

SULTAN CITY COUNCIL AGENDA ITEM COVER SHEET

ITEM NO: Discussion - D-2
Adoption of Sultan School District #311 Capital
Facilities Plan including Revisions to the School Impact Fee

DATE: August 23, 2007

SUBJECT:
Adoption of Sultan School District #311 Capital Facilities Plan (CFP) including
Revisions to the School Impact Fee

CONTACT PERSON: Rick Cisar  Director of Community Development

SUMMARY:

The Sultan School District has requested the City increase the current School Impact Fees based on the Recommendations of the District's 2006-2011 Capital Facilities Plan (CFP) (Attachment 1). The Snohomish County Council adopted the District's CFP in December of 2006 which provided for the collection of Impact Fees in the County. The County Fees are \$2,950 for Single-Family units and \$1,931 for Multi-family units. The City through an Interlocal Agreement with the Sultan School District (SMC 16.116.080) collects and processes Impact Fees on behalf of the School District.

Procedurally, the Planning Board conducts a Public Hearing on the School District's Capital Facility Plan and School Impact Fee increase and thereafter forwards a recommendation to the City Council. The City Council, in turn will conduct an additional Public Hearing on the District's Capital Facility Plan and School Impact Fee increase and adopt by Ordinance the Capital Facility Plan and revised School Impact Fees. The Planning Board conducted their Public Hearing on August 7, 2007. The Public Hearing before the City Council is scheduled for September 13, 2007.

The adoption of the School District Capital Facility Plan and incorporation into the Comprehensive Plan was Docketed in 2005 by the City in anticipation of the update. The School District's CFP is intended to serve as a reference document in the Comprehensive Plan. In the future as the School District updates its CFP, the updates will be incorporated into the Comprehensive Plan. The City follows the same procedural step with the update of our annual CFP.

DISCUSSION:

The School District's Capital Facilities Plan on page C-1 of Appendix C identifies in the last column the Final Impact Fee for both single-family (\$2,878) and multi-family (\$1,931) units. By comparison the current Single-family Impact Fee is (\$1,673) and the Multifamily Impact Fee is (\$1,221). These fees were adopted by the City Council on June 4, 2003, even though the School District recommended a lower fee at that time. The City Council, in consideration of the anticipated growth in the Community felt a reduction in the fee would be detrimental to the School District's ability to provide adequate facilities to the expanding population. The proposed change represents an increase of \$1,250 for single-family units and \$710 for multiple-family units.

The School Impact Fee is paid to the City at the time of building permit issuance. On a quarterly basis, the City transfers the Impacts Fees collected including interest to the School District (Attachment 2). This process has worked well for both the School District and the City and improved our ability to issue building permits in a timely manner.

RECOMMENDATION:

No action requested. Discussion Item only.

ATTACHMENTS:

Attachment 1- Sultan School District #311 Capital Facilities Plan 2006-2011

Attachment 2 – SMC 16.116.080