

**SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET**

ITEM NO: A-1
Second Reading of Ordinance Number 959-07 Adopting the Sultan School District #311 Capital Facilities Plan including Revisions to the School Impact Fees

DATE: September 27, 2007

CONTACT PERSON: Rick Cisar, Director of Community Development

SUBJECT:
Adoption of Ordinance Number 959-07 (Attachment 1) on Second Reading adopting Sultan School District #311 Capital Facilities Plan (CFP) including Revision to the School Impact Fees as recommended by the Planning Board.

ISSUE:
The issue before the City Council is to consider the adoption of the Sultan School District #311 Capital Facilities Plan and increasing the Single Family and Multifamily Impact Fees on Second Reading. The Sultan School District #311 Capital Facilities Plan recommends increases to the single family (from \$1,673.00 to \$2,878.00 an increase of \$1,205.00) and multifamily impact fees (from \$1,221.00 to \$1,931.00 an increase of \$710.00).

STAFF RECOMMENDATION:
Adoption of the Sultan School District Capital Facilities Plan including an increase to the School Impact Fees on Second Reading. (Note: Ordinance Number 959-07 has been amended to include duplexes and townhouses under multifamily units as requested by the School District.)

SUMMARY:
The Sultan School District has requested the City to increase the current School Impact Fee based on the recommendations of the District's 2006-2011 Capital Facilities Plan.

Procedurally, the Planning Board conducts a Public Hearing on the District's Capital Facility Plan and School Impact Fee increase and thereafter forwards the Board's recommendation to the City Council.

The Planning Board conducted a Public Hearing on the District's Capital Facility Plan and Impact Fee increase on August 7, 2007 and recommended adoption of the Plan and Impact Fee.

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 Fee.

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.

On September 13, 2007, the City Council held a Public Hearing on the 2006 – 2011 Capital Facilities Plan and proposed Impact Fee increase. Mr. Jerry Alles, Maintenance Supervisor, Construction Manager from the Sultan School District #311 reviewed the District's Plan and Planned Capital Improvements. There were no public comments in opposition to the fee increase. Council had First Reading of the Ordinance on September 13, 2007.

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 (\$2,878.00) and multifamily (\$1,931.00) units. By comparison the current single impact fee is (\$1,673.00) and the multifamily impact fee is (\$1,221.00). These fees were adopted by the City on June 4, 2003. The change represents an increase of \$1,205.00 for single family units and \$710.00 for multiple family units.

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

School District Impact Fees are calculated following Snohomish County Ordinance 97-095. Under Ordinance 97-095, a credit is granted to new development to account for taxes that will be paid to the School District over the next 10-years.

Other variables used to calculate the fees include site size, new student estimates, facility construction costs, tax credits, and average assessed values for new home construction.

The School District's Impact Fee have increased based on the enrollment projections for the ensuing twenty year planning period, the School District anticipates the following facilities to accommodate its needs; two elementary schools, conversion of the existing high school to a junior high school, and construction of a new high school. This is one source of funding to help provide for School District's needs.

RECOMMENDED MOTION:

Motion to Adopt Ordinance Number 959-07 on Second Reading.

ATTACHMENTS:

Attachment 1 Ordinance Number 959-07

**CITY OF SULTAN
Sultan, Washington**

ORDINANCE NO. 959-07

AN ORDINANCE OF THE CITY OF SULTAN, WASHINGTON ADOPTING THE SULTAN SCHOOL DISTRICT #311 2006-2011 CAPITAL FACILITY PLAN, AND AMENDING CHAPTER 16.116 SCHOOL DISTRICT IMPACT FEES, AND SECTION 16.116.110 SCHOOL IMPACT FEES AND ADMINISTRATIVE FEES

WHEREAS, the City of Sultan, on June 4, 2003, approved Ordinance NO. 814-03 amending Chapter 16.115 School Impact Fees of the Sultan Municipal Code;

WHEREAS, the Sultan School District #311 Board on August 28, 2006 adopted the 2006-2011 Capital Facilities Plan for the District; and

WHEREAS, the 2006-2011 Capital Facilities Plan adopted by School District #311 recommended for an increase in the School Impact Fees for single family and multifamily units; and

WHEREAS, the Snohomish County Council in December of 2007 adopted the Sultan School District #311 2006-2011 Capital Facility Plan including the increase in impact fees for single family and multifamily units; and

WHEREAS, the Sultan School District #311 requested the City of Sultan to increase the School District's Impact Fees for single family and multifamily family units as recommended by the District's 2006-2011 Capital Facility Plan; and

WHEREAS, the City of Sultan City Council in 2005 docketed the incorporation of the Sultan School District #311 Capital Facility Plan into the City's Comprehensive Plan as a reference document; and

WHEREAS, the City of Sultan Planning Board conducted a Public Hearing on August 7, 2007 to consider the Sultan School District #311 2006-2011 Capital Facilities Plan and the increase in school impact fees for single family and multifamily units as recommended by the plan; and

WHEREAS, the City of Sultan Plan Board at the conclusion of the August 7, 2007 Public Hearing and in consideration of the testimony and information presented at the Hearing recommended adoption of the Sultan School District #311 2006-2011 Capital Facilities Plan and the increases in impact fees as recommended by the plan; and

WHEREAS, The City of Sultan City Council on September 13, 2007 conducted a Public Hearing on the Sultan School District #311 2006-2011 Capital Facility Plan and the increases in impact fees for single family and multifamily units; and

WHEREAS, the City Council closed the September 13, 2007 Public Hearing and considered the Planning Board's Recommendation and the testimony and information presented at the Hearing.

NOW, THEREFORE, it is ordained by the City Council of the City of Sultan, Washington as follows:

Section 1. The City of Sultan adopts the Sultan School District #311 2006-2011 Capital Facility Plan and the recommended increases in the impact fees for single family and multi family units.

Section 2. Appendix A of SMC section 16.166.110 School Impact Fees and Administrative Fees is amended to reads as follows:

Appendix A
School Impact Fees (Applies to residential development only)

Housing Type (per unit)	
Single-Family Detached Dwellings and mobile homes	\$2,878.00
One Bedroom Multi-family Units	\$ 0
Two + plus Bedroom Multifamily-Family Units, Duplexes and Town homes	\$1,931.00

Section 3. The Sultan School District #311 2006-2011 Capital Facilities Plan is included in the City of Sultan Comprehensive Plan as a reference document.

Section 4. Severability. Should any provision of this Ordinance be determined unlawful, the balance of this Ordinance shall be unaffected and shall remain in full force and effect.

PASSED by the City Council and **APPROVED** by the Mayor this ____ of _____, 2007.

By _____
BEN TOLSON, Mayor

ATTEST:

By _____
LAURA KOENIG, City Clerk

Approved as to form:

By _____
THOM H. GRAAFSTRA, City Attorney

Published: