



January 25, 2023

Jeff Boer  
City of Roy Planning  
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RE: Oakview, Application Numbers: PPL-22-0001, MVA-RMDG-22-01, MVA-RMDG-22-02, MVA-RMDG-22-03, SEP-22-0001, CAR-22-0001, CAR-22-0002, CAR-22-0003

Greetings,

The Bethel Public Schools has reviewed the application and information related to the proposal for the above project. Bethel Public Schools would like to offer the following comments on this project.

The proposed residential housing project will have ***significant impact*** on the Bethel Public Schools. Despite the addition of new schools over the last several years, the District still anticipates that this project will generate additional students in excess of the District's capacity to provide classroom space at the current "Level of Service." Because of the distance to schools from the site, children from the proposed development will be primarily using school district bus transportation to access the appropriate schools.

The current attendance area of the proposed development is Roy Elementary at 340 Peterson St. Roy, WA, Cougar Mountain Middle School located at 5108 260<sup>th</sup> St. E, Graham, WA 98338 and Bethel High School 22215 38<sup>th</sup> Ave, Spanaway, WA 98387.

With the adoption of the Pierce County Comprehensive Plan, Pierce County has adopted the Bethel Public School's "Service Levels" and "Fund Sources". The Bethel Public Schools and Pierce County have reviewed and analyzed the capital facility needs of the Bethel Public Schools in a comprehensive fashion with a look towards a fair share cost the Developer should pay for school sites, permanent classroom facilities and modular classrooms. It is the Developer's responsibility to make appropriate provisions for schools. Pierce County has the authority to issue a MDNS under Pierce County Environmental Regulations Chapter 18D.10.

The Comprehensive Plan and RCW 58.17.110 requiring the developer to provide appropriate mitigation for the impact to these additional students will have on the District's facilities.

Adequate mitigation measures should be required to address the impact new students will have on the Bethel Public Schools facilities along with mitigation provided by the Pierce County Impact Fee Ordinance. In addition, site development and design should accommodate and include provisions for the transport of students with safe areas to gather for bus pick up.

The Bethel Public Schools requests the following conditions are made a part of mitigation measures or as project conditions:

- The District's bus stop is to be located at 292<sup>nd</sup> at the 2<sup>nd</sup> entrance from the Highway to the proposed development, the bus stop area should include a sidewalk or pad for students to stand on while waiting for bus pick up service.
- Street lighting should be provided at intersections in the proposed development and along the plat interior roads.

It is the Bethel Public School's belief that children walking on illuminated sidewalks and waiting in a designated area provide safer conditions for students. The District would like to receive a copy of the determination and staff report.

If you have any questions or concerns, please feel free to contact me at 253-800-6777.

Respectfully,



Caitlin McIntyre  
Planning and Project Coordinator

cc: Sara Coccia, Construction  
Cindy Carlson, Transportation