



## Legislation Details (With Text)

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**File created:** 10/5/2015      **In control:** Budget and Fiscal Management Committee

**On agenda:** 11/23/2015      **Final action:** 11/23/2015

**Enactment date:** 12/4/2015      **Enactment #:** 18182

**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 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, Ordinance 17220, Section 14, as amended and K.C.C. 20.12.472, and Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010 and decodifying K.C.C. 20.12.460, K.C.C. 20.12.461, K.C.C. 20.12.462, K.C.C. 20.12.463, K.C.C. 20.12.464, K.C.C. 20.12.465, K.C.C. 20.12.466, K.C.C. 20.12.467, K.C.C. 20.12.468, K.C.C. 20.12.469, K.C.C. 20.12.470, K.C.C. 20.12.471 and K.C.C. 20.12.472.

**Sponsors:** Joe McDermott

**Indexes:** Impact Fees, Schools

**Code sections:** 20.12.460 -, 20.12.461 -, 20.12.462 -, 20.12.463 -, 20.12.464 -, 20.12.465 -, 20.12.466 -, 20.12.467 -, 20.12.468 -, 20.12.469 -, 20.12.470 -, 20.12.471 -, 20.12.472 - , 27.44.010 -

**Attachments:** 1. Ordinance 18182.pdf, 2. A. Tahoma 409 Plan 2015 to 2020, 3. B. Federal Way 2016 Plan, 4. C. Riverview 407 2015 Plan, 5. D. Issaquah 411 2015 Plan, 6. E. Snoqualmie Valley 410 Plan 2015, 7. F. Highline 401 Plan 2015-2020, 8. G. Lake Washington 414 Plan 2015-2020, 9. H. Kent 415 Plan 2015-2016 - 2020-2021, 10. I. Northshore 417 Plan 2015, 11. J. Enumclaw 216 Plan 2015-2020, 12. K. Fife 417 Plan 2015-2021, 13. L. Auburn 408 Plan 2015 through 2021, 14. M. Renton 403 Plan 2015-2021, 15. K. Fife 417 Plan 2015-2021, 16. J. Enumclaw 216 Plan 2015-2020, 17. H. Kent 415 Plan 2015-2016 - 2020-2021, 18. A. Tahoma 409 Plan 2015 to 2020, 19. B. Federal Way 2016 Plan, 20. C. Riverview 407 2015 Plan, 21. D. Issaquah 411 2015 Plan, 22. E. Snoqualmie Valley 410 Plan 2015, 23. F. Highline 401 Plan 2015-2020, 24. G. Lake Washington 414 Plan 2015-2020, 25. I. Northshore 417 Plan 2015, 26. L. Auburn 408 Plan 2015 through 2021, 27. M. Renton 403 Plan 2015-2021, 28. 2015-0396 Transmittal letter.docx, 29. 2015-0396 Fiscal Note.xlsx, 30. 2015-0396 Summary - Proposed Ordinance Relating to School Impact Fees.docx, 31. 2015-0396 Regulatory Note - Checklist of Criteria.docx, 32. 2015-0396 Notice of Intent to Adopt Amendment.docx, 33. 2015-0396 MKCC Notice of Hearing.doc, 34. 2015-0396 2nd MKCC Notice of Hearing .doc, 35. 2015-0396 Notice of Intent to Amend.docx, 36. 2015-0396 2015 School Impact Fee Stakeholders List.doc, 37. Commerce AckLetter 8-15 school impact fee.pdf, 38. 2015-0396 School Impact Fees - Seattle Times - Publish 10-21-15.doc, 39. 2015-0396-0398\_SR\_SchoollmpactFees\_10-28-15.docx, 40. 2015-0396 school impact fees affidavit of pub - 10-21-2015.pdf, 41. 2015-0396-0398\_SR\_Dated\_11-12-15\_SchoollmpactFees.docx, 42. 2015-0396 -Notice of Adoption - re school impact fees - 18182.doc, 43. 18182 Affidavit of Pub 12-16-15 Seattle Times.pdf, 44. 18182 acknowledgement letter from state.pdf

Date	Ver.	Action By	Action	Result
11/23/2015	1	Metropolitan King County Council	Hearing Held	
11/23/2015	1	Metropolitan King County Council	Passed	Pass
11/12/2015	1	Budget and Fiscal Management Committee	Recommended Do Pass Consent	Pass
10/28/2015	1	Budget and Fiscal Management Committee	Deferred	
10/5/2015	1	Metropolitan King County Council	Introduced and Referred	

Clerk 11/02/2015

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 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, Ordinance 17220, Section 14, as amended and K.C.C.

20.12.472, and Ordinance 10122, Section 2, as amended, and K.C.C.

27.44.010 and decodifying K.C.C. 20.12.460, K.C.C. 20.12.461, K.C.C.

20.12.462, K.C.C. 20.12.463, K.C.C. 20.12.464, K.C.C. 20.12.465,

K.C.C. 20.12.466, K.C.C. 20.12.467, K.C.C. 20.12.468, K.C.C.

20.12.469, K.C.C. 20.12.470, K.C.C. 20.12.471 and K.C.C. 20.12.472.

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. K.C.C. 20.12.460, K.C.C. 20.12.461, K.C.C. 20.12.462, K.C.C. 20.12.463, K.C.C. 20.12.464, K.C.C. 20.12.465, K.C.C. 20.12.466, K.C.C. 20.12.467, K.C.C. 20.12.468, K.C.C. 20.12.469, K.C.C. 20.12.470, K.C.C. 20.12.471 and K.C.C. 20.12.472 are each hereby decodified.

SECTION 3. 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, (~~((2014 to 2019, adopted July 29, 2014))~~) 2015 to 2020, adopted July 28, 2015, which is included in Attachment A to (~~((Ordinance 17918))~~) 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 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 (~~((2015))~~) 2016 Capital Facilities Plan, (~~((adopted June 24, 2014))~~) adopted July 28, 2015, which is included in Attachment B to (~~((Ordinance 17918))~~) 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 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 (~~(2014)~~) Capital Facilities Plan, adopted (~~(May 27, 2014)~~) June 23, 2015, which is included in Attachment C to (~~(Ordinance 17918)~~) 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 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 (~~(2014)~~) 2015 Capital Facilities Plan, adopted (~~(July 9, 2014)~~) August 12, 2015, which is included in Attachment D to (~~(Ordinance 17918)~~) 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 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 (~~(2014 adopted June 12, 2014)~~) 2015 adopted June 11, 2015, which is included in Attachment E to (~~(Ordinance 17918)~~) 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 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 (~~(2014-2020, Board Approved June 16, 2014)~~) 2015-2020 adopted July 8, 2015, which is included in Attachment F to (~~(Ordinance 17918)~~) 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 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)) Facilities Plan ((2014-2019, adopted May 19, 2014)) adopted June 1, 2015, which is included in Attachment G to ((Ordinance 17918)) 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 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 ((2014-2015-2019-2020)) 2015-2016 - 2020-2021, dated ((April)) June ((2014)) 2015 and adopted July 14, 2015, which is included in Attachment H to ((Ordinance 17918)) 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 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 ((2014)) 2015 Capital Facilities Plan, adopted ((June 10, 2014)) June 23, 2015, which is included in Attachment I to ((Ordinance 17918)) 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 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 ((2014-2019, adopted July 21, 2014)) 2015-2020, adopted July 20, 2015, which is included in Attachment J to ((Ordinance 17918)) 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 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 (~~(2014-2020)~~) 2015-2021, adopted (~~(June 30, 2014)~~) June 29, 2015 which is included in Attachment K to (~~(Ordinance 17918)~~) 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 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 (~~(2014)~~) 2015 through (~~(2020)~~) 2021, adopted (~~(June 9, 2014)~~) June 8, 2015, which is included in Attachment L to (~~(Ordinance 17918)~~) 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 17220, Section 13, as amended, and K.C.C. 20.12.472 are each hereby amended to read as follows:

The Renton School District No. 403 Six-Year Capital Facilities Plan (~~(2014-2020)~~) 2015-2021, dated (~~(March 26, 2014)~~) and adopted May 27, 2015, which is included in Attachment M to (~~(Ordinance 17918)~~) 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 16. 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	( <del>(\$4,137)</del> ) <u>\$5,330</u>	( <del>(\$3,518)</del> ) <u>\$2,625</u>
Enumclaw, No. 216	( <del>(\$5,625)</del> ) <u>5,762</u>	( <del>(\$3,125)</del> ) <u>1,618</u>
Federal Way, No. 210	( <del>(\$5,171)</del> ) <u>2,899</u>	( <del>(\$1,834)</del> ) <u>506</u>

Fife, No. 417	<del>((2,640))</del> <u>3,216</u>	<del>((5,664))</del> <u>6,875</u>
Highline, No. 401	<del>((7,395))</del> <u>8,229</u>	<del>((3,721))</del> <u>7,453</u>
Issaquah, No. 411	<del>((4,560))</del> <u>4,635</u>	<del>((1,458))</del> <u>1,534</u>
Kent, No. 415	<del>((5,486))</del> <u>4,990</u>	<del>((3,378))</del> <u>2,163</u>
Lake Washington, No. 414	<del>((9,623))</del> <u>9,715</u>	<del>((745))</del> <u>816</u>
Northshore, No. 417	0	0
Renton, No. 403	<del>((5,541))</del> <u>5,643</u>	<del>((1,360))</del> <u>1,385</u>
Riverview, No. 407	<del>((4,703))</del> <u>4,868</u>	<del>((2,678))</del> <u>1,247</u>
Snoqualmie Valley, No. 410	<del>((8,325))</del> <u>8,490</u>	<del>((4,273))</del> <u>1,657</u>
Tahoma, No. 409	<del>((6,783))</del> <u>5,496</u>	<del>((3,189))</del> <u>1,196</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, ~~((2015))~~ 2016.

SECTION 17. 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.