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Title: AN ORDINANCE relating to school impact fees and comprehensive planning; 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 King County Comprehensive Plan capital facilities element to implement 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, as amended, and K.C.C. 20.12.473, and Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010.

Sponsors: Joe McDermott

Indexes: Comprehensive Plan, Highline, Impact Fees, Schools, Tahoma/Raven Heights

Code sections:

Attachments: 1. Ordinance 19695, 2. A. Tahoma School District No. 409 Capital Facilities Plan 2023 to 2028, 3. B. Federal Way Public Schools Capital Facilities Plan 2024, 4. C. Riverview School District No. 407 Capital Facilities Plan 2023, 5. D. Issaquah School District No. 411 2023 Capital Facilities Plan, 6. E. Snoqualmie Valley School District No. 410 Capital Facilities Plan 2023, 7. F. Highline School District No. 401 Capital Facilities Plan 2023-2028, 8. G. Lake Washington School District No.414 Six-Year Capital Facilities Plan 2023-2028, 9. H. Kent School District No. 415 Six-Year Capital Facilities Plan 2022-2023 through 2028-2029, 10. I. Northshore School District No. 417 Capital Facilities Plan 2023-2028, 11. J. Enumclaw School District No. 216 Capital Facilities Plan 2023-2028, 12. K. Fife School District No. 417 Capital Facilities Plan 2023-2029, 13. L. Auburn School District No. 408 Capital Facilities Plan 2023 through 2029, 14. M. Renton School District No. 403 2023-24 Capital Facilities Plan, 15. 2023-0347 transmittal letter, 16. 2023-0347 fiscal note, 17. 2023-0347 Plain Language Summary, 18. 2023-0347 Regulatory Note, 19. 2023-0347 WA State Dept Commerce Acknowledgement Letter, 20. 2023-0347 Legislative Review Form, 21. Enumclaw CFP 2023 DNS, 22. Federal Way SD SEPAChecklist2024, 23. Federal Way SD DNS24, 24. Fife SD CFP 2023 DNS, 25. Fife CFP SEPA checklist 2023, 26. Highline SD 2023 CFP SEPA DNS, 27. Highline SD 2023 CFP SEPA CHECKLIST-- Rev 2 SIGNED, 28. Issaquah SD 2023 DNS Notice, 29. Issaquah SD 2023 CFP SEPA Checklist, 30. Kent SD DNS for CFP Signed 2023, 31. Kent SD CFP DNS SEPA Environmental Checklist 2023 Signed, 32. Auburn SD CFP SEPA checklist 2023 signed ASD 2023-05-23, 33. Auburn SD 2023 SEPA DNS - Adoption of CFP, 34. Enumclaw CFP 2023 SEPA Environmental Checklist, 35. Renton SD 2023 CFP SEPA Checklist, 36. Riverview SD 2023 CFP SEPA CHECKLIST, 37. Riverview SD 2023 CFP NDS- Adoption of CFP, 38. Snoqualmie Valley SD DNS 2023-SIGNED, 39. Snoqualmie Valley SD 2023 SEPA Checklist New Version, 40. Tahoma SD 2023 DNS, 41. Tahoma SD 2023 CFP SEPA Checklist, 42. Lake Washington SD SEPA DNS_20230605, 43. Lake Washington SD SEPA Addendum - 2023 CFP_2023.06.13, 44. Lake Washington SD SEPA Checklist_20230601, 45. NSD SEPA Addendum - 2023_signed, 46. Northshore SD 20230523 NSD-CFP 2023-29_DNS_FINAL.v2, 47. Northshore SD 20230523 NSD-CFP_SEPA_Checklist - signed, 48. Renton SD SEPA Ad Capital Facil Plan 2023 (003) DNS, 49. 2023-0347-SR-SchoolImpactFees, 50. 2023-0347_ATT2_AMD1, 51. 2023-0347 - Invoice & Affidavit - Seattle Times - Invoice #65765 - \$200.70, 52. 2023-0347-RevisedSR-SchoolImpactFees

Date	Ver.	Action By	Action	Result
11/28/2023	2	Metropolitan King County Council	Passed	Pass

11/8/2023	1	Budget and Fiscal Management Committee	Recommended Do Pass Substitute Consent	Pass
10/10/2023	1	Metropolitan King County Council	Introduced and Referred	

AN ORDINANCE relating to school impact fees and comprehensive planning; 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 King County Comprehensive Plan capital facilities element to implement 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, as amended, 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 those school districts, through this ordinance, seeks to renew its capital facilities plan for adoption as a subelement of the King County

Comprehensive Plan capital facilities element.

5. Consistent with K.C.C. 21A.28.154, the school technical review committee met on June 7, 2023, to review each school district's capital facilities plan, enrollment projections, standard of service, and the district's overall capacity for the next six years to ensure consistency with the Growth Management Act, with the King County Comprehensive Plan, and adopted community and subarea plans and with the district's calculation and rationale for proposed impact fees. The committee concluded that the plans attached to this ordinance accurately reflect the districts' facilities status and concurred with the calculation and rationale for the impact fees.

6. Washington State Environmental Policy Act review of the capital facilities plans was conducted by the districts as lead agency on behalf of King County, and each district issued a Determination of Nonsignificance. The environmental review conducted by each district adequately represents the environmental elements and supports the issuance of a Determination of Nonsignificance for a non-project action.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This ordinance is adopted to implement King County Comprehensive Plan policies, the 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 82.02.090.

SECTION 2. Ordinance 18619, Section 2, as amended, and K.C.C. 20.12.473 are hereby amended to read as follows:

The following school district capital facilities plans are adopted as subelements of the King County Comprehensive Plan capital facilities element and are incorporated in this section by reference:

A. The Tahoma School District No. 409 Capital Facilities Plan (~~((2022-2027))~~ 2023-2028, adopted (~~((June 28, 2022))~~ June 13, 2023, which is included in Attachment A to (~~((Ordinance 19545))~~ this ordinance;

B. The Federal Way Public Schools Capital Facilities Plan (~~((2023))~~ 2024, adopted (~~((June 14, 2022))~~ June 27, 2023, which is included in Attachment B to (~~((Ordinance 19545))~~ this ordinance;

C. The Riverview School District No. 407 (~~((2022))~~ 2023 Capital Facilities Plan, adopted (~~((June 28, 2022))~~ June 27, 2023, which is included in Attachment C to (~~((Ordinance 19545))~~ this ordinance;

D. The Issaquah School District No. 411 (~~((2022))~~ 2023 Capital Facilities Plan, adopted (~~((June 8, 2022))~~ June 22, 2023, which is included in Attachment D to (~~((Ordinance 19545))~~ this ordinance;

E. The Snoqualmie Valley School District No. 410 Capital Facilities Plan (~~((2022))~~ 2023, adopted (~~((June 2, 2022))~~ June 8, 2023, which is included in Attachment E to (~~((Ordinance 19545))~~ this ordinance;

F. The Highline School District No. 401 Capital Facilities Plan (~~((2022-2027))~~ 2023-2028, adopted (~~((July 6, 2022))~~ July 12, 2023, which is included in Attachment F to (~~((Ordinance 19545))~~ this ordinance;

G. The Lake Washington School District No. 414 Six-Year Capital Facilities Plan (~~((2022-2027))~~ 2023-2028, adopted (~~((June 6, 2022))~~ June 20, 2023, which is included in Attachment G to (~~((Ordinance 19545))~~ this ordinance;

H. The Kent School District No. 415 Six-Year Capital Facilities Plan (~~((2021-2022 through 2027-2028))~~ 2022-2023 through 2028-2029, adopted (~~((June 22, 2022))~~ June 28, 2023, which is included in Attachment H to (~~((Ordinance 19545))~~ this ordinance;

I. The Northshore School District No. 417 Capital Facilities Plan (~~((2022-28))~~ 2023-29, adopted (~~((June 27, 2022))~~ August 28, 2023, which is included in Attachment I to (~~((Ordinance 19545))~~ this ordinance;

J. The Enumclaw School District No. 216 Capital Facilities Plan (~~((2022-2027))~~ 2023-2028, adopted (~~((July 11, 2022))~~ July 24, 2023, which is included in Attachment J to (~~((Ordinance 19545))~~ this ordinance;

K. The Fife School District No. 417 Capital Facilities Plan (~~((2022-2028))~~ 2023-2029, adopted (~~((July 25, 2022))~~ July 31, 2023, which is included in Attachment K to (~~((Ordinance 19545))~~ this ordinance;

L. The Auburn School District No. 408 Capital Facilities Plan (~~((2022 through 2028))~~ 2023 through 2029, adopted (~~((June 27, 2022))~~ June 12, 2023, which is included in Attachment L to (~~((Ordinance 19545))~~ this ordinance; and

M. The Renton School District No. 403 (~~((2022))~~ 2023-24 Capital Facilities Plan, adopted (~~((July 13, 2022))~~ July 12, 2023, which is included in Attachment M to (~~((Ordinance 19545))~~ this ordinance.

SECTION 3. Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010 are 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	\$(7,963)) <u>5,957</u>	\$(9,913)) <u>9,914</u>
Enumclaw, No. 216	((13,210)) <u>12,909</u>	((8,326)) <u>7,576</u>
Federal Way, No. 210	0	((0)) <u>6,998</u>
Fife, No. 417	((4,039)) <u>5,037</u>	((733)) <u>2,231</u>
Highline, No. 401	0	0
Issaquah, No. 411	((11,377)) <u>15,510</u>	((4,718)) <u>3,514</u>
Kent, No. 415	0	0
Lake Washington, No. 414	((18,610)) <u>5,149</u>	((3,586)) <u>352</u>
Northshore, No. 417	((17,963)) <u>16,957</u>	((2,625)) <u>4,214</u>
Renton, No. 403	((2,911)) <u>2,161</u>	((3,697)) <u>4,257</u>
Riverview, No. 407	((8,246)) <u>9,269</u>	((5,517)) <u>6,598</u>
Snoqualmie Valley No. 410	((16,203)) <u>9,231</u>	((5,534)) <u>6,391</u>
Tahoma, No. 409	((4,535)) <u>7,952</u>	((1,120)) <u>2,366</u>

B. The school impact fees established in subsection A. of this section take effect January 1, (~~((2023))~~ 2024.

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.