

**CITY OF MONROE  
ORDINANCE NO.  
006/2023**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING THE SCHOOL FACILITIES PROVISIONS OF THE MONROE COMPREHENSIVE PLAN CAPITAL FACILITIES & UTILITIES ELEMENT AND APPENDIX G IN ORDER TO ADOPT THE MONROE AND SNOHOMISH SCHOOL DISTRICTS' 2022-2027 CAPITAL FACILITIES PLANS AND TO ESTABLISH THE SAME BASIS FOR CORRESPONDING AMENDMENTS TO THE CITY'S SCHOOL IMPACT MITIGATION FEE PROGRAM; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, the Growth Management Act, Comprehensive plans – review procedures and schedules, (Chapter 36.70A.130 RCW) limits a city's ability to update the comprehensive plan to once per year, with a few exceptions including an amendment to a capital facilities element that occurs concurrently with the adoption or amendment of a city budget; and

WHEREAS, the City of Monroe has adopted the Monroe and Snohomish School District Capital Facility Plans by reference into the Capital Facilities and Utilities Element in the Monroe Comprehensive Plan and associated appendices; and

WHEREAS, the Monroe and Snohomish School Districts adopted updated capital facilities plans in 2022 for 2022-2027; and

WHEREAS, the City complied with all applicable City of Monroe Comprehensive Plan Amendment Procedures found in Chapter 22.74 MMC, Comprehensive Plan Amendments, Title 22 MMC, Unified Development Regulations, and other applicable federal, state, and local regulations; and

WHEREAS, the City provided notice of the proposed Comprehensive Plan Amendments on the City's webpage, posting, and publication of hearing notices in the Everett Daily Herald; and

WHEREAS, the Monroe Planning Commission reviewed proposed amendments CPA2023-01 and CPA2023-02 to the 2015 – 2035 Comprehensive Plan regarding school impact fees on May 8, 2023; and

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing on May 22, 2023, to consider proposed amendments CPA2023-01 and CPA2023-02 to the 2015 – 2035 Comprehensive Plan regarding school impact fees; and

WHEREAS, the Planning Commission adopted Findings of Fact and Conclusions of Law on May 22, 2023, recommending approval of proposed amendments CPA2023-01 and CPA2023-02 to the 2015 – 2035 Comprehensive Plan regarding school impact fees; and

WHEREAS, the proposed amendments to the Capital Facilities and Utilities Element are being processed concurrently with an amendment to the City of Monroe 2022-2023 biennial budget; and

WHEREAS, the Monroe City Council adopts the Planning Commission's recommendation contained within the Findings of Fact and Conclusions of Law to approve the proposed amendments identified by CPA2023-01 and CPA2023-02 regarding school impact fees; and

WHEREAS, the Monroe City Council, after considering all information received, has determined to adopt those amendments, as provided in this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1 Amendment of the Monroe Comprehensive Plan Capital Facilities & Utilities Element - table 8.03. Table 8.03 of the City of Monroe Comprehensive plan, Capital Facilities & Utilities Element (Chapter 8), is hereby amended to provide in its entirety as contained in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2 Amendment of Monroe Comprehensive Plan – Appendix G. The “School” section of appendix G to the Monroe Comprehensive plan is hereby amended to provide in its entirety as contained in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Findings, Conclusions, and Analysis. In support of the decisions concerning the comprehensive plan amendments effectuated by this ordinance, the Monroe City Council adopts the above recitals and those portions of the Planning Commission Findings of Fact and Conclusions of Law pertaining to CPA2023-01 and CPA2023-02 and incorporated by this reference as if set forth in full.

Section 4. Ordinance to Be Transmitted to Department. Pursuant to RCW 36.70A.106, the City will transmit this ordinance to the Washington State Department of Commerce within ten days after final adoption.

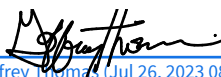
Section 5. Severability. If any section, sentence, clause or phrase of this ordinance or any section of the Monroe Comprehensive Plan adopted or amended hereby should be held to be invalid or unconstitutional by a court or tribunal of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance or code section.

Section 6. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 25<sup>th</sup> day of July, 2023.


First Reading: July 11, 2023  
Final Reading: July 25, 2023  
Published: July 28, 2023  
Effective: August 2, 2023

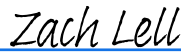
CITY OF MONROE, WASHINGTON:

  
Geoffrey Thomas (Jul 26, 2023 08:31 PDT)  
\_\_\_\_\_  
Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

  
Jodi Wycoff (Jul 26, 2023 12:10 PDT)  
\_\_\_\_\_  
Jodi Wycoff, City Clerk

  
Zach Lell (Jul 26, 2023 08:28 PDT)  
\_\_\_\_\_  
J. Zachary Lell, City Attorney

## EXHIBIT A

### Monroe Comprehensive Plan Chapter 8, Capital Facilities & Utilities Element

**Table 8.03 - Public Services & Facilities**

Utility	Provider	Notes
<b>Roads</b>	City of Monroe, State of Washington	<i>A summary discussion of the City's traffic circulation system and proposed six-year transportation improvement plan can be found in the Transportation Element; complete details may be found in the Transportation Plan included as an appendix to this plan.</i>
<b>Parks and recreation</b>	City of Monroe, Snohomish County, State of Washington	<i>An updated inventory and planned parks capital improvement projects are contained in the Parks, Recreation, and Open Space Plan, included as an appendix to this plan.</i>
<b>Fire protection</b>	Snohomish County Fire Protection District #3	<i>The City of Monroe is surrounded by and included within the district. District plans call for a new station in Monroe north of the railroad tracks.</i>
<b>Police</b>	City of Monroe	<i>The department provides 24/7 service. Appendix J lists forecast needs for additional officers, equipment and office space.</i>
<b>Municipal facilities</b>	City of Monroe	<i>There are three main components of the City campus: City Hall, the police building and the public works facility. All need upgrades and expansion.</i>
<b>Schools</b>	Monroe School District <a href="#">Snohomish School District</a>	<i>The Monroe and <a href="#">Snohomish</a> School Districts have K-12 education facilities, and the City collects school impact fees, adopting the District's capital facilities plans by reference into this comprehensive plan.</i>

## Exhibit B

### Appendix G: Other Utilities and Capital Facilities

#### Schools

The City of Monroe adopts by reference the Monroe and [Snohomish](#) School District Capital Facilities Plans. [The Monroe and Snohomish](#) School District's Capital Facilities Plans (CFP) [are](#) intended to provide the Districts, City of Monroe, Snohomish County and other jurisdictions with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next ~~20~~ years (201~~4~~5-2035), as well as a more detailed schedule and financing program for capital improvement over the next six years (20~~2~~14-20~~2~~19). In accordance with the Growth Management Act, this CFP contains the following required elements:

- An inventory of existing capital facilities owned by the School Districts, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities owned and operated by the School Districts.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes.
- The proposed locations and capacities of expanded or new capital facilities.

The Growth Management Act also requires reassessment of the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. The Capital Facilities Plans [are](#) intended to provide local jurisdictions with information [regarding each on the](#) District's ability to accommodate projected population and enrollment demands anticipated through implementation of various comprehensive plan land use alternatives.

#### *Summary of School Demand and Needs*

The most significant issues facing the Monroe School District in terms of providing classroom capacity to accommodate projected demands are aging school facilities, the rate of student growth, the availability and affordability of suitable school sites, including appropriate soils for septic systems, access to water and the geographic constraints associated with the increased student population.

The [Monroe School](#) District is currently in the process of evaluating projected usages and use possibilities for the District office, Marshall Baseball Field and the Memorial Stadium. These properties do not directly affect student housing.

The consolidation of three middle schools into two sites and the conversion of the third site to house the Sky Valley education program would reduce space available for growth. When the District experiences significant growth, housing of students would quickly become a critical issue.

The total number of students projected for the Monroe School District in 20~~2~~35 is ~~5,746,434~~ using the ratio method as adopted in the School District's Capital Facilities Plan. Growth is occurring throughout the District, with most of it occurring within and north of the City of Monroe. Long-range projections indicate a capacity deficiency at the elementary school level by 2035.

[The Snohomish School District convened a Citizen's Facility Advisory Committee \(CFAC\) in 2019 to review the District' facilities and assess demographic and enrollment projections. A bond proposal was given to](#)

the voters in February 2020 for \$470 million dollars to replace six elementary schools and add classrooms at Glacier Peak High School: the bond measure failed. According to the District, the facility improvements are necessary to address existing capacity issues. As a result, the District is reassessing its options for the current six-year planning horizon, including the potential for an interim CPFs update in 2023.

The District's October 1, 2021 full time equivalent (FTE) student enrollment was 9,256. If enrollment slows, some of the capital improvement projects can be delayed. The District saw a decline in enrollment during 2020 and 2021 as a result of the COVID pandemic and anticipates a rebound during this planning period. The total number of students project for the Snohomish School District in 2027 is 10,071 using the WA State Office of Financial Management (OFM) population forecasts for Snohomish County, and 9,638 students using the District's FLO Analytics. The CFP needs are based on the lower 9,638 student figure that takes into account historic trends and housing starts.

### *Impact Fees*

In addition to the CFP elements required by the Growth Management Act, ~~the both~~ School District's CFP provide supporting documentation for the variables used to calculate development impact fees. The Monroe City Council ~~will establish~~ es the school impact fees for residential development based on the school capital facilities fees for ~~each the~~ school district in which the development is located. The City of Monroe adopted a School Impact Mitigation Program, codified in the Monroe Municipal Code, Chapter 3.50. The city considers amendments to this chapter every two years when the Monroe and Snohomish School District's update the six-year Capital Facilities Plans. The City declines to adopt the proposed impact fee schedules contained in the school facilities plans, disclaims any binding effect of the proposed impact fee schedules contained in the school facilities plans and will establish the percentage discount, if any, in and through its School Impact Fee ordinance (Chapter 20.07 of the Monroe Municipal Code).












# Ord 006-2023 School District DFP CPA

Final Audit Report

2023-07-26

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