



Legislation Details (With Text)

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File created:	10/1/2018	In control:	Budget and Fiscal Management Committee
On agenda:		Final action:	11/13/2018
Enactment date:	11/19/2018	Enactment #:	18834
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; and amending Ordinance 18619, Section 2, and K.C.C. 20.12.473 and Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010.		
Sponsors:	Dave Upthegrove		
Indexes:	Impact Fees, Schools		
Code sections:	20.12.473 - ., 27.44.010 -		
Attachments:	1. Ordinance 18834.pdf, 2. 2018-0462 legislative review form, 3. A. Tahoma 2018-2023 CFP, 4. B. Federal Way 2019 CFP, 5. C. Riverview 2018 CFP, 6. D. Issaquah 2018 CFP, 7. E. Snoqualmie Valley 2018 CFP, 8. F. Highline 2018 CFP, 9. G. Lake Washington 2018-2023 CFP, 10. H. Kent 2018 CFP, 11. I. Northshore 2018-2024 CFP, 12. J. Enumclaw 2018-2023 CFP, 13. K. Fife 2018-2024 CFP, 14. L. Auburn 2018-2024 CFP, 15. M. Renton 2018 CFP, 16. 2018-0462 transmittal letter, 17. 2018-0426 Issaquah SEPA DNS 2018 CFP, 18. 2018-0462 Auburn SEPA DNS 2018 CFP, 19. 2018-0462 Commerce AckLetter 2018 School Impact Fees, 20. 2018-0462 Commerce Notice 2018 School Impact Fees, 21. 2018-0462 Draft Public Ad 2018 School Impact Fees, 22. 2018-0462 Enumclaw SEPA DNS 2018 CFP, 23. 2018-0462 Federal Way SEPA DNS 2018 CFP, 24. 2018-0462 Fife SEPA DNS 2018 CFP, 25. 2018-0462 Fiscal Note, 26. 2018-0462 Highline SEPA DNS 2018 CFP, 27. 2018-0462 Kent SEPA DNS 2018 CFP, 28. 2018-0462 Lake Washington SEPA DNS 2018 CFP, 29. 2018-0462 Northshore SEPA DNS 2018 CFP, 30. 2018-0462 Notice Of Intent To Amend 2018 School Impact Fees, 31. 2018-0462 Plain Language Summary 2018 School Impact Fees, 32. 2018-0462 Regulatory Note 2018 School Impact Fees, 33. 2018-0462 Renton SEPA DNS 2018 CFP, 34. 2018-0462 Riverview SEPA DNS 2018 CFP, 35. 2018-0462 Snoqualmie SEPA DNS 2018 CFP, 36. 2018-0462 Stakeholders Mailing Labels 2018 School Impact Fees, 37. 2018-0462 Tahoma SEPA DNS 2018 CFP, 38. 2018-0462 hearing notice Seattle Times 10-3-18.doc, 39. 2018-0462 School Impact fee notice Affidavit of Pub- Seattle Times 10-3-18.pdf, 40. 2018-0462_SR_SchoolImpactFees.docx, 41. 2018-0462 school impact fees 18834 adoption notice.doc, 42. AckLetter 11-18.pdf, 43. Affidavit of Pub on Adoption notice for 18834 Seattle Times.pdf		

Date	Ver.	Action By	Action	Result
11/13/2018	1	Metropolitan King County Council	Hearing Held	
11/13/2018	1	Metropolitan King County Council	Passed	Pass
11/6/2018	1	Budget and Fiscal Management Committee	Recommended Do Pass	Pass
11/5/2018	1	Metropolitan King County Council	Hearing Held	
10/30/2018	1	Budget and Fiscal Management Committee	Deferred	
10/1/2018	1	Metropolitan King County Council	Introduced and Referred	

Clerk 10/07/2018

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; and amending Ordinance 18619, Section 2, and K.C.C. 20.12.473 and Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010.

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.

SECTION 2. Ordinance 18619, Section 2, and K.C.C. 20.12.473 are each hereby amended 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))~~ 2018 to 2023, adopted (~~((June 27, 2017))~~ June 26, 2018, which is included in Attachment A to (~~((Ordinance 18619))~~ this ordinance;

B. The Federal Way Public Schools Capital Facilities Plan (~~((2018))~~ 2019, adopted (~~((July 25, 2017))~~ July 24, 2018, which is included in Attachment B to (~~((Ordinance 18619))~~ this ordinance;

C. The Riverview School District No. 407 (~~((2017))~~ 2018 Capital Facilities Plan, adopted (~~((June 13, 2017))~~ June 12, 2018, which is included in Attachment C to (~~((Ordinance 18619))~~ this ordinance;

D. The Issaquah School District No. 411 (~~((2017))~~ 2018 Capital Facilities Plan, adopted (~~((May 24, 2017 and reaffirmed June 16, 2017))~~ May 23, 2018, which is included in Attachment D to (~~((Ordinance 18619))~~ this ordinance;

E. The Snoqualmie Valley School District No. 410 Capital Facilities Plan (~~((2017))~~ 2018, adopted (~~((June 8, 2017))~~ June 7, 2018, which is included in Attachment E to (~~((Ordinance 18619))~~ this ordinance;

F. The Highline School District No. 401 Capital Facilities Plan (~~((2017-2022))~~ 2018-2023, adopted (~~((July 26, 2017))~~ July 18, 2018, which is included in Attachment F to (~~((Ordinance 18619))~~ this ordinance;

G. The Lake Washington School District No. 414 Six-Year Capital Facilities Plan (~~((2017-2022))~~ 2018-2023, adopted (~~((June 5, 2017))~~ June 25, 2018, which is included in Attachment G to (~~((Ordinance 18619))~~ this ordinance;

H. The Kent School District No. 415 Capital Facilities Plan (~~((2017-2018 – 2022-2023))~~ 2018-2019 - 2023-2024, adopted (~~((April 26, 2017))~~ June 27, 2018, which is included in Attachment H to (~~((Ordinance 18619~~)) this ordinance;

I. The Northshore School District No. 417 Capital Facilities Plan (~~((2017))~~ 2018-2024, adopted (~~((June 27, 2017))~~ June 25, 2018, which is included in Attachment I to (~~((Ordinance 18619))~~ this ordinance;

J. The Enumclaw School District No. 216 Capital Facilities Plan (~~((2017-2022))~~ 2018-2023, adopted (~~((July 24, 2017))~~ July 16, 2018, which is included in Attachment J to (~~((Ordinance 18619))~~ this ordinance;

K. The Fife School District No. 417 Capital Facilities Plan (~~((2017-2023))~~ 2018-2024, adopted (~~((July 31, 2017))~~ July 30, 2018, which is included in Attachment K to (~~((Ordinance 18619))~~ this ordinance;

L. The Auburn School District No. 408 Capital Facilities Plan (~~((2017))~~ 2018 through (~~((2023))~~ 2024, adopted (~~((June 26, 2017))~~ June 11, 2018, which is included in Attachment L to (~~((Ordinance 18619))~~ this ordinance; and

M. The Renton School District No. 403 (~~((2017))~~ 2018 Capital Facilities Plan, adopted (~~((June 28, 2017))~~ June 6, 2018, which is included in Attachment M to (~~((Ordinance 18619))~~ this ordinance.

SECTION 3. 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 per dwelling unit	MULTIFAMILY per dwelling unit
Auburn, No. 408	(((\$3,322)) <u>\$5,716</u>	(((\$2,081)) <u>\$4,488</u>
Enumclaw, No. 216	(((\$5,943)) <u>6,221</u>	(((\$1,307)) <u>2,046</u>

Federal Way, No. 210	((6,842)) <u>7,221</u>	((20,086)) <u>19,454</u>
Fife, No. 417	((1,527)) <u>4,946</u>	((290)) <u>2,043</u>
Highline, No. 401	((2,290)) <u>2,573</u>	((3,162)) <u>3,646</u>
Issaquah, No. 411	((8,762)) <u>15,276</u>	((3,461)) <u>4,399</u>
Kent, No. 415	((5,235)) <u>5,397</u>	((2,267)) <u>2,279</u>
Lake Washington, No. 414	((11,954)) <u>12,294</u>	((733)) <u>624</u>
Northshore, No. 417	((10,573)) <u>16,038</u>	((0)) <u>1,818</u>
Renton, No. 403	((7,772)) <u>6,877</u>	((1,570)) <u>2,455</u>
Riverview, No. 407	((6,282)) <u>8,492</u>	((1,252)) <u>2,265</u>
Snoqualmie Valley No. 410	((10,096)) <u>11,360</u>	((2,227)) <u>1,700</u>
Tahoma, No. 409	((6,954)) <u>6,323</u>	((712)) <u>1,645</u>

B. ~~((The county's 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, ~~((2018))~~ 2019.

SECTION 4. 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.