

**City of Enumclaw
1339 Griffin Avenue
Enumclaw, Washington 98022**

**City Council Regular Session
City Hall Council Chambers
February 13, 2023, 7:00 pm**

1. CALL TO ORDER AND FLAG SALUTE:

Mayor Molinaro called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Mayor Pro Tem Wright announced that all Councilmembers are present.

ATTENDANCE:

Councilmembers Bobby Martinez, Thomas Sauvageau, Anthony Wright, Corrie Koopman Frazier, Chris Gruner, Beau Chevassus, and Chance La Fleur. Also present were Mayor Jan Molinaro, City Administrator Chris Searcy, City Attorney Brett Vinson, City Clerk Jessica Rose, Community Development Director Chris Pasinetti, Police Chief Tim Floyd, Parks and Recreation Director Alina Hibbs, Public Works Director Brian Spindor, and Information Services Director Joe Nanavich and Media Services Technician Zoie Raum.

2. ADJUSTMENTS TO THE AGENDA:

None

Council consensus to approve agenda as published.

3. MOTION TO APPROVE MINUTES:

- A. Council Minutes 1-23-23

**WRIGHT MOVED TO APPROVE THE JANUARY 23, 2023, MINUTES AS PUBLISHED.
SAUVAGEAU SECONDED. MOTION CARRIED 7-0.**

4. ANNOUNCEMENTS AND PRESENTATIONS:

A. ANNOUNCEMENTS

1. City Offices will be closed on Monday, February 20, 2023, to commemorate the Presidents' Day Holiday.
2. Enumclaw High School Football Team Recognition
3. Enumclaw High School Soccer Team Recognition

Mayor noted the announcement and gave the High School Teams recognition for their achievements.

B. PRESENTATIONS

1. New Employee Introduction – Chris Searcy, City Administrator
 - a. Brian Spindor, Public Works Director

Searcy introduced Spindor to Council as the new Public Works Director.

2. New Employee Introduction – Alina Hibbs, Park and Recreation Director
 - a. Jayme Wade, Cultural Program and Events Coordinator

Hibbs introduced Wade to Council as the new Cultural Program and Events Coordinator.

3. School Impact Fees – Kyle Fletcher and Denise Stiffarm, Enumclaw School District
Fletcher and Stiffarm gave a presentation to Council discussing the school impact fee increase. They gave a brief explanation of the School's capital facilities plan and how the impact fees are calculated. The Enumclaw School District is expecting a 30% student enrollment growth at all grade levels by the 2027-2028 school year. They are proposing impact fees of \$13,210 for single family homes and \$8,326 for multi-family units.

In response to questions by La Fleur, Stiffarm explained that the school mitigation agreement with the developer for Ten Trails was made back in 2009-2010 based on the costs at that time. This agreement

ensured that the school district would always receive a fee and the land could be conveyed at no cost to the district. The impact fees are paid through new development rather than the existing community, and they will receive a credit in the future for paying the impact fees and the bond. The City can also adopt in their code to include low income exemptions or affordable housing that can be applied to any impact fee.

In a response to questions by Gruner, Fletcher stated that 85%-90% of the overall 30% anticipated growth will be from Black Diamond. The percentages may change slightly if a few proposed projects in Enumclaw take place. They review the growth rate from 2015 to current to determine the potential growth over the next few years.

In a response to questions by Chevassus, Fletcher explained that they don't look at an exact total dollar amount needed because the needs could change drastically over time. Impact fees are a small portion of the overall project. The impact fees are banked even if the bond fails since they have 10 years to expend those fees on growth related projects.

In a response to questions by La Fleur, Fletcher can provide a growth rate for the last five years for Enumclaw at a later time. Stiffarm estimates about 10 years for a build out for three elementary school sites, one middle school site, one high school site, and auxiliary maintenance. They do not foresee a new school for the Enumclaw area at this time, but maintaining the current facilities could include modernization that can potentially address capacity issues.

In a response to a question by Searcy, Stiffarm explained the current agreement is mainly a financial instrument and does not include a provision on how Black Diamond would handle permitting and invoking concurrency if the bond should fail and maximum capacity was met. The mitigation agreement allows the school district to collect fees that are held in a segregated account. As the land is being conveyed to the district, the developer receives a credit from those funds. Once the last site is conveyed, then the remaining funds are used to build new schools. If the school district gets further into the project and there are no funds in the account, then they do not have to pay cash for the land to be conveyed. The agreement does allow cost escalation increases of the fair market value of the land, but based off the value from 2015.

In a response to a question by Wright, Stiffarm explained that the school does pay some development fees, but the land should have infrastructure already established. The plan is to build a second elementary school prior to building a middle school, but the data will be reviewed every year to determine which direction they should continue on.

C. PUBLIC HEARING AND MEETING ANNOUNCEMENTS

1. Grace Point Annexation, Ordinance No. 2749, 2 of 2 Public Hearings, Monday, February 27, 7:00 p.m., City Hall Council Chambers

Mayor noted the announcement.

5. COMMENTS FROM THE AUDIENCE:

Jeff Potter (Outside City Limits) wanted to show support for rezoning the Holder property that could potentially allow senior homes to be built.

Kendall Depreker (In City Limits) – Stated his concerns of rezoning of the Levander property that could potentially allow a 22 house project to take place.

6. PUBLIC HEARING:

None

7. TABLED BUSINESS:

None

8. COUNCIL COMMITTEE REPORTS:

A. COMMUNITY AND ECONOMIC DEVELOPMENT – Councilmembers Wright, Chair; LaFleur, Chevassus

Wright stated the Committee last met on January 23. They discussed the Planning Commission and Community Development workplan, 2023 Comprehensive Plan, and the school impact fees. The next meeting is scheduled for Monday, February 27, 4:30 p.m. at Stevenson-Yerxa.

B. COMMUNITY SERVICES – Councilmembers Sauvageau, Chair; Koopman Frazier, Gruner
Sauvageau stated the Committee has not met since the last meeting. The next meeting is scheduled for Tuesday, February 21, at 5:00 p.m. at City Hall.

C. FINANCE – Councilmembers Koopman Frazier, Chair; Martinez, Gruner
Koopman Frazier stated the Committee last met on January 23. They discussed ARPA fund carry over and purchasing policy amendments. The next meeting is scheduled for Monday, February 27, 6:30 p.m. at City Hall.

D. PUBLIC SAFETY – Councilmembers Chevassus, Chair; Sauvageau, Martinez
Chevassus stated the Committee has not met since the last meeting. The next meeting is scheduled for Tuesday, February 21, 6:00 p.m. at the Police Department.

E. PUBLIC WORKS – Councilmembers LaFleur, Chair; Wright, Gruner
La Fleur stated the Committee last met on February 13. They discussed gas supply purchasing reviews, GraniteNet Conversion to SAAS, right-of-way vacation on 440th, funding for fieldhouse chimney restoration project, Public Works Board and Department of Ecology funding awards, connection charges for offsite improvements, and general update of public works projects. The next meeting is scheduled for Monday, February 27, 5:30 p.m. at Stevenson-Yerxa.

F. CHAMBER OF COMMERCE – Councilmembers Sauvageau, Liaison; Chevassus, Alternate
Sauvageau stated the Chamber Board last met on February 8. They discussed a new mentorship program, Rainier Run and Rally 5k in April, and Bingo in August. The next meeting is scheduled for Wednesday, March 8, 8:00 a.m. at the Casting Iron.

G. SOUND CITIES ASSOCIATION (SCA) - Councilmembers LaFleur, Liaison; Koopman Frazier, Alternate
La Fleur stated that SCA last met on February 8, but he was not able to attend. The next meeting is scheduled for Wednesday, March 8, at 7:00 p.m. via Zoom.

H. TOURISM ADVISORY BOARD (TAB) - Councilmember Chevassus, Liaison
Chevassus stated that TAB last met on February 7. They met with the new Cultural Program and Events Coordinator, and discussed the Wine and Chocolate Festival, and the Chamber of Commerce 5k, and downtown Cole gates. The next meeting is scheduled for Tuesday, March 7, 9:00 a.m. at The Local.

I. ENUMCLAW EXPO AND EVENTS ASSOCIATION (EEEE) BOARD - Councilmember Wright, Liaison
Wright stated that the EEEA has not met since the last meeting. The next meeting is scheduled for Tuesday, February 21, at 6:00 p.m. at the Expo Center.

J. STUDENTS ON COUNCIL – Harris, Bauer
Harris stated she did not have a report for Council.

Bauer was not in attendance.

9. CONSENT AGENDA:

A. BUDGET AUTHORIZATION

- 1. MacFarland Park Sport Court

WRIGHT MOVED TO APPROVE THE CONSENT AGENDA. CHEVASSUS SECONDED. MOTION CARRIED 7-0.

10. GENERAL BUSINESS:

A. GENERAL ITEMS

- 1. Action Item.....Council Action
 - a. 2023 Planning Commission/Community Development Work Plan

Pasinetti stated that every year the Planning Commission provides a work plan for Council to approve. The work plan includes the following:

- Updates to the 2024 comprehensive plan,
- Middle income housing plan,
- Climate resilience plan,
- Building heights in residential zones,
- Six-year transportation improvement plan,
- School district capital facilities plan,
- 3 zoning map amendments,
- And previous public-initiated amendments, which are accessory dwelling unit amendments and cottage house regulation amendments.

WRIGHT MOVED TO APPROVE THE 2023 PLANNING COMMISSION/COMMUNITY DEVELOPMENT WORK PLAN. LA FLEUR SECONDED. MOTION CARRIES 7-0.

- 2. Routine Reports
 - a. Community Development: Building Permits; City Planning
 - b. Police

Mayor noted the reports.

11. UNFINISHED BUSINESS:

None

12. NEW BUSINESS:

None

13. EXECUTIVE SESSION:

None

14. ADJOURNMENT:

LA FLEUR MOVED TO ADJOURN THE MEETING. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

Meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Jessica Rose
City Clerk

Date Minutes Approved: _____

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Jessica Rose
City Clerk

Date Minutes Approved: 2-27-23



COMMENTS FROM THE AUDIENCE

COUNCIL MEETING DATE: February 13, 2023

AUDIENCE SIGN-IN SHEET

If this sign-in sheet is part of a public records request, the information on this form will be released to the requestor.


PRINT NAME:

ADDRESS:

<i>PRINT NAME:</i>	<i>ADDRESS:</i>
Jeff Potter	26250 238 th Ln SE, MV WA 98039
Karlina Deppeler	42602 268 th se Enumclaw

Enumclaw School District

2022 Capital Facilities Plan and School Impact Fee Overview



Presented to:

Enumclaw City Council

February 13, 2023

CFP – Purpose and Background



- Capital Facilities Plan (CFP) provides an overview of the District's growth related capacity needs and a basis for school impact fees
 - The State Growth Management Act requires that, to collect school impact fees, the local jurisdiction must adopt the District's CFP by reference into the jurisdiction's Comprehensive Plan
- ESD adopts an annual update to its CFP, including updated impact fees, and submits the updated CFP, following Board adoption, to King County and the cities of Black Diamond and Enumclaw

CFP – Required Elements



Educational
Program
Standards

Capital Facilities
Inventory

Enrollment
Projections &
Capacity Analysis

Financing Plan

School Impact
Fees

Enrollment Forecast and Capacity Based on Service Standard



- Enrollment has grown by more than 6.7% since 2015
- Enrollment forecasts project student enrollment will grow by nearly 1,168 students, or close to 30%, by the 2027-28 school year (as compared to 2021 enrollment)
- The pandemic disrupted student enrollment; however, enrollment is returning to pre-pandemic levels and the District is seeing continued growth
- Enrollment forecasts show continuing growth at all grade levels over the six year planning period

Building and Capacity Planning



- 2015 Bond – funded and completed projects:
 - Expansion of Black Diamond Elementary School
 - Renovation/expansion of Enumclaw High School
- Proposed 2023 Bond:
 - Replace/expand Byron Kibler Elementary School and Birth to Five Center at JJ Smith Elementary School
 - Replace EHS Performing Arts Center
 - New Ten Trails Elementary School
 - Athletic Complex
 - Safety and Security Upgrades;
 - Maintenance Needs for Existing Facilities
- Portable additions as needed for interim capacity solutions

School Impact Fee Parameters



- Eligibility
 - Must show growth over the six year planning period, a capacity need related to that projected growth, and a plan for addressing the capacity need
- One-time charge to a new development
 - Mechanism for “growth to pay for growth” to help fund needed new or expanded public facilities that are reasonably related to the new development
- Reflects a proportionate share of the costs of capacity needed to serve the new development
 - One size fits all: does not require case-by-case analysis/fee calculation
- For school impact fees, only charged to new residential development
 - *Exception*: not applicable where a development is conditioned under SEPA to provide mitigation for the same system improvement (e.g., Ten Trails/Lawson Hills and the Comprehensive School Mitigation Agreement)

School Impact Fees - Rules



- Must be assessed by City/County ordinance on behalf of the school district
 - EMC Chapter 19.24
- Must be based on the school district's adopted capital facilities plan
 - Updated annually; King County/cities must also process annual update in order for updated fees to be applicable
- Must be used exclusively for capital projects related to new growth
 - Cannot be used for operation costs or existing capital needs
- Must be expended or encumbered within 10 years
- Must not be the sole source of funding the capital improvement

School Impact Fees - Formula



- Uses growth-related facilities needs and costs identified in the CFP
- Identifies a “per dwelling unit” share to ensure that only a portion of the cost to build schools is allocated to new housing
 - A “student generation rate,” which is an actual measure of the number of new students residing in new units, identifies the proportionate impact of a new dwelling unit on school facilities
- Include a credit for state funds that the District anticipates receiving toward the capacity project
- Includes a credit for the taxes that the new homeowner will pay in the future toward the same capacity improvement
- Automatic discount of the calculated fee, after credits are applied, of 50% per local ordinances

School Impact Fees – ESD History



- ESD has had fluctuations in eligibility based on growth
 - Established eligibility in early 1990s
 - Enrollment thereafter declined for a period of years and the District was not eligible to request fees
 - Growth returned in mid-2000s and the District reestablished eligibility for impact fee funding with the 2008 CFP
- The City of Black Diamond adopted a GMA-based impact fee in 2020; the City recently updated the fee amount for the first time to reflect the District's updated CFP and expects to stay on a regular update schedule
- The City of Enumclaw has regularly adopted the District's updated CFP but has not updated the school impact fee amounts since 2017
- King County annually adopts the District's updated CFP and school impact fees

School Impact Fees – Recent History and Proposed Fees



	King County (impact fee program in place pre-2017)	City of Enumclaw (reestablished school impact fees in 2017 via Ordinance 2609, eff. April 2017)	City of Black Diamond (adopted impact fees in 2020 via Ordinance 1146, eff. August 2020)
2017	\$5,497 SF \$1,519 MF	\$5,497 SF \$1,519 MF	-
2018	\$5,943 SF \$1,307 MF	\$5,497 SF \$1,519 MF	-
2019	\$6,221 SF \$2,046 MF	\$5,497 SF \$1,519 MF	-
2020	\$5,787 SF \$3,317 MF	\$5,497 SF \$1,519 MF	\$8,972 SF \$6,282 MF
2021	\$8,972 SF \$6,282 MF	\$5,497 SF \$1,519 MF	\$8,972 SF \$6,282 MF
2022	\$12,727 SF \$8,615 MF	\$5,497 SF \$1,519 MF	\$8,972 SF \$6,282 MF
2023	\$13,210 SF \$8,326 MF		\$13,210 SF \$8,326 MF

2022 CFP and Current School Impact Fee Request



✓ Proposed Impact Fees

- ✓ \$13,210 for single homes
(discounted by 50%)
- ✓ \$8,326 for multi-family units
(discounted by 50%)

Ten Trails/Lawson Hills “Mitigation Fees” vs. “Impact Fees”



- SEPA-based Mitigation Fee applies exclusively to units in the MPDs
 - 2011 Comprehensive School Mitigation Agreement, as amended, provides school mitigation through a combination of land conveyance and SEPA-based mitigation fees
 - Pre-dated City of Black Diamond’s GMA impact fee ordinance; reflects unique scope of project and mitigation
- Mitigation fees have been collected from all permitted dwelling units in Ten Trails (with the exception of age-qualified units)
 - Collection started with first MPD residential building permit in 2017
 - Prior to the City’s adoption in August 2020 of a GMA school impact fee ordinance
 - Collection continues under the School Mitigation Agreement

MPD Mitigation Fees

- Mitigation fees for MPD residential units constant even without City of Black Diamond impact fee ordinance or if the District's CFP requests a lower/no school impact fee

MPD Mitigation Fee	SF Dwelling Unit	MF Dwelling Unit
Fee Floor	\$7,783	\$2,502
Fee Ceiling*	\$12,453	\$4,003

*dependent on City's adoption of GMA school impact fee schedule of at least those respective amounts

- Currently: MPD SF units are charged \$12,453/SF unit and \$4,003/MF unit



QUESTIONS?