximum of six total dwellings, ~~with 40 acres being required to construct the first accessory dwelling unit~~ with no rounding provisions applied. Construction of the maximum number of dwelling units permitted shall be interpreted as exhausting all residential potential of the land until such time as the property is legally subdivided; and

(d) All farm worker dwellings must be built within a farm building cluster ~~clustered on the farm within a 10-acre farmstead~~ which includes a farmhouse ~~the main dwelling farmstead's boundaries shall be designated with a legal description by the property owner with the intent of allowing maximum flexibility while minimizing interference with productive farm operation. Farm worker dwellings may be located other than as provided for in this subsection only if environmental or physical constraints preclude meeting these conditions.~~

(e) The floor area for an attached or detached farm worker dwelling, exclusive of garages and porches, shall be a maximum of 1,200 square feet.

SCC 30.91F.125 Farm building cluster

"*Farm building cluster*" means that sub-area of a farm site that has the [farmhouse and a majority of the agricultural structures located on it, with the structures being located within close functional proximity to each other.](#)

SCC 30.91F.180 Farm worker dwelling

"*Farm worker dwelling*" means a dwelling [containing facilities for eating, sleeping and sanitation](#) for farm workers integral to the farm operation.

### **Environmental Review**

An environmental review under the State Environmental Policy Act (SEPA) is required for the proposed code amendments. PDS will conduct a SEPA review on the proposed code amendments and will issue a Determination of Non-Significance prior to the planning commission public hearing.

### **Notification of State Agencies**

Pursuant to RCW 36.70A.106, a 60-day notice of intent to adopt the proposed code amendments will be transmitted to the Washington State Department of Commerce prior to the planning commission's August 25, 2020, briefing for distribution to state agencies.

### **Action Requested**

The Planning Commission is requested to consider the proposed code amendments at a public hearing and provide a recommendation to the County Council. The Planning Commission can recommend approval of the code amendments with supporting findings as proposed or modified, denial of the proposal with findings, or amend the proposals with appropriate findings.

cc: Ken Klein, Executive Director  
Barb Mock, Director, PDS  
Mike McCrary, Assistant Director, PDS  
Michael Dobesh, Manager, PDS  
Ikuno Masterson, Manager, PDS  
Yorik Stevens-Wajda, Council Senior Legislative Aide



**Snohomish County**

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# **CHAPTER 30.66B ROAD IMPACT FEES: BRIEFING**



**Snohomish County  
Public Works**

Dave Somers  
County Executive

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**STAFF REPORT**

**To:** Snohomish County Planning Commission

**From:** Darren Robb, Transportation Specialist  
Erik Olson, Transportation Specialist

**Date:** September 25, 2020

**RE:** REVISING REGULATIONS FOR ROAD SYSTEM IMPACT FEES;  
AMENDING SECTIONS 30.66B.310 AND 30.66B.330 OF THE  
SNOHOMISH COUNTY CODE (SCC)

**Introduction**

The Snohomish County Department of Public Works (DPW) is proposing an ordinance to amend language concerning the collection, expenditure, and the amount of the road system impact mitigation fees (impact fees) in Chapter 30.66B SCC, the County's Concurrency and Road Impact Mitigation chapter.

**Background**

The current language in SCC 30.66B.310 concerning the collection and expenditure of impact fees was added by Amended Ordinance No. 02-064 on Dec. 9, 2002 and has not been amended since its adoption.

The current road system impact mitigation fee schedule in SCC 30.66B.330 was last amended by Amended Ordinance 05-092 on December 21, 2005 (effective February 1, 2006).

In June of 2015 the County updated its Growth Management Act Comprehensive Plan – General Policy Plan (GMACP-GPP) which includes the Transportation Element (TE). The 2015 update included changes to the transportation projects listed in the TE used as the basis for the road system impact fees. In September of 2017 (effective October 14, 2017) the County again updated the GMACP-GPP and the TE. The 2017 update did not change the list of road projects in the TE that are the basis for the road system impact fee.

The TE:

- Presents a plan for transportation services and facilities to support the County’s adopted GMACP-GPP Future Land Use Map (FLUM),
- Summarizes level of service concepts for transportation planning,
- Recommends specific arterial improvements to meet future capacity needs to ensure the Level of Service (LOS) on the County’s arterial road system is maintained,
- Provides an estimate of revenues and expenditures needed to implement the plan, and
- Presents seven implementation measures which, “constitute the required strategy for implementing the recommendations” adopted in the plan.

Since the County started collecting GMA-based road system impact fees as authorized by Chapter 82.02 RCW, fees have been calculated based only on the impacts new-growth trips have within a single Transportation Service Area (TSA). Advancements in technology have improved traffic modeling so that the County can now reliably and accurately model the impacts development has on other TSAs.

RCW 82.02.050 Impact fees—Intent—Limitations, subsection (4)(a) states:

(4) The impact fees:

- (a) Shall only be imposed for system improvements that are reasonably related to the new development;...

This improved modeling further ensures the road system impact fees adopted in SCC 30.66B.330 reliably and fairly reflect the proportionate share cost of the transportation improvements identified in the TE that are reasonably related to the impacts new development has on the county road network.

### **Objectives**

The proposed amendments will accomplish the following objectives:

- Ensure that the County’s road system impact fees more accurately and fairly comply with the state provisions for impact fees as required in RCW 82.02.050 and RCW 82.02.060.
- Amend SCC 30.66B.310(1) to ensure that road system impact fees, which are based on the proportionate share cost of the transportation improvements listed in the TE necessitated by new development, are reasonably related to a new developments transportation impacts on the county’s entire arterial road system and not just within the TSA where a development is located. This amendment will also change a citation for how to determine the average daily traffic (ADT) generated by a development from the latest edition of the ITE Trip Generation report published by the Institute of Transportation Engineers to the Department of Public Works’ Administrative Rules, which include but aren’t limited to the ITE. As the ITE does not contain categories for each type of use, this allows the DPW to better meet the needs of the applicant and the County.
- Amend the road system impact fee schedule in SCC 30.66B.330 so the fees reflect the proportionate share cost of the transportation improvements identified in the TE for the County’s entire arterial road system that are necessitated by and attributed to new development.

- Ensure the road system impact fees in this ordinance are based on the recommended County transportation improvements identified and adopted in the TE which are needed to support the Future Land Use Map adopted in the GMACP-GPP and the strategies for financing County transportation improvements identified in the adopted TE.

### **Proposed Code Amendments**

#### **30.66B.310 Road system impact fee.**

(1) A development shall mitigate its impact upon the future capacity of the road system by paying a road system impact fee reasonably related to the impacts of the development on arterial roads located in the ~~((same))~~ transportation service ~~((area-as))~~ areas impacted by the development at the rate identified in SCC 30.66B.330 for the type and location of the proposed development. A development's road system impact fee will be equal to the development's new average daily traffic (ADT), ~~((based on the latest edition of the ITE Trip Generation report published by the Institute of Transportation Engineers))~~ as determined by the department of public works' administrative rules, times the per trip amount for the specific transportation service area identified in SCC 30.66B.330, except that the following adjustments may be made:

(a) In accordance with RCW 82.02.060(4), the director of public works shall have the authority to adjust the amount of the impact fee to consider unusual circumstances in specific cases to ensure that impact fees are fairly imposed;

(b) In accordance with RCW 82.02.060(5), the director of public works shall have the authority to adjust the amount of the impact fee to be imposed on a particular development to reflect local information when available, including studies and data submitted by the developer; and

(c) Adjustments will be made for trip reduction credits approved under SCC 30.66B.640 - .650.

(2) As required by RCW 82.02.060(3), credit against a development's road system impact fee shall be provided for dedication of land for, improvement to, or construction of any capacity improvements that are identified in the transportation needs report as part of the road system impact fee cost basis and are imposed by the county as a condition of approval.

(3) As provided for by RCW 82.02.060(2), exemption from road system impact fees may be provided for low income housing and other development with a broad public purpose, provided that the road system impact fee for such development is paid from public funds other than impact fee accounts. The developer requesting the exemption shall be responsible for identifying the source of and securing the availability of such public funds.

(4) Developments which are determined to cause a greater reduction in ADT on the road system than the number of new ADT generated by the development, by promoting the use of transit or other means, will be determined to generate no new ADT for the purpose of determining the developments road system impact fee.

**30.66B.330 Fee Schedule**

<b>Table 30.66B.330 Fee schedule.</b>			
<b>LOCATION Transportation Service Area (TSA)</b>	<b>TYPE Residential/ Commercial</b>	<b>NEW TRIP AMOUNT</b>	
		<b>Developments Inside the Urban Growth Area (UGA)</b>	<b>Developments Outside the Urban Growth Area (UGA)</b>
A	RESIDENTIAL	(((\$242)) \$)	(((\$264)) \$)
A	COMMERCIAL	(((\$206)) \$)	(((\$227)) \$)
B	RESIDENTIAL	(((\$364)) \$)	(((\$397)) \$)
B	COMMERCIAL	(((\$309)) \$)	(((\$343)) \$)
C	RESIDENTIAL	(((\$152)) \$)	(((\$166)) \$)
C	COMMERCIAL	(((\$129)) \$)	(((\$142)) \$)
D	RESIDENTIAL	(((\$267)) \$)	(((\$291)) \$)
D	COMMERCIAL	(((\$227)) \$)	(((\$252)) \$)
E	RESIDENTIAL	(((\$230)) \$)	(((\$252)) \$)
E	COMMERCIAL	(((\$196)) \$)	(((\$216)) \$)
F	RESIDENTIAL	(((\$230)) \$)	(((\$252)) \$)
F	COMMERCIAL	(((\$196)) \$)	(((\$216)) \$)

**Analysis**

Using more sophisticated traffic modeling to determine the impact new trips have on the county road network as a whole, the proposed amendments are more fully consistent with, and adhere to, the requirements of RCW 82.02.060(1) in reflecting a more accurate proportionate share of traffic impacts from development on the County’s entire arterial road system.

**Compliance with State Law and Snohomish County Comprehensive Plan**

The Growth Management Act (GMA) planning goals adopted in RCW 36.70A.020 guide the development and adoption of comprehensive plans and development regulations. The goals are not priority listed. The GMA goals guide the policies in the Growth Management Act Comprehensive Plan General Policy Plan (GMACP-GPP) and require consistency between the GMACP-GPP and implementing development regulations.

**Compliance with GMA planning goals listed in RCW 36.70A.020**

The proposed amendment is reasonably related to and necessary for the advancement of the following GMA planning goals listed in RCW 36.70A.020:

- (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.

**Compliance with Snohomish County Growth Management Act Comprehensive Plan - General Policy Plan (GMACP-GPP)**

The proposal complies and furthers the following Snohomish County GMACP-GPP, goals, objectives, and policies.

GOAL TR 7	Prioritize and finance transportation improvements for the greatest public benefit.
Objective TR 7.B	Coordinate transportation improvement programming to equitably assign the costs of transportation system improvements associated with new development to developers, the county, and cities.
TR Policies 7.B.6	The county shall monitor and adjust, when appropriate, its transportation impact fee program as authorized under the GMA to help fund the cost of road system capacity improvements required to serve new development.

**Constitutional Issues**

Potential constitutional issues related to the regulations proposed by this ordinance were considered. The proposed regulations will not result in a permanent or temporary physical occupation of private property. They would not deprive affected property owners of all economically viable uses of their properties. The proposed regulations will not deny or substantially diminish a fundamental attribute of property ownership. They will not require a property owner to dedicate a portion of property or to grant an easement and will not have a severe impact on the property owners’ economic interests. The proposed regulations benefit the health, safety, and welfare of the general public, and do not benefit any particular person or class of persons.

**Environmental Review**

The proposal is exempt from SEPA requirements.

**Attachments**

1. Power Point Presentation
2. Impact Fee Handout

CC: Ken Klein, Executive Director  
Kelly Snyder, Director DPW  
Doug McCormick, County Engineer/Deputy Director DPW  
Steve Dickson, TES Director DPW  
Max Phan, Program Planning Manager  
Barb Mock, Director PDS  
Mike McCrary, Deputy Director PDS  
Ken Crossman, Manager PDS  
Michael Dobesh, Manager, PDS

# Transportation Impact Fees

Transportation impact fees, or road system impact fees, are paid by developers to help fund the costs associated with providing new or expanded road infrastructure to new development.

## 1 What are transportation impact fees?

Transportation impact fees are one-time charges collected by Snohomish County from new residential and commercial developments. These fees help the county pay for that portion of public infrastructure that is needed to accommodate population and employment growth that is a result of new development.

## 2 What can the fees be used for?

Transportation impact fees may only be used to pay for new “system improvements,” which are public facilities that are designed to provide service to the community at large, are reasonably related to the new development, and will benefit the new development.

Snohomish County uses impact fees for road system capacity improvements:



Major widening projects



New road alignments



Major intersection improvements

Recent road system improvements partially funded with transportation impact fees:

- 35th Ave SE Phase 1
- Seattle Hill Road
- North Road
- 52nd Ave W
- Granite Falls Alternate Route

## 3 How are the fees calculated?

Transportation impact fees are based on the proportionate costs of the road system improvements necessary to support growth and the trips generated by new development.

## 4 When are the fees collected?

Snohomish County code requires that road system impact fees be paid before a building permit is issued and construction begins. For certain types of single-family residential development, the payment of impact fees may be deferred.

## 5 How often are the rates reviewed?

The county reviews transportation impact fees on a periodic basis to ensure compliance under the Growth Management Act (GMA) and to ensure that impact fees are fairly imposed.

## 6 Is there a time limit for using the fees?

Road system impact fees collected must be earmarked and retained in special interest-bearing accounts and annual reporting on each account is required, including revenues and improvements financed with the revenue. The county has 10 years from the date the fee is paid to either spend or encumber the funds. An annual report is prepared for review by the Snohomish County Executive and County Council.

# Snohomish County Public Works

## 2020 Transportation Impact Fee Update

### Agenda

- Background and current fees
- Updating fees and methodology
- Looking ahead

# Background and Context

- Why are we here?
  - Current 30.66B fee schedule last updated in 2005
  - Align rates with 2015 Cost Basis and regional levels
  - Funding shortfall in Transportation Element (TE) of Comprehensive Plan of \$101M

# What Are Impact Fees

Impact fees are one-time charges assessed by a local government against a new development project to help pay for new or expanded public facilities **that will directly address the increased demand created by that development.**

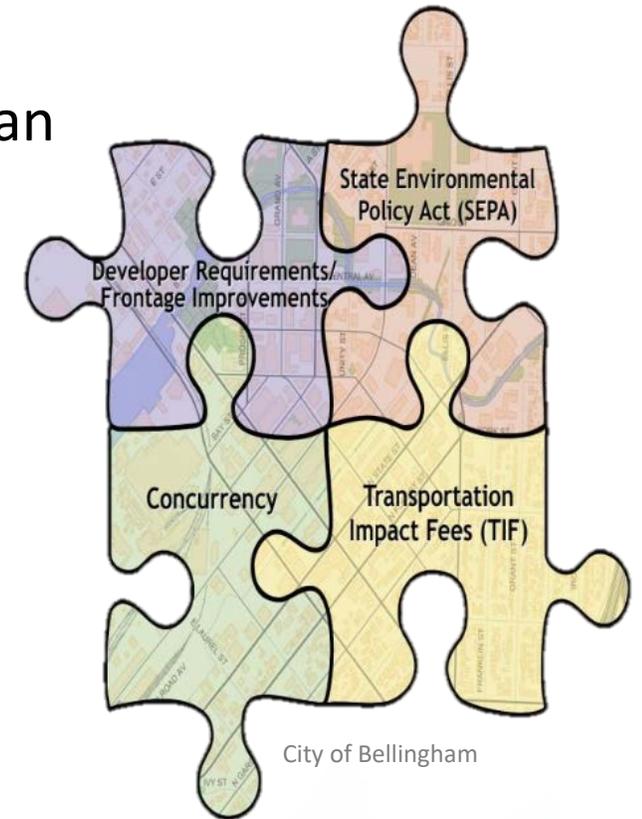
-Municipal Research and Services Center (MRSC)



Snohomish County

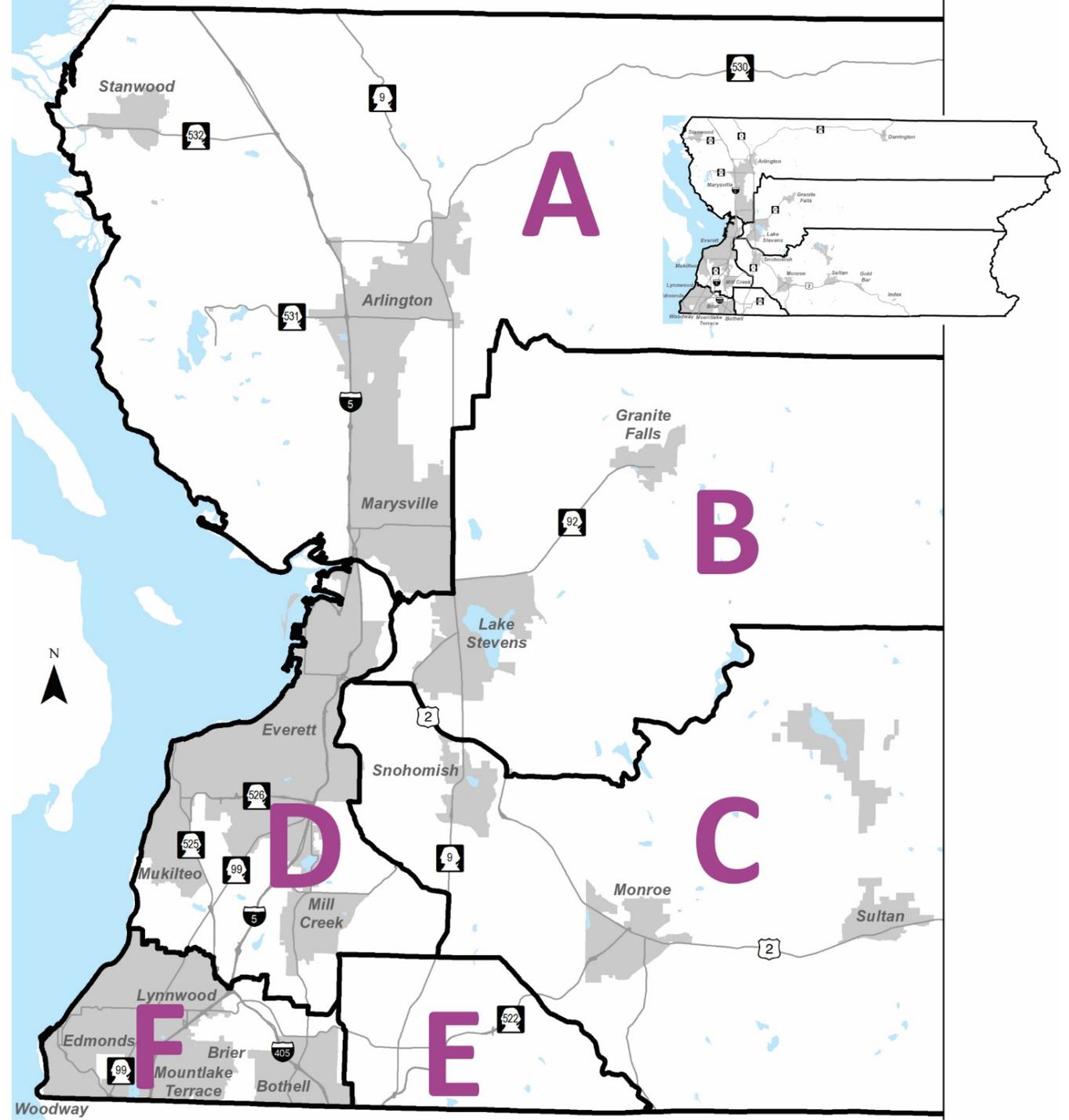
# Fee Methodology

- Foundation: Transportation Element (TE) of Comprehensive Plan
  - List of improvements needed to support adopted land-use plan
  - Maintain Concurrency and adopted Level of Service (LOS) standard
- Fee system is based around a traffic forecasting model
  - Two basic elements: trip table and road network
  - Estimates the impacts of planned development on arterial system
- Impact fees are vehicle-based
  - Assessed per Average Daily Trip (ADT) generated by new development
  - Proportionate share of cost to mitigate development's traffic impacts



# Current Transportation Service Areas (TSAs)

- Six TSAs
- A, B, C primarily rural
- D, E, F contain SWUGA



# Three-Part Impact Fee Formula

- Impact Fee **cost basis**
  - Cost of system improvements in the Transportation Element (i.e. amount of need)
  - Less credits and adjustments required by RCW (grants, taxes, other public funds, etc.)
- Divided by new-growth **vehicle trips**
- Equals **maximum assessable fee**



# Current Fee Overview

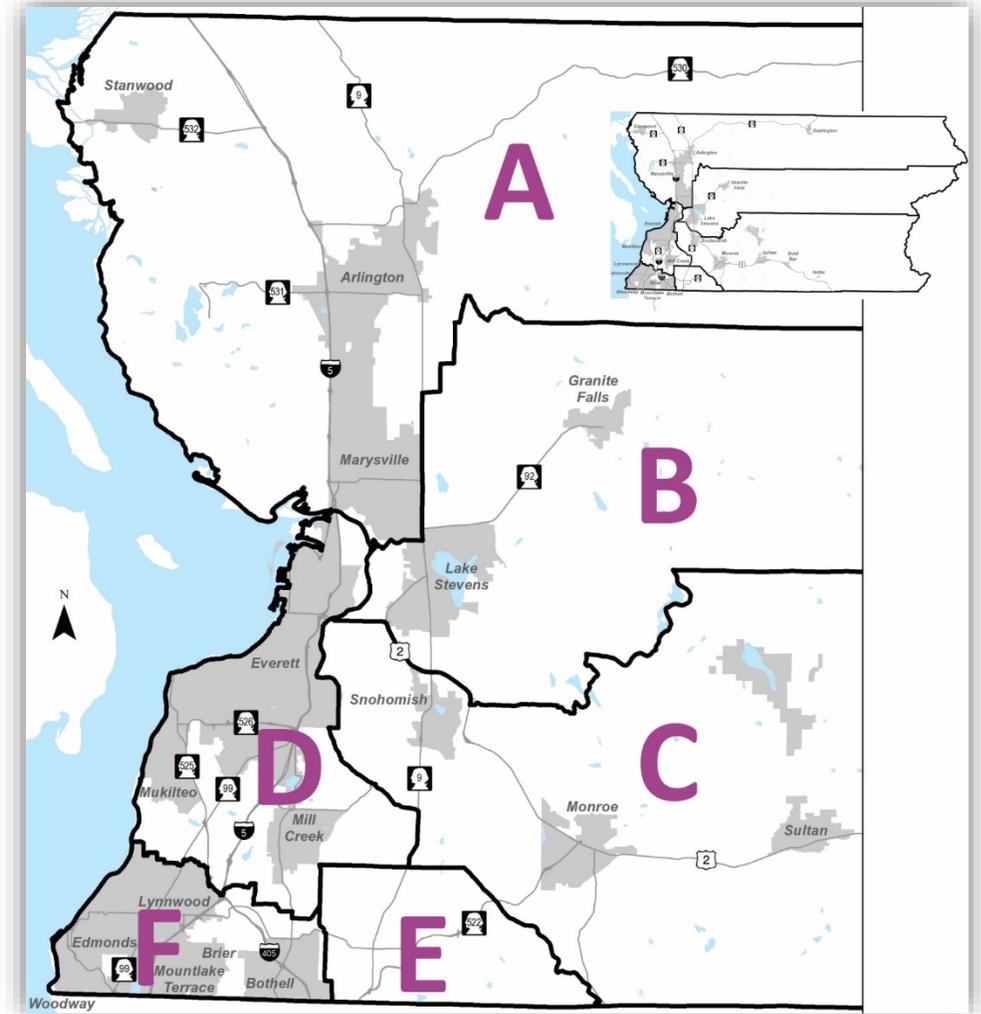
Transportation Impact Fees

# SCC 30.66B Current Fees

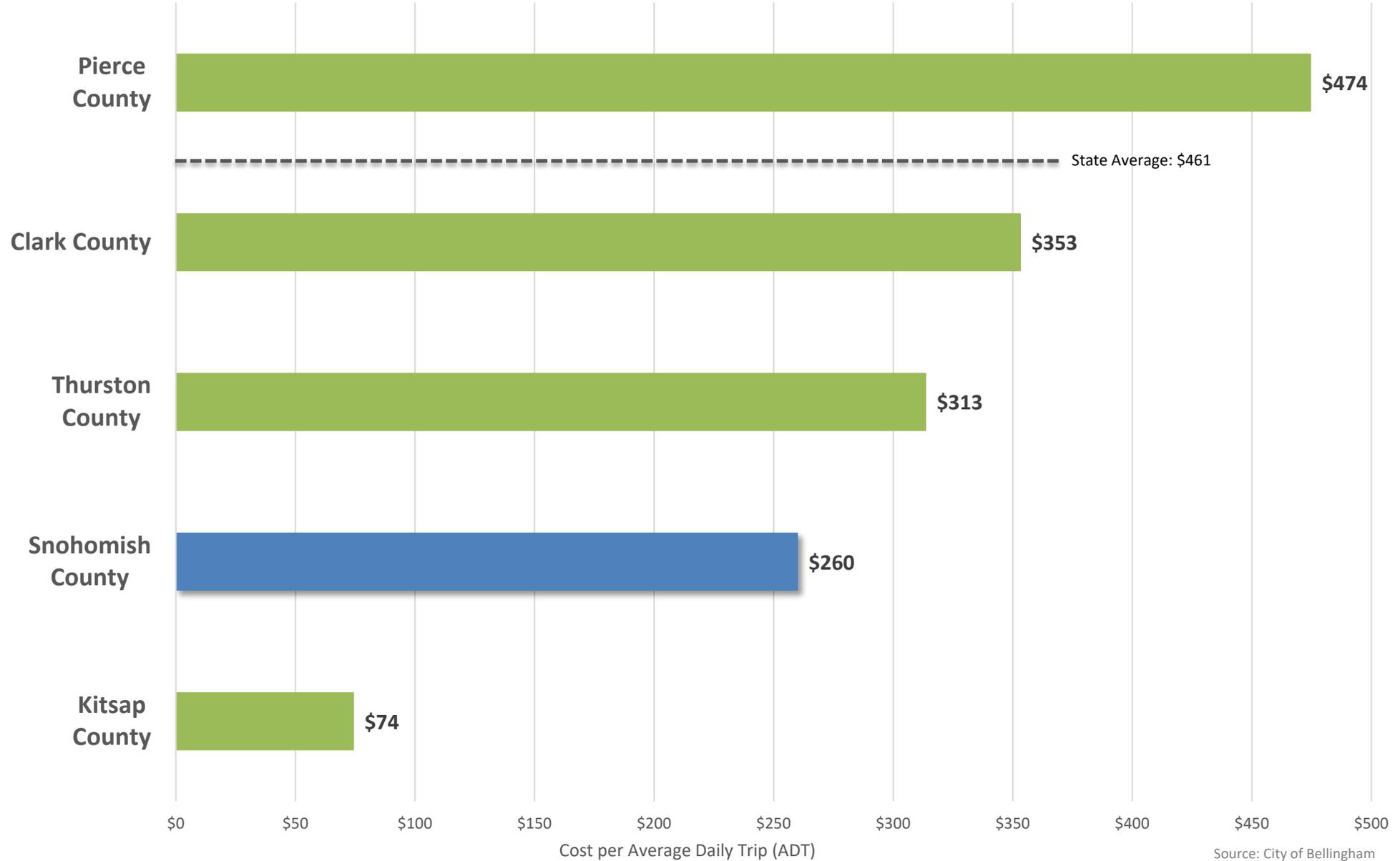
TSA	Current Fees (Eff. 2006)
A	\$50 <del>264</del>
B	\$124 <del>397</del>
C	166
D	291
E	252
F	252

Council Discount: 63%

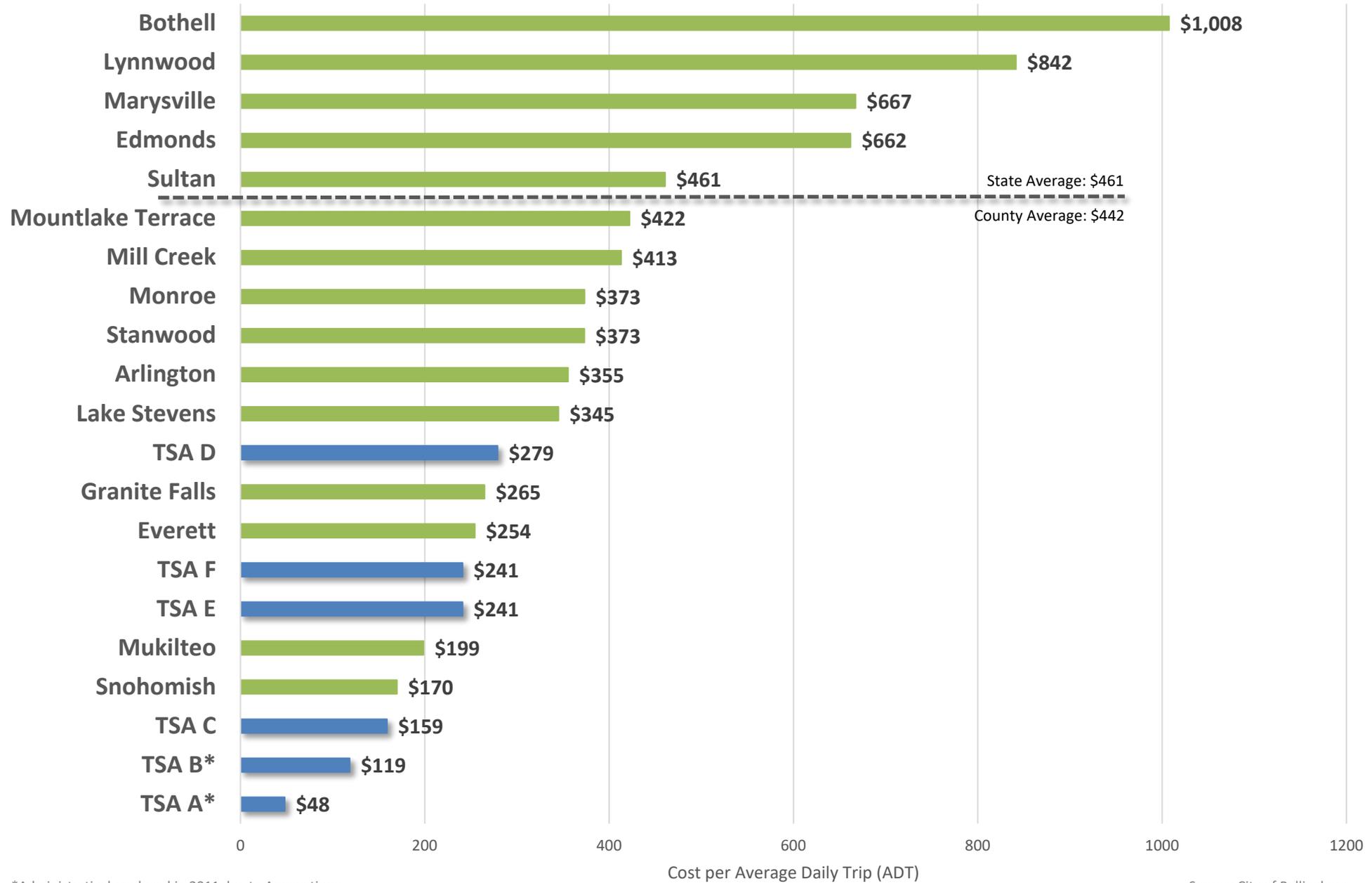
2011 administrative adjustments  
after annexations to TSAs A & B



# Transportation Impact Fee Comparison Western WA Counties



## Transportation Impact Fee Comparison Snohomish County Jurisdictions & County TSAs

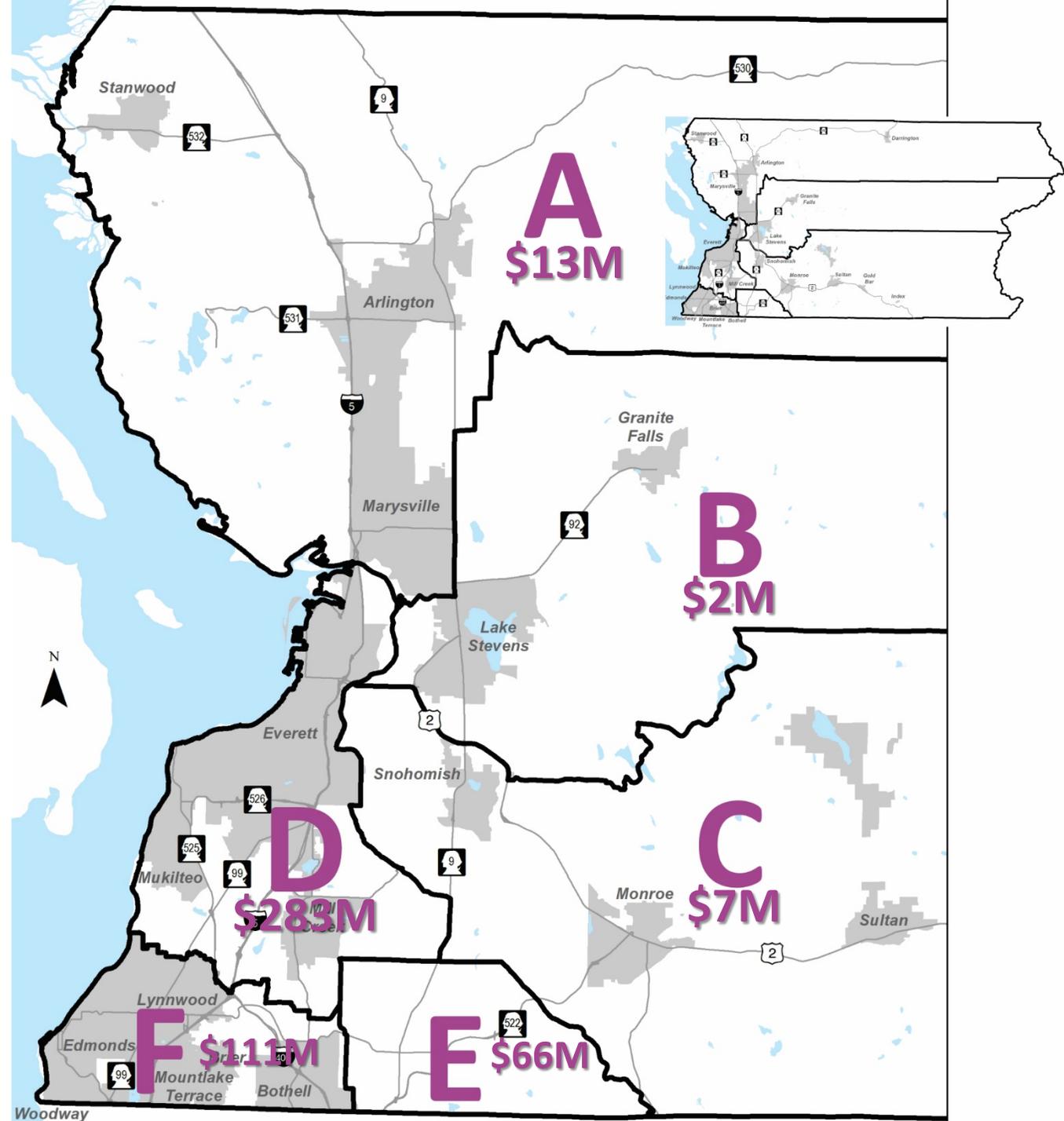


\*Administratively reduced in 2011 due to Annexations

# Updating Fees and Methodology

# 2015 Transportation Element of Comp Plan

- \$481M in capacity projects
- 95% of project costs are in SWUGA
- Address PM peak capacity

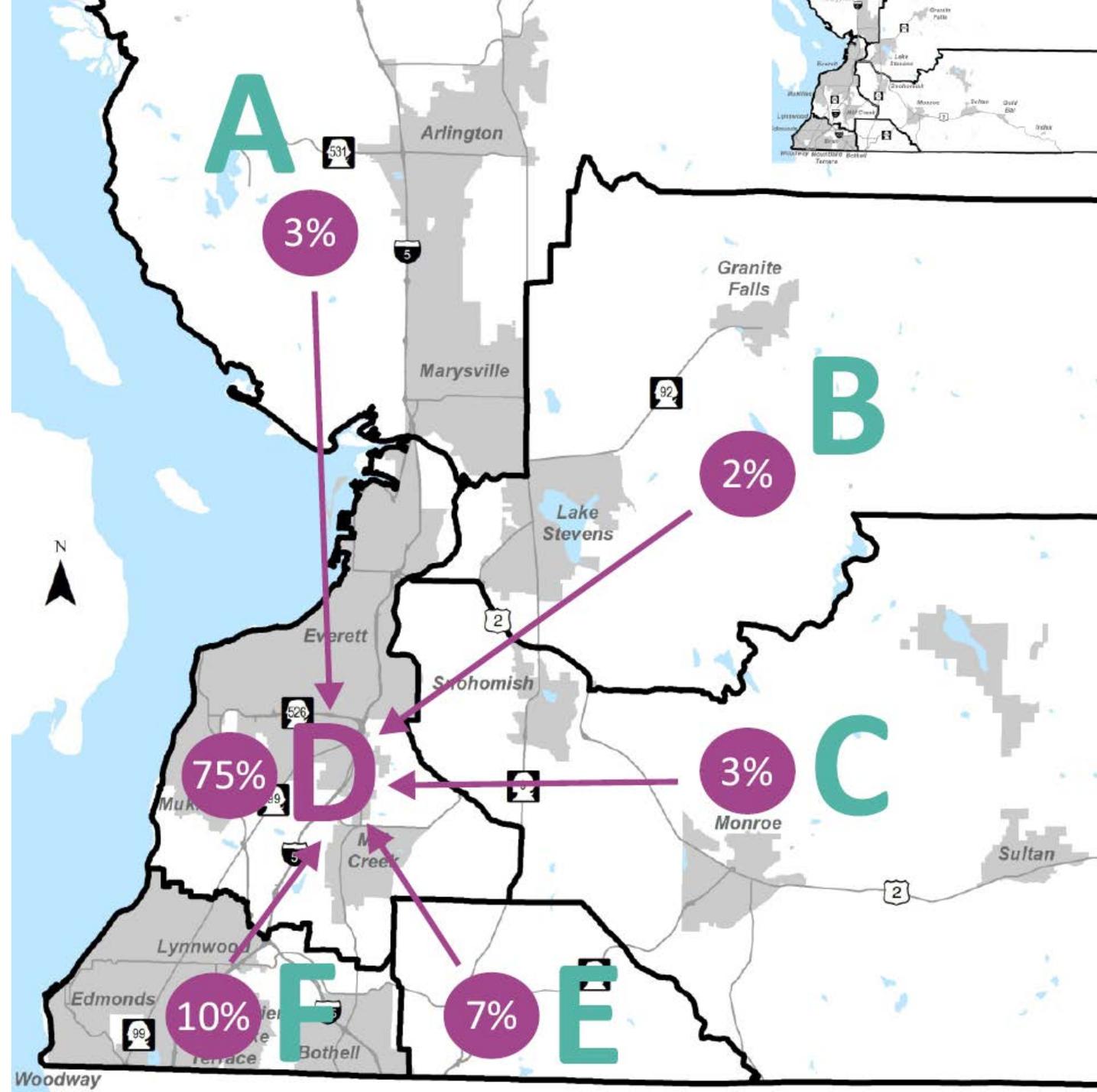


# Traffic Model

- Traffic model breaks down source of new trips in a TSA

## Example:

- **TSA D:** 25% of new trips in PM peak are from growth in neighboring TSA
- Currently, new development in TSA D pays for 100%
- Fees stop at TSA boundaries, trips do not

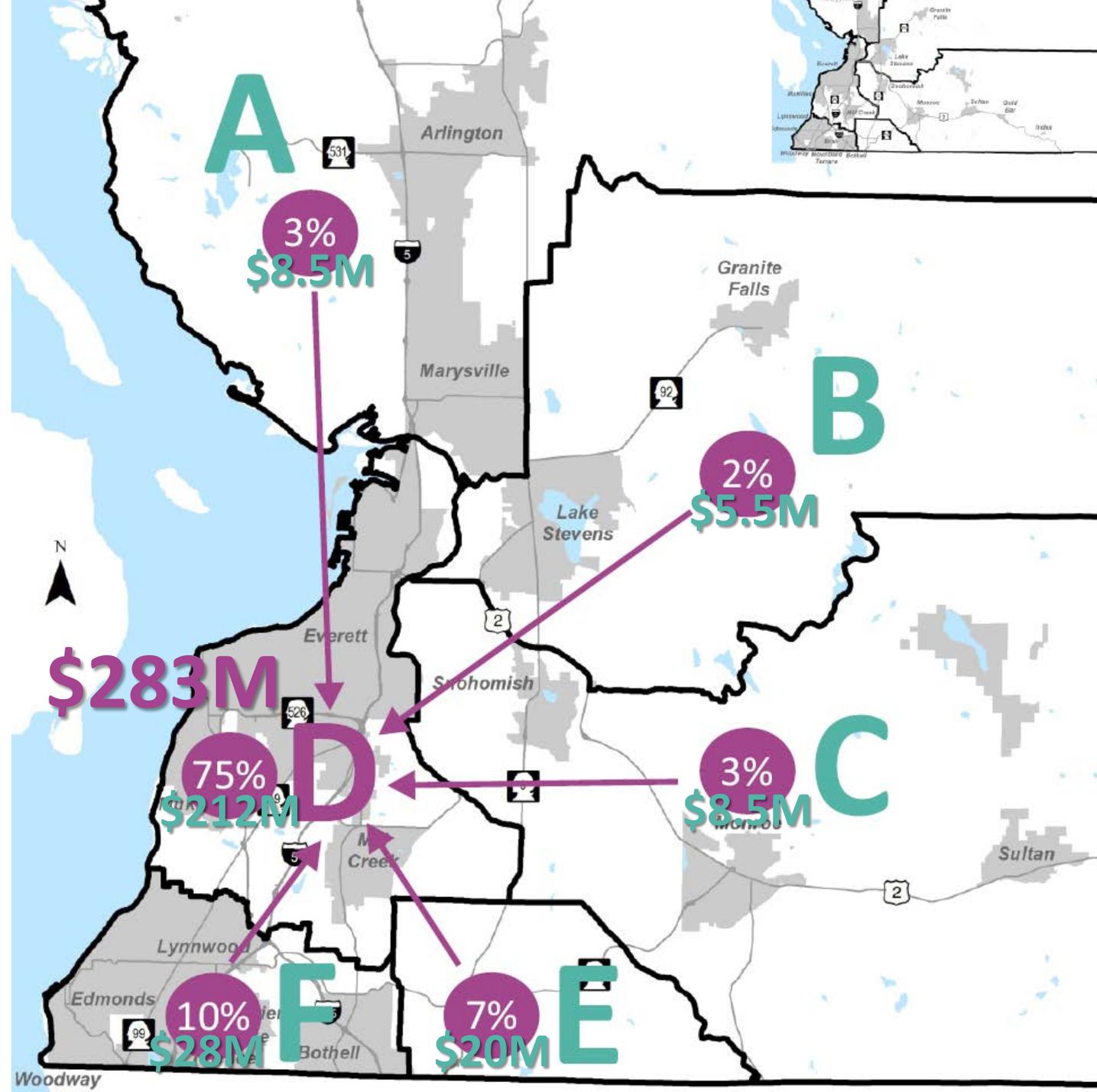


# Fee Methodology

- Address cross-TSA impacts in the Cost Basis

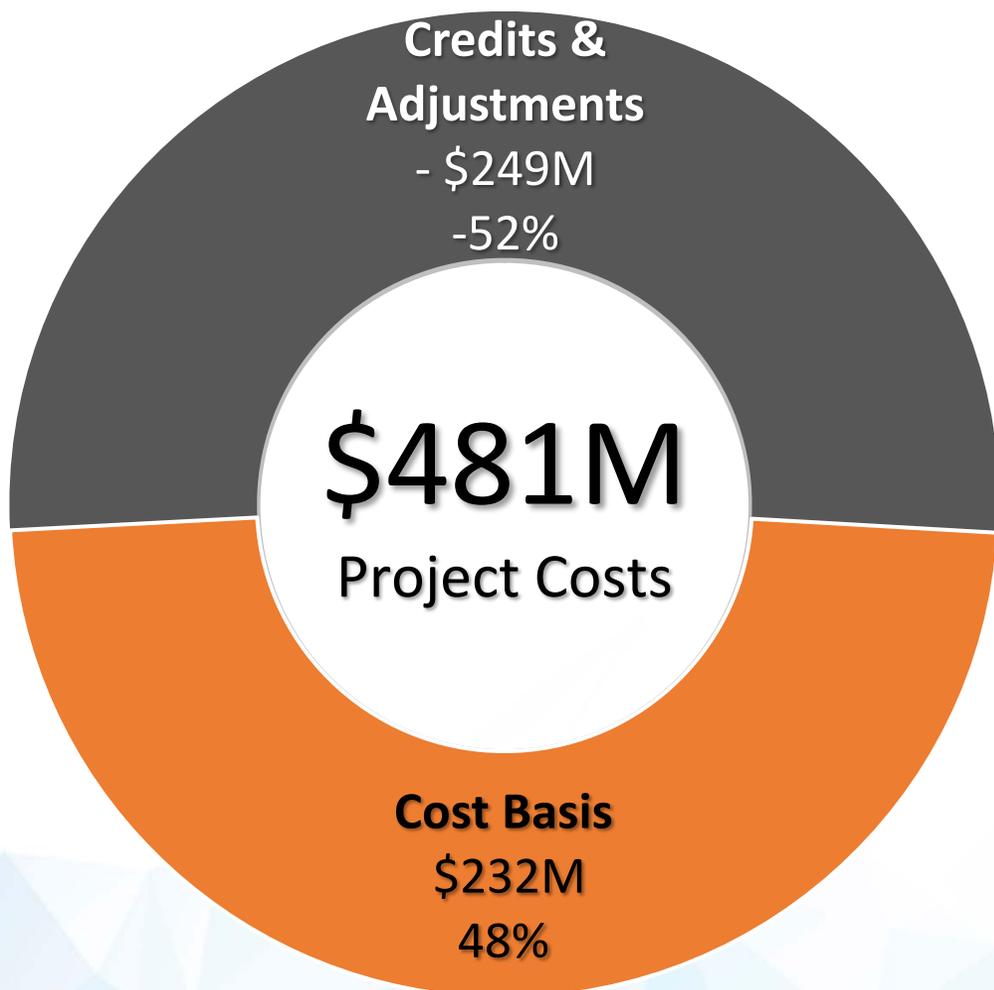
## Example:

- TSA D Cost Basis
  - $\$283\text{M} \times 75\% = \$212\text{M}$
- Proportional allocation across TSA Cost Bases
- TSA D still ends up with  $\$283\text{M}$ 
  - Fees tracked administratively
  - $\$8.5\text{M}$  collected in TSA C for TSA D
  - Spent only in TSA D



DRAFT

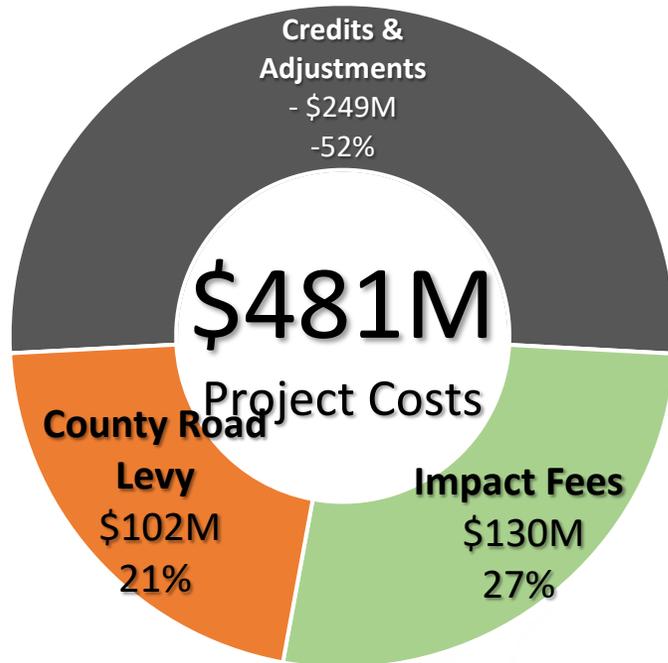
# Updating the Cost Basis



- \$249M Credits and adjustments per RCW
  - Future grants, taxes, other public funds
  - Updated project costs
- **\$232M Cost Basis**
  - Basis for transportation impact fees
  - i.e. new development's portion of cost

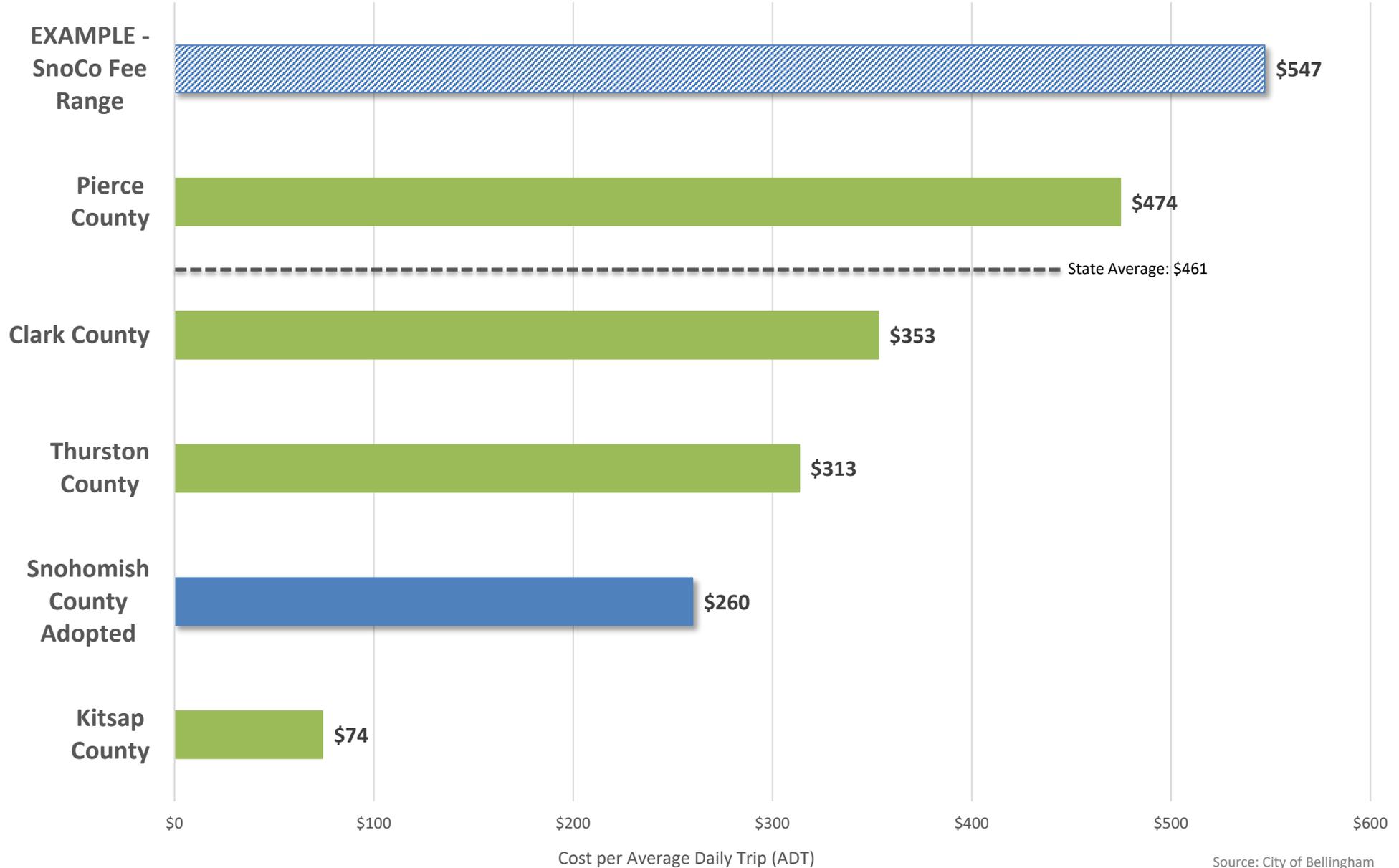
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# Draft Suggested Fee Ranges

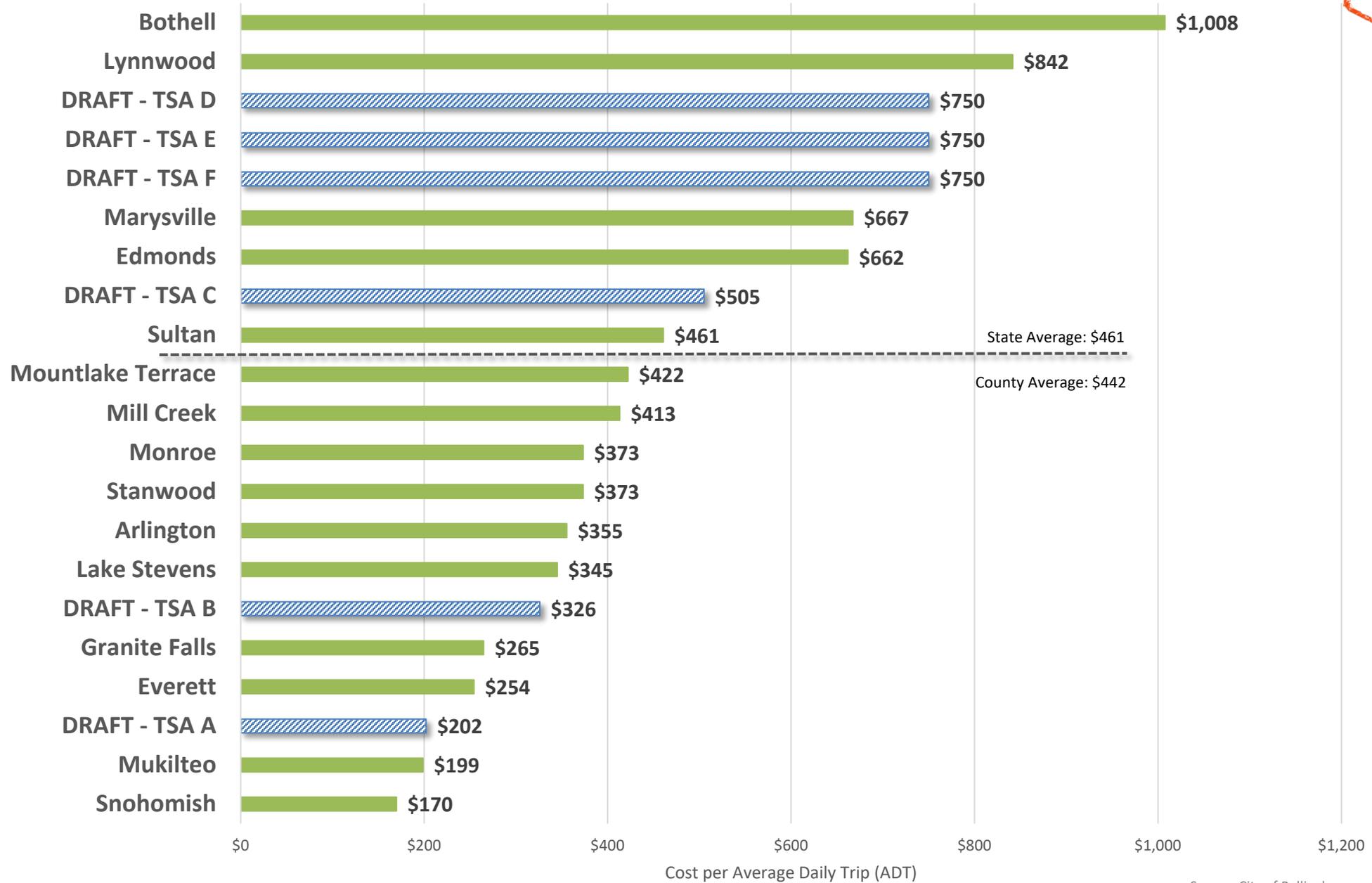


TSA	2020 Maximum Assessable Fees	DRAFT - EXAMPLE Fee Range
A	250	190 - 213
B	394	306 - 345
C	697	445 - 564
D	1,558	700 - 800
E	898	700 - 800
F	1,556	700 - 800

# Transportation Impact Fee Comparison Western WA Counties



## Transportation Impact Fee Comparison Snohomish County Jurisdictions & County TSAs



# Looking Ahead

# Next Steps

- DPW is developing a recommended fee schedule
- Planning Commission Hearing September 22<sup>nd</sup>
- County Council early December
- Impact fee update effective Q1 2021

# Looking Ahead to 2024 Comprehensive Plan

- Anticipate additional infrastructure need/demand (not reflected in today's Cost Basis):
  - Transit Communities
  - Cascade Industrial Center
  
- Review for changes to transportation impact fee system:
  - How County measures level-of-service (LOS)
  - Concurrency management system
  - Transportation Demand Management (TDM)
  - Transportation Service Area (TSA) boundaries

# Questions & Comments

## Contact Information:

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**Snohomish County**

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# **ANNUAL CAPITAL IMPROVEMENT PROGRAM: BRIEFING**



**Snohomish County**

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**MEMORANDUM**

TO: Snohomish County Planning Commission

**Dave Somers**  
County Executive

FROM: Eileen Canola, Senior Planner

SUBJECT: DRAFT 2021-2026 Capital Improvement Program (CIP)

DATE: August 10, 2020

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**Introduction**

Planning and Development Services (PDS) is providing this staff report in advance of the August 25, 2020, Planning Commission briefing regarding the 2021-2026 Capital Improvement Program (CIP). The purpose of the briefing is to provide the background, context, and schedule. As a Growth Management Act (GMA) requirement, the CIP is under the purview of the Planning Commission and therefore requires your review and recommendation before being transmitted to the County Council for consideration in conjunction with the annual budget.

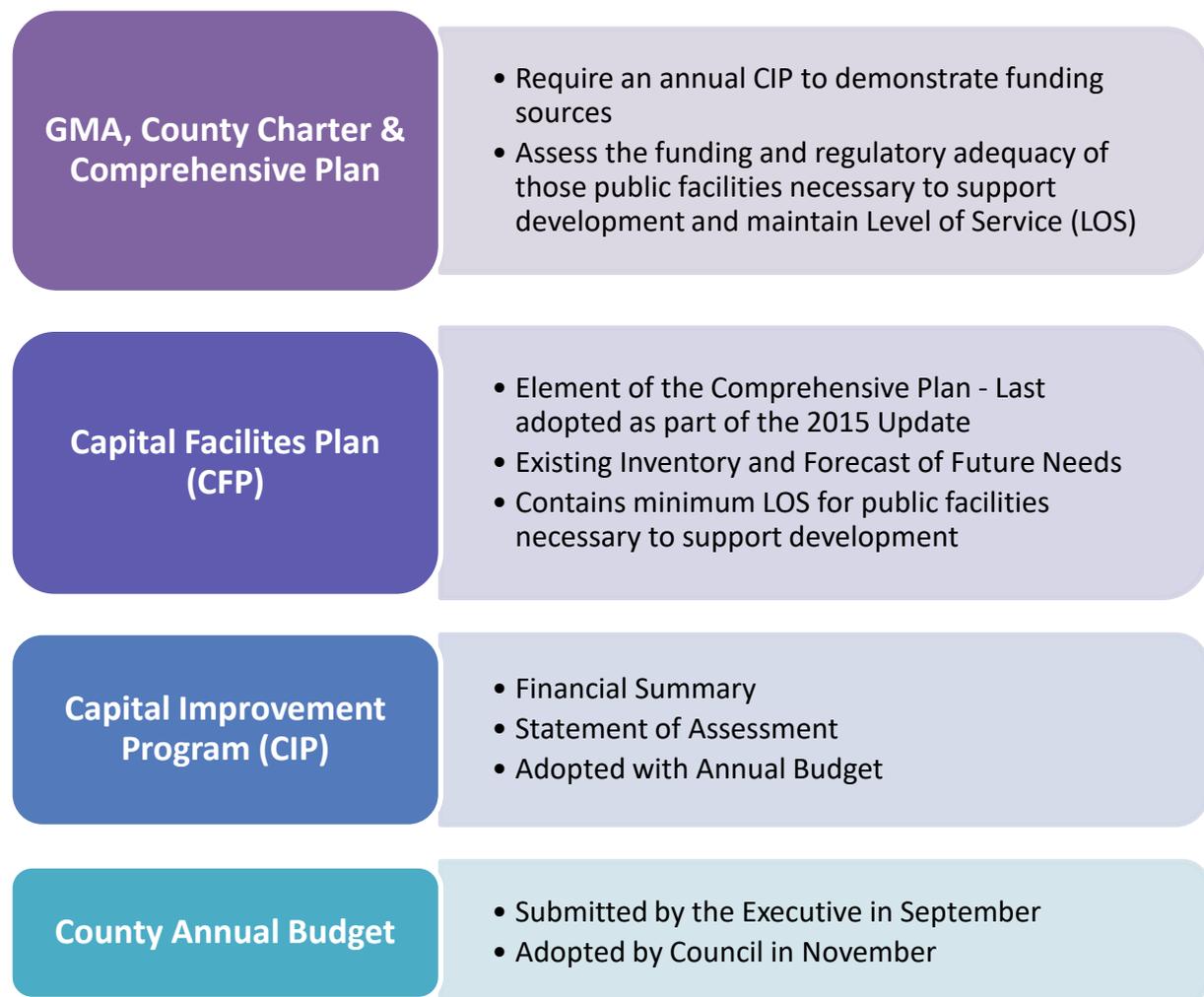
The CIP is a six-year planning and financing strategy prepared by PDS and the Finance Department that demonstrates implementation of the County's Capital Facilities Plan (CFP) by: 1) detailing the funding sources for the County's capital projects, and 2) assessing whether the funding sources and regulatory mechanisms are adequate to maintain the minimum level of service (LOS) for those capital facilities and services that are necessary to serve urban and rural development.

**Note:** *As required by Section 6.20 of the County Charter, the CIP is considered by the County Council as part of the annual budget. Due to the timing, much of the fiscal information and data for the CIP is under development during the months of August and September. The fiscal information CIP sections will be finalized and provided prior to or at the Planning Commission hearing, requested to be scheduled for September 22, 2020. Due to our requirement to meet the County Council's budget review deadlines and in order to provide you with as much review time as possible, only certain sections of the draft 2021-2026 CIP will be available for your review prior to the August 25 briefing.*

## **Background**

The CIP is a required component of the County’s Capital Facilities Plan (CFP), but is a physically separate document that the County updates on an annual basis. The CIP satisfies the GMA requirement for the CFP to contain a fiscal plan that identifies the funding sources for capital projects and assess whether the LOS standards for capital facilities and services are being met. Figure 1 illustrates the role of the County’s annual CIP in meeting the GMA and County Charter requirements.

Figure 1. Role of the CIP and GMA Requirements for the Capital Facilities Plan



1. The GMA, (RCW 36.70A.070(3)) requires adoption of a six-year financing program that “will finance...capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.” This provision also requires that County to reassess the land use element if probable funding falls short of meeting existing needs and to ensure coordination and consistency between the CIP, the land use element, and the capital facilities elements of the Growth Management Act Comprehensive Plan (GMACP).

- Goal 12 of the GMA (RCW 36.70A.020(12)) requires the County to assess the adequacy of those public facilities necessary to support development. Goal 12 states:

*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 the locally established minimum standards.*

- The General Policy Plan (GPP) of the Snohomish County GMACP, objective CF 1.B and associated policies, directs the County to develop and adopt a six-year financing program, with realistic funding sources, for all County capital projects and capital facilities that meet the state requirement. This financing program must achieve the County’s LOS objectives and maintain consistency with the County’s Transportation Element – Transportation Improvement Program.

**Figure 2. Facilities and Services Necessary to Support Development**

Facilities Necessary to Support Development*	Other Capital Facilities & Services
Surface Transportation	Airport Facilities
Park Land and Recreation Facilities	Solid Waste Facilities
Surface Water Management	Hazard Mitigation
Public Schools	General Government Services
Electric Power	Law and Justice Facilities
Public Water Supply**	
Public Wastewater Systems**	
Fire Protection Services**	

\*Minimum LOS established in 2015 Capital Facilities Plan

\*\* Necessary for urban development only

**Timing of CIP for Planning Commission Review**

Development of the annual CIP is a collaborative effort that includes updated information from both external agencies (Snohomish County Public Utilities District (SnoPUD), public water purveyors, public wastewater systems and school districts) and County departments (Airport, Parks and Recreation, Public Works, Finance, Emergency Management, and PDS). There are two main components of the annual CIP: the fiscal portion which details the costs and funding sources for all the capital facilities and services for the County, and the Statement of Assessment which provides a review on whether the established minimum LOS are being met for each capital facility or service necessary to support development.

Table 1 lists the seven chapters of the CIP and the corresponding timing for when each chapter is anticipated to be available for Planning Commission review. Due to the timing of the preparation and the Executive’s release of the County budget, most of the fiscal portions of the CIP will become available either prior to or at the hearing.

**Table 1. Timing of CIP Portions for Planning Commission**

<b>Components of the Draft 2021-2026 Capital Improvement Program</b>	<b>Available to the Planning Commission</b>
Preface	At briefing
Chapter I: Introduction and Background	At briefing
Chapter II: Financial Strategies	At hearing
Chapter III: CIP Project Summary	At hearing
Chapter IV: Departmental Capital Improvement Program Detail	At hearing
Chapter V: Statements of Assessment	At briefing
Chapter VI: Minimum Level of Service Reports	At briefing
Chapter VII: Hazard Mitigation Planning	At briefing

**Statement of Assessment**

The Statement of Assessment is located in Chapters V and VI of the draft CIP. For these chapters, departments of Snohomish County and external agencies evaluate funding adequacy, LOS and regulatory requirements for facilities necessary to support development as identified in the County’s Capital Facilities Plan.

**Figure 3. Capital Facilities and Services Addressed in the Capital Improvement**

<b>Facilities Necessary to Support Development *</b>	<b>Minimum Level of Service Standard (LOS)</b>
Surface Transportation (public streets/transit routes)	Arterial LOS and Transit Route standards in the Transportation Element. Compliance with Engineering Design and Development Standards (EDDS) for new facilities and improvements.
Park Land and Recreation Facilities	Capacity based LOS in the Park and Recreation Element Park Minimum LOS is actually measured on the LOS for key recreational park components that may comprise all four park types, rather than numbers or acreage.
Surface Water Management	(1) Compliance with Chapter 30.63A SCC standards (2) Minimum level of investment in surface water capital facilities was set at \$82.9 M between 2021 and 2026 of investment in surface water capital facilities.

Public Schools	Educational and facility standards in district’s CFP such as maximum average class size, or maximum number of students the district will accommodate, or average students per teaching station.
Electric Power	Minimum level of investment in electric power is evaluated annually and set by PUD investment for electric over a seven-year period.
Public Water Supply	Performance standards established in providers’ system plans.
Public Wastewater Systems	Performance standards established in providers’ system plans.
Fire Protection Service	Sufficient fire flow to provide protection for planned intensities of future development adopted in the County’s comprehensive plan.

The Statement of Assessment is based on land uses and population projections in the County’s 2015 Comprehensive Plan. These facilities are surface transportation, park land and recreation facilities, surface water management, public schools, electric power, public water supply, public wastewater systems, and fire protection services. PDS staff also reviews key recent land use and economic actions taken by special districts and cities, documented in their respective comprehensive plans.

Based on the information provided by various County departments and outside agencies thus far, PDS has updated the Statement of Assessment portion of the draft 2021-2026 CIP and found that minimum LOS for public facilities necessary for development can be maintained and no funding shortfalls have been identified. The relevant County departments and non-county agencies have prepared facility-specific statements in Chapter 5. These are the departments and agencies that are necessary to support development pursuant to the Capital Facilities Plan and do not include services such as the Airport or general government facilities.

If the County were to determine that a reassessment is necessary, then a work program would be developed to reassess the comprehensive plan “to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent” (RCW 36.70A.070). The reassessment would include an analysis of potential options for achieving coordination and consistency. These options could include modifications in the standard for levels of service, identification of additional revenues, reduction of costs, reduction in demand; or any combination of these as discussed in the Statement of Assessment.

Because many of these considerations directly involve policies set forth in the adopted comprehensive plan, reassessments should be undertaken only when there is substantial risk

that the implementation of the plan would be compromised if basic plan amendments were not made.

### **Emerging Issues**

Agencies in Snohomish County that provide wastewater treatment are concerned that upcoming Department of Ecology (DOE) regulations will impact capital facilities planning; specifically, operational changes required by a developing Puget Sound Nutrients General Permit. Proposed changes may reduce the effective capacity of existing wastewater treatment plants, which may necessitate major capital construction to add capacity to meet future growth or require limiting the number of hookups to their system. Because no regulations have yet to be adopted, it is unclear the extent of the impact of new regulations on facility operations or, or whether the regulations will require a reassessment of the comprehensive plan.

DOE's General Permit Advisory Committee is expected to finalize their recommendations in October, 2020 and anticipates issuing the final permit in 2021. We should have more certainty with next year's CIP.

### **Environmental Review**

A State Environmental Policy Act (SEPA) review is required for the CIP. PDS will complete the required SEPA review prior to the Planning Commission hearing.

### **Notification to State Agencies**

Pursuant to RCW 36.70A.106, a notice of intent to adopt the CIP will be transmitted to the Washington State Department of Commerce for distribution to state agencies prior to the Planning Commission hearing.

### **Action Requested**

No action by the Planning Commission is required at this time. County staff from each department that contributes to the CIP state of assessment will provide a general briefing on the draft 2021-2026 CIP at the Planning Commission meeting on August 25, 2020. Prior to or at the Planning Commission hearing, PDS and the Finance Department will provide the Planning Commission with any updates to the draft 2021-2026 CIP, including transmitting the remaining fiscal sections that were not available for this briefing.

The Snohomish County Charter requires the Planning Commission to review the draft CIP and solicit public input through a public hearing prior to the County Council's consideration of the CIP with the annual budget. A public hearing is requested to be conducted at the Planning Commission's September 22, 2020 meeting. The Planning Commission recommendation on the draft CIP will need to be transmitted to the County Council immediately following the September hearing in order to meet budget deadlines outlined in the County Charter.

Please contact Eileen Canola (PDS) at 42.262.2942 or Debbi Mock (Finance) at 425.388.3450 if you have any questions.

### **Attachments**

Selected Sections of the Draft Snohomish County 2021-2026 CIP to be transmitted to the Planning Commission prior to or at the briefing

CC: Ken Klein, Executive Director  
Barbara Mock, PDS Director  
Kelly Snyder, Public Works Director  
Matthew Zybas, Solid Waste Director  
Tom Teigen, Parks and Recreation Director  
Jason Bierman, Emergency Management Director  
Mike McCrary, PDS Deputy Director/Fire Marshal  
Doug McCormick, Public Works Deputy Director/County Engineer  
Gregg Farris, SWM Director  
Debbi Mock, Sr. Financial Consultant  
Ikuno Masterson, AICP, PDS Manager  
Julie Mass, PDS Manager  
Brian Haseleu, Budget and Systems Manager  
Karen Kerwin, SWM Engineering Manager  
Nickolis Landgraff, Business Manager, Airport  
Yorik Stevens-Wadja, Senior Legislative Analyst

# DRAFT 2021-2026 CAPITAL IMPROVEMENT PROGRAM (CIP)

Snohomish County  
Planning Commission Briefing  
August 25, 2020

Presented by Snohomish County Departments:  
Department of Planning & Development Services  
Finance Department

# Agenda

- CIP Overview
- Summary of Financial Information
- Statement of Assessment
- Next Steps
- Questions



# What is the Capital Improvement Program (CIP)?



- A **6-year summary** showing adequate funding for all county capital facilities
- Includes a **Statement of Assessment (SOA)** that determines the ability to maintain minimum **Levels of Service (LOS)** for public facilities necessary to support development
- Adopted as part of the annual county budget.

# Growth Management Act (GMA) Planning 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.**

RCW 36.70A.0200



Snohomish County

# Comprehensive Plan – Mandatory Elements

- (3) A capital facilities plan element consisting of:
- (a) An inventory of existing capital facilities owned by public entities;
  - (b) A forecast of the future needs of such capital facilities;
  - (c) The proposed locations and capacities of expanded or new capital facilities;
  - (d) At least a **six-year plan that will finance such capital facilities**; and
  - (e) A requirement to **reassess** the land use element if probable funding falls short

RCW 36.70.070



Snohomish County

# County Charter

## Section 6.50 Consideration and Adoption of the Budget

“...The county council in considering the budget ordinance proposed by the county executive, may delete or add items, may reduce or increase the proposed appropriations and may add provisions restricting the expenditure of certain appropriations, **provided that the county council shall adopt a six (6) year capital improvement program as an adjunct to the budget**, including a balance of proposed expenses and potential revenue sources...”



# Capital Facilities & Services

Public Facilities Necessary to Support Development*
Surface Transportation
Park Land and Recreational Facilities
Surface Water Management
Public Schools**
Electric Power**
Public Water Supply**
Public Wastewater Systems**
Fire Protection Services

Other Capital Facilities & Services
Airport
Solid Waste
Hazard Mitigation
General Government Services

\*Minimum LOS established in 2015 Capital Facilities Plan

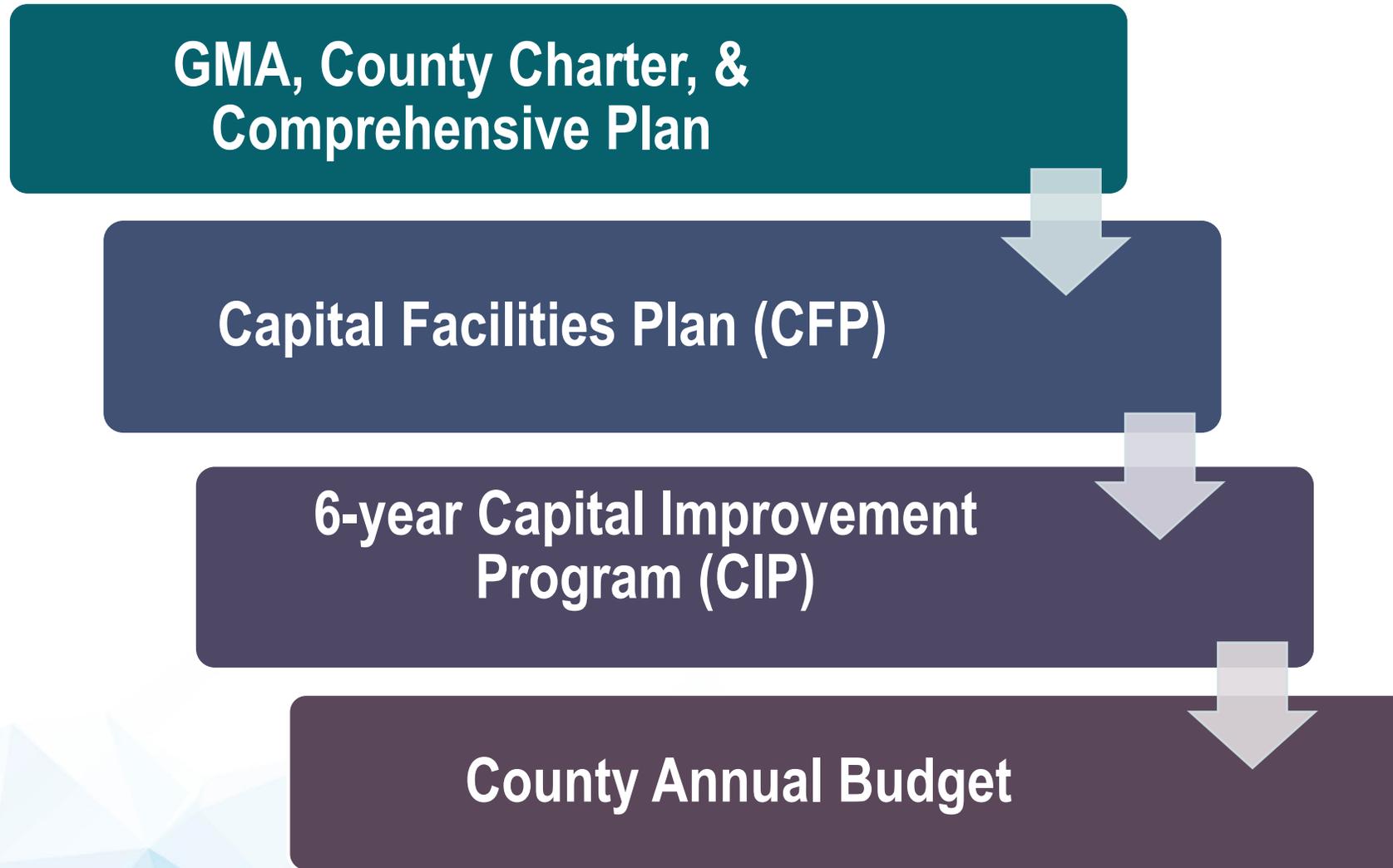
\*\*Necessary for urban development only

# Organization of the 2021-2026 CIP

Item
Chapters
I: Introduction and Background
II: Financing Strategies
<b>III: Summary of Capital Projects with Exhibits, Maps</b>
IV: Departmental Capital Improvement Program Detail
<b>V: Statements of Assessment</b>
<b>VI: Minimum Level of Service Reports</b>
<b>VII: Hazard Mitigation Planning</b>



# General Overview of Regulatory Framework



# Summary of Financial Information

Finance Department



Snohomish County

# County Facilities

Various Departments



Snohomish County

# Surface Water Management (SWM)

Department of Public Works  
Surface Water Management Division



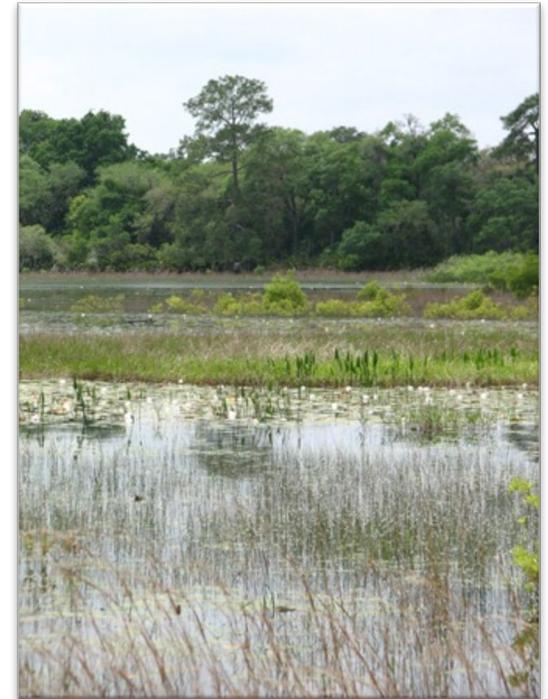
Snohomish County

# Surface Water Management LOS Standards and SOA Key Findings

- Level of Service (LOS) = County drainage code + Minimum Level of Investment (\$8.35 M in six years)
- Target LOS = Eliminate frequent flooding by 2026
- Current Level of Investment approximately \$82.9 M between 2021 and 2026

## Statement of Assessment Key Findings

- Minimum LOS standards are being met
- There are no deficiencies in LOS measure projected over the next six years



Snohomish County

# Surface Transportation

Department of Public Works

Transportation and Environmental Services Division



Snohomish County

# Surface Transportation LOS Standards

- Defined in the Transportation Element Chapter of the adopted County Comprehensive Plan
- Current LOS standard is vehicular-based – travel speed
- Concurrency Management System – monitors LOS on arterials.



Note: Six-year TIP is adopted by reference in the CIP



# Surface Transportation SOA Key Findings

- No arterial units in arrears
- No forecasted LOS deficiencies in the six-year planning period
- Funding is adequate to maintain LOS standards
- Continuous assessment of COVID-19 revenue impacts to capital program



# Solid Waste

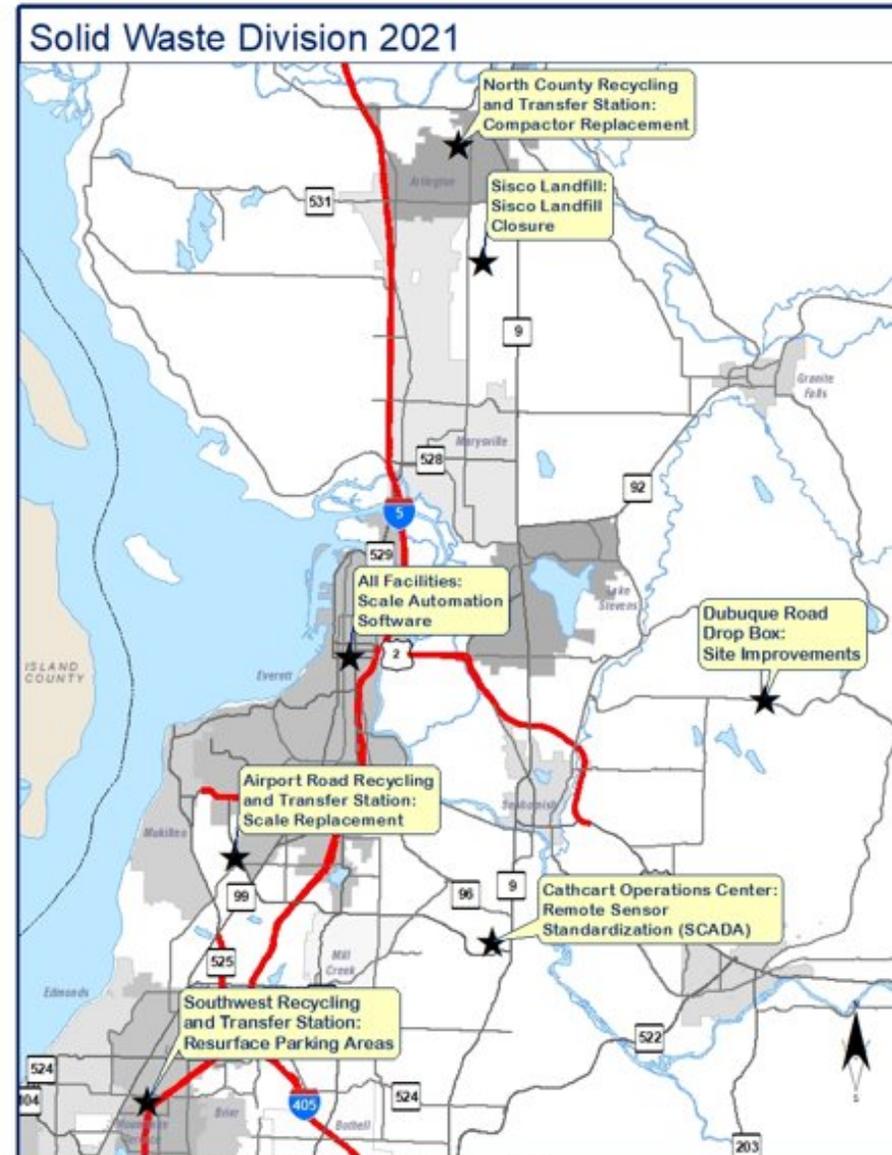
Department of Public Works, Solid Waste Division

Matt Zybas, Director – Solid Waste



Snohomish County

# 2021-2026 Solid Waste Projects



# Park Land and Recreational Facilities

Department of Parks, Recreation and Tourism



Snohomish County

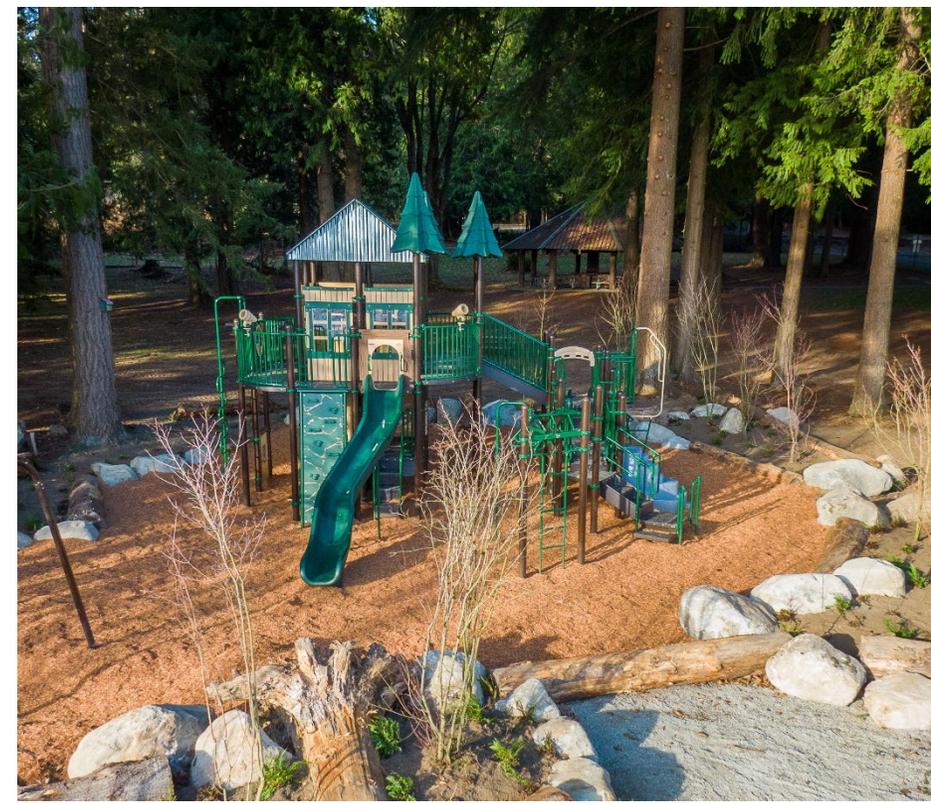
# Park Land and Recreational Facilities

## LOS Standards

Summary Capacity Measure	Minimum Standard (Population per Unit)	2020 LOS
Active Recreation Facilities	3,250	3,184
Passive Recreation Facilities	3,650	3,417
Regional Trail	8,750	6,106
Waterfront	11,500	11,027
Campsites	1,050	1,026
Parking Spaces	120	119

# Level of Service

- Active Facilities
  - Ballfields
  - Sport Courts
  - Playgrounds
  - Skate Parks
  - Boat Launches
  - Mountain Biking Skills Courses
  - Equestrian Facilities
  - Racetracks
  - Swimming Pools
- Passive Facilities
  - Shelters
  - Off-leash Dog Areas
  - Miles of Walking Trails
  - Community Gardens
  - Amphitheaters



# Parkland and Recreational Facilities

## SOA Key Findings

- Minimum LOS standards are being met
- There are no deficiencies in LOS measures projected over the next six years



# Hazard Mitigation Plan

Department of Emergency Management



Snohomish County

# Hazard Mitigation Plan (HMP) Overview

- HMP is required to secure HMP funds
- HMP seeks to:
  - Reduce future loss of life and destruction of property
  - Assess risk, identify impacts, and identify a list of projects and activities that can mitigate the impacts of hazards before they occur
  - Identify and implement short- and long-term strategies to reduce loss of life and/or alleviate personal injury and property damage.
- The Department of Emergency Management collaborated with over 35 municipalities, tribes, and special purpose districts in the county
- Coordinated with county departments – ALL County facilities and infrastructure are susceptible to some type of hazard and disaster



# 2020 Hazard Mitigation Plan Update

- Due to FEMA in September of 2020
- Broader range of Steering Committee and Planning Team members
- Updated goals, risk assessment, datasets, and public outreach strategy
- Coordinating with other planning processes



# Risks & Hazards in Snohomish County



# Hazard Mitigation Plan Funding

- Projects identified in the HMP are based on the hazard assessment and input from the participating planning partners and members of the public.
- Projects are identified through collaborative partnerships.
- Over \$7,000,000 obtained for public and private projects throughout the county. (*However, limited funds have been obtained for County infrastructure improvement projects.*)



# Mitigation and County Infrastructure

- Pre-disaster risk reduction activities can minimize the physical, social and economic impacts when disasters occur
- County facilities and infrastructure are relied upon after a disaster
- Building resilience in capital facilities and improving current infrastructure strengthen the ability of infrastructure after a disaster
- Factoring in hazards decreases downtime and can alleviate disaster impact costs
- Mitigation measures can include water and energy conservation and efficiency; Firewise/Community Wildfire Protection Plan
- Other mitigation measures may include relocations, retrofits, etc.



# Non-County Facilities

Water, Wastewater, Electric Power, Schools, and Fire  
Protection Services

Presented by Planning & Development Services

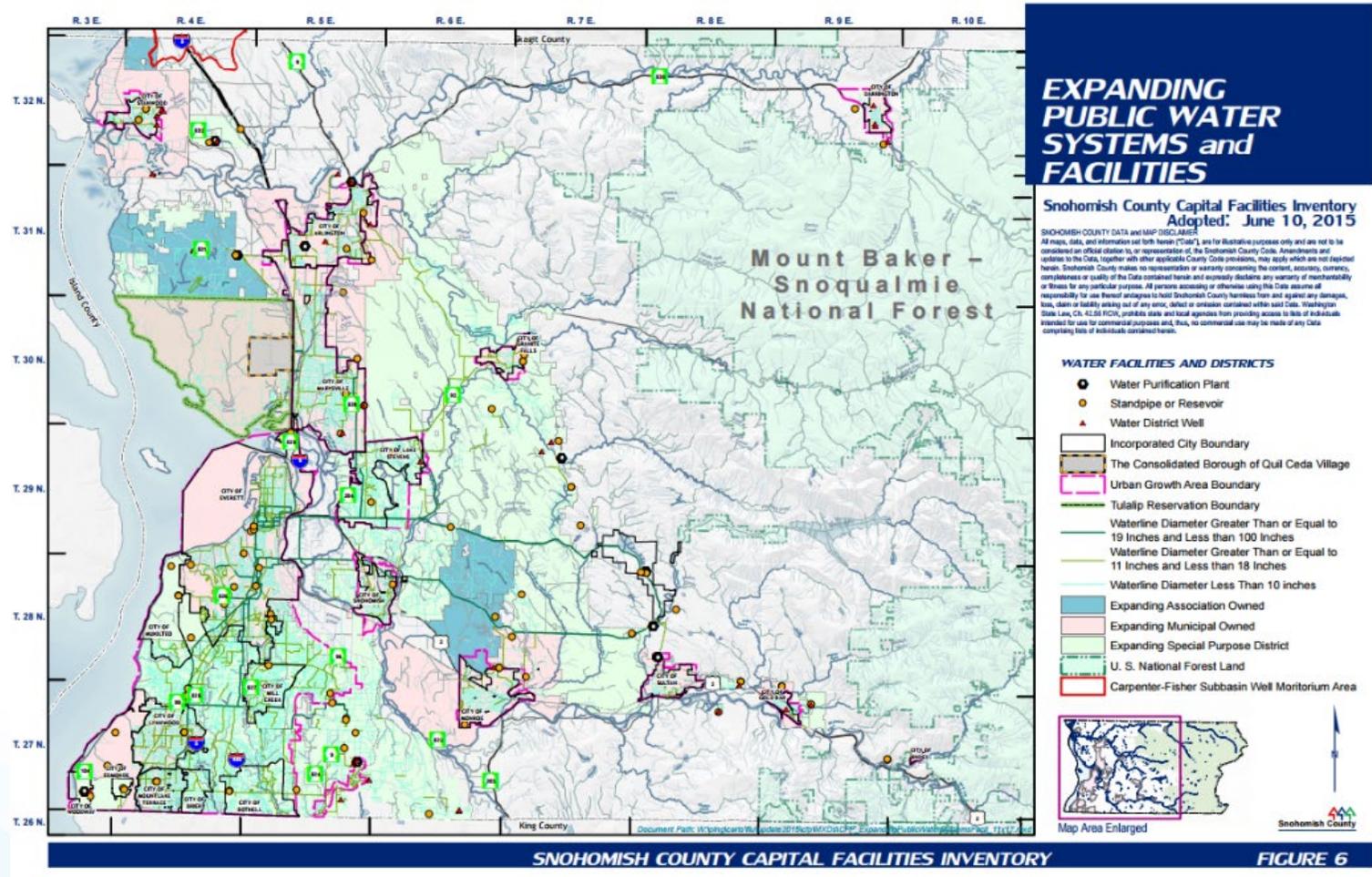


Snohomish County

# Public Water Supply System

## Level of Service (LOS) Standards & Statement of Assessment (SOA)

- LOS established by Department of Health and each water purveyor
- Statement of Assessment key finding: No reassessment is required based on current information



# Public Wastewater System

## Level of Service (LOS) Standards & Statement of Assessment (SOA)

- LOS established by the Department of Ecology and each purveyor
- Statement of Assessment Key Finding: No reassessment is required based on current information



# Public Water Supply System Capacity Issues

- There are three moratoria basins in the Lake Stevens wastewater system.
- Potential future issue: A developing permit required by the Washington State Department of Ecology for water treatment plants to improve treatment of wastewater prior to release into the Puget Sound. This *Puget Sound Nutrient General Permit could affect capacity issues for water treatment plants.*



# Fire Protection Services

## Level of Service (LOS) Standards & Statement of Assessment (SOA)

- Level of service is sufficient fire flow to provide protection for urban development
- Standards for fire flow are determined and enforced by local fire marshal, and verified by water purveyor

### Statement of Assessment Key Finding

- Based on current information – no reassessment is required



# Electric Power

## Level of Service (LOS) Standards & Statement of Assessment (SOA)

- Minimum level of investment = \$501.6M to maintain services to Snohomish County residents
- Current level of investment = \$501.6M based on the PUD's 2020-2024 Capital Improvement Program

### Statement of Assessment Key Finding

- Level of service is based on the level of investment identified in the PUD's internal CIP being achieved
- No reassessment is required based on current information



# Public Schools

## Level of Service (LOS) Standards & Statement of Assessment (SOA)

- Each school district establishes its own LOS in separate capital facility plans.
- Six year funding viability is established in their own CIPs
- All school districts that currently participate in the county's school impact fee program meet minimum LOS for all grade levels



### Statement of Assessment Key Finding

Based on draft 2020-2025 school district capital facilities plans (CFPs) – no reassessment is required.

# Statement of Assessment

Planning & Development Services



Snohomish County

# Statement of Assessment

- Required by state law – “assess those public capital facilities & services necessary to support development”
- Compares minimum level of service (LOS) established in the 2015 Capital Facilities Plan to current LOS
- Assesses whether there are any probable funding shortfalls or regulatory inadequacies for the six-year term to meet the minimum LOS

Public Facilities Necessary to Support Development
Surface Transportation
Park Land and Recreational Facilities
Surface Water Management
Public Schools*
Electric Power*
Public Water Supply*
Public Wastewater Systems*
Fire Protection Services

\* Services not provided by the County

# Evaluation for Reassessment

1. Are minimum levels of service being met for capital facilities that are “necessary to support development?”
2. Is there sufficient funding to complete projects/commitments for capital facilities “necessary to support development” over the next six years?
3. Are regulatory measures in places that reasonably ensure development will not occur without public facilities available to meet minimum levels of service?



# Reassessment Work Program Options

1. Reduce the standard of service, which will reduce the cost; or
2. Increase revenues to pay for the proposed standard of service (higher rates of existing revenues, and/or new sources of revenue); or
3. Reduce the average cost of the capital facility (i.e., alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality; or
4. Reduce the demand by restricting population (i.e., revise the land use element), which may cause growth to occur in other jurisdictions; or
5. Reduce the demand by reducing consumption (i.e., transportation demand management, recycling solid waste, water conservation, etc.), which may cost more money initially, but which may save some even more money late; or
6. Any combination of the options listed above.



# SOA Summary and Initial Findings

Sufficient funding is reasonably expected to meet the need (necessary to support development) identified in GMA Goal 12, based upon:

- No capital facilities are projected to experience shortfalls in funding between 2021 and 2026
- Projected resources are reasonable to fund public facilities needed to meet minimum LOS standards
- Regulator measure are in place that reasonably ensure development will not occur if LOS standards are not met
- No immediate reassessment actions are required or recommended at this time.



# Next Steps

- Planning Commission provided with the following information at the hearing
  - Draft findings for consideration/adoption
  - Complete Draft of the 2021-2026 CIP
  - Draft TIP
- Planning Commission Review the Draft CIP and conduct public hearing next month
- Recommendation to County Council

# Questions?

## **Planning and Development Services**

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

## **Finance**

Debbi Mock | 425.388.3450 | [Debbi.Mock@snoco.org](mailto:Debbi.Mock@snoco.org)



Snohomish County



**Snohomish County**

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**PLANNING COMMISSION**

**PLANNING & DEVELOPMENT SERVICES**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201

(425) 388-3224, FAX (425) 388-3670

Clerk Email: [brandi.spores@snoco.org](mailto:brandi.spores@snoco.org)

# **SCHOOL CAPITAL FACILITIES PLANS: BRIEFING**



**Snohomish County**

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**Planning and Development Services**

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

**MEMORANDUM**

TO: Snohomish County Planning Commission

**Dave Somers**  
*County Executive*

FROM: Eileen Canola, Senior Planner, PDS

SUBJECT: 2020–2025 Capital Facilities Plans (CFPs) for the Arlington, Edmonds, Everett, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish and Sultan School Districts

DATE: August 10, 2020

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**INTRODUCTION**

The purpose of this staff report is to provide background and context in advance of the August 25, 2020, Planning Commission briefing on eleven school district capital facilities plans (CFPs). School districts planning to collect school impact fees must submit their respective CFP for review by the Planning Commission and County Council on a biennial basis. School CFPs were last updated in November 2018 in conjunction with the annual budget. County Council adoption of school district CFPs constitutes an amendment to the County comprehensive plan and code, and therefore Planning Commission review is required. At the time of this writing, not all of the eleven school boards have adopted the draft CFP that was submitted to PDS for review. It is anticipated that this task will be completed by all eleven school boards prior to the September 2020 Planning Commission meeting.

At the August 25, 2020 Planning Commission meeting, PDS will provide the Commission with detailed information contained in the eleven school district draft CFPs, including enrollment projections, identified capacity needs, level of service (LOS) standard, and proposed changes to the school impact fee table in the Snohomish County Code (SCC). At this same meeting, there will be a related but separate briefing on the County's annual Capital Improvement Program (CIP). The CIP, like the school districts' CFPs, is a six-year financing plan for capital projects and services and focuses on two main elements: 1) a six-year financing plan for the County's capital projects, and 2) an assessment of the adequacy of public facilities and services necessary to support development (including non-County entities like public schools) to maintain their level of service standards.

**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. 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.

Snohomish County is served by fifteen public school districts that are governed by locally elected school boards. Eleven school districts have submitted draft CFP's for review by the County Planning Commission and County Council. These are the eleven school districts participating in the County's school impact fee program.

- 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 No. 311

Of the eleven school district CFPs submitted, two school districts are not intending to collect any impact fees at this time: Edmonds and Marysville school districts.

## **PROCESS**

Under County code, PDS is authorized to convene a Technical Review Committee (TRC) to assist in the review of school districts' draft CFPs. The TRC reviews each district's draft CFP to determine if it meets the requirements established in County code SCC 30.66C.050 including the criteria of Appendix F of the County's GMA Comprehensive Plan - General Policy Plan (GPP). The TRC found no outstanding issues in its review of the eleven draft CFPs.

It is important to note that although the TRC performs the calculation for the impact fees per Appendix F, and checks for the inclusion of explanations and descriptions for key variables of the impact fee

calculation, it is the responsibility of each district to complete the calculations and explain the methodology used in determining the 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 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.

School districts may use impact fees to meet a portion of the facility demands of projected growth in the school district. Some examples of expenses that are 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 have been calculated utilizing the formula in SCC 30.66C.045. The resulting figures in a school district's CFP are based on the cost per dwelling unit to purchase land for school sites, make improvements, construct schools and purchase or install temporary facilities (portable classrooms). Impact fees assessed to new developments, per state law, cannot be used to correct existing deficiencies. The CFPs, therefore, should identify a means by which existing deficiencies will be addressed that excludes the use of impact fee receipts. 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. Only the costs of projects that add capacity have been included in the calculation of the impact fees.

## **PROPOSED AMENDMENTS**

The Council-adopted school district CFP constitutes an amendment to the Capital Facilities Plan of the Snohomish County Comprehensive plan, as it is adopted by reference, and amends two provisions of Chapter 30.66C of the Snohomish County Code (SCC). The two code amendments, as noted in Table 1 are to update SCC Table 30.66C.100(1), the school impact fee table, and the effective date of the table.

<b>TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS</b>	
<b>Summary of Amendment</b>	<b>Proposed Amendment</b>
Amend SCC 30.66C.100(5) to provide new effective date on school impact fees that are listed in SCC Table 30.66C.100(1).	<b>(5) The fees set forth in Table 30.66C.100(1) apply to developments that vest to county development regulations from (<del>January 1, 2019, to December 31, 2020</del>) <u>January 1, 2021 to December 31, 2022</u>.</b>
Amend SCC Table 30.66C.100(1) to reflect updated school impact fees from school district capital facilities plans.	See amended table below

**Proposed Amendments to Table 30.66C.100(1) School Impact Mitigation Fees**

<b>SCHOOL DISTRICT</b>	<b>SINGLE FAMILY per dwelling unit</b>	<b>MULTI-FAMILY 1-BEDROOM per dwelling unit</b>	<b>MULTI-FAMILY 2+ BEDROOMS per dwelling unit</b>	<b>DUPLEXES AND TOWNHOMES per dwelling unit</b>
Arlington No. 16	<del>(((\$4,756))</del> <u>\$3,811</u>	\$0	<del>(((\$6,790))</del> <u>\$3,455</u>	<del>(((\$6,790))</del> <u>\$3,455</u>
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	<del>(((\$14,250))</del> <u>\$5,358</u>	\$0	<del>(((\$9,125))</del> <u>\$3,010</u>	<del>(((\$9,125))</del> <u>\$3,010</u>
Lake Stevens No. 4	<del>(((\$7,235))</del> <u>\$11,980</u>	\$0	<del>(((\$3,512))</del> <u>\$9,552</u>	<del>(((\$3,512))</del> <u>\$9,552</u>
Lakewood No. 306	<del>(((\$847))</del> <u>\$3,566</u>	<del>(((\$0))</del> <u>\$445</u>	<del>(((\$2,022))</del> <u>\$1,641</u>	<del>(((\$2,022))</del> <u>\$1,641</u>
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	<del>(((\$3,956))</del> <u>\$3,803</u>	\$0	<del>(((\$6,276))</del> <u>\$7,638</u>	<del>(((\$6,276))</del> <u>\$7,638</u>
Mukilteo No. 6	<del>(((\$4,25))</del> <u>\$5,048</u>	\$0	<del>(((\$5,768))</del> <u>\$8,924</u>	<del>(((\$5,768))</del> <u>\$8,924</u>
Northshore No. 417	<del>(((\$16,038))</del> <u>\$17,080</u>	\$0	<del>(((\$1,818))</del> <u>\$1,504</u>	<del>(((\$1,818))</del> <u>\$1,504</u>
Snohomish No. 201	<del>(((\$0))</del> <u>\$6,039</u>	\$0	<del>(((\$0))</del> <u>\$260</u>	<del>(((\$0))</del> <u>\$260</u>
Sultan No. 311	<del>(((\$1,132))</del> <u>\$2,966</u>	\$0	<del>(((\$1,374))</del> <u>\$2,685</u>	<del>(((\$1,374))</del> <u>\$2,685</u>

## **ANALYSIS**

As of this writing, not all of the draft CFPs have received school board adoption. However, the County's TRC found that all of the school district draft CFPs received by PDS meet the requirements established in the County code and the criteria of Appendix F of the County comprehensive plan.

## **ENVIRONMENTAL REVIEW**

Each school district will have completed SEPA review process for their respective CFPs by the date of the Commission hearing. These SEPA documents are available at the request of the Commission.

## **NOTIFICATION OF STATE AGENCIES**

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations will be transmitted to the Washington State Department of Commerce by the Planning Commission hearing on September 22, 2020 for distribution to state agencies.

## **STAFF RECOMMENDATION**

For this August 25, 2020 briefing, PDS is not providing a staff recommendation. A staff recommendation will be provided to the Planning Commission prior to the hearing on this matter.

## **ACTION REQUESTED**

It is requested that the Planning Commission conduct a public hearing on these proposed amendments on September 22, 2020. It is anticipated that the school boards will adopt their respective district's CFP prior to the Planning Commission's hearing, at which time PDS will transmit them to the Commission. At the hearing, the Planning Commission can recommend approval of the amendments with supporting findings of fact as proposed or modified, deny the proposal with findings, or amend the proposal with appropriate findings.

cc: Ken Klein, Executive Director  
Barbara Mock, PDS Director  
Mike McCrary, PDS Manager  
Ikuno Masterson, PDS Manager  
Michael Dobesh, PDS Manager  
Yorik Stevens-Wajda, Legislative Analyst

Electronic Attachments: Draft 2020-2025 School Capital Facilities Plans:

- 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 No. 311

# 2020 Biennial Update School District Capital Facilities Plans

Presented to: Snohomish County Planning Commission

By: Eileen Canola, Department of Planning and Development Services

August 25, 2020



Snohomish County

# Overview of Presentation

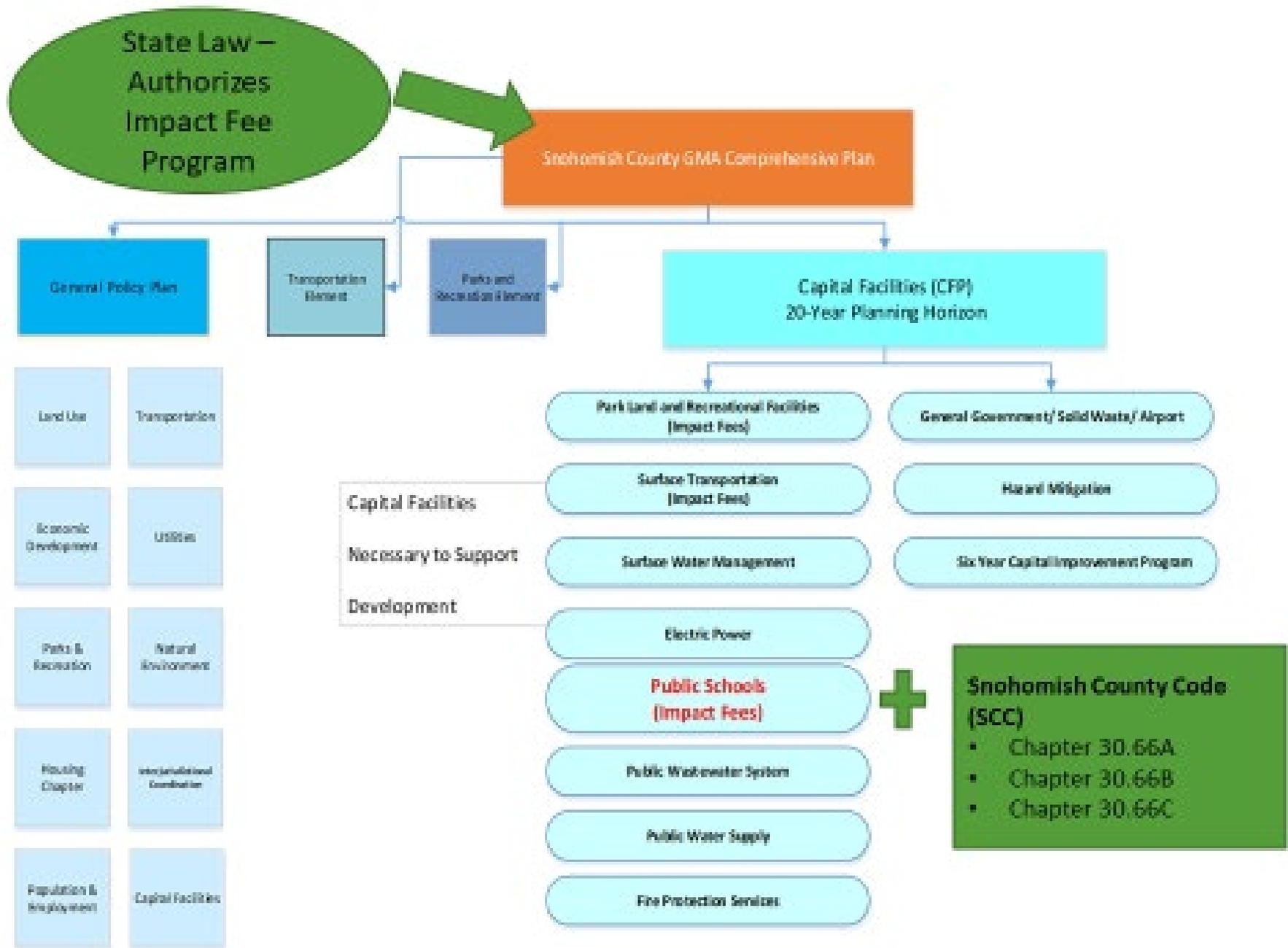
- Overview on School Impact Fee Program
- Summary of 11 School District CFPs
- Proposed Changes to Snohomish County Code School Impact Fee Schedule



# Growth Management Act - Goal

- 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.”





# School Districts in Snohomish County

## School Districts Participating in County's Impact Fee Program

- Arlington
- Edmonds
- Everett
- Lakeview
- Lake Stevens
- Marysville
- Monroe
- Mukilteo
- Northshore (King & Snohomish counties)
- Snohomish
- Sultan

## School Districts not Participating

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

# Funding of Schools

## Three Primary Funding Sources for Schools for **Capital Projects**:

- Voter – approved (60% approval needed) capital bonds
- State match monies
- School impact fees



# School District CFP Process

- District submits a 6-year CFP that meets state and County requirements
- County team (TRC) reviews & provides districts with comments
- School districts conduct environmental review & school board adopts their CFP
- Planning Commission & Council review
- County adoption of a school district CFP amends the County's comprehensive plan and code (Chapter 30.66C SCC) – effective for two years unless updated
- PDS collects impact fees on new development and transfers fees to school district
- School districts have ten years (per state law) to use funds

# Proposed Code Changes

- Amend SCC 30.66C.100(5) to provide new effective date on school impact fees that are listed in SCC Table 30.66C.100(1):
- **(5) The fees set forth in Table 30.66C.100(1) apply to developments that vest to county development regulations from (~~January 1, 2019, to December 31, 2020~~) January 1, 2021 to December 31, 2022).**



# Proposed Changes to Impact Fee Table

**Proposed Amendments to Table 30.66C.100(1) School Impact Mitigation Fees**

<b>SCHOOL DISTRICT</b>	<b>SINGLE FAMILY per dwelling unit</b>	<b>MULTI-FAMILY 1-BEDROOM per dwelling unit</b>	<b>MULTI-FAMILY 2+ BEDROOMS per dwelling unit</b>	<b>DUPLEXES AND TOWNHOMES per dwelling unit</b>
Arlington No. 16	(((\$4,756)) <u>\$3,811</u> )	\$0	(((\$6,790)) <u>\$3,455</u> )	(((\$6,790)) <u>\$3,455</u> )
Edmonds No. 15	\$0	\$0	\$0	\$0
Everett No. 2	(((\$14,250)) <u>\$5,358</u> )	\$0	(((\$9,125)) <u>\$3,010</u> )	(((\$9,125)) <u>\$3,010</u> )
Lake Stevens No. 4	(((\$7,235)) <u>\$11,980</u> )	\$0	(((\$3,512)) <u>\$9,552</u> )	(((\$3,512)) <u>\$9,552</u> )
Lakewood No. 306	(((\$847)) <u>\$3,566</u> )	(((\$0)) <u>\$445</u> )	(((\$2,022)) <u>\$1,641</u> )	(((\$2,022)) <u>\$1,641</u> )
Marysville No. 25	\$0	\$0	\$0	\$0
Monroe No. 103	(((\$3,956)) <u>\$3,803</u> )	\$0	(((\$6,276)) <u>\$7,638</u> )	(((\$6,276)) <u>\$7,638</u> )
Mukilteo No. 6	(((\$4,25)) <u>\$5,048</u> )	\$0	(((\$5,768)) <u>\$8,924</u> )	(((\$5,768)) <u>\$8,924</u> )
Northshore No. 417	(((\$16,038)) <u>\$17,080</u> )	\$0	(((\$1,818)) <u>\$1,504</u> )	(((\$1,818)) <u>\$1,504</u> )
Snohomish No. 201	(((\$0)) <u>\$6,039</u> )	\$0	(((\$0)) <u>\$260</u> )	(((\$0)) <u>\$260</u> )
Sultan No. 311	(((\$1,132)) <u>\$2,966</u> )	\$0	(((\$1,374)) <u>\$2,685</u> )	(((\$1,374)) <u>\$2,685</u> )

# Procedural Requirements

- School boards to adopt their CFP by mid-September 2020.
- Each school district performs the required environmental review (SEPA). Anticipating completion by mid-September 2020.
- PDS to complete notification to Commerce of proposed amendments.



# Questions?

**Planning and Development Services**

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**Snohomish County**