



# School Concurrency

## Code Amendments

---

March 17, 2022 Planning Commission  
Work Session and Public Hearing



# Tonight's Meeting Agenda



## Staff Presentation

- Questions

## Public Hearing

- Public Comment
- Deliberation/Recommendation

## School Concurrency

Question to be Answered

Does the Planning Commission recommend City Council approval of proposed changes to SDC 21.06.040 – Development Standards – Adequacy of Public Facilities and Services and SDC 21.09.020 – Hearing Examiner as presented in Exhibit 1?

# School Concurrency

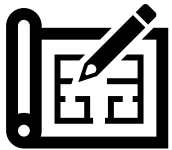
## Background

- Council discussed School Concurrency and gave initial direction in late 2020 and early 2021 regarding potential amendments to the pertinent code sections to align staff review with the code.
- Staff has completed this review and presented two options to Council on February 8, 2022.
- Council directed staff to move forward with the following:

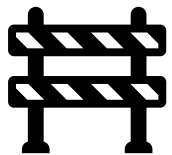
## School Concurrency

### City Council Direction on code amendments

- Repeal SDC 21.06.040(I), (J), and (L) and SDC 21.09.020(T)(4) in regards to School Concurrency in favor of enhanced information sharing with the City's school districts and collaborative code amendments that facilitate appropriate school improvements.

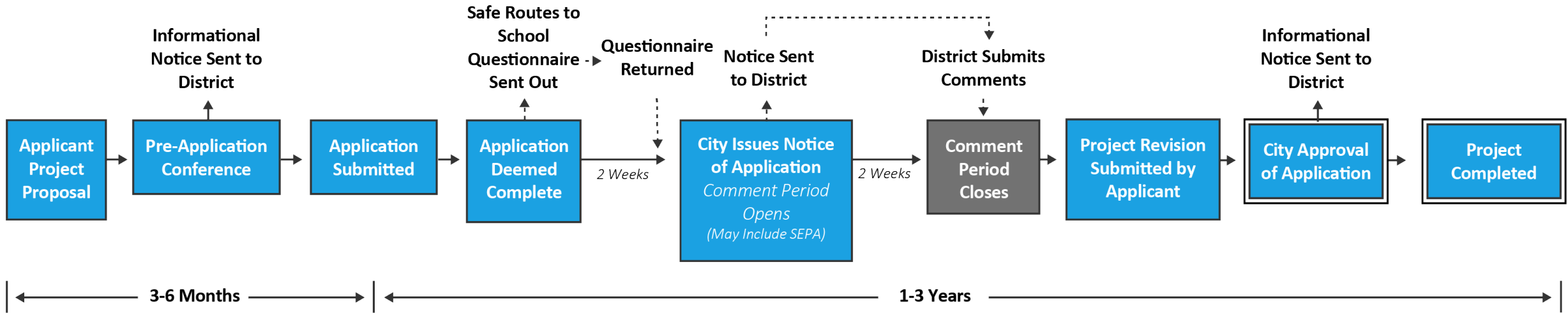


Enhancement of information sharing with the City's school districts regarding development activity are explained in the following flow chart.



Facilitation of appropriate school improvements (such as expedited permit processing, exceptions and exemptions for certain actions, and prescriptive requirements for facility standards) would also be initiated with direction under Option 1 if desired.

# School District Engagement Process Flow Chart



- Other Points of Engagement**
- CPP PF - 19A Annual district meeting to assess capacity needs
  - Periodic Ad-hoc informational meetings with district staff
  - Informational meetings regarding policy and bond measure efforts
  - Participation in activities such as facilities advisory committee

This is now referred to as PF-22 and is a bi-annual meeting between the City and School Districts.

## School Concurrency

### Other tools – During Project Review

- SEPA review required pursuant to SDC 21.09.030 unless any of the categorical exemptions are met listed in SDC 21.09.030.C
  - If the school district(s) identify inadequate capacity during SEPA review for larger scale projects, additional mitigation measures could be implemented through a SEPA Threshold decision of Mitigated Determination of Non-Significance (MDNS) or potentially a Determination of Significance (DS) by the City.
- WAC 197-11-444(2)(ii) requires school capacity to be considered through SEPA review as schools are an element of the environment where impacts must be considered.
  - When applicable i.e. no SEPA exemption met
- RCW 58.17.060 and 58.17.110 require that short plats and subdivisions be evaluated to ensure “appropriate provisions are made for ... playgrounds, schools, and schoolgrounds” and that there are available features that “assure safe walking conditions for students who only walk to and from school.”

## School Concurrency

Legislative process to accomplish repeal as directed

We are here



- Planning Commission combined work session and public March 17, 2022;
- Non-project SEPA process and Department of Commerce notification process;
- City Council presentation tentatively scheduled for May 3, 2022; and
- City Council public hearing and decision tentatively scheduled for June 7, 2022.





# School Concurrency

Draft Code

## School Concurrency

### Staff Recommendation

### Recommendation

Move to recommend City Council approval of proposed changes to SDC 21.06.040 – Development Standards – Adequacy of Public Facilities and Services and SDC 21.09.020 – Hearing Examiner rules repealing City codified School Concurrency requirements as presented in Exhibit 1.

QUESTIONS



PUBLIC  
HEARING

