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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, 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; and amending 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 12063, Section 11, as amended, Ordinance 12532, Section 12, as amended, Ordinance 13338, Section 13, as amended, Ordinance 17220, Section 14, as amended and Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010.

Sponsors: Dave Uptegrove

Indexes: Fees, Schools

Code sections: 27.44.010 -

Attachments: 1. 18384.pdf, 2. A. Tahoma - 2016 CFP, 3. B. Federal Way - 2016 (2017) CFP, 4. C. Riverview SD 2016 CFP, 5. D. Issaquah SD - 2016 CFP, 6. E. Snoqualmie Valley - 2016 CFP FINAL Adopted 6.23, 7. F. Highline School District No. 401 CFP 2016-2021 adopted June 22, 2016, dated October 17, 2016, 8. G. LWSD - 2016 CFP, 9. H. Kent 2016 CFP, 10. I. Northshore School District No. 417 Proposed CF Plan 2016 adopted September 27, 2016, dated October, 17, 2016, 11. J. Enumclaw - 2016 CFP -2021 Final Draft, 12. K. Fife - 2016-2022 CFP Adopted June 27, 2016, 13. L. Auburn - 2016 CFP, 14. M. Renton 2016 CFP, 15. F. Highline School District No. 401 CFP 2016-2021 adopted June 22, 2016, dated October 17, 2016, 16. C. Riverview SD 2016 CFP, 17. A. Tahoma - 2016 CFP, 18. B. Federal Way - 2016 (2017) CFP, 19. J. Enumclaw - 2016 CFP -2021 Final Draft, 20. F. Highline - CFP 2016 Adopted June 22, 2016, 21. G. LWSD - 2016 CFP, 22. I. Northshore 2016 CFP Board FINAL Draft 92716, 23. I. Northshore School District No. 417 Proposed CF Plan 2016 adopted September 27, 2016, dated October, 17, 2016, 24. 2016-0474 legislative review form.pdf, 25. K. Fife - 2016-2022 CFP Adopted June 27, 2016, 26. L. Auburn - 2016 CFP, 27. M. Renton 2016 CFP, 28. 2016-0474 2016 School Impact Fee Stakeholders List.doc, 29. 2016-0474 Dept of Commerce REVISED Notice of Intent to Adopt Amendment.docx, 30. 2016-0474 Fiscal Note.xlsx, 31. 2016-0474 REGULATORY NOTE.docx, 32. 2016-0474 REVISED 2nd 2016 Advertising summary .doc, 33. 2016-0474 School Impact fee notice Seattle Times 10--5-16.doc, 34. 2016-0474 REVISED 2016 NOTICE OF INTENT TO AMEND.docx, 35. 2016-0474 REVISED 2016 Plain Language Summary.docx, 36. 2016-0474 Transmittal letter.docx, 37. 2016-0474_SR_SchoollmpactFees.pdf, 38. 2016-0474_ATT2_AMD1_and_Attachments_SchoollmpactFees.pdf, 39. 2016-0474_Revised_SR_SchoollmpactFees.docx, 40. 2016-0474 Affidavit of Pub - School Impact fee - Seattle Times .pdf, 41. Notice of Adopted Amendment- Dept. of Commerce.doc, 42. Department of Commerce Notice of Intent. 2016-0474.pdf, 43. 18384 -- 2016-0474 School Impact Fees - Notice of Adoption.doc, 44. 18384 Affidavit of Pub on Adoption Notice for School Impact fe.pdf

Date	Ver.	Action By	Action	Result
11/7/2016	2	Metropolitan King County Council	Hearing Held	

11/7/2016	2	Metropolitan King County Council	Passed	Pass
11/1/2016	1	Budget and Fiscal Management Committee	Recommended Do Pass Substitute	Pass
10/26/2016	1	Budget and Fiscal Management Committee	Deferred	
10/25/2016	1	Budget and Fiscal Management Committee	Deferred	
10/3/2016	1	Metropolitan King County Council	Referred	

Clerk 11/08/2016

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, 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; and amending 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 12063, Section 11, as amended, Ordinance 12532, Section 12, as amended, Ordinance 13338, Section 13, as amended, Ordinance 17220, Section 14, as amended and Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010.

STATEMENT OF FACTS:

1. Chapter 36.70A RCW, which is the Growth Management Act, 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.

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

The Tahoma School District No. 409 Capital Facilities Plan, ~~((2015 to 2020, adopted July 28, 2015))~~ 2016 to 2021, adopted June 28, 2016, which is included in Attachment A to ~~((Ordinance 18182))~~ this ordinance and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King

County Comprehensive Plan.

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

The Federal Way Public Schools (~~(2016)~~) 2017 Capital Facilities Plan, ((adopted July 28, 2015)) adopted May, 2016, which is included in Attachment B to (~~(Ordinance 18182)~~) this ordinance and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

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

The Riverview School District No. 407 2016 Capital Facilities Plan, adopted ((June 23, 2015)) adopted May 24, 2016, which is included in Attachment C to (~~(Ordinance 18182)~~) this ordinance and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

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

The Issaquah School District No. 411 (~~(2015)~~) 2016 Capital Facilities Plan, adopted ((August 12, 2015)) May 25, 2016, which is included in Attachment D to (~~(Ordinance 18182)~~) this ordinance and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

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

The Snoqualmie Valley School District No. 410 Capital Facilities Plan (~~(2015 adopted June 11, 2015))~~ 2016 adopted June 23, 2016, which is included in Attachment E to (~~(Ordinance 18182)~~) this ordinance and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

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

The Highline School District No. 401 Capital Facilities Plan (~~(2015-2020 adopted July 8, 2015))~~ 2016-2021 adopted June 22, 2016, which is included in Attachment F to (~~(Ordinance 18182)~~) this ordinance and is

incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

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

The Lake Washington School District No. 414 Six-Year Capital ~~((Facilities))~~ Facility Plan 2016-2021 adopted June 6, 2016, which is included in Attachment G to ~~((Ordinance 18182))~~ this ordinance and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

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

The Kent School District No. 415 Capital Facilities Plan ~~((2015-2016-2020-2021))~~ 2016-2017 - 2021-2022, dated ~~((June 2015 and adopted July 14, 2015))~~ May 2016 and adopted May 11, 2016, which is included in Attachment H to ~~((Ordinance 18182))~~ this ordinance and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

SECTION 10. Ordinance 11148, Section 2, as amended, and K.C.C. 20.12.468 are each hereby amended to read as follows:

The Northshore School District No. 417 ~~((2015))~~ Capital Facilities Plan 2016, adopted ~~((June 23, 2015))~~ September 27, 2016, which is included in Attachment I to ~~((Ordinance 18182))~~ this ordinance and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

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

The Enumclaw School District No. 216 Capital Facilities Plan ~~((2015-2020, adopted July 20, 2015))~~ 2016-2021, adopted on July 18, 2016, which is included in Attachment J to ~~((Ordinance 18182))~~ this ordinance and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

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

The Fife School District No. 417 Capital Facilities Plan (~~((2015-2021))~~ 2016-2022), adopted (~~((June 29, 2015))~~ June 27, 2016) which is included in Attachment K to (~~((Ordinance 18182))~~ this ordinance) and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

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

The Auburn School District No. 408 Capital Facilities Plan (~~((2015 through 2021))~~ 2016 through 2022), adopted (~~((June 8, 2015))~~ June 13, 2016), which is included in Attachment L to (~~((Ordinance 18182))~~ this ordinance) and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

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

The Renton School District No. 403 (~~((Six-Year))~~ 2016) Capital Facilities Plan (~~((2015-2021),~~ (~~((dated and~~)) adopted (~~((May 27, 2015))~~ May 25, 2016), which is included in Attachment M to (~~((Ordinance 18182))~~ this ordinance) and is incorporated herein by reference, is adopted as a subelement of the capital facilities element of the King County Comprehensive Plan.

SECTION 15. 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 FAMILYMULTIFAMILY	
	per dwelling unit	per dwelling unit
Auburn, No. 408	\$(5,330) <u>5,469</u>	\$(2,625) <u>1,640</u>
Enumclaw, No. 216	((5,762)) <u>5,497</u>	((1,618)) <u>1,595</u>
Federal Way, No. 210	((2,899)) <u>3,198</u>	((506)) <u>8,386</u>
Fife, No. 417	((3,216)) <u>6,670</u>	((6,875)) <u>1,772</u>
Highline, No. 401	((8,229)) <u>7,528</u>	((7,453)) <u>6,691</u>

Issaquah, No. 411	((4,635)) <u>7,921</u>	((1,534)) <u>2,386</u>
Kent, No. 415	((4,990)) <u>5,100</u>	((2,163)) <u>2,210</u>
Lake Washington, No. 414	((9,715)) <u>10,822</u>	((816)) <u>956</u>
Northshore, No. 417	((0)) <u>10,563</u>	0
Renton, No. 403	((5,643)) <u>6,432</u>	((1,385)) <u>1,448</u>
Riverview, No. 407	((4,868)) <u>5,325</u>	((1,247)) <u>1,483</u>
Snoqualmie Valley, No. 410	((8,490)) <u>10,052</u>	((1,657)) <u>1,291</u>
Tahoma, No. 409	((5,496)) <u>7,077</u>	((1,196)) <u>1,393</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, ~~((2016))~~ 2017.

SECTION 16. 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.