



Legislation Details (With Text)

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On agenda:	12/4/2017	Final action:	12/4/2017
Enactment date:	12/14/2017	Enactment #:	18619
Title:	AN ORDINANCE relating to school impact fees; adopting the capital facilities plans of the Tahoma, Federal Way, Riverview, Issaquah, Snoqualmie Valley, Highline, Lake Washington, Kent, Northshore, Enumclaw, Fife, Auburn and Renton school districts as subelements of the capital facilities element of the King County Comprehensive Plan for purposes of implementing the school impact fee program; establishing school impact fees to be collected by King County on behalf of the districts; amending Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010, adding a new section to K.C.C. chapter 20.12 and repealing Ordinance 10122, Section 3, as amended, Ordinance 10470, Section 2, as amended, Ordinance 10472, Section 2, as amended, Ordinance 10633, Section 2, as amended, Ordinance 10722, Section 2, as amended, Ordinance 10722, Section 3, as amended, Ordinance 10790, Section 2, as amended, Ordinance 10982, Section 2, as amended, Ordinance 11148, Section 2, as amended, Ordinance 12063, Section 11, as amended, Ordinance 12532, Section 12, as amended, Ordinance 13338, Section 13, as amended, Ordinance 17220, Section 13, as amended.		
Sponsors:	Dave Upthegrove		
Indexes:	Impact Fees, Schools		
Code sections:	27.44.010 -		
Attachments:	1. Ordinance 18619.pdf, 2. 2017-0421 legislative review form, 3. A. Tahoma SD 409 CFP 2017-2022 June 27 2017, 4. B. Federal Way 2018 CFP July 25 2017, 5. C. Riverview SD 407 2017 CFP June 13 2017, 6. D. Issaquah SD 411 2017 CFP May 24 2017, 7. E. Snoqualmie Valley SD 410 2017 CFP June 8 2017, 8. F. Highline SD 401 2017-2022 CFP July 26 2017, 9. F. Highline SD 401 2017-2022 CFP July 26 2017, 10. G. Lake Washington SD 414 2017-2022 Six Year CFP June 5 2017, 11. H. Kent SD 2017-2018 - 2022-2023 Six Year CFP, 12. I. Northshore SD 417 2017 CFP, 13. J. Enumclaw SD 216 2017-2022 CFP July 24 2017, 14. K. Fife SD 417 2017-2023 CFP July 31 2017, 15. L. Auburn SD 408 2017-2023 CFP June 26 2017, 16. M. Renton SD 403 2107 CFP June 28 2017, 17. K. Fife SD 417 2017-2023 CFP July 31 2017, 18. 2017-0421 transmittal letter, 19. 2017-0421--2017 School Impact Fee Stakeholders Mailing Labels, 20. 2017-0421--2017-2018 Fiscal Note, 21. 2017-0421--Department of Commerce Notice of Intent to Adopt Amendment, 22. 2017-0421--Notice of Hearing Summary, 23. 2017-0421--Notice of Hearing, 24. 2017-0421--NOTICE OF INTENT TO AMEND, 25. 2017-0421--REGULATORY NOTE, 26. 2017-0421--Summary Proposed Ordinance Relating to School Impact Fees, 27. AckLetter 8-17.pdf, 28. AckLetter from Dept of Commerce 8-17.pdf, 29. 2017-0421_SR_SchoolImpactFees_110817.docx, 30. 2017-0421_ATT2_AMD_S1_clean.docx, 31. 2017-0421 Affidavit of Publishing 11-1-17 Seattle Times.pdf, 32. 2017-0421_RevisedSR_SchoolImpactFees.docx, 33. 2017-0421 amendment package 12-4-2017, 34. Notice of Adoption - Seattle Times 12-27-17.doc, 35. 18619 AckLetter 1-18.pdf, 36. school impact fees affidavit for notice of adoption .pdf		

Date	Ver.	Action By	Action	Result
12/4/2017	2	Metropolitan King County Council	Hearing Held	
12/4/2017	2	Metropolitan King County Council	Passed as Amended	Pass
11/8/2017	1	Budget and Fiscal Management Committee	Passed Out of Committee Without a Recommendation	Pass
10/23/2017	1	Metropolitan King County Council	Introduced and Referred	

AN ORDINANCE relating to school impact fees; adopting the capital facilities plans of the Tahoma, Federal Way, Riverview, Issaquah, Snoqualmie Valley, Highline, Lake Washington, Kent, Northshore, Enumclaw, Fife, Auburn and Renton school districts as subelements of the capital facilities element of the King County Comprehensive Plan for purposes of implementing the school impact fee program; establishing school impact fees to be collected by King County on behalf of the districts; amending Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010, adding a new section to K.C.C. chapter 20.12 and repealing Ordinance 10122, Section 3, as amended, Ordinance 10470, Section 2, as amended, Ordinance 10472, Section 2, as amended, Ordinance 10633, Section 2, as amended, Ordinance 10722, Section 2, as amended, Ordinance 10722, Section 3, as amended, Ordinance 10790, Section 2, as amended, Ordinance 10982, Section 2, as amended, Ordinance 11148, Section 2, as amended, Ordinance 12063, Section 11, as amended, Ordinance 12532, Section 12, as amended, Ordinance 13338, Section 13, as amended, Ordinance 17220, Section 13, as amended.

STATEMENT OF FACTS:

1. Chapter 36.70A RCW and chapter 82.02 RCW authorize the collection of impact fees for new development to provide public school facilities to serve the new development.
2. Chapter 82.02 RCW requires that impact fees may only be collected for public facilities that are addressed in a capital facilities element of a comprehensive land use plan.
3. King County adopted Ordinances 9785 and 10162 for the purposes of implementing chapter 82.02 RCW.
4. The Tahoma School District, Federal Way School District, Riverview School District,

Issaquah School District, Snoqualmie Valley School District, Highline School District, Lake Washington School District, Kent School District, Northshore School District, Enumclaw School District, Fife School District, Auburn School District and Renton School District have previously entered into interlocal agreements with King County for the collection and distribution of school impact fees. Each of these school districts, through this ordinance, seeks to renew its capital facilities plan for adoption as a subelement of the capital facilities element of the King County Comprehensive Plan.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This ordinance is adopted to implement King County Comprehensive Plan policies, Washington State Growth Management Act and King County Ordinance 10162, with respect to the Tahoma School District, Federal Way School District, Riverview School District, Issaquah School District, Snoqualmie Valley School District, Highline School District, Lake Washington School District, Kent School District, Northshore School District, Enumclaw School District, Fife School District, Auburn School District and Renton School District. This ordinance is necessary to address identified impacts of development on the districts to protect the public health, safety and welfare, and to implement King County's authority to impose school impact fees under RCW 82.02.050 through 82.02.080.

NEW SECTION. SECTION 2. There is hereby added to K.C.C. chapter 20.12 a new section to read as follows:

The following school district capital facilities plans are adopted as subelements of the capital facilities element of the King County Comprehensive Plan and are incorporated in this section by reference:

- A. The Tahoma School District No. 409 Capital Facilities Plan 2017 to 2022, adopted June 27, 2017, which is included in Attachment A to this ordinance;
- B. The Federal Way Public Schools Capital Facilities Plan 2018, adopted July 25, 2017, which is included in Attachment B to this ordinance;

C. The Riverview School District No. 407 2017 Capital Facilities Plan, adopted June 13, 2017, which is included in Attachment C to this ordinance;

D. The Issaquah School District No. 411 2017 Capital Facilities Plan, adopted May 24, 2017 and reaffirmed June 16, 2017, which is included in Attachment D to this ordinance;

E. The Snoqualmie Valley School District No. 410 Capital Facilities Plan 2017, adopted June 8, 2017, which is included in Attachment E to this ordinance;

F. The Highline School District No. 401 Capital Facilities Plan 2017-2022, adopted July 26, 2017, which is included in Attachment F to this ordinance;

G. The Lake Washington School District No. 414 Six-Year Capital Facilities Plan 2017-2022, adopted June 5, 2017, which is included in Attachment G to this ordinance;

H. The Kent School District No. 415 Capital Facilities Plan 2017-2018 - 2022-2023, adopted April 26, 2017, which is included in Attachment H to this ordinance;

I. The Northshore School District No. 417 Capital Facilities Plan 2017, adopted June 27, 2017, which is included in Attachment I to this ordinance;

J. The Enumclaw School District No. 216 Capital Facilities Plan 2017-2022, adopted July 24, 2017, which is included in Attachment J to this ordinance;

K. The Fife School District No. 417 Capital Facilities Plan 2017-2023, adopted July 31, 2017, which is included in Attachment K to this ordinance;

L. The Auburn School District No. 408 Capital Facilities Plan 2017 through 2023, adopted June 26, 2017, which is included in Attachment L to this ordinance; and

M. The Renton School District No. 403 2017 Capital Facilities Plan, adopted June 28, 2017, which is included in Attachment M to this ordinance.

SECTION 3. The following are each hereby repealed:

A. Ordinance 10122, Section 3, as amended;

- B. Ordinance 10470, Section 2, as amended;
- C. Ordinance 10472, Section 2, as amended;
- D. Ordinance 10633, Section 2, as amended;
- E. Ordinance 10722, Section 2, as amended;
- F. Ordinance 10722, Section 3, as amended;
- G. Ordinance 10790, Section 2, as amended;
- H. Ordinance 10982, Section 2, as amended;
- I. Ordinance 11148, Section 2, as amended;
- J. Ordinance 12063, Section 11, as amended;
- K. Ordinance 12532, Section 12, as amended;
- L. Ordinance 13338, Section 13, as amended; and
- M. Ordinance 17220, Section 13, as amended.

SECTION 4. Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010 are each hereby amended to read as follows:

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

SCHOOL DISTRICT	SINGLE FAMILY	MULTIFAMILY
	per dwelling unit	per dwelling unit
Auburn, No. 408	\$(5,469)) <u>3,322</u>	\$(1,640)) <u>2,081</u>
Enumclaw, No. 216	((5,497)) <u>5,943</u>	((1,595)) <u>1,307</u>
Federal Way, No. 210	((3,198)) <u>6,842</u>	((8,386)) <u>20,086</u>
Fife, No. 417	((6,670)) <u>1,527</u>	((1,772)) <u>290</u>
Highline, No. 401	((7,528)) <u>2,290</u>	((6,691)) <u>3,162</u>
Issaquah, No. 411	((7,921)) <u>8,762</u>	((2,386)) <u>3,461</u>
Kent, No. 415	((5,100)) <u>5,235</u>	((2,210)) <u>2,267</u>

Lake Washington, No. 414	((10,822)) <u>11,954</u>	((956)) <u>733</u>
Northshore, No. 417	((10,563)) <u>10,573</u>	0
Renton, No. 403	((6,432)) <u>7,772</u>	((1,448)) <u>1,570</u>
Riverview, No. 407	((5,325)) <u>6,282</u>	((1,483)) <u>1,252</u>
Snoqualmie Valley, No. 410	((10,052)) <u>10,096</u>	((1,291)) <u>2,227</u>
Tahoma, No. 409	((7,077)) <u>6,954</u>	((1,393)) <u>712</u>

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

C. The school impact fees established in subsection A. of this section take effect January 1, ((2017)) 2018.

SECTION 5. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.