

**SULTAN CITY COUNCIL  
AGENDA ITEM COVER SHEET**

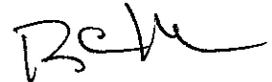
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**ITEM NO:** H-2

**DATE:** November 13, 2008

**SUBJECT:** Public hearing on Sultan School District Capital Facilities Plan 2008-2013  
and School Impact Fees

**CONTACT PERSON:** Robert Martin, Community Development Director



**ISSUES:**

Conduct a public hearing on Sultan School District #311 proposed Capital Facilities Plan 2008 – 2013 and School Impact Fees as recommended by the Plan.

**SUMMARY:**

At its October 23, 2008 meeting the City Council set November 13, 2008 as the date for a public hearing on the Sultan School District #311 proposed Capital Facilities Plan 2008 – 2013 and School Impact Fees as recommended by the Plan.

The School District periodically updates its Capital Facilities Plan as required by state standards applying to school districts.

Sultan Municipal Code Chapter 16.116 codifies the assessment of School Impact Fees on behalf of the School District as authorize by state law.

As the School Capital Facilities Plan is incorporated as a reference document to the Sultan Comprehensive Plan, the City Council reviews the plan and holds a public hearing on the school district's plan and any proposed change to the School Impact Fees.

The Planning Board held a public hearing on this proposal at its October 21<sup>st</sup>, 2008 meeting. Recommendations from the Board will be forwarded to the council at the November 13, 2008 meeting.

This hearing is required because the existing School Impact fees are adjusted by ordinance, and because the Sultan School District #311 Capital Facilities Plan 2008 – 2013 is adopted as a reference document to the City of Sultan Comprehensive Plan.

**DISCUSSION:**

The 2008-2013 Capital Facilities Plan adopted by the School Board on July 30, 2008, contains an analysis of the projected student enrollment patterns and the school facility needs in response to the anticipated student population in the various grades.

In response to that analysis and projected facility needs, the School Board-adopted plan, at Page 26, proposes the following School Impact Fee Schedule:

<u>Housing Type:</u>	<u>Current Code*</u>	<u>Current Fee Schedule</u>	<u>Proposed</u>
Single Family Dwelling and each unit in a Duplex	\$1,673	\$2,878	\$2,647
Multi-family units, one bedroom	0	0	0
Multi-family units, two+ bedroom	\$1,221	\$1,931	\$3,172

\*The "Current Code" value listed above is an old number not reflective of the adopted current fees that are published in the Fee Schedule as presented in the "Current Fee Schedule" column above. (This lack of consistency is the reason for removing fees from the Municipal Code and moving them to be only in the Fee Schedule.)

Staff has reviewed the District's Plan and proposed impact fees. The analysis contained therein studies projected enrollment by grade for the planning period. The study then determines, by statistical methods, the source of the projected student population by housing type.

Since the last update, two years ago, this study determines that the student population entering the early grades is heavily represented by families living in multi-family housing developments. Further, it finds that the single-family housing in the community is providing a declining percentage of student population. When combined with the facility improvements and additions necessary to accommodate the total projected student population, the Plan derives a fee that accounts for the financial impact of students from each housing type.

As multi-family housing is providing a substantially greater percentage of new student enrolment, the impact fee for this housing type is increased significantly. As single-family housing is providing a declining percentage of student population, this type of housing is assessed a somewhat reduced impact fee.

**STAFF RECOMMENDATION:**

Staff cannot assess the validity of the statistical methodology employed in the study. Assuming validity of the methodology, and the capital infrastructure needed to respond to the projected student population, the Capital Facilities Plan 2008 – 2013 and School Impact Fees as recommended by the Plan are also valid.

Staff recommends that the Council conduct a public hearing on the Sultan School District #311 proposed Capital Facilities Plan 2008 – 2013 to be incorporated as a reference document to the Sultan Comprehensive Plan, and the School Impact Fees as recommended by the Plan.

**COUNCIL ACTION:**

Conduct a public hearing on Sultan School District #311 proposed Capital Facilities Plan 2008 – 2013 and School Impact Fees as determined by the School District Capital Facilities Plan.

**Attachments:**

Attachment A: Sultan School District #311 proposed Capital Facilities Plan 2008 – 2013

Attachment B: Ordinance No. 1005-08; Adoption of School Capital Facilities Plan and associated Impact Fees

Sultan School District # 311

**Capital Facilities  
Plan**

*2008 – 2013*

Adopted by the Board:  
July 30, 2008

ATTACHMENT A

**Sultan School District No. 311**  
**Capital Facilities Plan**  
**2008-2013**

For Inclusion in the  
**Snohomish County Comprehensive Plan**

**BOARD OF DIRECTORS**

*Craig Roesler*

*Patty Fountain*

*Tracy Cotterill*

*Russ Sumpter*

*Charles Van Pelt*

**SUPERINTENDENT**

*Dan Chaplik*

For information on the Sultan School District Facilities  
Plan contact the Business Office (360) 793-9800



GOLD BAR • INDEX • STARTUP • SULTAN

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# SULTAN SCHOOL DISTRICT No. 311

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514 4th Street • Sultan, Washington 98294  
(360) 793-9800 • Fax (360) 793-9890

**SULTAN SCHOOL DISTRICT No.311  
RESOLUTION #07.08-16  
CAPITAL FACILITIES PLAN**

**A RESOLUTION** of the Board of Directors (the "Board") of the Sultan School District No. 311 (the "District") to adopt a Capital Facilities Plan (the "Plan") for school facilities pursuant to requirements of the State Growth Management Act and the Snohomish County General Policy Plan.

**WHEREAS**, the District is authorized by 36.70A RCW (The Growth Management Act) and RCW 82.02.050 and the Snohomish County General Policy Plan to adopt a Capital Facilities Plan, and is required to do so if impact fees are assessed;

**WHEREAS**, development of the Plan was carried out by the District in accordance with accepted methodologies and requirements of the Growth Management Act and 82.02 RCW; and

**WHEREAS**, the impact fee calculations are consistent with methodologies meeting the conditions and tests of 82.02 RCW and SCC 97-095; and

**WHEREAS**, the District finds that the methodologies for determining capital facilities requirements accurately assess necessary additional capacity which address only future growth-related needs; and

**WHEREAS**, a draft of the Capital Facilities Plan was submitted to Snohomish County for review with changes having been made in accordance with County comments; and

**WHEREAS**, the District finds that the Capital Facilities Plan complies with RCW 36.70A and 82.02 RCW; and

**WHEREAS**, environmental review of the Capital Facilities Plan was carried out pursuant to RCW 43.21.C (the State Environmental Policy Act) with a Determination of No Significant Impact having been issued;

**THEREFORE, BE IT RESOLVED** the Capital Facilities Plan for the years 2008-2013 is hereby adopted pursuant to the requirements of 36.70A RCW, 82.02 RCW and the Snohomish County General Policy Plan. The Snohomish County Council is hereby requested to adopt the Plan as an element of its Capital Facilities Plan and its General Policy Plan.

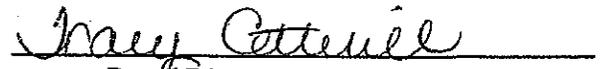
Adopted this 30<sup>th</sup> day of July, 2008, at the Regular Board Meeting of the Board of Directors of the Sultan School District No.311, Snohomish County, Washington.

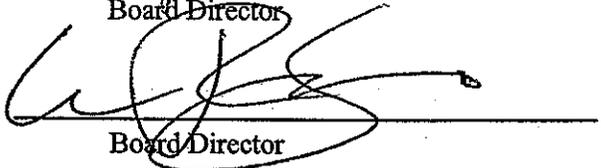
Board Chairman

  
Board Director

ATTEST TO:

  
Secretary to the Board

  
Board Director

  
Board Director

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# Section 1: Introduction

## *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the "GMA") includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Sultan School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Snohomish County (the "County"), the City of Sultan ("Sultan") and the City of Gold Bar ("Gold Bar") with a description of facilities needed to accommodate projected student enrollment and a schedule and financing program for capital improvements over the next six years (2008-2013).

In accordance with the Growth Management Act, adopted County Policy and the Snohomish County Ordinance Nos. 97-095 and 99-107, the CFP contains the following required elements:

- ❖ Future enrollment forecasts for each grade span (elementary, middle and high schools).
- ❖ An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities. The plan must also include a description of education standards and a clearly defined minimum level of service.
- ❖ A forecast of future needs for capital facilities and school sites.
- ❖ The proposed capacities of expanded or new capital facilities.
- ❖ A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- ❖ A calculation of impact fees to be assessed and support data substantiating said fees

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

- ❖ Information was obtained from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. School districts may generate their own data if it is derived through statistically reliable methodologies. Information is to be consistent with the State Office of Financial Management ("OFM") population forecasts and those of Snohomish County. Ordinance 97-095 and 99-107 require that student generation rates be independently calculated by each school district.

- ❖ The CFP complies with Chapter 36.70A RCW (the Growth Management Act) and, where impact fees are to be assessed, Chapter 82.02 RCW.
- ❖ The calculation methodology for impact fees meets the conditions and tests of Chapter 82.02 RCW. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources in the event that impact fees are not available due to action by the state, county or the cities within their district boundaries.
- ❖ The calculation methodology for impact fees also complies with the criteria and the formulas established by the County and the City.

The County Council, on November 17, 1997, adopted Ordinance 97-095 that establishes the specific criteria for CFP adoption and for the assessment of mitigation fees. Section 3 of the Ordinance defines the requirements for the biennial CFP updates. Table 1 of the Ordinance outlines the formulae for determination of impact fees. This CFP has been drafted in accordance with Ordinance 97-095 and 99-107.

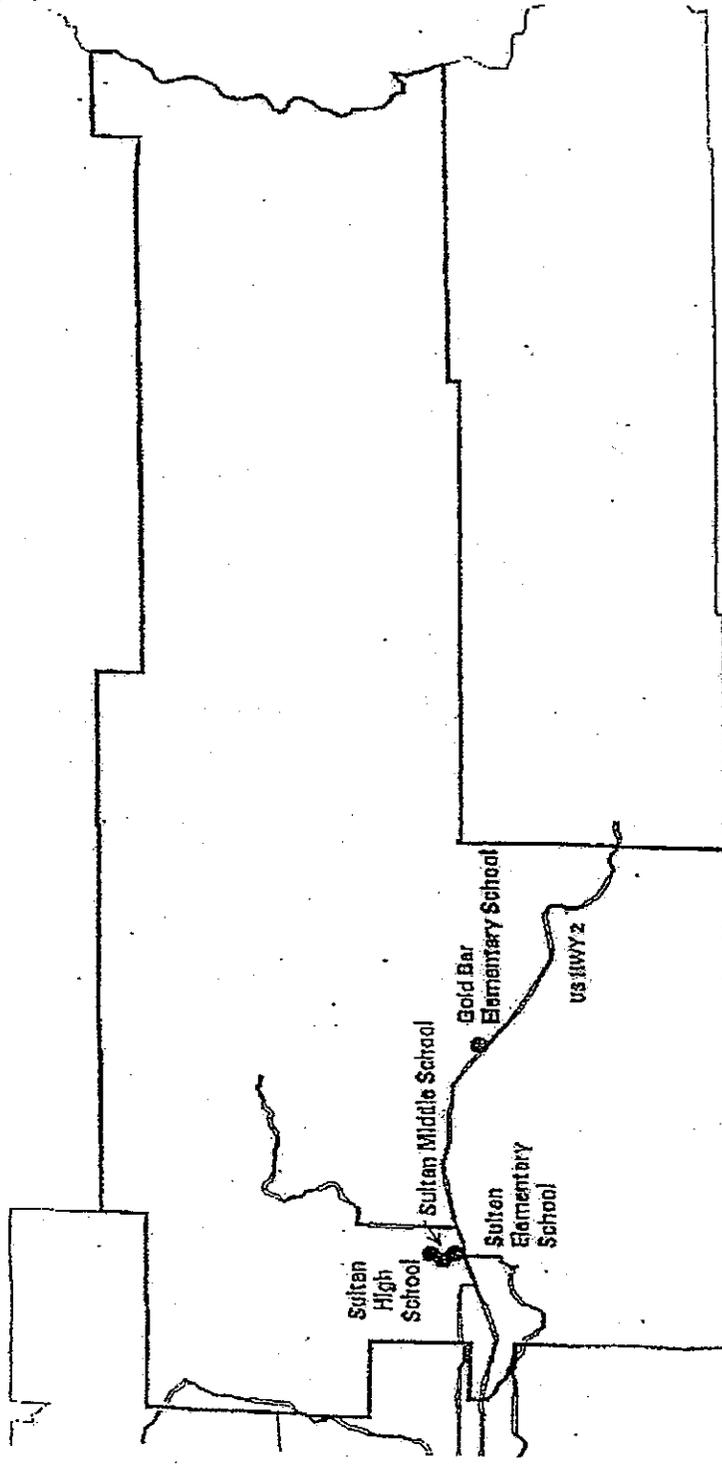
Unless otherwise noted, all enrollment and student capacity data in this CFP is expressed in terms of FTE (Full Time Equivalent).

### ***Overview of the Sultan School District***

The Sultan School District serves a population of approximately 2,057 (October 2007 FTE) students in kindergarten through grade 12. The District includes the cities of Sultan and Goldbar, as well as the unincorporated rural area, and has a combined population of about 13,050 people. The District is located 47 miles north of Seattle in the heart of the Puget Sound region of Washington.

The District has two elementary schools (grades K-5), one middle school (grades 6-8) and one high school (grades 9-12).

# Sultan School District



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## Section 2: Definitions

Note: Where definitions are contained within Ordinance 97-095 and 99-107, the Ordinance definition is used (\*). In some cases, further clarification has been provided:

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

**\*Average Assessed Value** means the average assessed value by dwelling unit type of all residential units constructed within the district.

**Board** means the Board of Directors of the Sultan School District No. 311 ("School Board").

**\*Boeckh Index** means the current construction trade index of construction costs for each school type.

**\*Capital Facilities** means school facilities identified in the District's capital facilities plan and are "system improvements" as defined by the GMA as opposed to localized "project improvements".

**\*Capital Facilities Plan (CFP)** means the District's facilities plan adopted by its school board consisting of those elements required by Chapter 26C.24 SCC and meeting the requirements of the GMA and Appendix F of the General Policy Plan. The definition refers to this document.

**\*Council** means the Snohomish County Council.

**\*County** means Snohomish County.

**DCTED** means the Washington State Department of Community, Trade and Economic Development.

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

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

**\*Development Activity** means any residential construction or expansion of a building, structure of use of land or any other change of building, structure or land that creates additional demand and need for school facilities, but excluding building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units. Also excluded from this definition is "Housing for Older Persons" as defined by 46 U.S.C.

§ 3607, when guaranteed by a restrictive covenant, and new single-family detached units constructed on legal lots created prior to May 1, 1991.

**\*Development Approval** means any written authorization from the County that authorizes the commencement of a development activity.

**\*Director** means the Director of the Snohomish County Department of Planning and Development Services, or the Director's designee.

**District** means Sultan School District No. 311.

**\*District Property Tax Levy Rate** means the District's current capital property tax rate per thousand dollars of assessed value.

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

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

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

**\*Facility Design Capacity** means the number of students each school type is designed to accommodate based on the District's standard of service as determined by the District.

**FTE (Full Time Equivalent)** is a means of measuring student enrollment based on the number of hours per day in attendance at District schools. A student is considered one FTE if he/she is enrolled for the equivalent of a full schedule each school day. Kindergarten students attend half-day programs and therefore are counted as 0.5 FTE. For purposes of this Capital Facilities Plan, all other grades are considered to contain one FTE per student.

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

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

**\*Growth Management Act / GMA** means the Growth Management Act, Chapter 17, Laws of the State of Washington of 1990, 1<sup>st</sup> Ex. Sess., as now in existence or as hereafter amended.

**\*Interest Rate** means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index.

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

**\*Multi-Family Dwelling Unit** means any residential dwelling unit that is not a single-family unit as defined by this ordinance.

**OFM** means Washington State Office of Financial Management.

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

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

**Portables:** means factory-built structures, transportable in one or more sections, that are designed to be used as instructional spaces and are needed to prevent the overbuilding of school facilities, to meet the needs of service areas within the District, or to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

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

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

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

**SEPA** means the State Environmental Policy Act.

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

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

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

**\*Student Factor [Student Generation Rate (SGR)]** means the number of students of each grade span (elementary, middle/jr. high, high school) that the District determines are typically generated by different dwelling unit types within the District. The District will use a survey or statistically valid methodology to derive the specific student generation rate, provided that the survey or methodology is approved by the Snohomish County Council as part of the adopted Capital Facilities Plan for the District.

**Subdivision** means all small and large lot subdivisions as defined in Title 19 of the Snohomish County Code, and all short subdivisions as defined in Title 20, which are within the definition of "development" above.

**Teaching Station** means a facility space (classroom) specifically dedicated to implementing the District's educational program and capable of accommodating at any one time, at least a full class of up to 32 students. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

**Unhoused Students** means students projected to be housed in classrooms where class size exceeds standards within the District and, if the District so specifies in the Capital Facilities Plan, students projected to be housed in portable classrooms.

**WAC** means the Washington Administrative Code.

## **Section 3: Minimum Level of Service**

Creating a quality educational environment is the first priority of the Sultan School District. School facility and student capacity needs are often dictated by the types and amounts of space required to accommodate the District's adopted minimum level of service (MLOS) for both facility use and educational program. The educational program standards that typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of portable classroom facilities.

### ***MLOS for Elementary School Facilities***

- Class size for grades K-3 will not exceed an average of 24 students per classroom.
- Class size for grades 4- 5 will not exceed an average of 28 students per classroom.

### ***District Goals for Elementary School Educational Programs***

- Educational programs will be provided in a single shift each day. The facility will be available after normal hours for extended learning opportunities for selected students.
- Educational programs will be provided on the traditional school year schedule.
- Special education for students may be provided in regular classes when inclusion is possible and in resource rooms, or self-contained classrooms when this is the most appropriate option available.
- All students will be provided music and physical education in a separate classroom.
- All students will be housed in permanent facilities.
- Optimum design capacity for new elementary schools is 400 students. However, actual capacity of an individual school may vary depending on the educational program offered.

### ***MLOS for Secondary School Facilities***

- Class size for grades 6-8 will not exceed an average of 30 students per classroom (except PE and Music).
- Class size for grades 9-12 will not exceed an average of 32 students per classroom (except PE and Music).

### ***District Goals for Secondary School Educational Programs***

- Educational programs will be provided in a single shift each school day. The facility will be available after normal hours for extra-curricular activities and for extended learning opportunities for selected students.
- Educational programs will be provided on a traditional school year schedule.

- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity\* should be adjusted to reflect the use of one period per day for the aforementioned needs.
- Special education for students may be provided in regular classes when inclusion is possible, in resource rooms (pullout model), or in self-contained classrooms when this is the most appropriate option available.
- All students will be housed in permanent facilities.
- Optimum design capacity for a new middle school is 540 students and for a new high school is 700 students. However, actual capacity of an individual school may vary depending on the educational program offered.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:

Vocational Classrooms (i.e. business, auto shop, home-family life)

Program Specific Classrooms (e.g., music, drama, art, physical education, computer labs, study rooms, etc.)

### ***District Goals for District-wide Educational Programs***

Special programs offered by the District at specific school sites include:

- ❖ Sno-Isle Skills Center (cooperative vocational technical school)
- ❖ Special Educational classes for Birth-Three through high school
- ❖ Speech and Language Therapy
- ❖ Occupational Therapy
- ❖ Physical Therapy
- ❖ School Psychology
- ❖ Title I/LAP
- ❖ Bilingual Education
- ❖ Extended Day Kindergarten
- ❖ Running Start
- ❖ Preschool
- ❖ Drug and Alcohol Intervention
- ❖ Summer School
- ❖ Vocational and career education
- ❖ Music
- ❖ Physical education
- ❖ Multi-age classrooms
- ❖ Technology education
- ❖ Alternative High School

These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities. In addition to factors that affect the amount of

space required, government mandates and community expectations may affect how classroom space is utilized.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted as accommodations are made to facilitate the demands brought about by modifications to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

At the start of the 2007/2008 school year the District launched a pilot Alternative High School program to provide an opportunity for struggling students to work towards completing their high school diploma requirements. Due to space limitations at Sultan High School this program is in rented space from the Volunteers of America, Sky Valley Community Resource Center located at Camp Volasuca 617 1<sup>st</sup> Street, Sultan, WA 98294. Rent is \$440 per month for 3,820 s.f. of space. It serves grades 9-12, had a headcount of 64 students at the end of its first year (06/12/08), and is known as Sky Valley Options Alternative High School. Upon completion of Washington State graduation requirements, students' receive their diploma from Sultan High School.

### ***Use of Portables***

Because of fluctuations in student population as a result of growth from new development and changing age demographics in different parts of the District, portables are used **ON A TEMPORARY BASIS** in some locations. Portables will not be added if the quality of education at the facility is deemed by the District to be compromised by either total school size, or impact upon core facilities such as restrooms, library space, playground space, hallways, etc.

\*The current negotiated agreement with certificated staff requires that secondary teachers get one student period for prep time. Elementary school teachers get an average of 45 minutes of prep time within the student day, 225 minutes total within the week. The middle school, which has a six period day, operates at 83.3% capacity. The high school, which has a six period day, operates at 82% capacity.

## Section 4: Capital Facilities Inventory

### ***CAPITAL FACILITIES***

Under the GMA, public entities are required to inventory capital facilities used to serve existing development.

Capital facilities are defined as any structure, improvement, piece of equipment or other major asset, including land that has a useful life of at least ten years. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate future demand (student enrollment) at acceptable or established levels of service.

This section provides an inventory of capital facilities owned and operated by the Sultan School District including schools, portables, unimproved land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 3). Music, physical education, special education, and other special programs teaching stations are not included in this inventory as student to teacher ratios are dramatically different than the average class size.

### ***Schools***

The District operates two elementary schools, one middle school and one high school. Currently the elementary schools accommodate grades K-5, the middle school serves grades 6-8 and the high school provides for grades 9-12.

School capacity was determined based on the number of regular teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation that is used to establish the District's baseline capacity and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Table 1.

**Table 1  
School Capacity Inventory**

<b>Elementary School</b>	<b>Site Size (Acres)</b>	<b>Building Area (Square Feet)</b>	<b>Teaching Stations</b>	<b>Permanent Capacity</b>
Sultan Elementary	9.00	52,661	21	531
Gold Bar Elementary	10.22	33,723	12	304
<b>TOTAL</b>	<b>19.22</b>	<b>86,384</b>	<b>33</b>	<b>835</b>

Middle School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity
Sultan Middle School	9.4	66,912	21	630
<b>TOTAL</b>	<b>9.4</b>	<b>66,912</b>	<b>21</b>	<b>630</b>

High School	Site Size (Acres)	Building Area (Square Feet)	Teaching Stations	Permanent Capacity
Sultan High School	35.0	71,876	20	640
<b>TOTAL</b>	<b>35.0</b>	<b>71,876</b>	<b>20</b>	<b>640</b>

***Portable Classrooms***

Portable classrooms are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The Sultan School District currently uses 28 portable classrooms at various school sites throughout the District to provide the additional interim capacity. A typical portable classroom can provide capacity for a full-size class of students, however; several are currently used for special education students and the Title I program which have lower class sizes.

**Table 2  
Portable Classroom Inventory**

Elementary School	Portable Classrooms	Interim Capacity
Gold Bar Elementary	8	202
Sultan Elementary	8	202
<b>TOTAL</b>	<b>16</b>	<b>404</b>

Middle School	Portable Classrooms	Interim Capacity
Sultan Middle School	5	150
<b>TOTAL</b>	<b>5</b>	<b>150</b>

High School	Portable Classrooms	Interim Capacity
Sultan High School	9	288
<b>TOTAL</b>	<b>9</b>	<b>288</b>

<b>GRAND TOTAL</b>	<b>30</b>	<b>842</b>
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***Support Facilities***

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

**Table 3  
Support Facility Inventory**

Facility	Building Area (Square Feet)
Administration	3,149
Gymnasium	6,000
Bus Garage/Storage	7,200
<b>TOTAL</b>	<b>16,349</b>

***Land Inventory***

The District owns a 40 acre site which is planned to be the future site of a proposed new middle school. The District does not own any other possible school sites.

## Section 5: Student Enrollment Projections

### *Student Enrollment Projections 2008 - 2013*

Enrollment projections are the most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. Monitoring birth rates in Snohomish County and population growth for the area are essential yearly activities in the ongoing management of the capital facilities plan. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections.

The District has two methodologies available to it for enrollment projections. First, there are the projections from the Office of Superintendent of Public Instruction (OSPI). The OSPI projections (considered a lagging indicator) are based upon a modified "cohort survival method" which uses historical enrollment data from the 5 previous years to forecast the number of students who will be attending school the following year. Notably, the cohort survival method does not consider enrollment increases based upon new development. The second approach to enrollment projections is termed the "ratio method" and comes from estimates based upon County population as provided by the Office of Financial Management (OFM).

The two enrollment forecasts were conducted for the Sultan School District and are reflected in Table 4.

Notably, the OSPI projections predict that the District's enrollment will actually decline over the next six years. In contrast, the OFM ratio method suggests significant growth in the District from new development. The OSPI projections may be influenced by the fact that new development in the District since 2000 has been suppressed by water and sewer capacity issues in the City of Sultan (which have since been resolved or are in the process of being resolved).

Given the disparity between the OSPI and OFM projections, and the unique circumstances associated with the water and sewer capacity issues, the District has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers the cumulative effect of the recent enrollment trends and suppressed development, and the projected residential development within the District based upon the recent update to the Snohomish County Comprehensive Plan. The District methodology uses the cohort projections developed by the Office of the Superintendent of Public Instruction as a baseline and then applies a growth factor for each year through 2013. *See Appendix A.* The average growth factor applied for the six year period of this CFP is 1.035% of enrollment growth per year. This growth factor was determined by using the District's recent enrollment trends, which include an average growth factor of 0.55% per year between the years 2000 and 2005. In addition, kindergarten enrollment was adjusted to increase by approximately 3.3% each year, consistent with the average rate of kindergarten growth since 2002. The District will revisit its enrollment projections in future updates to this CFP.

Using the modified cohort survival projections, a total enrollment of 2,272 (FTE) is expected in 2013. In other words, the District expects the enrollment of 194 additional students between 2008 and 2013. *See Table 4.*

**Table 4**  
**Comparison of Projected Student Enrollments**  
**Ratio Method vs. Cohort Survival System**  
**Table 4: 2008-2013**

Method	2007	2008	2009	2010	2011	2012	2013	Projected Change 2007-2013	Percent Change 2007-2013
County/OFM	2,057*	2,171	2,266	2,360	2,450	2,548	2,646	568	27.30%
OSPI	2,057*	2,014	1,951	1,892	1,830	1,801	1,758	-320	-15.40%
District	2,057*	2,077	2,099	2,118	2,137	2,195	2,272	216	10.50%
Population Projections from County for SSD #311							15,653		

Note ~ The percentage of FTE to general population was calculated by using an "enrollment to population" factor of 16.9%, which represents the average percentage of enrollment to population between 2000 and 2007.

Based upon the "cohort survival methodology", the District's enrollment will decline by a total of 320 students by October 2013, a decrease of 15.4% from the 2007 enrollment levels. Notably, the cohort survival projections do not consider growth from new development within the District. Furthermore, the cohort survival projections have been artificially suppressed by the issues associated with the water and sewer capacity issues and the associated development impacts.

OFM population-based enrollment projections were estimated using OFM population forecasts for the County, based on the 2025 population targets corresponding to the Future Land Use Map, adopted by the Snohomish County Council in December 2006. Between 2000 and 2007, the District's enrollment constituted approximately 16.9% of the District's total population. Assuming that between 2008 and 2013 the District's FTE enrollment will continue to constitute 16.9% of the District's total population, and using OFM/County data, a total enrollment of 2,646 students is projected for 2013. This is an increase of 568 students over the six-year period.

Section II of ESHB 2929 (The Growth Management Act) requires that planning for public facilities be based on the 20 year population projections developed by OFM. DCTED has interpreted this element of the Act to mean the OFM population forecasts are minimums, which must be accommodated. Where the OSPI projections exceed those based upon the ratio method, the OSPI estimates can be used.

Based upon the immediate dynamics of the District, as discussed above, the District has chosen to follow the more conservative estimates of the modified cohort survival projections as opposed to the OFM/County projections during this planning period. This decision will be revisited in future updates to the CFP.

***Enrollment Projections - 2025***

Although student enrollment projections beyond 2013 are highly speculative, they are useful for developing long-range comprehensive plans. These long-range enrollment projections may also be used in determining future site acquisition needs.

Using the OFM student-population factor of 16.9% for the year 2025, an estimated student population of 3,526 (FTE) is projected. The 2025 estimate represents a 71.4% increase over the current October 2007 FTE enrollment level.

**Table 5  
Projected Enrollment 2025**

<b>Grade Span</b>	<b>2007*</b>	<b>2025</b>
<b>Elementary (K-5)</b>	863	1,463
<b>Middle School (6-8)</b>	502	854
<b>High School (9-12)</b>	692	1,209
<b>District Total</b>	2,057	3,526

\* Actual FTE Enrollment, October 2007

## Section 6: Capital Facility Needs

The projected available student capacity was determined by subtracting permanent school capacity (excluding portables) from projected student enrollment for each of the six years in the forecast period (2008-2013).

Capacity needs are expressed in terms of “unhoused students”. Unhoused students are defined as students expected to be housed in portable classrooms, or classrooms where class size exceeds State and/or District standards, or contractually negotiated agreements within the local school district.

**Table 6**  
**Unhoused Students – Based on October 2007 Enrollment/Capacity**

Grade Span	Unhoused Students*
Elementary Level (K-5)	28
Middle Level (6-8)	(142)
High School Level (9-12)	52

\*Numbers in parentheses indicate available capacity.

Assuming no new capacity additions during the six year period, Table 7 identifies the additional permanent classroom capacity that will be needed in 2013, the end of the six year forecast period:

**Table 7**  
**Unhoused Students – 2013**

Grade Span	Unhoused Students*
Elementary Level (K-5)	156
Middle Level (6-8)	(52)
High School Level (9-12)	64

\*Numbers in parentheses indicate available capacity.

Projected future capacity needs, shown in Table 8, are derived by applying the projected number of students to the projected capacity. Planned improvements by the District through 2013 are included in Table 8 and include:

- A new elementary school, housing 500 students, opens in 2012
- A high school addition, housing 202 students, opens in 2012.

Note that it is not the District’s policy to include relocatable classrooms when determining future capital facility needs; therefore interim capacity provided by relocatable classrooms is not included. (Information on relocatable classrooms and interim capacity can be found in Table 2. Information on planned construction projects can be found in the Financing Plan, Table 11.)

**Table 8  
Projected Student Capacity – 2008 through 2013**

**Elementary School -- Surplus/Deficiency**

	2007*	2008	2009	2010	2011	2012	2013
Existing Capacity	835	835	835	835	835	835	1,235
Added Permanent Capacity	0	0	0	0	0	400	0
Total Capacity**	835	835	835	835	835	1,235	1,235
Enrollment	863	873	900	915	910	958	991
Surplus (Deficiency)**	(28)	(38)	(65)	(80)	(75)	277	244

\*Actual October 2007 FTE enrollment

\*\*Does not include added relocatable capacity

**Middle School Level -- Surplus/Deficiency**

	2007*	2008	2009	2010	2011	2012	2013
Existing Capacity	630	630	630	630	630	630	630
Added Permanent Capacity	0	0	0	0	0	0	0
Total Capacity**	630	630	630	630	630	630	630
Enrollment	502	528	521	547	579	579	578
Surplus (Deficiency)**	128	102	109	83	51	51	52

\*Actual October 2007 FTE enrollment

\*\*Does not include added relocatable capacity

**High School Level -- Surplus/Deficiency**

	2007*	2008	2009	2010	2011	2012	2013
Existing Capacity	640	640	640	640	640	640	842
Added Permanent Capacity	0	0	0	0	0	202	0
Total Capacity**	640	640	640	640	640	842	842
Enrollment	692	676	678	656	648	658	704
Surplus (Deficiency)**	(52)	(36)	(38)	(16)	(8)	184	138

\*Actual October 2007 FTE enrollment

\*\*Does not include added relocatable capacity.

### ***Planned Improvements***

Current enrollment at each school span (elementary, middle and high school) is identified in Table 8. Drawing capacities from Table 1 and Table 8, one can see that the District is currently over capacity at the elementary school by 28 students and at the high school by 52 students.

The District expects that 0.438 students will be generated from each new single family home in the District and that 0.421 students will be generated from each apartment in a new multi-family unit. These numbers are based upon the District's student generation rates. Please refer to Table 10 and Appendix B.

To accommodate the projected enrollment growth and related capacity needs, the District is anticipating construction of a new elementary school and an addition to the existing high school. At this time, the District is delaying plans to construct a second middle school and reorganize the grade span groupings at the elementary and middle school levels.

The following is a brief outline of those projects needed to accommodate unhoused students in the Sultan School District through the year 2013. The District has been in the process of developing a fully articulated plan, which includes input from both the community and staff, and exploring a variety of facility options. Currently, the Board favors the presentation a bond issue to the voters in the Sultan School District during the 2008 or 2009 school year. The planned improvements will address both existing deficiencies and projected new growth.

### ***Elementary Schools***

If the District is to meet a goal of housing all students in permanent facilities, it will be necessary to generate 6 new elementary classrooms by 2013. The current thinking is that the District will construct a new elementary school.

### ***Middle Schools***

The 2013 FTE student projection for the middle school is 578. Reorganizing the middle school from 6-8 to 5-8 would bring the anticipated enrollment for the middle school up to 766. The current capacity of the middle school is 630 FTE students. In order to move forward with any grade reorganization, the District would need to either add to the existing middle school or construct a new middle school. At this time, however, such plans are not contemplated as a component of this Plan.

### ***High School***

The plan includes adding six classrooms and a gym onto the high school as a means of accommodating the projected growth in student FTE.

***Interim Classroom Facilities (Portables)***

During the six years of this planning period, the District will purchase portables as needed. However, it remains a District goal to house all students in permanent facilities.

***Forecast of Future Facility Needs for the Next Twenty Years***

Based upon enrollment projections for the ensuing Twenty Year planning period, the Sultan School District anticipates the following facilities to accommodate its needs: two new elementary schools, conversion of the existing high school to a junior high school, and construction of a new high school.

## **Section 7: Financial Plan**

Funding of school facilities is typically secured from a number of sources including voter approved bonds, State matching funds and development impact fees. Each of these sources is discussed in greater detail below.

### ***General Obligation Bonds***

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. It should be understood that while the District is nearing completion of a plan for accommodating current and future capacity needs, the School Board has not finalized its plan on the scope and timing of a future bond issue. General Obligation Bonds would be the primary source of funding for future capital improvement projects.

### ***State Matching Funds***

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

If a District's project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula which calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State. The State contribution can range from 20% (State minimum) to 99.5% of the project's cost for those aspects of school construction that the State is willing to match.

A school district's matching ratio is the inverse function of its assessed valuation per pupil as compared to that of the State. That is to say that the more a school district's assessed valuation per pupil increases, as compared to the State average assessed valuation per pupil, the smaller its ratio becomes. In the case of the Sultan School District its matching ratio, as of June 1, 2007, was 62.26%

State matching funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because availability of State matching funds has not been able to keep pace with the rapid enrollment growth occurring in many of Washington's school districts, matching funds from the State may not be received by a school district until after a school has been constructed. In such cases the district must "front fund" a project. That is, the district must finance the complete project with local funds (the State's share coming from funds allocated in future district projects). When the State share is finally disbursed (without accounting for cost escalation) a district's project is partially reimbursed.

### ***Sultan School District's Eligibility for State Match***

To qualify for State Match the District must meet a number of OSPI requirements. Two major requirements have to do with unhoused students and the securing of local funds for the District's share of the construction cost. Using the required OSPI approach to calculating unhoused students (total square footage of the facility divided by the allotted square feet per student) and the five-year enrollment projection (required to use the cohort survival system), the District clearly fails to meet the first requirement. Thus regardless of the outcome of a future bond issue, the district will not qualify for State Match due to failing to meet the initial requirement.

### ***Impact Fees***

Development impact fees have been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits or certificates of occupancy are issued. A detailed discussion on impact fees is provided later in this section.

### ***Six-Year Financial Plan***

The Six-Year Financial Plan shown on Table 11 illustrates possible ways the Sultan School District might fund new construction and improvements to school facilities for the years 2008 through 2013. The financing components include possible funding from capital bonds and levies, development impact fees collected under the GMA or other local funding, and State matching funds (dependent upon qualifying, level of funding and availability of funds).

The financing plan separates projects that add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.

### ***Impact Fee Calculation***

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. Fees also cannot be used to make up for capacity deficiencies existing on the date of Plan adoption. Fees may only be assessed in relation to the new capacity needs created by new development.

The Snohomish County General Policy Plan (GPP) which implements the GMA, sets certain conditions for districts wishing to assess impact fees.

The District must provide support data including:

- (a) An explanation of the calculation methodology, including description of key variables and their computation; and
- (b) Definitions and sources of data for all inputs into the fee calculation.

Such data must be accurate, reliable and statistically valid;

Data must accurately reflect projected costs in the 6-year financing program;

Data in the proposed impact fee schedule must reflect expected student generation rates from the following residential unit types:

1. Single-family
2. Multi-family/studio or 1-bedroom
3. Multi-family/2-bedroom or more;

### ***Impact Fees in Snohomish County***

In November 1997, Snohomish County substantially modified Title 26C to convert it into an impact fee program meeting new requirements of the GMA and changes to RCW 82.02, the State law authorizing impact fees. On February 1, 2003, Snohomish County adopted a revision of Title 26C, thus replacing it with Chapter 30.66C, as defined by the Uniform Development Code.

Chapter 30.66C requires school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the GMA. Impact fees calculated in accordance with the formula in Chapter 30.66C will become effective following County Council adoption of the District's plan. Generally, impact fee ordinances adopted by cities in Snohomish County that require compliance with the County's Chapter 30.66C criteria and which adopt the County-approved CFP by reference, will comply with the GMA. Local governments, of course, have the ability to adopt their own approach to impact fee assessment, provided the approach meets the requirements of GMA and RCW 82.02. Impact fees are not to be used for projects, or portions of projects, which address existing deficiencies.

### ***Methodology and Variables Used to Calculate School Impact Fees***

The 2008 impact fees for the Sultan School District are calculated on worksheets contained in Appendix C and are summarized on Table 14, at the end of this section.

Impact fees have been calculated utilizing the formula in Table 1 of Snohomish County Ordinance 97-095. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase or install temporary facilities (portables). As required under GMA, credits have also been applied in the formula to account for State Matching Funds to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit. The costs of projects that do not add capacity have been eliminated from the variables used in the calculations as indicated in Table 12. Furthermore, because the impact fee formula calculates a "cost per dwelling unit", an identical fee is generated regardless of whether the total new capacity project costs are used in the calculation or whether the District only uses the percentage of the total new capacity project costs allocated to the Districts growth-related needs. For purposes of this Plan, the District has chosen to use the full project costs in the fee formula. Furthermore, impact fees will not be used to address existing deficiencies. See Table 11 for a complete identification of funding sources.

## *Calculation Criteria (See Table 12)*

### **A. Site Acquisition Cost Element**

#### *Site Size*

The site size gives the optimum acreage for each school type based on studies of existing school sites and OSPI Standards. Generally, districts will require 12-15 acres for an elementary school; 25-30 acres for a middle school or junior high school; and 40 acres or more for a high school. Actual school sites may vary in size depending on the size of parcels available for sale and other site development constraints such as wetlands. It also varies based on the need for athletic fields adjacent to the school, along with other specific planning factors.

#### *Additional Capacity*

Building capacities reflect both the District's optimum number of students each school type is designed to accommodate and the current program requirements. These figures are based on actual design studies of optimum floor area for new school facilities. The Sultan School District designs new elementary schools to accommodate 400 students, new middle schools 540, and new high schools 650 students.

#### *Student Generation Factors*

The student generation factors are the average number of students generated by each housing type – in this case, single-family detached dwellings and multiple-family dwellings. Multiple-family dwellings, which may be rental or owner-occupied units within structures containing two or more dwelling units, were broken out into one-bedroom and two-plus bedroom units.

Pursuant to a requirement of Ordinance 97-095, each school district is required to conduct student generation studies within their jurisdictions. This was done to “localize” generation rates for purposes of calculating impact fees. A description of this methodology is contained in Appendix C.

The student generation factors for the Sultan School District are shown on Table 9.

**Table 9**  
**Student Generation Factors**

	<b>Elementary (K-5)</b>	<b>Middle School (6-8)</b>	<b>High School (9-12)</b>	<b>Total (K-12)</b>
Single Family	0.258	0.086	0.094	0.438
Multi-Family, 1 Bdrm	0.000	0.000	0.000	0.000
Multi-Family, 2+ Bdrm	0.281	0.053	0.088	0.421

## **B. School Construction Cost Variables**

*Additional Capacity* (See description under subsection 1 above)

**Current Facility Square Footage:** These numbers are taken from Table 1. They are used in combination with the "Existing Portables Square Footage" to apportion the impact fee amounts between permanent and temporary capacity figures in accordance with Ordinance 97-095.

*Estimated Facility Construction Cost*

The estimated facility construction cost is based on planned costs or on actual costs of recently constructed schools. The facility cost is the total cost for construction projects as defined in Table 11 and includes only capacity related improvements.

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

## **C. Tax Credits**

*Tax Credit Variables*

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 ten years. The credit is calculated using a "present value" formula.

*Interest Rate (20-year Go Bond)*

This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The current assumed interest rate is 4.5% (April 2008).

*Levy Rate (in mils)*

The capital construction levy rate is determined by dividing the District's average capital property tax rate by one thousand. The current property tax levy rate for the Sultan School District is 0.90/1,000.

*Average Assessed Value*

This figure is based on the District's average assessed value for each type of dwelling unit (single-family and multiple-family). The average assessed values are based on estimates made by the County's Planning and Development Services Department utilizing information from the Assessor's files. The current average assessed value for single-family detached residential dwellings is \$225,345, \$107,818 for one-bedroom units, and \$161,031 for two or more bedroom units.

*Time Remaining on Bonds*

This is the average amount of time remaining on Capital Projects/General Obligation Bonds issued by the District. The average time remaining on bonds issued by all Snohomish County school districts is assumed to be 10 years for purposes of calculating this credit.

## D. Adjustments

### *Discount*

In accordance with Ordinance 97-095, all fees calculated using the above factors reflect the County's required discount of 50%.

### **Proposed Impact Fee Schedule**

Using the variables and formula described, impact fees proposed for the Sultan School District have been summarized in Table 10 (refer to Appendix C for worksheets). The fee totals reflect the discount imposed by County Ordinance 97-095.

**Table 10**  
**School Impact Fees - 2008**

<b>Housing Type</b>	<b>Impact Fee Per Unit</b>
Single Family Detached	\$2,647
Multi-Family (1 Bedroom)	\$0
Multi-Family (2+ Bedrooms)	\$3,172

Table 11  
Capital Facilities Plan  
2008-2013

Improvements Adding Capacity (Costs in Millions)											
Project	2008	2009	2010	2011	2012	2013	Total Cost	Bonds/Levys	State Match	Impact Fees	Future Sources
Elementary											
Site Acquisition			\$1.500				\$1.500	X		X	X
New Elementary School				\$10.200			\$10.200	X	X	X	X
Purchase Portables											
Middle School											
Purchase Portables				\$0.120			\$0.120			X	X
New Middle School											
Site Acquisition											
High School											
Purchase Portables		\$0.120					\$0.120			X	X
High School Addition				\$5.600			\$5.600	X	X	X	X

Improvements Not Adding Capacity (Costs in Millions)											
Project	2008	2009	2010	2011	2012	2013	Total Cost	Bonds/Levy	State Match	Impact Fees	Future Sources
Transportation Facility			\$1.800				\$1.800	X			X
District Office Renovation				\$0.200			\$0.200	X			X

Total Improvements (Costs in Millions)											
	2008	2009	2010	2011	2012	2013	Total Cost	Bonds/Levy	State Match	Impact Fees	Future Sources
Elementary			\$1.500	\$10.200			\$11.700	X		X	X
Middle School				\$0.120			\$0.120	X		X	X
High School		\$0.120		\$5.600			\$5.720	X	X	X	X

**Table 12  
Impact Fee Variables**

Criteria	Elementary School	Middle School	High School
<b>Site Acquisition Cost Element</b>			
Site Needs (acres)	10		
Cost Per Acre	\$ 150,000		
Total Land Cost	\$1,500,000		
Additional Capacity	400		
<b>Student Generation Factors</b>			
Single Family	0.258	0.086	0.094
Multiple Family 1 Bdrm	0.000	0.000	0.000
Multiple Family 2+ Bdrm	0.281	0.053	0.088
<b>School Construction Cost Element</b>			
Additional Capacity	400		202
Current Facility Square Footage	86,384	66,912	71,876
Sq. Ft. After Construction	122,384	66,912	89,845
Estimated Facility Construction Cost	\$10,200,000		
<b>Portable Facilities Cost Element</b>			
Existing Units	16	5	7
Cost Per Unit		\$120,000	\$120,000
Portable Facilities Capacity/Unit	25.3	30.00	32.00
Total Portable Facilities Capacity	404	150	288
Existing Portable Square Footage	14,336	4,480	8,064
<b>State Matching Funds</b>			
Boeckh Index	\$168.79	\$168.79	\$168.79
School Space per Student (OSPI)	90	108	130
State Match Percentage	62.26%	62.26%	62.26%
Percent of State Match To Be Received	0%		
<b>Tax Payment Credit</b>			
Interest Rate	4.5%	4.5%	4.5%
Loan Payoff (Years)	10	10	10
Property Tax Levy Rate	0.000090	0.000090	.000090
Average AV per DU Type	\$225,345 (Single Family)	\$107,818 (MF 1 Bdrm)	\$161,031 (MF 2+ Bdrm)
<b>County Required</b>			
Discount Rate	50%	50%	50%

**Appendix A**  
**Enrollment Projections**

**Table A-1**  
**Student Projected Enrollment**  
**Modified Cohort Survival**  
**2008-2013**

School Type	Grade Level	2008	2009	2010	2011	2012	2013
Elementary	K	136	141	146	151	156	161
	1	148	153	158	164	169	175
	2	137	153	162	167	174	177
	3	185	144	160	170	175	186
	4	172	198	154	171	182	184
Middle School	5	163	181	208	162	180	188
	6	182	169	187	215	168	186
	7	164	184	171	189	217	170
High School	8	182	168	189	175	194	222
	9	157	176	163	183	169	189
	10	195	158	177	164	184	170
	11	172	179	145	162	150	169
	12	151	165	171	139	155	176
<b>Total</b>		<b>2,145</b>	<b>2,169</b>	<b>2,191</b>	<b>2,212</b>	<b>2,273</b>	<b>2,553</b>
Grades K-5 (FTE)		873	900	915	910	958	991
Grades 5-8 (FTE)		518	521	547	579	579	578
Grades 9-12 (FTE)		676	678	656	648	658	704
<b>Total</b>		<b>2,077</b>	<b>2,099</b>	<b>2,118</b>	<b>2,137</b>	<b>2,195</b>	<b>2,272</b>

STATE OF WASHINGTON  
 SUPERINTENDENT OF PUBLIC INSTRUCTION  
 OLYMPIA

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DETERMINATION OF PROJECTED ENROLLMENTS

BY COHORT SURVIVAL KK LINEAR PROJECTION

SULTAN	DISTRICT NO. 311 SNOHOMISH COUNTY NO. 31						AVER. % SURVIVAL	PROJECTED ENROLLMENTS--					
	2002	2003	2004	2005	2006	2007		2008	2009	2010	2011	2012	2013
KINDERGARTEN	141	143	143	147	121	132		127	124	121	118	115	112
GRADE 1	156	160	146	148	171	129	108.40	143	138	134	131	128	125
GRADE 2	178	154	157	149	163	176	102.39	132	146	141	137	134	131
GRADE 3	177	164	155	173	156	161	101.28	178	134	148	143	139	136
GRADE 4	199	181	176	161	180	155	103.36	166	184	139	153	148	144
GRADE 5	211	206	181	182	166	176	101.56	157	169	187	141	155	150
GRADE 6	201	207	210	178	189	162	99.96	176	157	169	187	141	155
K-6 HEADCOUNT	1,263	1,215	1,168	1,138	1,146	1,091		1,079	1,052	1,039	1,010	960	963
K-6 W/K @ 1/2	1,193	1,144	1,097	1,065	1,086	1,025		1,016	990	979	951	903	897
GRADE 7	195	201	208	211	166	178	97.67	158	172	153	165	183	138
GRADE 8	205	193	195	205	217	162	98.99	176	156	170	151	163	181
7-8 HEADCOUNT	400	394	403	416	383	340		334	328	323	316	346	319
GRADE 9	180	179	181	204	189	195	93.55	152	165	146	159	141	152
GRADE 10	169	162	180	184	190	188	96.96	189	147	160	142	154	137
GRADE 11	156	137	154	156	166	170	88.49	166	167	130	142	126	136
GRADE 12	135	134	123	146	149	160	92.47	157	154	154	120	131	117
9-12 HEADCOUNT	640	612	638	690	694	713		664	633	590	563	552	542
K-12 HEADCOUNT	2,303	2,221	2,209	2,244	2,223	2,144		2,077	2,013	1,952	1,889	1,858	1,814

**Appendix B**  
**Student Generation Rates**

April 29, 2008 (Revised)

Memorandum

To: Marianne Naslund  
Sultan School District

From: Mike McCormick

Re: 2008 Sultan School District Student Generation Rates (SGR)

This memorandum contains the 2008 Student Generation Rates (SGR) for both single family and multiple family residential development as required by Snohomish County.

The methodology used to produce these rates is consistent with the methodology previously developed and used for a number of school districts throughout this state. This methodology was used to produce the 1999-2000, 2002, 2004 and 2006 SGR's for the Sultan School District. The rates have been calculated for single family, one bedroom multiple family<sup>1</sup> and two or more bedrooms multiple family residential development. The survey area included all of the territory within the boundaries of the Sultan School District. The analysis is based on projects constructed between 2003 through 2007 for single family residential development and 2000 through 2006 for multiple family residential development.<sup>2</sup> The primary sources of information are Snohomish County and the Sultan School District.

The process of analysis involved gathering the residential development data for the most recent five-year period from the county. The addresses of each of these developments were matched with student addresses from this school year provided by the school district. The results were aggregated to show the number of students in each of the grade groupings for each type of residential development.

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<sup>1</sup> There are no one bedroom multiple family units within the district.

<sup>2</sup> The usual time-span for development data is five years. The most recent complete five year interval is used. This was the case for single family residential development. There are very few multiple family residential developments within the boundaries of the school district. In an effort to have a usable number of units, all multiple family units constructed between 2000 and 2006 were used. This only totaled 57 units. There are no multiple family units in the unincorporated portions of the district in the 2007 permit data. The permit data for the two incorporated towns for 2007 is not yet available.

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Olympia, WA 98501

360-754-2916

mike.mccormick@comcast.net

The primary source of the development activity is permit data provided by the county. Based on previous research, all duplex units are assumed to have two or more bedrooms. A comparison of the street addresses of the new developments with the addresses of each of the district's students from the current year (2007-2008) produced a record of each unit occupied by a student. This information was aggregated into the three grade groupings and produced student generation rates for single family and for both one bedroom and two or more bedrooms multiple family.

	Single Family <sup>3</sup>	Multiple Family <sup>4</sup>		
		All	1-bedroom <sup>5</sup>	2 or More
K through 5	0.258	0.281	0.000	0.281
6 through 8	0.086	0.053	0.000	0.053
9 through 12	0.094	0.088	0.000	0.088
<b>Total<sup>6</sup></b>	<b>0.438</b>	<b>0.421</b>	<b>0.000</b>	<b>0.421</b>

The SGR were calculated on a 100% sample of all single and multi-family constructed between 2003 and 2007 (for single family) and 2000 and 2006 (for multiple family). The data contain all residential development activity, except as previously noted.

Attachments: Table-- Sultan School District—2008 Student Generation Rates

<sup>3</sup> A total of 372 single family residential units constructed between 2003 and 2007 were identified within the school district boundary. There are a total of 163 students from these units.

<sup>4</sup> A total of 57 multi-family units (two or more units per structure) were constructed between 2000 and 2006. There are a total of 24 students from these units. This is a modest number of multiple family units and represents a substantial increase from the 2006 analysis.

<sup>5</sup> There are no new one bedroom multiple family units in the district. All multiple family units are assumed to have two or more bedrooms, which is supported by previous field research and analysis which was undertaken in other Snohomish County school districts by this consultant.

<sup>6</sup> Totals may not balance due to rounding.

April 29, 2008

Sultan School District  
Student Generation Rates  
2008

**SINGLE FAMILY**

	# of students	SGR
K through 5	96	0.258
6 through 8	32	0.086
9 through 12	35	0.094
Total	163	0.438

**MULTIPLE FAMILY**

	# of students	SGR
K through 5	16	0.281
6 through 8	3	0.053
9 through 12	5	0.088
Total	24	0.421

Grade	SF	MF
K	16	3
1	11	3
2	19	3
3	20	0
4	10	1
5	20	6
6	14	0
7	10	2
8	8	1
9	14	1
10	12	1
11	3	2
12	6	1
Total	163	24
Units	372	57

**Appendix C**  
**Impact Fee Calculations**

SCHOOL IMPACT FEE CALCULATIONS										
DISTRICT	Sultan School District									
YEAR	2008									
<b>School Site Acquisition Cost:</b>										
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor										
	Facility	Cost/	Facility	Student	Student	Student	Cost/	Cost/	Cost/	
	Acreage	Acre	Capacity	Factor	Factor	Factor	SFR	MFR (1)	MFR (2+)	
Elementary	10.00	\$ 150,000.00	400	0.258	0.000	0.281	\$968	\$0	\$1,054	
Middle	0.00	\$	540	0.086	0.000	0.053	\$0	\$0	\$0	
High	0.00	\$	210	0.094	0.000	0.088	\$0	\$0	\$0	
							<b>TOTAL</b>	<b>\$968</b>	<b>\$0</b>	<b>\$1,054</b>
<b>School Construction Cost:</b>										
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)										
	%Perm/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/	
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	Factor	SFR	MFR (1)	MFR (2+)	
Elementary	89.00%	\$ 10,200,000	400	0.258	0.000	0.281	\$5,855	\$0	\$6,377	
Middle	89.00%	\$	540	0.086	0.000	0.053	\$0	\$0	\$0	
High	89.00%	\$	202	0.094	0.000	0.088	\$0	\$0	\$0	
							<b>TOTAL</b>	<b>\$5,855</b>	<b>\$0</b>	<b>\$6,377</b>
<b>Temporary Facility Cost:</b>										
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)										
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/	
	Total Sq.Ft.	Cost	Size	Factor	Factor	Factor	SFR	MFR (1)	MFR (2+)	
Elementary	11.00%	\$	25	0.258	0.000	0.281	\$0	\$0	\$0	
Middle	11.00%	\$ 120,000.00	30	0.086	0.000	0.053	\$38	\$0	\$23	
High	11.00%	\$ 120,000.00	32	0.094	0.000	0.088	\$39	\$0	\$36	
							<b>TOTAL</b>	<b>\$77</b>	<b>\$0</b>	<b>\$60</b>
<b>State Matching Credit:</b>										
Boeckh Index X SPI Square Footage X District Match % X Student Factor										
	Boeckh	SPI	District	Student	Student	Student	Cost/	Cost/	Cost/	
	Index	Footage	Match %	Factor	Factor	Factor	SFR	MFR (1)	MFR (2+)	
Elementary	\$ 168.79	90	0.00%	0.258	0.000	0.281	\$0	\$0	\$0	
Middle	\$ 168.79	108	0.00%	0.086	0.000	0.053	\$0	\$0	\$0	
Sr. High	\$ 168.79	130	0.00%	0.094	0.000	0.088	\$0	\$0	\$0	
							<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tax Payment Credit:</b>										
Average Assessed Value							SFR	MFR (1)	MFR (2+)	
Capital Bond Interest Rate							4.50%	4.50%	4.50%	
Net Present Value of Average Dwelling							\$1,783,091	\$853,133	\$1,274,193	
Years Amortized							10	10	10	
Property Tax Levy Rate							\$0.90	\$0.90	\$0.90	
Present Value of Revenue Stream							\$1,605	\$768	\$1,147	
<b>Fee Summary:</b>										
				Single	Multi-	Multi-				
				Family	Family (1)	Family (2+)				
				\$968	\$0	\$1,054				
				\$5,855	\$0	\$6,377				
				\$77	\$0	\$60				
				\$0	\$0	\$0				
				(\$1,605)	(\$768)	(\$1,147)				
				FEE (AS CALCULATED)	\$5,295	\$0	\$6,344			
				COUNTY DISCOUNT	\$2,647	\$0	\$3,172			
				FINAL FEE	\$2,647	\$0	\$3,172			

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTI-FAMILY 1-BEDROOM per dwelling unit	MULTI-FAMILY* 2+ BEDROOMS per dwelling unit	<u>DUPLEXES AND TOWNHOMES</u>
Arlington No. 16	\$4,444	\$0.00	\$4,546	\$4,546
Edmonds No. 15	\$0.00	\$0.00	\$0.00	\$0.00
Everett No. 2	\$0.00	\$0.00	\$0.00	\$0.00
Lake Stevens No. 4	\$4,414	\$0.00	\$2,720	\$2,720
Lakewood No. 306	\$1,906	\$0.00	\$2,121	\$2,121
Marysville No. 25	\$5,705	\$0.00	\$4,713	\$4,713
Monroe No. 103	\$3,139	\$0.00	\$1,383	\$1,383
Mukilteo No. 6	\$4,170	\$0.00	\$2,224	\$2,224
Northshore No. 417	\$0.00	\$0.00	\$0.00	\$0.00
Snohomish No. 203	\$4,672	\$0.00	\$37.00	\$37.00
Stanwood No. 401	\$0.00	\$0.00	\$0.00	\$0.00

**CITY OF SULTAN  
Sultan, Washington**

**ORDINANCE NO. 1005-08**

**AN ORDINANCE OF THE CITY OF SULTAN, WASHINGTON ADOPTING  
THE SULTAN SCHOOL DISTRICT #311 2008 - 2013 CAPITAL FACILITY  
PLAN AND THE SCHOOL IMPACT FEES RECOMMENDED THEREIN**

**WHEREAS**, Chapter 16.116 of the Sultan Municipal Code, as authorized by RCW Chapter 82.02.060, provides for assessment of School Impact Fees:

**WHEREAS**, the Sultan School District #311 Board on July 30, 2008, adopted the 2008-2013 Capital Facilities Plan for the District; and

**WHEREAS**, the 2008-2013 Capital Facilities Plan adopted by School District #311 recommended an increase in the School Impact Fees for multi-family units and a decrease for single family units; and

**WHEREAS**, the Snohomish County Council on November 5, 2008 adopted the Sultan School District # 311 2008-2013 Capital Facility Plan including the recommended impact fees for single family and multifamily units; and

**WHEREAS**, the Sultan School District #311 has requested the City of Sultan to increase the School District's Impact Fees for multi-family units and a reduction of the fee for single family units as recommended by the District's 2008-2013 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 October 21, 2008 to consider the Sultan School District #311 2008-2013 Capital Facilities Plan and the impact fees as recommended by the plan; and

**WHEREAS**, the City of Sultan Plan Board at the conclusion of the October 21, 2008 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 impact fees recommended by the plan; and

**WHEREAS**, The City of Sultan City Council on November 13, 2008 conducted a Public Hearing on the Sultan School District #311 2008-2013 Capital Facility Plan and the impact fees recommended by the plan; and

ATTACHMENT B

**WHEREAS**, the City Council closed the November 13, 2008 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 2008-2013 Capital Facility Plan as a reference document to the City of Sultan Comprehensive Plan

**Section 2.** The City of Sultan Fee Schedule is hereby amended to include the School Impact Fees established in the Sultan School District #311 2008-2013 Capital Facility Plan for single family and multi-family units as follows:

<b>Housing Type</b>	<b>Impact Fee Per Unit</b>
1. Single Family Detached	\$2,647.00
2. Multi-family (One bedroom)	\$ 0.00
3. Multi-family (2+ bedrooms)	\$3,172.00

**Section 3. 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 day of \_\_\_\_\_, 2008.

By \_\_\_\_\_  
CAROLYN ESLICK, MAYOR

ATTEST:

By \_\_\_\_\_  
LAURA KOENIG, City Clerk

Approved as to form:

By \_\_\_\_\_  
MARGARET KING, CITY ATTORNEY