



King County

Metropolitan King County Council Budget and Fiscal Management Committee

STAFF REPORT

Agenda Item:	21	Name:	Christine Jensen
Proposed No.:	2016-0474	Date:	October 25-27, 2016

SUBJECT

Proposed Ordinance 2016-0474 would adopt the 2017 school impact fees and school capital facility plans.

SUMMARY

Proposed Ordinance 2016-0474 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, 2017. 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 changes in student enrollment, 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 a sub-element of the King County Capital Facilities Plan 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 2016-0474.

School District	Single Family Fee		Multi Family Fee	
	2016	2017	2016	2017
Auburn	\$5,330	5,469	\$2,625	1,640
Enumclaw	5,762	5,497	1,618	1,595
Federal Way	2,899	3,198	506	8,386
Fife	3,216	6,670	6,875	1,772
Highline	8,229	7,528	7,453	6,691
Issaquah	4,635	7,921	1,534	2,386
Kent	4,990	5,100	2,163	2,210
Lake Washington	9,715	10,822	816	956
Northshore (draft ¹)	0	10,563	0	0
Renton	5,643	6,432	1,385	1,448
Riverview	4,868	5,325	1,247	1,483
Snoqualmie Valley	8,490	10,052	1,657	1,291
Tahoma	5,496	7,077	1,196	1,393

¹ Final adoption by the School District anticipated prior to County Council adoption

Overall Impact Fee Trends

Single-family impact fees

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

Multi-family impact fees

- Seven districts increased multi-family impact fees: Federal Way, Issaquah, Kent, Lake Washington, Renton, Riverview and Tahoma.

- Four districts decreased multi-family impact fees: Auburn, Enumclaw, Fife and Highline.
- One district made no change (Northshore does not have a multi-family impact fee.)

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

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.

The proposed legislation includes a draft version of the Northshore School District's Capital Facilities Plan, which had not been adopted by the District as of transmittal. Since transmittal, the District adopted its final Plan and provided the final version to the County. An amendment to Proposed Ordinance 2016-0474 will be required to reflect the final Plan.

AMENDMENT

Amendment 1 would replace the draft Capital Facilities Plan from the Northshore School District with the final version adopted by the School District on September 27, 2016. The proposed impact fee in the final plan has not changed from the proposed fee in the transmitted draft plan.

Amendment 1 would also add Appendices B, C and D of the Highlight School District Capital Facilities Plan, which were omitted in the Executive's transmittal.

ATTACHMENTS

1. Proposed Ordinance 2016-0474 (attachments are available online):
<http://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=2475112&GUID=1E13C764-A89F-48C9-A835-C231D03C1E8D&Options=ID/Text/&Search=school+impact>
2. Amendment 1 and attachments
3. Transmittal Letter
4. Fiscal Note

INVITED

- Lisa Verner, Legislative Coordinator, Department of Permitting and Environmental Review