

**ORDINANCE NO. 1545**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 19.08 OF THE BONNEY LAKE MUNICIPAL CODE AND ORDINANCE NO. 1511 RELATING TO SCHOOL IMPACT FEES.**

**WHEREAS**, the Sumner School District has requested an adjustment to the school impact fees as a result of its 2015-2021 capital facilities plan and updated impact fee study; and

**WHEREAS**, the City desires to comply with the Washington Growth Management Act by providing for the growth related costs of school facilities through the continued imposition of school impact fees.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** BLMC 19.08.120 and Section 1 of Ordinance 1511 is hereby amended to read as follows:

19.08.120 School impact fees.

The school impact fee schedules set forth in this section are generated from the formula for calculating impact fees set forth in the district’s capital facilities plan. Except as otherwise provided in BLMC 19.08.040, 19.08.050 and 19.08.140, all new residential developments in the city will be charged the school impact fees in accordance with the appropriate schedule below. The feepayer shall pay the school impact fee based on the schedule for the school district in which the development is located.

**School Impact Fee Schedules**

(applies to residential development only)

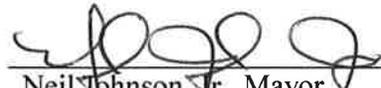
Sumner School District No. 320:	
Single-family – detached (including manufactured homes and mobile homes on individual lots)	\$3,270.00
	\$3,330.00
Multi-family – per dwelling unit (including townhouses)	\$1,725
	\$1,755

White River School District No. 416:	
Single-family – detached (including manufactured homes and mobile homes on individual lots)	\$0
Multifamily per dwelling unit (including townhouses)	\$0

**Section 2. Severability.** If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

**Section 3. Effective Date.** This Ordinance shall take effect thirty (30) days after its passage, approval, and publication as required by law.

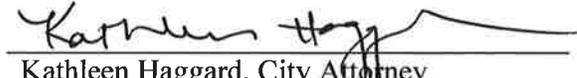
**PASSED** by the City Council and approved by the Mayor this 10th day of May, 2016.

  
 \_\_\_\_\_  
 Neil Johnson, Jr., Mayor

AUTHENTICATED:

  
 \_\_\_\_\_  
 Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 Kathleen Haggard, City Attorney

Passed: 5/10/2016  
 Valid: 5/10/2016  
 Published: 5/18/2016  
 Effective Date: 6/9/2016  
 This Ordinance totals 2 page(s)

AB16-51

# SUMNER SCHOOL DISTRICT

A GREAT PLACE TO LEARN



March 22, 2016

## VIA EMAIL DELIVERY AND FIRST CLASS MAIL

John P. Vodopich, AICP  
Community Development Director  
City of Bonney Lake  
Justice and Municipal Center  
9002 Main Street E, Suite 300  
Bonney Lake, WA 98391

**Re: Sumner School District - Bonney Lake School Impact Fee Ordinance**

Dear John:

This will follow-up my recent telephone call with Jason Sullivan.

As you are probably aware, Pierce County has adopted, under Ordinance No. 2015-76s, their annual update to the County's School Impact Fee Ordinance, which was effective as of January 1, 2016. A copy of the County's Ordinance is enclosed for your convenience.

On behalf of Sumner School District, the District is requesting to commence the process to update Bonney Lake's School Impact Fee Ordinance in amounts not less than Pierce County's School Impact Fees for 2016<sup>1</sup>. As you are also aware, under legislation adopted in 2015 known as ESB 5923, cities and counties are required to amend their Impact Fee Ordinances to allow for deferral of the collection of Impact Fees by September 1, 2016, the District is requesting that the City proceed with updating impact fee amounts for Sumner Schools without the deferral piece at the present time given that deferral of the collection of impact fees involves a broader discussion and there is time to have that broader discussion to meet the September 1, 2016 deadline.

Thank you for your attention to this matter. Please do not hesitate to contact me if we need to discuss any matter further. When scheduling and process have been confirmed, please let me know. We look forward to hearing from you.

Sincerely,

Steve Sjolund  
Educational Support Services Officer

Enclosure

cc: Jason Sullivan, Senior Planner, City of Bonney Lake (w/enclosures)

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<sup>1</sup> Sumner School District is also proceeding to notify the City of Sumner of a request for an update to Sumner's School Impact Fee Ordinance. The City of Edgewood typically updates its School Impact Fee Ordinance in April of each year.

1 Sponsored by: Councilmember Derek Young  
2 Requested by: Pierce County Council

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7 **ORDINANCE NO. 2015-76s**  
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10 **An Ordinance of the Pierce County Council Amending Section 4A.10.080 of**  
11 **the Pierce County Code, "Impact Fee Assessment and**  
12 **Collection," to Eliminate the Sunset Date; Amending Section**  
13 **4A.30.030 of the Pierce County Code, "School Impact Fee**  
14 **Schedule," to Adjust School Impact Fees for 2016 Based**  
15 **Upon Changes in the Consumer Price Index; Requesting the**  
16 **Pierce County Executive to Provide Recommendations**  
17 **Regarding Impact Fee Deferrals Required Pursuant to**  
18 **Engrossed Senate Bill (ESB) 5923 for Implementation in**  
19 **2016; Making Other Necessary Modifications to Title 4A of**  
20 **the Pierce County Code; and Setting an Effective Date.**  
21

22 **Whereas**, school impact fees in Pierce County are calculated according to the  
23 formulas in Section 4A.30.020 of the Pierce County Code (PCC), then the fee is  
24 "capped" by a "Maximum Fee Obligation" (MFO) which increases annually according to  
25 the Consumer Price Index for the Seattle/Tacoma/Bremerton Standard Metropolitan  
26 Statistical Area (PCC 4A.30.020 D.); and  
27

28 **Whereas**, the annual adjustment must be adopted by Ordinance following the  
29 adoption of the Capital Facilities Plan and any review of impact fees; and  
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31 **Whereas**, it has been the practice of the Pierce County Council to only adjust  
32 impact fees in increments of five dollars, rounding up to the nearest five dollar  
33 increment; and  
34

35 **Whereas**, the Pierce County Council temporarily suspended inflationary  
36 adjustments to park and school impact fees for the years 2012 and 2013 for economic  
37 reasons through the adoption of Ordinance Nos. 2011-81s and 2012-71; and  
38

39 **Whereas**, school impact fees are collected for residential development in the  
40 unincorporated County for school districts that meet the requirements in Title 4A PCC;  
41 and  
42

43 **Whereas**, the Consumer Price Index for all urban customers for the Seattle-  
44 Tacoma-Bremerton area for January 2006 was calculated to be 202.25 (the base index  
45 for school impact fees); for August 2015 it was 251.62 which is an increase of 24.41  
46 percent; and  
47



1       **Whereas**, the MFO for school districts effective in January 2006 and adopted in  
2 Ordinance No. 2004-94s was \$2,675.00 for single-family dwelling units and \$1,410.00  
3 for each multi-family dwelling unit; and

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5       **Whereas**, as a result of inflationary adjustments from prior years, the current  
6 MFO for schools is \$3,270.00 for single-family dwelling units, and \$1,725.00 for multi-  
7 family dwelling units; and

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9       **Whereas**, after adjusting for changes to the Consumer Price Index through  
10 August 2015 and rounding up to the nearest five dollar increment, the adjusted school  
11 MFOs are \$3,330.00 for single-family dwelling units and \$1,755.00 for multi-family  
12 dwelling units, an increase of \$60.00 and \$30.00, respectively; and

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14       **Whereas**, pursuant to PCC 4A.10.130 and 4A.30.010 C., the County has  
15 reviewed the relevant School Districts' Capital Facilities Plans, County Comprehensive  
16 Plan Amendments, and Title 4A PCC; and

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18       **Whereas**, the White River and Carbonado School Districts have requested that  
19 no impact fees be collected by Pierce County within their respective districts; and

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21       **Whereas**, the Council is reviewing the school impact fee changes in conjunction  
22 with the annual review and update of the Capital Facilities Plan element of the  
23 Comprehensive Plan, as required by PCC 4A.10.030 A.; and

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25       **Whereas**, ESB 5923, Chapter 241, Laws of 2015, requires local government to  
26 adopt and maintain an impact fee deferral program for all impact fees by September 1,  
27 2016, in order to remain eligible to collect impact fees; and

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29       **Whereas**, Pierce County currently has an impact fee deferral program for park  
30 and traffic impact fees which is scheduled to sunset December 31, 2015; and

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32       **Whereas**, in order to meet the requirements of ESB 5923, the sunset date needs  
33 to be removed and additional modifications to the deferral program may be required, to  
34 include expanding the deferral program to school impact fees; **Now Therefore**,

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36       **BE IT ORDAINED by the Council of Pierce County:**

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38       Section 1. Section 4A.10.080 of the Pierce County Code, "Impact Fee  
39 Assessment and Collection," is hereby amended as shown in Exhibit A, which is  
40 attached hereto and incorporated herein by reference.

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42       Section 2. Section 4A.30.030 of the Pierce County Code, "School Impact Fee  
43 Schedule," is hereby amended as shown in Exhibit B, which is attached hereto and  
44 incorporated herein by reference.



1 Section 3. The Pierce County Executive is requested to develop proposed  
2 amendments to Title 4A of the Pierce County Code, "Impact Fees," related to impact fee  
3 deferrals to ensure that Pierce County's impact fee programs remain compliant with the  
4 requirements of ESB 5923. In developing the proposed amendments, the Pierce County  
5 Executive is requested to consult with school district representatives regarding school  
6 impact fee deferrals. The Pierce County Executive is further requested to present the  
7 proposed amendments to the Planning Commission for consideration no later than May  
8 1, 2016.

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10 Section 4. This Ordinance shall become effective on January 1, 2016.

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13 PASSED this 10th day of November, 2015.

14  
15 ATTEST:

PIERCE COUNTY COUNCIL  
Pierce County, Washington

16  
17  
18 Denise D. Johnson

19  
20 Denise D. Johnson  
21 Clerk of the Council

Dan Roach

22 Dan Roach  
23 Council Chair

Pat McCarthy

24 Pat McCarthy

25 Pierce County Executive

26 Approved  Vetoed  this  
27 25 day of November,  
28 2015.  
29

30  
31 Date of Publication of

32 Notice of Public Hearing: October 21, 2015

33  
34 Effective Date of Ordinance: January 1, 2016



Only those portions of Section 4A.10.080 that are proposed to be amended are shown.  
Remainder of text, tables and/or figures is unchanged.

**4A.10.080 Impact Fee Assessment and Collection.**

- A. For all development activity located in a service area where fees have been imposed, the County shall determine the total impact fee at the time the impact fee is paid, based on the Capital Facilities Plan element of the Pierce County Comprehensive Plan and the resulting fee schedule in effect at the time of payment.
- B. School impact fees shall be paid to the County at the time a complete building permit application is submitted to the County. Except as otherwise provided in PCC 4A.10.080 D., traffic and park impact fees for single or multi-family residential uses shall be paid to the County either at the time of recording of the final plat or prior to building permit issuance. Traffic impact fees for non-residential uses shall be paid to the County prior to final building inspection.
- C. Except as otherwise provided in PCC 4A.10.080 D., the Department of Planning and Land Services shall not issue the building permit for single or multi-family construction or conduct the final building inspection for non-residential construction unless and until the impact fees set forth in this Title have been paid in the amount that they exceed exemptions or credits provided pursuant to this Title.
- \*D. The owner/seller of single or multi-family residential property being constructed or improved for resale may request, at the time of submittal of a complete building permit application, that payment of traffic and park impact fees be deferred to the time of closing of sale or no later than 24 months after building permit issuance, whichever comes first. The request will be approved, provided the property owner agrees to the following:
  - 1. A lien payable to the County for the estimated amount of the deferred traffic and park impact fees plus accrued interest shall be recorded against the subject property prior to building permit issuance.
  - 2. At the time of building permit application, the property owner shall pay a non-refundable fee, the amount of which shall be determined by the Director, to cover all administrative costs incurred by the County to process the lien document, provided that this fee shall not exceed \$250.00 unless otherwise approved by the Council through ordinance. In addition, said property owner shall pay the costs of recording the lien and all other related costs.
  - 3. As consideration for the impact fee deferral, the property owner shall be responsible for either payment of interest on the deferred impact fees based on a rate of 3 percent per annum and accrued from the date of building permit issuance until the date of full payment of said impact fees or shall waive the right to recovery of fees not spent within the 10 year statutory timeframe. The consideration option to be utilized shall be specified by the property owner prior to the recording of the lien.
  - 4. The County shall be responsible for recording the lien with the Pierce County Auditor prior to building permit issuance.



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- 5. The property seller shall be responsible for full payment of the deferred impact fees by the closing date of sale or, in any event, no later than two years from the date of building permit issuance. In no case shall building occupancy occur prior to the full payment of the deferred traffic and parks impact fees. Notice of the prohibition on occupancy shall be included on all certificates of occupancy issued by Pierce County. The actual amount of traffic and park impact fees to be paid will be based on the fee schedules in place at the time of building permit issuance.
- 6. Full payment of the deferred impact fees must be made prior to any segregation of the subject property.
- 7. Escrow/title companies shall collect both the traffic and park impact fees, as well as the cost of releasing the lien, from the sale proceeds at the time of closing and shall forward those funds to the County.
- 8. The County will release the lien after the County has confirmed payment of the deferred traffic and park impact fees.
- \*E. In the event that a property constructed or improved for resale is later proposed for lease or rental, all deferred impact fees applicable to the property pursuant to PCC 4A.10.080 D. shall become due and payable. Full payment of all deferred impact fees applicable to the subject property shall occur prior to occupancy. Upon confirmation of full payment of the deferred impact fees, Pierce County shall release the lien recorded against the property for the deferred impact fees.
- \*F. Failure to pay impact fees as required by this Title shall constitute a Class 1 infraction and shall be subject to penalty and enforcement as set forth within Chapter 1.16 PCC.
- \*G. Failure to comply with limitations on occupancy established pursuant to PCC 4A.10.080 D. shall constitute a violation of the Certificate of Occupancy and shall be subject to penalty and enforcement as set forth within Title 17C PCC.
- \*H. Pierce County may decline to allow a property owner to utilize the deferred impact fee payment option established pursuant to PCC 4A.10.080 D. for good cause.
- ~~\*PCC 4A.10.080 D. through H. shall sunset on December 31, 2015.~~

Only those portions of Section 4A.30.030 that are proposed to be amended are shown.  
 Remainder of text, tables and/or figures is unchanged.

**4A.30.030 School Impact Fee Schedule.**

SCHOOL DISTRICT	PER SINGLE-FAMILY DWELLING UNIT		PER MULTI-FAMILY DWELLING UNIT	
	School District Fee Calculation for 20152016	20152016 Impact Fee (Maximum Fee Obligation Effective 1/01/4516 is \$3,270 \$3,330)	School District Fee Calculation for 20152016	20152016 Impact Fee (Maximum Fee Obligation Effective 1/01/4516 is \$1,725 \$1,755)
Bethel	<del>\$16,511</del> \$10,608	<del>\$3,270</del> \$3,330	<del>\$12,504</del> \$7,514	<del>\$1,725</del> \$1,755
Carbonado	0	0	0	0
Dieringer	<del>\$5,231</del> \$4,672	<del>\$3,270</del> \$3,330	<del>\$1,839</del> \$1,518	<del>\$1,725</del> \$1,518
Eatonville	<del>\$4,497</del> 0	<del>\$3,215</del> 0	<del>\$2,404</del> 0	<del>\$1,695</del> 0
Fife	<del>\$2,640</del> \$3,216	<del>\$2,640</del> \$3,216	<del>\$5,664</del> \$6,875	<del>\$1,725</del> \$1,755
Franklin Pierce	\$10,032	<del>\$3,270</del> \$3,330	\$4,530	<del>\$1,725</del> \$1,755
Orting	<del>\$3,675</del> \$4,841	<del>\$3,270</del> \$3,330	<del>\$52</del> \$163	<del>\$55</del> \$163
Peninsula	<del>\$4,061</del> \$5,296	<del>\$3,270</del> \$3,330	<del>\$2,380</del> \$3,085	<del>\$1,725</del> \$1,755
Puyallup	<del>\$8,955</del> \$8,144	<del>\$3,270</del> \$3,330	<del>\$2,839</del> \$2,202	<del>\$1,725</del> \$1,755
Steilacoom	<del>\$4,665</del> \$6,184	<del>\$3,270</del> \$3,330	<del>\$532</del> \$0	<del>\$535</del> \$0
Sumner	<del>\$10,396</del> \$12,750	<del>\$3,270</del> \$3,330	<del>\$4,500</del> \$4,302	<del>\$1,725</del> \$1,755
White River	0	0	0	0
Yelm	\$4,450	<del>\$3,270</del> \$3,330	\$1,812	<del>\$1,725</del> \$1,755



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<b>School Site Acquisition Cost:</b> ((Acres X Cost per Acre)/Facility Capacity) X Student Generation Factor						<b>CALCULATIONS</b>	
	Facility Acreage	Cost per Acre	Facility Capacity	SGF SFH	SGF MFH	Cost per SFH	Cost per MFH
Elementary*	30.00	\$ 150,000	1100	0.323	0.112	\$ 1,321.36	\$ 458.18
Middle	25.00	\$ 150,000	750	0.152	0.070	\$ -	\$ -
High	5.00	\$ 500,000	175	0.174	0.102	\$ 2,485.71	\$ 1,457.14
						<b>\$ 3,807.08</b>	<b>\$ 1,915.32</b>
* Two future elementary school sites							
<b>School Construction Cost:</b> ((Facility Cost/Facility Capacity) X Student Generation Factor) X (Permanent/Total Sq. Ft.)							
		Facility Cost	Facility Size	SGF SFH	SGF MFH	Cost per SFH	Cost per MFH
Elementary		\$ 34,750,000	702	0.323	0.112	\$ 15,988.96	\$ 5,544.16
Middle		\$ 6,000,000	130	0.152	0.070	\$ 7,015.38	\$ 3,230.77
High**		\$ 20,900,000	420	0.174	0.102	\$ 8,658.57	\$ 5,075.71
						<b>\$ 31,662.92</b>	<b>\$ 13,850.64</b>
** Represents share for growth related to Elhi Hill Program							
<b>Temporary Facility Cost:</b> ((Facility Cost/Facility Capacity) X Student Generation Factor) X (Temporary/Sq. Ft.)							
		Facility Cost	Facility Size	SGF SFH	SGF MFH	Cost per SFH	Cost per MFH
Elementary		\$ 450,000	81	0.323	0.112	\$ 1,794.44	\$ 622.22
Middle		\$ 150,000	30	0.152	0.070	\$ -	\$ -
High		\$ 150,000	27.3	0.174	0.102	\$ 956.04	\$ 560.44
						<b>\$ 2,750.49</b>	<b>\$ 1,182.66</b>
<b>State Match Credit</b> Area Cost Allowance X SPI Sq. Ft X State Match X Student Generation Factor							
	Area Cost Allowance	SPI Footage	State Match %	SGF SFH	SGF MFH	Cost per SFH	Cost per MFH
Elementary	\$206.76	90.00	59.57%	0.323	0.112	\$ 3,580.46	\$ 1,241.52
Middle	\$206.76	108.00	59.57%	0.152	0.070	\$ 2,021.91	\$ 931.14
High	\$206.76	130.00	59.57%	0.174	0.102	\$ 2,786.04	\$ 1,633.19
						<b>\$ 8,388.41</b>	<b>\$ 3,805.86</b>
<b>Tax Payment Credit</b>							
						SFH	MFH
Average Assessed Value						\$ 266,204.00	\$ 278,932.00
Capital Bond Interest Rate						3.49%	3.49%
Years Amortized						10	10
Property Tax Levy Rate						\$1.96	\$1.96
						<b>\$4,332.60</b>	<b>\$4,539.75</b>
<b>Present Value of Revenue Stream</b>							
<b>FEE SUMMARY</b>						<b>SINGLE FAMILY</b>	<b>MULTIPLE FAMILI</b>
						\$ 3,807.08	\$ 1,915.32
						\$ 31,662.92	\$ 13,850.64
						\$ 2,750.49	\$ 1,182.66
						\$ (8,388.41)	\$ (3,805.86)
						\$ (4,332.60)	\$ (4,539.75)
						\$ 25,499.48	\$ 8,603.02
						\$ -	\$ -
						<b>\$ 12,749.74</b>	<b>\$ 4,301.51</b>

**Sumner School District No. 320**  
**Non-Project Action: Capital Facilities Plan 2015 - 2021**  
**Mitigated Determination of NonSignificance**

**Description of Proposal:** Non-Project Action for the annual update to Sumner School District's Capital Facilities Plan (2015-2021). The 2015-2021 Capital Facilities Plan incorporates those elements required under the Growth Management Act, including an inventory of existing capital facilities, level of service and student generation factors, projected growth District-wide, need for land acquisition and capital facilities, costs associated with needed permanent capital facilities and interim facilities, and a financing plan.

**Project Proponent:** Sumner School District No. 320  
1202 Wood Avenue  
Sumner, WA 98390

**Project Action Location:** District Wide

**Lead Agency:** Sumner School District No. 320

**Date of Issue of MDNS:** November 25, 2015

**Date of Comment  
Deadline:** December 11, 2015, 5:00 p.m.

Sumner School District No. 320 (the "District") has determined that the non-project action proposal does not have a probable significant adverse impact on the environment. Therefore, an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist, Sumner School District Capital Facilities Plan 2015-2021, and other information on file. This information is available to the public on request.

This Mitigated Determination of Nonsignificance (MDNS) is issued under 197-11-340(2). Comments must be submitted by closing of the comment deadline. The Responsible Official may reconsider the MDNS based on timely comments and may retain or modify the MDNS. If the MDNS is retained, it will be final after the expiration of the comment period.

**Responsible Official:** Steve Sjolund  
**Position/Title:** Educational Support Services Officer  
Responsible Official Designee  
Sumner School District

**Address:** 1202 Wood Avenue  
Sumner, WA 98390

**Contact:** 253-891-6058  
[steve\\_sjolund@sumnersd.org](mailto:steve_sjolund@sumnersd.org)

Name of Agency adopting document: Sumner School District No. 320

Signature: Steve Sjolund  
Steve Sjolund  
Educational Support Services Officer  
Responsible Official Designee

Date: November 25, 2015

NOTE: Pursuant to RCW 43.21C.075, the final decision of the Responsible Official may be appealed in accordance with Sumner School District SEPA Policy 6890P. Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of noncompliance within the provisions of Chapter 43.21 RCW (State Environmental Policy Act) shall be commenced in Pierce County Superior Court.

FINDINGS OF FACT:

1. Sumner School District's (District) Capital Facilities Plan 2015-2021 sets forth all of the elements required of a Capital Facilities Plan (CFP) under the Growth Management Act (GMA).
2. There are five (5) jurisdictions within the boundaries of the District: Pierce County, Bonney Lake, Edgewood, Sumner, and Pacific.
3. The GMA authorizes the collection of School Impact Fees for the purpose of providing a funding source to assist in providing adequate school facilities district-wide. The GMA does not require that GMA Impact Fees benefit a particular development area, but only require a general benefit to the entire school district capital facilities from growth-related development.
4. The District Capital Facilities Plan for 2015-2021 is based upon a level of service of all-day kindergarten at the elementary school level. For purposes of the 2015-2021 CFP, the district has adopted certain level of service standards (LOS) based upon legislative direction: 22 students per classroom for kindergarten, 23 students for grade one, 24 students for grade two, 25 students for grade three, 28 students for grade four, 30 students for grade five through twelve, and 12 students per self-contained special education classes. The District is in the process of further evaluating its LOS and school capacities based upon educational policy and legislative initiatives.
5. The District Capacity Analysis, dated September 4, 2014, prepared by Jeff Greene, Planning Consultant, was utilized in preparing the Capital Facilities Plan.
6. Projected student enrollment was updated through 2035 and was prepared by Jeff Greene, Planning Consultant, utilizing Washington State Office of Financial Management data and Cohort Survival data of the Washington State Office of Superintendent of Public Instruction. In addition, the District's Planning Consultant analyzed growth projections and residential development data within the District boundaries compiled by William Kendrick, PhD., a Demographic Consultant, engaged by the District in 2014, and reported under the Sumner School District Enrollment Trends and Projections Report, dated September 2014, prepared by Dr. Kendrick.

7. A comprehensive Student Generation Rate Study, dated July 30, 2014, prepared by Planning Consultant, Brian Devereux, was utilized to determine student generation factors.
8. Comment was received from Pierce Transit who indicated that Pierce Transit had “no comments”.
9. Comment was received from the Tacoma-Pierce County Health Department providing contact information for the Environmental Health Program for required review of future project specific proposals.
10. Comment was received from the City of Bonney Lake Community Development Department. A minor computation error of school facility capacity set forth under Table I of the CFP was noted. Bonney Lake also made note of student growth projections as it relates to the City of Bonney Lake and the City’s Comprehensive Plan (Bonney Lake 2035). The Bonney Lake 2035 Comprehensive Plan indicates that the City reviewed the District’s CFP for 2014-2020 and determined that there will be sufficient capacity to handle the District’s student growth projections.
11. The District’s Capital Facilities Plan is incorporated by reference into the Pierce County Comprehensive Plan, the City of Bonney Lake Comprehensive Plan, the City of Edgewood Comprehensive Plan, and the City of Sumner Comprehensive Plan.

**CONCLUSION:** The Responsible Official has determined that the Non-Project Action Proposal does not have a probable significant impact on the environment, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of the completed Environmental Checklist, Sumner School District Capital Facilities Plan 2015-2021, and other information on file with Sumner School District No. 320 and existing regulations. This information is available to the public on request. Mitigation measures are required as authorized under the substantive authority of SEPA in accordance with Sumner School District State Environmental Policy 6890P and shall be implemented by the District.

#### **MITIGATION**

1. Table I of the District’s 2015-2021 CFP at page 14 shall be corrected to state a total District-wide school facility capacity of 8,475 students based upon the District’s stated LOS.
2. The District shall further communicate with those jurisdictions situated within the District boundaries, including the cities of Bonney Lake, Sumner, Edgewood, and Pacific and Pierce County, as may be requested by these jurisdictions, relating to student growth projections and the capital facility needs of the District.

**NOTE:** The issuance of this Mitigated Determination of Nonsignificance does not constitute project approval. The Sumner School District No. 320 will comply with all applicable requirements of the jurisdiction with authority at the time of submittal of a project-specific proposal.

**NOTE:** Pursuant to RCW 43.21C.075 and District Policy 6890P, the final decision of the Responsible Official may be appealed.

City of Bonney Lake, Washington  
**City Council Agenda Bill (AB)**

<b>Department/Staff Contact:</b> Community Development / Jason Sullivan	<b>Meeting/Workshop Date:</b> 10 May 2016	<b>Agenda Bill Number:</b> AB16-51
<b>Agenda Item Type:</b> Discussion	<b>Ordinance/Resolution Number:</b> D16-51	<b>Councilmember Sponsor:</b> Donn Lewis

**Agenda Subject:** Sumner School District Impact Fees

**Full Title/Motion:** An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 19.08 Of The Bonney Lake Municipal Code And Ordinance No. 1511 Relating To School Impact Fees.

**Administrative Recommendation:** Approve

**Background Summary:** The Sumner School District has updated their capital facilities plan, which is incorporated into the Community Facilities and Services Element of the Bonney Lake 2035 by reference. As a result of the update, the School District is requesting an increase in school impact fees of \$60 for single-family and \$30 for multi-family. The fess are currently \$3,270 for single-family and \$1,725 for multi-family. The proposed fees are \$3,330 for single-family and \$1,755 for multi-family. Pierce County has raised their rates for 2016 to \$3,330 for single-family and \$1,755 for multi-family. The District has requested that the City update the impact fees in amounts not less than Pierce County's fees for 2016.

On, April 6, 2016, the Planning Commission voted 6-0-0 to recommend that the City Council adopted Ordinance D16-51 increasing the school impact fees as request by the Sumner School District.

**Attachments:** Ordinance D16-51, Sumner School District Request dated March 22, 2016, and MDNS

<b>BUDGET INFORMATION</b>				
Budget Amount	Current Balance	Required Expenditure	Budget Balance	Fund Source
				<input type="checkbox"/> General <input type="checkbox"/> Utilities <input type="checkbox"/> Other
<b>Budget Explanation:</b> NA				

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>			
<b>Council Committee Review:</b>	<i>Approvals:</i>		<b>Yes No</b>
Date:	Chair/Councilmember		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember		<input type="checkbox"/> <input type="checkbox"/>
Forward to:		<b>Consent Agenda:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Commission/Board Review:</b>	Planning Commission - April 6, 2016		
<b>Hearing Examiner Review:</b>			

<b>COUNCIL ACTION</b>	
Workshop Date(s): 5/3/2016	Public Hearing Date(s):
Meeting Date(s): 5/10/2016	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b> NJJ	<b>Date Reviewed by City Attorney:</b> NA (if applicable)