

September 22, 1998
clerk 11/24/98
CW

Introduced by: Jane Hague

Proposed No.: 98-562

ORDINANCE NO. **13338**

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 School, and Auburn 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 2 and 3, as amended and K.C.C. 27.44.010 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 and 3, as amended and K.C.C. 20.12.464 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, and Ordinance 11621, Section 112, as amended and K.C.C. 21A.43.030 and adding a new section to K.C.C. 20.12.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Authority. This ordinance is adopted to implement King County

Comprehensive Plan policies, Washington State Growth Management Act, and King County Ordinance 10162 with respect to 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, and Auburn School District.

This ordinance is necessary to address identified impacts of development on the districts in

1 order to protect the public health, safety and welfare, and to implement King County's
2 authority to impose school impact fees pursuant to RCW 82.02.050 through 82.02.080.

3 SECTION 2. Ordinance 10122, Section 3, as amended and K.C.C. 20.12.460 are
4 hereby amended to read as follows:

5 Tahoma School District Capital Facilities Plan. The Tahoma School District No. 409
6 Capital Facilities Plan (~~((1997-98 to 2002-03, May 1, 1997))~~) 1998-99 to 2003-04, dated May 1,
7 1998 which is included in Attachment A to (~~((Ordinance 12063*))~~) this ordinance and
8 incorporated herein by reference, is adopted as a subelement of the capital facilities element of
9 the King County (~~((c))~~)Comprehensive (~~((p))~~)Plan (~~((for King County))~~).

10 SECTION 3. Ordinance 10470, Section 2, as amended and K.C.C. 20.12.461 are
11 hereby amended to read as follows:

12 Federal Way School District Capital Facilities Plan. The Federal Way School District
13 No. 210 (~~((1996/97))~~) 1997/98 Capital Facilities Plan, (~~((April 14, 1997))~~) dated May 11, 1998
14 which is included in Attachment B to (~~((Ordinance 12063*))~~) this ordinance and incorporated
15 herein by reference, is adopted as a subelement of the capital facilities element of the King
16 County (~~((c))~~)Comprehensive (~~((p))~~)Plan (~~((for King County))~~).

17 SECTION 4. Ordinance 10472, Section 2, as amended and K.C.C. 20.12.462 are
18 hereby amended to read as follows:

19 Riverview School District Capital Facilities Plan. The Riverview School District No.
20 407 Capital Facilities Plan dated April 1, (~~((1997))~~) 1998 adopted (~~((March 25, 1997))~~) April 14,
21 1998, revised May (~~((1, 1997))~~) 28, 1998, which is included in Attachment C to (~~((Ordinance~~
22 ~~12063*))~~) this ordinance and is incorporated herein by reference, is adopted as a subelement of

1 the capital facilities element of the King County ~~((c))~~Comprehensive ~~((p))~~Plan ~~((for King~~
 2 ~~County))~~.

3 SECTION 5. Ordinance 10633, Section 2, as amended and K.C.C. 20.12.463 are
 4 hereby amended to read as follows:

5 Issaquah School District Capital Facilities Plan. The Issaquah School District No. 411
 6 ~~((1997))~~ 1998 Capital Facilities Plan, ((dated April 9, 1997)) adopted April 8, 1998, revised
 7 June 4, 1998, which is included in Attachment D to ((Ordinance 12063*)) this ordinance and
 8 is incorporated herein by reference, is adopted as a subelement of the capital facilities element
 9 of the King County ~~((c))~~Comprehensive ~~((p))~~Plan ~~((for King County))~~.

10 SECTION 6. Ordinance 10722, Section 2, as amended and K.C.C. 20.12.464 are
 11 hereby amended to read as follows:

12 Snoqualmie Valley School District Capital Facilities Plan. The Snoqualmie Valley
 13 School District No. 410 Capital Facilities Plan ~~((1997, final approval May 22, 1997))~~ 1998,
 14 approved April 23, 1998 which is included in Attachment E to ((Ordinance 12063*)) this
 15 ordinance and is incorporated herein by reference, is adopted as a subelement of the capital
 16 facilities element of the King County ~~((c))~~Comprehensive ~~((p))~~Plan ~~((for King County))~~.

17 SECTION 7. Ordinance 10722, Section 3, as amended and K.C.C. 20.12.465 are
 18 hereby amended to read as follows:

19 Highline School District Capital Facilities Plan. The Highline School District No. 401
 20 Capital Facilities Plan ~~((1997-1998-2002-2003 April, 1997))~~ 1998-1999 to 2003-2004 , dated
 21 June 1998, which is included in Attachment F to ((Ordinance 12063*)) this ordinance and is
 22 incorporated herein by reference, is adopted as a subelement of the capital facilities element of
 23 the King County ~~((c))~~Comprehensive ~~((p))~~Plan ~~((for King County))~~.

1 SECTION 8. Ordinance 10790, Section 2, as amended and K.C.C. 20.12.466 are
2 hereby amended to read as follows:

3 Lake Washington School District Capital Facilities Plan. The Lake Washington School
4 District No. 414 Six-Year Capital Facilities Plan (~~((1996/1997 - 2001/2002))~~) 1998 to 2003,
5 ~~((B))~~board ~~((A))~~approved ~~((3-17-97))~~ April 20, 1998 which is included in Attachment G to
6 ~~((Ordinance 12063*))~~ this ordinance and is incorporated herein by reference, is adopted as a
7 subelement of the capital facilities element of the King County ~~((c))~~Comprehensive ~~((p))~~Plan
8 ~~((for King County)).~~

9 SECTION 9. Ordinance 10982, Section 2, as amended and K.C.C. 20.12.467 are
10 hereby amended to read as follows:

11 Kent School District Capital Facilities Plan. Kent School District No. 415 Capital
12 Facilities Plan (~~((1997-1998 - 2002-2003))~~) 1998-1999 to 2003-2004, dated April ~~((1997))~~
13 1998, which is included in Attachment H to ~~((Ordinance 12063*))~~ this ordinance is
14 incorporated herein by reference, is adopted as a subelement of the capital facilities element of
15 the King County ~~((c))~~Comprehensive ~~((p))~~Plan ~~((for King County)).~~

16 SECTION 10. Ordinance 11148, Section 2, as amended and K.C.C. 20.12.468 are
17 hereby amended to read as follows:

18 Northshore School District Capital Facilities Plan. The Northshore School District No.
19 417 1998 Capital Facilities Plan adopted ~~((April 29, 1997))~~ May 12, 1998, which is included
20 in Attachment I to ~~((Ordinance 12063*))~~ this ordinance and is incorporated herein by
21 reference, is adopted as a subelement of the capital facilities element of the King County
22 ~~((c))~~Comprehensive ~~((p))~~Plan ~~((for King County)).~~

1 SECTION 11. Ordinance 12063, Section 11 and K.C.C. 20.12.469 are hereby amended
2 to read as follows:

3 Enumclaw School District Capital Facilities Plan. The Enumclaw School District No.
4 216 Capital Facilities Plan (~~((1997-2002, May, 1997))~~) 1998 to 2003, dated May 18, 1998,
5 which is included in Attachment J to (~~((Ordinance 12063*))~~) this ordinance and is incorporated
6 herein by reference, is adopted as a subelement of the capital facilities element of the King
7 County (~~((c))~~)Comprehensive (~~((p))~~)Plan (~~((for King County))~~).

8 SECTION 12. Ordinance 12532, Section 12 and K.C.C. 20.12.470 are hereby amended
9 to read as follows:

10 Fife School District Capital Facilities Plan. The Fife School District No. 417 Capital
11 Facilities Plan, adopted May (~~((27, 1997))~~) 26, 1998, which is included in Attachment K and is
12 incorporated herein by reference, is adopted as a subelement of the capital facilities element of
13 the King County (~~((c))~~)Comprehensive (~~((p))~~)Plan (~~((for King County))~~).

14 NEW SECTION. SECTION 13. A new section is hereby added to K.C.C. 20.12 to
15 read as follows:

16 Auburn School District Capital Facilities Plan. The Auburn School District No. 408
17 Capital Facilities Plan 1997-98 through 2003-04, adopted July 15, 1998, which is included in
18 Attachment L to this ordinance and is incorporated herein by reference, is adopted as a
19 subelement of the capital facilities element of the King County Comprehensive Plan.

20 SECTION 14. Ordinance No. 10122, Section 2, as amended, and K.C.C. 27.44.010 are
21 hereby amended to read as follows:

22 School impact fees. A. Base Fee Schedule. The following school impact fees shall be
23 assessed for the indicated types of development:

1	((SCHOOL DISTRICT	SINGLE FAMILY	MULTIFAMILY))
2		((per dwelling unit	per dwelling unit))
3	((Tahoma, No. 409	\$2765	\$1077
4	Federal Way, No. 210	2372	1058
5	Riverview, No. 407	473	111
6	Issaquah, No. 411	2797	609
7	Snoqualmie Valley, No. 410	3018	918
8	Highline, No. 401	2560	1109
9	Lake Washington, No. 414	3178	166
10	Kent, No. 415	3513	1721
11	Northshore, No. 417	2240	1028
12	Enumclaw, No. 216	1360	922
13	Fife, No. 417	2123	1270))

	<u>SCHOOL DISTRICT</u>	<u>SINGLE FAMILY</u>	<u>MULTI-FAMILY</u>
15		<u>per dwelling unit</u>	<u>per dwelling unit</u>
16	<u>Auburn, No. 408</u>	<u>3,125</u>	<u>1,253</u>
17	<u>Enumclaw, No. 216</u>	<u>\$3,081</u>	<u>\$2,047</u>
18	<u>Federal Way, No. 210</u>	<u>2,882</u>	<u>874</u>
19	<u>Fife, No. 417</u>	<u>2,300</u>	<u>1,358</u>
20	<u>Highline, No. 401</u>	<u>2,405</u>	<u>676</u>
21	<u>Issaquah, No. 411</u>	<u>6,142</u>	<u>1,432</u>
22	<u>Kent, No. 415</u>	<u>3,744</u>	<u>1,888</u>
23	<u>Lake Washington, No. 414</u>	<u>3,716</u>	<u>170</u>
24	<u>Northshore, No. 417</u>	<u>2,690</u>	<u>387</u>
25	<u>Riverview, No. 407</u>	<u>2,810</u>	<u>607</u>
26	<u>Snoqualmie Valley, No. 410</u>	<u>3,490</u>	<u>640</u>
27	<u>Tahoma, No. 409</u>	<u>2,847</u>	<u>801</u>

1 B. County's ~~((A))~~administrative ~~((C))~~costs. The county's costs of administering the
2 school impact fee program shall be sixty-five dollars per dwelling unit and shall be paid by
3 the applicant to the county as part of the development application fee.

4 C. Effective ~~((D))~~date. The school impact fees established in K.C.C. 27.44.010A
5 shall become effective on January 1, ~~((1998))~~ 1999.

6 SECTION 15. Ordinance No. 11621, Section 112, as amended, and K.C.C.
7 21A.43.030 are hereby amended to read as follows:

8 Fee calculations. A. The fee for each district shall be calculated based on the
9 formula set out in Attachment A to Ordinance 11621.

10 B. Separate fees shall be calculated for single family and multi-family residential
11 units~~((s))~~ and separate student generation rates must be determined by the district for each
12 type of residential unit. For purposes of this chapter single family units shall mean single
13 detached dwelling units, and multi-family units shall mean townhouses and apartments.

14 C. The fee shall be calculated on a district-by-district basis using the appropriate
15 factors and data to be supplied by the district, as indicated in Attachment A to Ordinance
16 11621. The fee calculations shall be made on a district-wide basis to assure maximum
17 utilization of all school facilities in the district used currently or within the last two years for
18 instructional purposes.

19 D. The formula in Attachment A to Ordinance 11621 provides a credit for the
20 anticipated tax contributions that would be made by the development based on historical
21 levels of voter support for bond issues in the school district.


22 E. The formula in Attachment A to Ordinance 11621 also provides for a credit for
23 school facilities or sites actually provided by a developer which the school district finds to
24 be acceptable.

1 SECTION 16. SEVERABILITY. Should any section, subsection, paragraph,
2 sentence, clause or phrase of this ordinance or its application to any person or circumstance
3 be held to be unconstitutional or invalid for any reason, such decision shall
4 not affect the validity of the remainder of the ordinance or the application of the invalidated
5
6 provision to other persons or circumstances.


7 INTRODUCED AND READ for the first time this 8th day of September, 1998.

8 PASSED by a vote of 13 to 0 this 23rd day of November, 19 98


9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

11 
12 Chair

13 ATTEST:

14 
15 Clerk of the Council

16 APPROVED this 4 day of December 19 98

17 
18 King County Executive

- 19 Attachments:
20 A. Tahoma School District No. 409 Capital Facilities Plan 1998-99
21 to 2003-04, May 1, 1998.
22 B. Federal Way School District No. 210 1997/98 Capital Facilities Plan, May 11, 1998.
23 C. Riverview School District No. 407 Capital Facilities Plan, April 1, 1998 adopted
24 April 14, 1998, revised May 28, 1998.
25 D. Issaquah School District No. 411 1998 Capital Facilities Plan, adopted April 8,
26 1998, revised June 4, 1998.
27 E. Snoqualmie Valley School District No. 410 Capital Facilities Plan 1998, approved
28 April 23, 1998.
29 F. Highline School District No. 401 Capital Facilities Plan 1998-1999 2003-2004, June
30 1998.

- 1 G. Lake Washington School District No. 414 Six-Year Capital Facilities Plan 1998-
- 2 2003, Board approved 4-20-98.
- 3 H. Kent School District No. 415 Capital Facilities Plan 1998-1999 - 2003-2004, April
- 4 1998.
- 5 I. Northshore School District No. 417 1998 Capital Facilities Plan, adopted May 12,
- 6 1998.
- 7 J. Enumclaw School District No. 216 Capital Facilities Plan 1998-2003, May 18, 1998.
- 8 K. Fife School District No. 417 Capital Facilities Plan adopted May 26, 1998.
- 9 L. Auburn School District No. 408 Capital Facilities Plan 1997-98 through 2003-04
- 10 adopted July 15, 1998.”.

ORDINANCE 13338

CAPITAL FACILITIES PLANS

- Attachment A: Tahoma School District No. 409-1998-99 to 2003-04 May 1, 1998
Attachment B: Federal Way School District No. 210-1997-98 May 11, 1998
Attachment C: Riverview School District No. 407 Carnation Washington April 1, 1998 Adopted by School Board 4/14/98 Revised 5/28/98
Attachment D: Issaquah School District No. 411 Adopted April 8, 1998 Resolution No. 741 Revised June 4, 1998
Attachment E: Snoqualmie Valley School District No. 410 Approved: April 23, 1998
Attachment F: 1998-1999-2003-2004 Highline School District No. 401 King County Washington June 1998
Attachment G: Six-Year Capital Facilities Plan 1998-2003 Lake Washington School District #14 Kirkland/Redmond/King County Washington
Attachment H: 1998-1999 - 2003-2004 Kent School District No. 415 April 1998
Attachment I: 1998 Northshore School District #417 Adopted by the Board of Directors May 12, 1998
Attachment J: 1998-2003 Enumclaw School District No. 216 May 18, 1998
Attachment K: Fire School District Adopted May 28, 1996, May 27, 1997 May 26, 1998
Attachment L: Auburn School District No. 408 Unincorporated King County Unincorporated Pierce County City of Auburn City of Algona City of Pacific 1997-98 through 2003-04 Adopted by the Auburn School District Board of Directors July 15, 1998

ATTACHMENT(S) AVAILABLE IN ARCHIVES