
CED Committee Members:

Chair – Anthony Wright
Chance La Fleur
Beau Chevassus

Support Staff:

Chris Pasinetti, CD Director
Chris Searcy, City Administrator

AGENDA

COMMUNITY & ECONOMIC DEVELOPMENT (CED) COMMITTEE

CITY OF ENUMCLAW – STEVENSON-YERXA

Monday, February 27, 2023

*******4:30PM*******

I. NEW BUSINESS

- A. Monday, January 23, 2023 CED Meeting Summary
- B. School District Impact Fee
- C. Middle Housing Plan: Public Participation Plan and Survey Questions

II. ADJOURNMENT

Next Scheduled Meeting: February 27, 2023 --- 4:30 p.m

CSD Committee Members:
Chair – Anthony Wright
Chance La Fleur
Beau Chevassus

Support Staff:
Chris Pasinetti, CD Director
Chris Searcy, City Administrator

CED SUMMARY

COMMUNITY & ECONOMIC DEVELOPMENT (CED) COMMITTEE

CITY OF ENUMCLAW – STEVENSON-YERXA

Monday, February 13, 2023

******* 4:30 p.m. *******

THE MEETING BEGAN AT 4:32 PM AND ENDED AT 5:15 PM COUNCILMEMBERS WRIGHT, LA FLEUR PRESENT AND CHEVASSUS AS WELL AS STAFF MEMBER CHRIS PASINETTI AND THE YEARS' STUDENT ON COUNCIL.

I. NEW BUSINESS

- A. Meeting summary from January 23, 2023 was approved.
- B. School Impact Fees. Pasinetti gave an overview of school impact fees as well as some history of the city's impact fees. Councilmember Wright asked about Ten Trails development and their impact fee program for that development. Councilmember Chevassus asked where does the cost come from. Pasinetti stated that these are all good questions that the council can ask the school district this evening. Chevassus left the meeting at 4:56.
- C. 2023 Comprehensive Plan/Planning Commission Work Plan. Pasinetti outlined the items on the work plan as recommended by the Planning Commission. Councilmember LeFleur asked about staff work load and how this affects that work load. Pasinetti stated that it would be a busy year as is with past years. Committee voted 2-0 to recommend approval of the work plan as outlined in the staff report.

II. AJOURNMENT

5:15 pm



STAFF REPORT

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: CED

FROM: Chris Pasinetti, Community Development Director

DATE: For the February 27, 2023

SUBJECT: School Impact Fees

SUMMARY OF REQUEST: The School District has requested that the city of Enumclaw update the Impact Fee for the Enumclaw School District. The current fee is assessed for school facilities for most residential dwelling units.

1. Should staff prepare a revised fee resolution for the next council meeting to adopt a new impact fee and any code changes needed?
2. Should staff prepare a revised fee resolution yearly to adopt the new fee resolution?

BACKGROUND: Impact Fees were adopted by the city in 1996. Impact fees are one-time charges assessed by a local government against a new development project(s) to help pay for new or expanded public capital facilities that will directly address the increased demand for services created by that development.

What Can Impact Fees Be Used For?

The law authorizes counties, cities, and towns planning under the Growth Management Act (GMA) to impose impact fees for:

Public streets and roads,
Publicly owned parks, open space, and recreation facilities,
School facilities, and
Fire protection facilities.

These impact fees may only be imposed for “system improvements” which are defined as public capital facilities in a local government’s capital facilities plan that provides service to the community at large (not private facilities), and are reasonably related to the new development, and will benefit the new development (WAC 365-196-850).

What Impact Fees cannot be used for?

Impact fees cannot exceed a proportionate share of the cost of the system improvements. Municipalities must have additional funding sources and may not rely solely on impact fees to fund the system improvements (RCW 82.02.050). For example, if a public works maintenance facility was designed and constructed to address both existing deficiencies (e.g., 60%) and future growth needs (e.g., 40%), impact fees could be used to pay for up to 40% of the debt service on the bond issued for that facility.

Impact fee revenues cannot be used to help pay for a specific capital project if that project is not listed or referenced within a comprehensive plan’s capital facilities element, per RCW 82.02.050(5). Impact fees may not be used to correct existing deficiencies. For instance, a school district may use the impact fees from a development to pay for construction of new classrooms at specific schools to accommodate the increased enrollment anticipated from that specific development. But the district may not use the impact fees to build new classrooms to reduce overcrowding caused by existing residents.

School impact fees must be used for “school facilities” that are addressed by a capital facilities plan element of a comprehensive plan adopted under the GMA (RCW 82.02.050(4) and RCW 82.02.090(7)). Typically, school impact fees apply only to residential construction or the residential portion of a mixed-use building or development.

School districts are responsible for expending the impact fees but are not authorized to collect them. As a result, school impact fees require cooperation between school districts and the cities, towns, or counties administering the program. This cooperation should take the form of an interlocal agreement (ILA) that specifically identifies each party’s role.

Any exemption for school impact fees that would otherwise be distributed to a school district must first be approved by the school district, per RCW 82.02.060(4). The city does have an exemption for senior housing.

CURRENT FEES:

Existing Fees (for a Single-family dwelling only):

| Type of Fee | School | Fire | Transportation | Park |
|------------------------------|---------------|-----------|----------------|---------|
| Fee Amount Collected per lot | \$5497 | \$2383.13 | \$3239 | \$1,209 |

Proposed Fees as recommended in the Enumclaw School District Capital Plan (for a Single-family dwelling only):

| Type of Fee | School | Fire | Transportation | Park |
|------------------------------|-----------------|------------|----------------|---------|
| Fee Amount Collected per lot | \$13,210 | \$2,383.13 | \$3,239 | \$1,209 |

Here is a short list of similar city’s impact fees:

| City or Jurisdiction | School Impact Fee for SFR (current Fee) |
|----------------------|---|
| Maple Valley | \$3,602 |
| Covington | \$5,693 |
| North Bend | \$11,091 |
| Puyallup | \$3,571 |

| | |
|-----------------|----------|
| Auburn | \$5,181 |
| Enumclaw | \$5,497 |
| King County* | \$13,210 |
| Black Diamond** | \$13,210 |

*The Fees outlined for King County is for the unincorporated area located within the Enumclaw School District.

**Black Diamond is the only other city located within the Enumclaw School District
All of the cities above that are not highlighting in yellow are located in different school districts.

The district capital plan is recommending the following:

| | |
|---------------------------|-------------------------|
| Single Family Residential | Multifamily Residential |
| \$13,210 | \$8,326 |

ATTACHMENT:

1. School District Capital Plan Impact Fee Calculation

Section VI: Impact Fee Variables and Impact Fees

Student Factors-Single/Multi-Family

| | |
|---------------|-----------|
| Elementary | .296/.178 |
| Middle School | .115/.061 |
| High School | .125/.067 |

Student Capacity per Facility

| | |
|---------------|---------|
| Elementary | 400-500 |
| Middle School | 600-650 |
| High School | 1,500 |

Site Acreage Site

| | |
|---------------|------|
| Elementary | 15 a |
| Middle School | 25 a |
| High School | 40 a |

Site Cost per Acre

| | |
|---------------|-----|
| Elementary | N/A |
| Middle School | |
| High School | |

New Facility Construction Cost

| | |
|------------|--------------|
| Elementary | \$68,900,000 |
|------------|--------------|

SPI Square Footage per Student

| | |
|---------------------|-----|
| Elementary (K-5) | 90 |
| Middle School (6-8) | 108 |
| High School (9-12) | 130 |
| Special Education | 144 |

Temporary Classroom Capacity

| | |
|---------------|----|
| Elementary | 23 |
| Middle School | 28 |
| High School | 28 |

Developer Provided Sites/Facilities

Elementary School Site

Temporary Facilities Costs

| | |
|---------------|-----------|
| Elementary | |
| Middle School | \$250,000 |
| High School | |

Permanent Square Footage

| | |
|---------------|----------------|
| Elementary | 226,126 |
| Middle School | 167,254 |
| High School | <u>154,698</u> |
| Total | 548,078 |

Temporary Square Footage

| | |
|---------------|--------------|
| Elementary | 8,600 |
| Middle School | |
| High School | <u>1,720</u> |
| Total | 10,320 |

Total Facilities Square Footage

| | |
|---------------|----------------|
| Elementary | 234,726 |
| Middle School | 167,254 |
| High School | <u>156,418</u> |
| Total | 558,398 |

State Construction Funding

District Match – 52.81%
Current Construction Cost
Allocation \$246.83

District Average Assessed Value

Single Family Res. \$516,649
K.C. Assessor, 5/21

Bond Interest Rate

Current Bond Buyer Index 2.45%

District Average Assessed Value

Multi-Family Res. \$197,174
K.C. Assessor, 5/21
Weighted Avg. of Condos and Apts.

District Debt Service Tax Rate

Current \$.77008/\$1,000

The District’s proposed school impact fees reflect identified capacity needs and planning at the elementary level. The fees are based on the estimated costs of the planned new elementary school (anticipated, if funding is approved by the voters, to be complete within the six year planning period).

Using the variables and formula described above, impact fees proposed for the District are summarized in Table 8. See also Appendix C.

Table 8 - School Impact Fees

| Housing Type | Impact Fee Per Dwelling Unit* |
|---------------|-------------------------------|
| Single Family | \$13,210 |
| Multi-Family | \$8,326 |

*Per City of Black Diamond Ordinance 20-1146; discounted at 50%; City of Enumclaw Ordinance 2609 (discounted at 50%); Chapter 21A.43 KCC and Ordinance No. 10162 (discounted at 50%)