

December 5, 2016

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Ordinance of the City of Bellevue updating the school impact fee schedule for Issaquah School District No. 411 and Renton School District No. 403; amending Section 22.18.100 of the Bellevue City Code; and establishing an effective date.

FISCAL IMPACT

The fiscal impact of the proposed amendment is not expected to change as a result of updating the impact fee schedule or collecting impact fees on behalf of the Issaquah School District or the Renton School District. The City collects school impact fees on behalf of these school districts for capital and system improvements and does not retain the fees or charge the school districts for this pass-through transaction. Accordingly, the City incurs minor fiscal impacts to administer the impact fee program for these school districts. The ongoing costs to administer this program will not change as a result of the annual fee adjustment that is proposed by the school districts.

STAFF CONTACTS

Carol Helland, Land Use Director 452-2724
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Development Services Department

POLICY CONSIDERATION

Bellevue City Code:

Should the City amend Chapter 22.18 of the Bellevue City Code (BCC) to update the Issaquah School District Impact Fee Schedule and the Renton School District Impact Fee Schedule based on information in each district's 2016 Capital Facilities Plan?

BACKGROUND

Properties in Bellevue lie within four school districts: Bellevue, Lake Washington, Issaquah, and Renton. The Issaquah School District and the Renton School District levy school impact fees. School impact fees are assessed on new residential development that are located within the districts' boundaries. For these Bellevue properties, the City collects and passes school impact fees to the school districts.

Each year, ISD and RSD present the City with an updated Capital Facilities Plan (CFP) and a proposed single-family and multi-family fee schedule for the coming calendar year. A summary of schools serving Bellevue and the updated impact fee schedule are set forth below.

	Issaquah	Renton
Bellevue area served	Southeast Bellevue	Southwest Bellevue
Schools serving Bellevue	Cougar Ridge ES, Sunset ES, Issaquah MS, Pacific Cascade MS, Issaquah HS	Hazelwood ES, KcKnight MS, Hazen HS, New MS at 116 th SE and Newcastle Way (beg. 2016)
Schools in Bellevue	Cougar Ridge ES, Sunset ES	N/A

Bellevue students / % total	1,703 / 8.7%	160 / 1.04%
Impact fee – single-family	\$7,921 (up from \$4,635)	\$6,432 (up from \$5,643)
Impact fee – multi-family	\$2,386 (up from \$1,534)	\$1,448 (up from \$1,385)
City action needed	Ordinance to amend Chapter 22.18 BCC	

BCC 22.18.110 requires the fee schedule be reviewed and updated by Council on an annual basis after Council's receipt of school districts' CFPs and data. Council considered the updated fee schedule for the Issaquah School District and the Renton School District and corresponding proposed amendments to Chapter 22.18 BCC during the November 14, 2016 study session. Council then directed staff to prepare a final ordinance consistent with the districts' updated school impact fees, attached as Attachment A hereto.

EFFECTIVE DATE

If approved, this Ordinance becomes effective on January 1, 2017.

OPTIONS

1. Adopt Ordinance amending Chapter 22.18 BCC to update the Issaquah School District Impact Fee Schedule and the Renton School District Impact Fee Schedule to collect the increased impact fee for single-family and multifamily units beginning in January 2017.
2. Do not adopt the Ordinance and provide alternative direction to staff.

RECOMMENDATION

Option 1.

MOTION

Move to adopt Ordinance No. 6325 updating the school impact fees for the Issaquah School District and the Renton School District.

ATTACHMENTS

Proposed Ordinance No. 6325 amending Chapter 22.18 BCC

AVAILABLE IN COUNCIL ELECTRONIC DOCUMENT LIBRARY

N/A