



Legislation Details (With Text)

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On agenda:		Final action:	11/15/2022
Enactment date:	11/29/2022	Enactment #:	19545
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, Impact Fees, King County, Schools		
Code sections:	20.12.473 - ., 27.44.010 -		
Attachments:	1. Ordinance 19545, 2. A. Tahoma SD 409 June 28, 2022, 3. B. Federal Way Public Schools 2023, 4. C. RIVER VIEW SD 2002, 5. D. Issaquah SD 411 June 8, 2022, 6. E. SNOQUALMIE VALLEY SD 410 2022, 7. F. HIGHLINE SD 401 2022-2027, 8. G. Lake Washington SD 414 2022-2027, 9. H. KENT SD 2021-2022 through 2027-2028, 10. I. Northshore SD May 2022 2022-28, 11. J. ENUMCLAW SD 2022-2027, 12. K. FIFE SD 417 2022-2028, 13. L. Auburn SD 408 2022 through 2028, 14. M. Renton SD 403 2022, 15. 2022-0395 transmittal letter, 16. 2022-0395 Acknowledgement Letter, 17. 2022-0395 Fiscal Note, 18. 2022-0395 Regulatory Note Checklist of Criteria 2023 School Impact Fees, 19. 2022-0395 Summary of Proposed Ordinance relating to 2023 School Impact Fees, 20. 2022-0395 Legislative Review Form, 21. Auburn School District 2022 SEPA DNS - Adoption of CFP, 22. Auburn School District SEPA Checklist 2022 CFP Adoption, 23. Enumclaw School District 2022 DNS, 24. Enumclaw School District SEPA Environment Checklist 2022, 25. Federal Way School District DNS23, 26. Federal Way School District SEPAChecklist2023, 27. Fife School District 2022 CFP SEPA CHECKLIST, 28. Fife School District CFP 2022 DNS, 29. Highline School District 2022 CFP SEPA DNS, 30. Highline School District SEPA Checklist-SIGNED, 31. Issaquah School District 2022 CFP DNS Notice, 32. Issaquah School District 2022 CFP SEPA Checklist, 33. Kent School District Environmental Checklist CFP 2022 Signed, 34. Kent School District Signed DNS for CFP 2022, 35. Lake Washington School District SEPA DNS Checklist, 36. Lake Washington School District SEPA Addendum_20220603, 37. Northshore School District CFP 2022-28_DNS, 38. Northshore School District CFP 2022-28_SEPA_Checklist, 39. Renton School District CFP 2022 CFP_DNS final, 40. Renton School District CFP 2022 SEPA checklist, 41. Riverview School District - SEPA Checklist and DNS, 42. Snoqualmie Valley School District DNS and Checklist, 43. Tahoma School District Checklist, 44. Tahoma School District DNS, 45. 2022-0395-SR-SchoolImpactFees 10-26-22, 46. 2022-0395-ATT2 AMD1, 47. 2022-0395-SR-SchoolImpactFees 11-8-22, 48. 2022-0395_ATT2. AMD1, 49. 2022-0395-RevisedSR-SchoolImpactFees		

Date	Ver.	Action By	Action	Result
11/15/2022	2	Metropolitan King County Council	Passed	Pass
11/8/2022	1	Budget and Fiscal Management Committee	Recommended Do Pass Substitute	Pass
10/26/2022	1	Budget and Fiscal Management Committee	Deferred	
10/4/2022	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 these 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 8, 2022, to review each school district's capital facilities plan, enrollment projections and 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, which resulted in Determinations of Nonsignificance.

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 ((2021 to 2026)) 2022-2027, adopted ((

~~June 22, 2021))~~ June 28, 2022, which is included in Attachment A to (~~(Ordinance 19371))~~ this ordinance;

B. The Federal Way Public Schools Capital Facilities Plan (~~(2022))~~ 2023, adopted (~~(June 29, 2021))~~ June 14, 2022, which is included in Attachment B to (~~(Ordinance 19371))~~ this ordinance;

C. The Riverview School District No. 407 (~~(2021))~~ 2022 Capital Facilities Plan, adopted (~~(June 22, 2021))~~ June 28, 2022, which is included in Attachment C to (~~(Ordinance 19371))~~ this ordinance;

D. The Issaquah School District No. 411 (~~(2021))~~ 2022 Capital Facilities Plan, adopted (~~(May 27, 2021))~~ June 8, 2022, which is included in Attachment D to (~~(Ordinance 19371))~~ this ordinance;

E. The Snoqualmie Valley School District No. 410 Capital Facilities Plan (~~(2021))~~ 2022, adopted (~~(June 17, 2021))~~ June 2, 2022, which is included in Attachment E to (~~(Ordinance 19371))~~ this ordinance;

F. The Highline School District No. 401 Capital Facilities Plan (~~(2021-2026))~~ 2022-2027, adopted (~~(July 7, 2021))~~ July 6, 2022, which is included in Attachment F to (~~(Ordinance 19371))~~ this ordinance;

G. The Lake Washington School District No. 414 Six-Year Capital Facilities Plan (~~(2021-2026))~~ 2022-2027, adopted (~~(June 7, 2021))~~ June 6, 2022, which is included in Attachment G to (~~(Ordinance 19371))~~ this ordinance;

H. The Kent School District No. 415 Six-Year Capital Facilities Plan (~~(2020-2021 through 2026-2027))~~ 2021-2022 through 2027-2028, adopted (~~(June 23, 2021))~~ June 22, 2022, which is included in Attachment H to (~~(Ordinance 19371))~~ this ordinance;

I. The Northshore School District No. 417 Capital Facilities Plan (~~(2021-2027))~~ 2022-28, adopted (~~(June 28, 2021))~~ June 27, 2022, which is included in Attachment I to (~~(Ordinance 19371))~~ this ordinance;

J. The Enumclaw School District No. 216 Capital Facilities Plan (~~(2021-2026))~~ 2022-2027, adopted (~~(June 21, 2021))~~ July 11, 2022, which is included in Attachment J to (~~(Ordinance 19371))~~ this ordinance;

K. The Fife School District No. 417 Capital Facilities Plan (~~(2021-2027))~~ 2022-2028, adopted (~~(July 26, 2021))~~ July 25, 2022, which is included in Attachment K to (~~(Ordinance 19371))~~ this ordinance;

L. The Auburn School District No. 408 Capital Facilities Plan (~~(2021 through 2027))~~ 2022 through

2028, adopted ((~~June 14, 2021~~)) June 27, 2022, which is included in Attachment L to ((~~Ordinance 19371~~)) this ordinance; and

M. The Renton School District No. 403 ((~~2021~~)) 2022 Capital Facilities Plan, adopted ((~~July 14, 2021~~)) July 13, 2022, which is included in Attachment M to ((~~Ordinance 19371~~)) 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	((\$3,653)) <u>\$7,963</u>	((\$8,939)) <u>\$9,913</u>
Enumclaw, No. 216	((12,727)) <u>13,210</u>	((8,615)) <u>8,326</u>
Federal Way, No. 210	((1,845)) <u>0</u>	((15,073)) <u>0</u>
Fife, No. 417	((4,541)) <u>4,039</u>	((822)) <u>773</u>
Highline, No. 401	0	0
Issaquah, No. 411	((20,291)) <u>11,377</u>	((8,353)) <u>4,718</u>
Kent, No. 415	((5,819)) <u>0</u>	((2,458)) <u>0</u>
Lake Washington, No. 414	((18,997)) <u>18,610</u>	((3,510)) <u>3,586</u>
Northshore, No. 417	((18,891)) <u>17,963</u>	((1,392)) <u>2,625</u>
Renton, No. 403	((2,659)) <u>2,911</u>	((4,737)) <u>3,697</u>
Riverview, No. 407	((9,328)) <u>8,246</u>	((5,968)) <u>5,517</u>
Snoqualmie Valley No. 410	((11,091)) <u>16,203</u>	((4,597)) <u>5,534</u>
Tahoma, No. 409	((3,602)) <u>4,535</u>	((2,923)) <u>1,120</u>

B. The school impact fees established in subsection A. of this section take effect January 1, ((~~2022~~)) 2023.

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.