



## Legislation Text

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Clerk 09/24/2012

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 3, as amended, and K.C.C. 20.12.460, Ordinance 10470, Section 2, as amended, and K.C.C. 20.12.461, Ordinance 10472, Section 2, as amended, and K.C.C. 20.12.462, Ordinance 10633, Section 2, as amended, and K.C.C. 20.12.463, Ordinance 10722, Section 2, as amended, and K.C.C. 20.12.464, Ordinance 10722, Section 3, as amended, and K.C.C. 20.12.465, Ordinance 10790, Section 2, as amended, and K.C.C. 20.12.466, Ordinance 10982, Section 2, as amended, and K.C.C. 20.12.467, Ordinance 11148, Section 2, as amended, and K.C.C. 20.12.468, Ordinance 12063, Section 11, as amended, and K.C.C. 20.12.469, Ordinance 12532, Section 12, as amended, and K.C.C. 20.12.470, Ordinance 13338, Section 13, as amended, and K.C.C. 20.12.471 and Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010.

STATEMENT OF FACTS:

1. Chapter 36.70A RCW (the Growth Management Act) and chapter 82.02 RCW ("the Act"), authorize the collection of impact fees for new development to provide public school facilities to serve the new development.
2. The Act 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 has adopted Ordinances 9785 and 10162 for the purposes of implementing the Act.
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, and K.C.C. 20.12.460 are each hereby amended to read as follows:

The Tahoma School District No. 409 Capital Facilities Plan, (~~(2011 to 2016, adopted July 26, 2011)~~) 2012 to 2017, adopted June 26, 2012, which is included in Attachment A to (~~(Ordinance 17720)~~) 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, and K.C.C. 20.12.461 are each hereby amended to read as follows:

The Federal Way Public Schools (~~(2012)~~) 2013 Capital Facilities Plan, undated, which is included in Attachment B to (~~(Ordinance 17220)~~) 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, and K.C.C. 20.12.462 are each hereby amended to read as follows:

The Riverview School District No. 407 (~~(2011)~~) 2012 Capital Facilities Plan, adopted (~~(June 28, 2011)~~) May 22, 2012, which is included in Attachment C to (~~(Ordinance 17220)~~) 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, and K.C.C. 20.12.463 are each hereby amended to read as follows:

The Issaquah School District No. 411 (~~(2011)~~) 2012 Capital Facilities Plan, adopted (~~(June 22, 2011)~~) June 20, 2012, which is included in Attachment D to (~~(Ordinance 16963)~~) 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, and K.C.C. 20.12.464 are each hereby amended to read as follows:

The Snoqualmie Valley School District No. 410 Capital Facilities Plan (~~(adopted June 23, 2011)~~) 2012 adopted June 28, 2012, which is included in Attachment E to (~~(Ordinance 17220)~~) 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, and K.C.C. 20.12.465 are each hereby amended to read as follows:

The Highline School District No. 401 Capital Facilities Plan (~~(1999-2000 to 2004-2005)~~) 2012-2018, dated (~~(June 1999)~~) August 22, 2012, which is included in Attachment F to (~~(Ordinance 13673)~~) 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, and K.C.C. 20.12.466 are each hereby amended to read as follows:

The Lake Washington School District No. 414 Six-Year Capital Facility Plan (~~(2011-2016, adopted May 16, 2011)~~) 2012-2017, adopted May 7, 2012, which is included in Attachment (~~(F)~~) G to (~~(Ordinance 17220)~~) 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, and K.C.C. 20.12.467 are each hereby amended to read as follows:

The Kent School District No. 415 Capital Facilities Plan (~~(2011-2012-2016-2017)~~) 2012-2013 - 2017-2018, dated April (~~(2011)~~) 2012, which is included in Attachment (~~(G)~~) H to (~~(Ordinance 17220)~~) 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 (~~((2011))~~) 2012 Capital Facilities Plan, adopted (~~((May 10, 2011))~~) April 10, 2012, which is included in Attachment (~~((H))~~) I to (~~((Ordinance 17220))~~) 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, and K.C.C. 20.12.469 are each hereby amended to read as follows:

The Enumclaw School District No. 216 Capital Facilities Plan (~~((2011-2016, dated July 25, 2011))~~) 2012-2017, adopted June 18, 2012, which is included in Attachment (~~((I))~~) J to (~~((Ordinance 17220))~~) 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, and K.C.C. 20.12.470 are each hereby amended to read as follows:

The Fife School District No. 417 Capital Facilities Plan (~~((2011-2016))~~) 2012-2018, adopted (~~((June 22, 2012))~~) June 25, 2012 which is included in Attachment (~~((J))~~) K to (~~((Ordinance 17220))~~) 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, and K.C.C. 20.12.471 are each hereby amended to read as follows:

The Auburn School District No. 408 Capital Facilities Plan (~~((2011))~~) 2012 through (~~((2017))~~) 2018, adopted (~~((May 9, 2011))~~) May 29, 2012, which is included in Attachment (~~((K))~~) L to (~~((Ordinance 17220))~~) 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, and K.C.C. 20.12.472 are each hereby amended to read as follows:

The Renton School District No. 403 Capital Facilities Plan (~~((2011-2017))~~ 2012-2018, dated (~~((March 11, 2012))~~ April 18, 2012, which is included in Attachment (~~((L))~~ M to (~~((Ordinance 17220))~~ 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 FAMILY<br>per dwelling unit           | MULTIFAMILY<br>per dwelling unit             |
|----------------------------|--|--|
| Auburn, No. 408            | <del>((<u>\$5,557</u>))</del> <u>\$5,512</u> | <del>((<u>\$2,305</u>))</del> <u>\$3,380</u> |
| Enumclaw, No. 216          | <del>((<u>7,295</u>))</del> <u>6,822</u>     | <del>((<u>2,565</u>))</del> <u>2,754</u>     |
| Federal Way, No. 210       | 4,014  | <del>((<u>1,253</u>))</del> <u>1,381</u>     |
| Fife, No. 417              | <del>((<u>2,945</u>))</del> <u>1,163</u>     | <del>((<u>1,632</u>))</del> <u>0</u>         |
| Highline, No. 401          | <del>((<u>0</u>))</del> <u>7,958</u>         | <del>((<u>0</u>))</del> <u>3,101</u>         |
| Issaquah, No. 411          | <del>((<u>3,568</u>))</del> <u>3,738</u>     | <u>0</u>                                     |
| Kent, No. 415              | 5,486  | 3,378  |
| Lake Washington, No. 414   | <del>((<u>7,090</u>))</del> <u>7,005</u>     | <del>((<u>433</u>))</del> <u>197</u>         |
| Northshore, No. 417        | <u>0</u>                                     | <u>0</u>                                     |
| Renton, No. 403            | <del>((<u>6,392</u>))</del> <u>6,395</u>     | <del>((<u>1,274</u>))</del> <u>1,308</u>     |
| Riverview, No. 407         | <u>0</u>                                     | <u>0</u>                                     |
| Snoqualmie Valley, No. 410 | <del>((<u>8,504</u>))</del> <u>8,668</u>     | <del>((<u>2,743</u>))</del> <u>3,220</u>     |
| Tahoma, No. 409            | <del>((<u>7,896</u>))</del> <u>7,818</u>     | <del>((<u>3,063</u>))</del> <u>3,071</u>     |

B. The county's administrative costs of administering the school impact fee program shall be sixty-five 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, ~~((2012))~~ 2013.

SECTION 15. 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.

30 days prior

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