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T1

12/4/17

Title - Recodification

Sponsor: Upthegrove

ea

DV → passed

Proposed No.: 2017-0421

1 **TITLE AMENDMENT TO PROPOSED ORDINANCE 2017-0421, VERSION 2**

2 On page 3, strike lines 1 through line 20, and insert:

3 "AN ORDINANCE relating to school impact fees;

4 adopting the capital facilities plans of the Tahoma, Federal

5 Way, Riverview, Issaquah, Snoqualmie Valley, Highline,

6 Lake Washington, Kent, Northshore, Enumclaw, Fife,

7 Auburn and Renton school districts as subelements of the

8 capital facilities element of the King County

9 Comprehensive Plan for purposes of implementing the

10 school impact fee program; establishing school impact fees

11 to be collected by King County on behalf of the districts;

12 amending Ordinance 10122, Section 2, as amended, and

13 K.C.C. 27.44.010, adding a new section to K.C.C. chapter

14 20.12 and repealing Ordinance 10122, Section 3, as

15 amended, Ordinance 10470, Section 2, as amended,

16 Ordinance 10472, Section 2, as amended, Ordinance

17 10633, Section 2, as amended, Ordinance 10722, Section 2,

18 as amended, Ordinance 10722, Section 3, as amended,

62081

19 Ordinance 10790, Section 2, as amended, Ordinance
20 10982, Section 2, as amended, Ordinance 11148, Section 2,
21 as amended, Ordinance 12063, Section 11, as amended,
22 Ordinance 12532, Section 12, as amended, Ordinance
23 13338, Section 13, as amended, Ordinance 17220, Section
24 13, as amended."

25

26 **EFFECT: This title amendment conforms the title to the changes made by**

27 **Amendment 2.**

135 SECTION 15. Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010

136 are each hereby amended to read as follows:

137 A. The following school impact fees shall be assessed for the indicated types of
 138 development:

139 SCHOOL DISTRICT	SINGLE FAMILY	MULTIFAMILY
	per dwelling unit	per dwelling unit
141 Auburn, No. 408	\$((5,469)) <u>3,322</u>	\$((1,640)) <u>2,081</u>
142 Enumclaw, No. 216	((5,497)) <u>5,943</u>	((1,595)) <u>1,307</u>
143 Federal Way, No. 210	((3,198)) <u>6,842</u>	((8,386)) <u>20,086</u>
144 Fife, No. 417	((6,670)) <u>1,527</u>	((1,772)) <u>290</u>
145 Highline, No. 401	((7,528)) <u>2,290</u>	((6,694)) <u>3,162</u>
146 Issaquah, No. 411	((7,921)) <u>8,762</u>	((2,386)) <u>3,461</u>
147 Kent, No. 415	((5,100)) <u>5,235</u>	((2,210)) <u>2,267</u>
148 Lake Washington, No. 414	((10,822)) <u>11,954</u>	((956)) <u>733</u>
149 Northshore, No. 417	((10,563)) <u>10,573</u>	0
150 Renton, No. 403	((6,432)) <u>7,772</u>	((1,448)) <u>1,570</u>
151 Riverview, No. 407	((5,325)) <u>6,282</u>	((1,483)) <u>1,252</u>
152 Snoqualmie Valley, No. 410	((10,052)) <u>10,096</u>	((1,294)) <u>2,227</u>
153 Tahoma, No. 409	((7,077)) <u>6,954</u>	((1,393)) <u>712</u>

154 B. The county's administrative costs of administering the school impact fee
 155 program shall be thirteen dollars per dwelling unit and shall be paid by the applicant to
 156 the county as part of the development application fee.

157 C. The school impact fees established in subsection A. of this section take effect

158 January 1, ((2017)) 2018.

159 SECTION 16. Severability. If any provision of this ordinance or its application
160 to any person or circumstance is held invalid, the remainder of the ordinance or the
161 application of the provision to other persons or circumstances is not affected.

162

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this _____ day of _____, _____.

Dow Constantine, County Executive

Attachments: A. Tahoma SD 409 CFP 2017-2022 June 27 2017, B. Federal Way 2018 CFP July 25 2017, C. Riverview SD 407 2017 CFP June 13 2017, D. Issaquah SD 411 2017 CFP May 24 2017, E. Snoqualmie Valley SD 410 2017 CFP June 8 2017, F. Highline SD 401 2017-2022 CFP July 26 2017, G. Lake Washington SD 414 2017-2022 Six Year CFP June 5 2017, H. Kent SD 2017-2018 - 2022-2023 Six Year CFP, I. Northshore SD 417 2017 CFP, J. Enumclaw SD 216 2017-2022 CFP July 24 2017, K. Fife SD 417 2017-2023 CFP July 31 2017, L. Auburn SD 408 2017-2023 CFP June 26 2017, M. Renton SD 403 2107 CFP June 28 2017

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2017-0421
ATTACHMENTS A-M ARE AVAILABLE
AT THE FOLLOWING LINK:

[http://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?
ID=3184783&GUID=D8D3B56C-C39C-4F1A-9F27-
AE2C53E72D83&Options=ID|Text|&Search=2017-0421](http://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=3184783&GUID=D8D3B56C-C39C-4F1A-9F27-AE2C53E72D83&Options=ID|Text|&Search=2017-0421)

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King County

**Metropolitan King County Council
Budget and Fiscal Management Committee**

REVISED STAFF REPORT

Agenda Item:	5	Name:	Erin Auzins
Proposed No.:	2017-0421	Date:	November 8, 2017

COMMITTEE ACTION

Proposed Substitute Ordinance 2017-0421.2, adopting the 2018 school impact fees and associated school capital facility plans, passed out of committee on November 8, 2017, without recommendation. The ordinance was amended in committee with Amendment S1 to correct drafting errors in the transmitted legislation.

SUBJECT

Proposed Ordinance 2017-0421 would adopt the 2018 school impact fees and school capital facility plans.

SUMMARY

Proposed Ordinance 2017-0421 would update certain school capital facilities plans and implement the collection of impact fees by the County on behalf of the school districts. If approved, the proposed impact fees would go into effect on January 1, 2018. School impact fees are updated every year, after a review by the School Technical Review Committee (STRC) of the districts' capital facilities plans.

BACKGROUND

The Washington State Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees as a method of financing public facilities that are necessary as a result of new growth and development. All public facilities that are financed with impact fees are required to be part of the capital facilities element of a jurisdiction's comprehensive land use plan.

King County administers the School Impact Fee Program by collecting fees from residential developers on behalf of each school district that chooses to participate. The program is voluntary. The fees are calculated every year based on a number of factors

including student enrollment rates, changes in district's building plans, new residential growth, and state reimbursement.

The capital facilities plans are reviewed by the STRC and impact fees based upon those plans are adopted by the King County Council. School Impact fees adopted by King County apply only to new single family and multi-family units in unincorporated areas and do not apply to:

- non-residential development;
- housing exclusively for senior citizens including nursing homes and retirement centers;
- reconstruction, remodeling or replacement of existing dwelling units;
- temporary and transitional housing facilities, including group homes;
- qualified low or moderate income housing;
- temporary dwellings for medical hardship; or
- accessory dwelling units.

King County maintains the impact fees in separate accounts for each school district, which utilize the funds to implement their capital facilities plans. The GMA requires an annual report showing the source and amount of monies collected and the capital improvements financed with the impact fees.

The districts' capital facilities plans would become part of the capital facilities element in the King County Comprehensive Plan if this ordinance is adopted.

ANALYSIS

The following table summarizes the existing and proposed fees by school district, included in Proposed Ordinance 2017-0421.

School District	Single Family Fee		Multi Family Fee	
	2017	2018	2017	2018
Auburn	5,469	3,322	1,640	2,081
Enumclaw	5,497	5,943	1,595	1,307
Federal Way	3,198	6,842	8,386	20,086
Fife	6,670	1,527	1,772	290
Highline	7,528	2,290	6,691	3,162
Issaquah	7,921	8,762	2,386	3,461
Kent	5,100	5,235	2,210	2,267
Lake Washington	10,822	11,954	956	733
Northshore	10,563	10,573	0	0
Renton	6,432	7,772	1,448	1,570
Riverview	5,325	6,282	1,483	1,252
Snoqualmie Valley	10,052	10,096	1,291	2,227
Tahoma	7,077	6,954	1,393	712

Overall Impact Fee Trends

Single-family impact fees

- Nine districts increased single-family impact fees: Enumclaw, Federal Way, Issaquah, Kent, Lake Washington, Northshore, Renton, Riverview, and Snoqualmie Valley
- Four districts decreased single-family impact fees: Auburn, Fife, Highline, Tahoma

Multi-family impact fees

- Six districts increased multi-family impact fees: Auburn, Federal Way, Issaquah, Kent, Renton, and Snoqualmie Valley
- Six districts decreased multi-family impact fees: Enumclaw, Fife, Highline, Lake Washington, Riverview, and Tahoma
- One district made no change: Northshore does not have a multi-family impact fee

The STRC review of the district capital facilities plans determined that the growth rates projected by each district are reasonable and reflect the use of appropriate student generation factors.

Of note, the Federal Way School District has seen an influx of school-aged children as a result of several recent multi-family residential development projects. As a result, their proposed 2018 multi-family rate is proposed to increase by nearly 140% percent over the 2017 fee.

The ordinance also maintains the administrative fee for costs of administering the school impact fee program of \$13 per dwelling unit.

AMENDMENT

Striking Amendment S1 would fix drafting errors to the Executive's transmitted legislation.

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KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

November 28, 2017

Ordinance

Proposed No. 2017-0421.2

Sponsors Upthegrove

1 AN ORDINANCE relating to school impact fees; adopting
2 the capital facilities plans of the Tahoma, Federal Way,
3 Riverview, Issaquah, Snoqualmie Valley, Highline, Lake
4 Washington, Kent, Northshore, Enumclaw, Fife, Auburn
5 and Renton school districts as subelements of the capital
6 facilities element of the King County Comprehensive Plan
7 for purposes of implementing the school impact fee
8 program; establishing school impact fees to be collected by
9 King County on behalf of the districts; and amending
10 Ordinance 10122, Section 3, as amended, Ordinance
11 10470, Section 2, as amended, Ordinance 10472, Section 2,
12 as amended, Ordinance 10633, Section 2, as amended,
13 Ordinance 10722, Section 2, as amended, Ordinance
14 10722, Section 3, as amended, Ordinance 10790, Section 2,
15 as amended, Ordinance 10982, Section 2, as amended,
16 Ordinance 12063, Section 11, as amended, Ordinance
17 12532, Section 12, as amended, Ordinance 13338, Section
18 13, as amended, Ordinance 17220, Section 14, as amended,
19 and Ordinance 10122, Section 2, as amended, and K.C.C.

20 27.44.010.

21 STATEMENT OF FACTS:

22 1. Chapter 36.70A RCW and chapter 82.02 RCW authorize the collection
23 of impact fees for new development to provide public school facilities to
24 serve the new development.

25 2. Chapter 82.02 RCW requires that impact fees may only be collected for
26 public facilities that are addressed in a capital facilities element of a
27 comprehensive land use plan.

28 3. King County adopted Ordinances 9785 and 10162 for the purposes of
29 implementing chapter 82.02 RCW.

30 4. The Tahoma School District, Federal Way School District, Riverview
31 School District, Issaquah School District, Snoqualmie Valley School
32 District, Highline School District, Lake Washington School District, Kent
33 School District, Northshore School District, Enumclaw School District,
34 Fife School District, Auburn School District and Renton School District
35 have previously entered into interlocal agreements with King County for
36 the collection and distribution of school impact fees. Each of these school
37 districts, through this ordinance, seeks to renew its capital facilities plan
38 for adoption as a subelement of the capital facilities element of the King
39 County Comprehensive Plan.

40 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

41 SECTION 1. This ordinance is adopted to implement King County
42 Comprehensive Plan policies, Washington State Growth Management Act and King

43 County Ordinance 10162, with respect to the Tahoma School District, Federal Way
44 School District, Riverview School District, Issaquah School District, Snoqualmie Valley
45 School District, Highline School District, Lake Washington School District, Kent School
46 District, Northshore School District, Enumclaw School District, Fife School District,
47 Auburn School District and Renton School District. This ordinance is necessary to
48 address identified impacts of development on the districts to protect the public health,
49 safety and welfare, and to implement King County's authority to impose school impact
50 fees under RCW 82.02.050 through 82.02.080.

51 SECTION 2. Ordinance 10122, Section 3, as amended, is hereby amended to
52 read as follows:

53 The Tahoma School District No. 409 Capital Facilities Plan(~~(, 2016 to 2021,~~
54 ~~adopted June 28, 2016)) 2017 to 2022, adopted June 27, 2017, which is included in
55 Attachment A to (~~Ordinance 18384~~) this ordinance and is incorporated herein by
56 reference, is adopted as a subelement of the capital facilities element of the King County
57 Comprehensive Plan.~~

58 SECTION 3. Ordinance 10470, Section 2, as amended, is hereby amended to
59 read as follows:

60 The Federal Way Public Schools (~~2017~~) Capital Facilities Plan 2018, adopted
61 (~~May, 2016~~) July 25, 2017, which is included in Attachment B to (~~Ordinance 18384~~)
62 this ordinance and is incorporated herein by reference, is adopted as a subelement of the
63 capital facilities element of the King County Comprehensive Plan.

64 SECTION 4. Ordinance 10472, Section 2, as amended, is hereby amended to
65 read as follows:

66 The Riverview School District No. 407 ((2016)) 2017 Capital Facilities Plan,
67 adopted ((May 24, 2016)) June 13, 2017, which is included in Attachment C to
68 ((Ordinance 18384)) this ordinance and is incorporated herein by reference, is adopted as
69 a subelement of the capital facilities element of the King County Comprehensive Plan.

70 SECTION 5. Ordinance 10633, Section 2, as amended, is hereby amended to
71 read as follows:

72 The Issaquah School District No. 411 ((2016)) 2017 Capital Facilities Plan,
73 adopted ((May 25, 2016)) May 24, 2017 and reaffirmed June 16, 2017, which is included
74 in Attachment D to ((Ordinance 18384)) this ordinance and is incorporated herein by
75 reference, is adopted as a subelement of the capital facilities element of the King County
76 Comprehensive Plan.

77 SECTION 6. Ordinance 10722, Section 2, as amended, is hereby amended to
78 read as follows:

79 The Snoqualmie Valley School District No. 410 Capital Facilities Plan ((2016))
80 2017, adopted ((June 23, 2016)) June 8, 2017, which is included in Attachment E to
81 ((Ordinance 18384)) this ordinance and is incorporated herein by reference, is adopted as
82 a subelement of the capital facilities element of the King County Comprehensive Plan.

83 SECTION 7. Ordinance 10722, Section 3, as amended, is hereby amended to
84 read as follows:

85 The Highline School District No. 401 Capital Facilities Plan ((2016-2021)) 2017-
86 2022, adopted ((June 22, 2016)) July 26, 2017, which is included in Attachment F to
87 ((Ordinance 18384)) this ordinance and is incorporated herein by reference, is adopted as
88 a subelement of the capital facilities element of the King County Comprehensive Plan.

89 SECTION 8. Ordinance 10790, Section 2, as amended, is hereby amended to
90 read as follows:

91 The Lake Washington School District No. 414 Six-Year Capital ~~((Facility))~~
92 Facilities Plan ((2016-2021)) 2017-2022, adopted ~~((June 6, 2016))~~ June 5, 2017, which is
93 included in Attachment G to ~~((Ordinance 18384))~~ this ordinance and is incorporated
94 herein by reference, is adopted as a subelement of the capital facilities element of the
95 King County Comprehensive Plan.

96 SECTION 9. Ordinance 10982, Section 2, as amended, is hereby amended to
97 read as follows:

98 The Kent School District No. 415 Capital Facilities Plan ~~((2016-2017-2021-~~
99 ~~2022))~~ 2017-2018 - 2022-2023, ~~((dated May 2016 and adopted May 11, 2016))~~ adopted
100 April 26, 2017, which is included in Attachment H to ~~((Ordinance 18384))~~ this ordinance
101 and is incorporated herein by reference, is adopted as a subelement of the capital facilities
102 element of the King County Comprehensive Plan.

103 SECTION 10. Ordinance 11148, Section 2, as amended, is hereby amended to
104 read as follows:

105 The Northshore School District No. 417 Capital Facilities Plan ~~((2016))~~ 2017,
106 adopted ~~((September 27, 2016))~~ June 27, 2017, which is included in Attachment I to
107 ~~((Ordinance 18384))~~ this ordinance and is incorporated herein by reference, is adopted as
108 a subelement of the capital facilities element of the King County Comprehensive Plan.

109 SECTION 11. Ordinance 12063, Section 11, as amended, is hereby amended to
110 read as follows:

111 The Enumclaw School District No. 216 Capital Facilities Plan ~~((2016-2021))~~

112 2017-2022, adopted (~~(on July 18, 2016)~~) July 24, 2017, which is included in Attachment
113 J to (~~(Ordinance 18384)~~) this ordinance and is incorporated herein by reference, is
114 adopted as a subelement of the capital facilities element of the King County
115 Comprehensive Plan.

116 SECTION 12. Ordinance 12532, Section 12, as amended, is hereby amended to
117 read as follows:

118 The Fife School District No. 417 Capital Facilities Plan (~~(2016-2022)~~) 2017-2023,
119 adopted (~~(June 27, 2016)~~) July 31, 2017, which is included in Attachment K to
120 (~~(Ordinance 18384)~~) this ordinance and is incorporated herein by reference, is adopted as
121 a subelement of the capital facilities element of the King County Comprehensive Plan.

122 SECTION 13. Ordinance 13338, Section 13, as amended, is hereby amended to
123 read as follows:

124 The Auburn School District No. 408 Capital Facilities Plan (~~(2016 through 2022)~~)
125 2017 through 2023, adopted (~~(June 13, 2016)~~) June 26, 2017, which is included in
126 Attachment L to (~~(Ordinance 18384)~~) this ordinance and is incorporated herein by
127 reference, is adopted as a subelement of the capital facilities element of the King County
128 Comprehensive Plan.

129 SECTION 14. Ordinance 17220, Section 13, as amended, is hereby amended to
130 read as follows:

131 The Renton School District No. 403 (~~(2016)~~) 2017 Capital Facilities Plan,
132 adopted (~~(May 25, 2016)~~) June 28, 2017, which is included in Attachment M to
133 (~~(Ordinance 18384)~~) this ordinance and is incorporated herein by reference, is adopted as
134 a subelement of the capital facilities element of the King County Comprehensive Plan.