

**SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET**

ITEM NO: Consent C 3

DATE: December 11, 2008

SUBJECT: Public Hearing – Sultan School Impact Fees

CONTACT PERSON: Laura Koenig, Clerk/Deputy Finance Director

SUMMARY:

Attached are the minutes of the November 13, 2008 Public Hearing on the Proposed Sultan School District Impact fees as on file in the office of the City Clerk.

RECOMMENDED ACTION:

Approve as submitted

MOTION:

Move to accept the consent agenda as presented.

CITY OF SULTAN COUNCIL MEETING – November 13, 2008**PUBLIC HEARINGS:**

The Public Hearing on the Sultan School Impact Fees was called to order by Mayor Eslick. Councilmembers present: Champeaux, Wiediger, Slawson, Flower, and Blair. There were no objections to the Council participation.

Staff: Report was presented by Bob Martin, Community Development Director.

The issue is to conduct a public hearing on 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 21st, 2008 meeting. Recommendations from the Board will be forwarded to the council at the November 13, 2008 meeting.

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:

Housing Type:	Current Code*	Current Fee Schedule	Proposed
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

There are fewer school aged children in the single family units and more in the multi-family units based on the data received from the School District.

Public Input

Maryann Naslund: Representative of the Sultan School District. They have worked with their attorney on the draft of the facility plan and fees. The proposed facility plan has gone through the public process and this hearing is a part of the process. Information was provided on the proposed long range capital plans, enrollment projects, number of portable classrooms (30), changes in building activity and the findings of fact determined by the School District. The request of the Sultan School District is that the City adopt the Sultan School District Capital Facility plan and amend the fee schedule to the incorporated the fees proposed by the School District.

Frank Linth: The Planning Board reviewed the documents and the numbers and recommended approval.

Discussion:

Slawson: The single family is low compared to other cities, but the multi-family is high. This doesn't seem consistent with other school districts. Asked why are the fees so high compared to other districts and is based on number of multi-family units? Goldbar did not pass the last increase, so they collect less from development. The fee is high for multi-family units. Would like to have more time to review the information prior to making a decision.

CITY OF SULTAN COUNCIL MEETING – November 13, 2008

Flower: Noted that three cities are not charging any impact fees and asked if they have no growth planned? The school district is larger than Sultan, would the fees only be imposed in Sultan? Do all the agencies have to agree on the fee? What if Sultan says yes and Goldbar says no?

Blair: Asked if the district looked at the housing trends in Sultan as there are more single family homes than multi-family. There are no proposals for multi-family units in Sultan and they don't see any in Goldbar or Startup. Asked what percentage of students are from Sultan. A 61% increase in impact fees is massive. Asked if the School District has considered bonds.

Maryann Naslund: Advised that the proposed fees have been adopted by Snohomish County and Gold Bar. Gold Bar did not adopt the proposed fees in 2006. Based on the reports, there are more children in multi-family units than single-family units in the School District. The fees are based on the construction needs for the district.

Deborah Knight advised the Council they do not have to take action tonight and the matter could be deferred to the next meeting. The fees will be removed from the municipal code and become part of the fee schedule adopted annually by the Council.

On a motion by Councilmember Slawson, seconded by Councilmember Davenport-Smith, the public meeting was closed. All ayes.

Carolyn Eslick, Mayor

Laura J. Koenig, City Clerk