



PLANNING COMMISSION MEETING AGENDA

Duvall Visitor Center, 15619 Main Street, Duvall
Wednesday, August 14, 2019, at 7:00 p.m.

1. **Call to Order – Flag Salute**
2. **Roll Call**
3. **Announcements**
4. **Approval of Minutes**
Minutes from the July 10, 2019 Planning Commission Meeting
5. **Citizens' Comments and Requests – Items Not on the Agenda**
6. **Presentation**
A. Riverview School District 2019 Capital Facilities Plan
7. **Public Hearing(s)**
8. **New Business**
9. **Old Business**
10. **Good of the Order**
11. **Adjournment**

Materials List

- *Agenda*
- *Draft Minutes from the July 10, 2019 Planning Commission Meeting*
- *2019 Riverview School District 2019 Capital Facilities Plan*

(Please call Diana Hart [425] 788-2779 if you have any questions or if you cannot attend the meeting.)

Meeting Room is Wheelchair Accessible. Americans With Disabilities Act - Reasonable Accommodations Provided Upon Request - (425) 788-2779



Small Town. Real Life.

Meeting Minutes
City of Duvall Planning Commission Meeting

Date: July 10, 2019

Time: 7:00 PM

Place: Duvall Visitor Center, 15619 Main Street NE, Duvall WA 98019

Commissioners Present: Ronn Mercer, Eric Preston, Michael Yelle, Mike Supple, Elaine Sawyer.

Commissioners Absent: Jason Brown, Jim Deal

Staff Present: Lara Thomas, Community Development Director; Troy Davis, Senior Planner

Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Yelle at 7:04 PM.

1. Announcements

- A. Senior Planner Troy Davis announced that the next planning commission meeting scheduled for July 24, 2019 was canceled.
- B. Senior Planner Davis announced that the Shoreline Master Program Open House would be on August 14, 2019 from 5:30pm to 7:30pm in the Visitor Center and that the regularly scheduled Planning Commission Meeting would follow at 7:00pm.
- C. Community Development Director Lara Thomas announced that she had emailed the Planning Commissioners a link to “A Road Map to Washington’s Future” by the William D. Ruckelshaus Center and encouraged them to read it.

2. Approval of Minutes

It was moved and seconded (*Preston-Mercer*) to approve the minutes from the June 26, 2019 Planning Commission meeting. The motion passed 5-0.

3. Comments from Audience

None.

4. Presentation

None.

5. Public Hearing

None.

6. New Business

A. Ridge at Big Rock Monument Sign Design Review

Senior Planner Troy Davis gave a presentation of the sign permit application. Mr. Davis overviewed the base, body, cap, and height regulations.

Chares Hare of Toll Brothers provided some additional context to application and monument.

It was moved and seconded (*Mercer-Preston*) to approve the proposed Ridge at Big Rock Monument Sign subject to the conditions listed in the Planning staff report dated July 10, 2019. The motion passed 5-0.

B. Shoreline Master Program Update

Community Development Director Lara Thomas provided an overview of the Update Checklist by item and gave a brief overview of the draft Shoreline Master Program Periodic Update layout, format, and contents. Ms. Thomas let Planning Commission know that at a future meeting staff will go through the plan more thoroughly.

7. Old Business

None.

8. Good of the Order

None.

9. Adjournment

The meeting was adjourned at 8:51 PM.

RIVERVIEW SCHOOL DISTRICT NO. 407
2019
CAPITAL FACILITIES PLAN



BOARD OF DIRECTORS

Carol Van Noy	President
Lori Oviatt	Vice-President
Danny L. Edwards	Director
Jodi Fletcher	Director
Sabrina Parnell	Director

BOARD APPROVED JUNE 25, 2019

SUPERINTENDENT

Dr. Anthony L. Smith

PREPARED BY

Ruby Perez
Director of Business and Operations
(425) 844-4505

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SECTION 1 -- INTRODUCTION

Purpose of the Capital Facilities Plan

Presented herein, in conformance with the Growth Management Act and local county and municipal codes is the Capital Facilities Plan (CFP) of the Riverview School District.

This Capital Facilities Plan is intended to provide the City of Carnation, the City of Duvall, King County, other jurisdictions, and our own community with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next six years (2019 – 2025).

The Growth Management Act also requires reassessment of the land use element of local comprehensive plans if probable funding falls short of meeting existing needs, and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. This Capital Facilities Plan is intended to provide local jurisdictions with information on the school district's ability to accommodate projected population and enrollment demands anticipated through implementation of various comprehensive plan land use alternatives. The role of impact fees in funding school construction is addressed in Section 8 of this report.

Overview of the Riverview School District

The Riverview School District services three jurisdictions: King County, the City of Carnation, and the City of Duvall. The district is 250 square miles and is located in northeast King County serving the Lower Snoqualmie Valley from the King/Snohomish County line south approximately 16 miles, and from the western ridge of the valley to the cascade foothills. The district currently serves an enrollment headcount of approximately 3,296 students, with three elementary schools, one middle school, one high school, three alternative high school programs, and one alternative elementary school programs, and a K-12 alternative parent partnership program. The grade configuration is kindergarten through fifth grade for elementary school, sixth through eighth for middle school, and ninth through twelfth for high school. Four of the alternative programs are housed at the Riverview Learning Center in Carnation.

SECTION 2 -- STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Projected Student Enrollment 2019-2025

Enrollment projections are most accurate for the initial years of the forecast period. For later years, the review of enrollment patterns, housing trends, and other demographic changes are useful yearly indicators in evaluating and adjusting projections. This year's plan anticipates a 2% growth in student enrollment which is based on recent enrollment trends. Some of the trends are a result of: 1) transfers from private schools, 2) increases in kindergarten enrollment, 3) significant decreases in students attending school outside the district and 4) local growth in housing developments. Housing starts have increased in recent years and the district is experiencing slight enrollment growth. The City of Carnation estimates approximately 87 homes to be built in the next 2-3 years in addition to issuing recent permits for further housing developments. Based on preliminary data from the City of Duvall, over 200 housing starts are expected to be permitted within the next two years. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event that enrollment growth exceeds the projections.

The Riverview School District, like most school districts, projects enrollment using a modified "Cohort Survival" method combined with other enrollment factors, including local and surrounding housing growth. This method tracks groups of students through the K-12 system, and notes and adjusts the projections to account for year-to-year changes, including local population growth. For example, this year's eight grade student class is adjusted based on an average of prior year's survival trends in order to estimate next year's ninth grade enrollment.

Since the yearly figures for each grade are dependent on the previous year's grades, kindergarten projections are treated differently. Riverview projects its kindergarten enrollment based on historical kindergarten enrollment patterns and district enrollment growth patterns.

Table 2.1

Riverview School District Headcount Enrollment Projection

Grade	2018-19 Actual*	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	266	267	270	273	276	279	282
1	234	272	273	276	279	282	285
2	255	239	278	279	282	285	288
3	251	260	244	284	285	288	291
4	241	256	265	249	290	291	294
5	273	246	261	270	254	296	297
K-5	1,520	1,540	1,591	1,631	1,666	1,721	1,737
6	279	279	251	266	276	259	302
7	260	285	285	256	271	282	264
8	287	265	291	291	261	277	288
6-8	826	829	827	813	808	818	854
9	244	293	271	297	297	266	283
10	277	249	299	277	303	303	271
11	215	282	254	305	282	309	309
12	214	219	288	259	311	288	315
9-12	950	1,043	1,112	1,138	1,193	1,166	1,178
Total	3,296	3,412	3,530	3,582	3,667	3,705	3,769

* thru 5-2019 Growth rate of 2% with for variations at grades K, 1, 2, 11, 12

SECTION 3 -- DISTRICT STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the district's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, optimal school enrollment size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of portable classroom facilities.

In addition to factors which affect the amount of space required, government mandates, contractual requirements, and community expectations may affect how classroom space is used. For example, the state financed All-Day Kindergarten program and lower class sizes for kindergarten through 3rd grade is creating the need for additional classrooms at the elementary level. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, preschool and daycare programs, home school, computer labs, music programs, movement programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Special teaching stations and programs offered by the Riverview School District at specific school sites include:

Elementary:

- Computer Labs
- Classroom Computers
- Group Activities Rooms
- Program for Academically Talented (Gifted/PAT)
- Special Education (The District attempts to integrate special education students and regular education students to as great an extent as possible. Most special education students are served both in a regular education classroom and a special education classroom.)
- Learning Assistance Program (LAP)
- English Language Learners (EL)
- Home School Alternative (PARADE)
- Preschool Education Program (ECEAP)
- Multi-Age (Eagle Rock /ERMA)

Secondary:

- Computer Labs
- Alternative (CLIP & CHOICE high school program)
- Special Education
- Learning Assistance Program (LAP)
- English Language Learners (EL)
- Career and Technical Education (CTE)
- School-to-Work

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classrooms for a short period of time to receive instruction in these special programs. Schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

The current Standard of Service data for Riverview, in terms of teaching station loading, is identified on Table 3.1. Class sizes are averages based on actual utilization as influenced by state funding and collective bargaining restrictions.

Riverview's Standard of Service also considers the different educational functions when considering student capacity needs. Those functions are as follows:

Elementary classrooms –

- regular, grades K-5
- self-contained learning center (special education)
- learning support classrooms (special education pullout, LAP, Title I, etc.)

Secondary –

- regular, grades 6-8
- special education, grades 6-8
- learning support, grades 6-8
- regular, grades 9-12
- learning support, grades 9-12 (special education pullout, LAP, Title I, etc.)

Involuntarily transferring students to a school with excess capacity is done rarely as a last resort and with Board of Directors' authorization. Involuntarily transferring of students can result in difficulties in the community, with staffing, and with transportation.

**Table 3.1
Riverview School District Standard of Service**

CLASS SIZE		Average
Elementary	Grade Level	
Regular	K	17
Regular	1	17
Regular	2	17
Regular	3	17
Regular	4	25
Regular	5	25
Regular	K-5 Weighted	19.7
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
Middle School		
Regular	6 - 8	27
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
High School		
Regular	9 - 12	27
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
Vocational education		24

SECTION 4 -- CAPITAL FACILITIES INVENTORY

Under the Growth Management Act, public entities are required to inventory existing capital facilities. Capital facilities are defined as any structure, improvement, and piece of equipment or other major asset, including land, which has a useful life of at least ten years. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate student enrollment in the future at established levels of service. This section provides an inventory of capital facilities of the Riverview School District including site-built schools, portable classrooms, developed school sites, undeveloped land and support facilities. School facility capacity figures are based on the inventory of current facilities and the district's adopted educational program standards as presented in the previous section.

Schools

The Riverview School District currently operates 3 elementary schools (grades K-5), one middle school (grades 6-8), and one high school (grades 9-12). The district also provides the Eagle Rock Multi-age Program, an elementary alternative program, sited adjacent to the Cedarcrest High School campus. In addition, the district supports the following alternative programs housed in the Riverview Learning Center facility: CLIP alternative high school; CHOICE alternative high school; and PARADE, a parent partnership program. ECEAP, a pre-school program, is housed again in yet another separate facility.

Individual school capacity has been determined using the number of teaching stations within each building and the space requirements of the district's adopted educational program. This capacity calculation is used to establish the district's baseline capacity and determine future capacity needs when considering projected student enrollment.

Classroom capacities have been determined for each school according to their usage. For the purpose of this Plan, classroom uses are: regular education, self-contained special-education, and learning support. The school facility inventory is summarized on Table 4.1. The current inventory of facilities indicates a permanent capacity of 2,537 students, with an additional 624 student capacity available in interim facilities.

The School Board of the Riverview School District is committed to serving students at small schools. Evidence suggests that this practice a significantly beneficial effect on student learning. Further, there are significant benefits to school culture and climate.

Table 4.1

Riverview School District Facility Inventory and Capacity Calculations 2019

School	Grade Levels Served	Site Size (acres)	Building Area (Sq. Ft.)	Permanent Teaching Stations	Self-Contained Special Education Classrooms	Stations Used for Learning Support Purposes*	Permanent Student Capacity	Interim Teaching Stations	Self-Contained Special Education Classrooms	Interim Stations Used for Learning Support Purposes*	Interim Student Capacity	Total Student Capacity	Year Built	Last Remodel
Carnation Elementary	K-5	8.81	50,567	26	1	11	308	2	0	2	0	308	1960	2011
Cherry Valley Elementary	K-5	12	56,252	28	0	7	414	6	0	2	96	510	1953	2011
Stillwater Elementary	K-5	19	49,588	27	0	11	315	2	0	0	48	363	1988	n/a
Multiage Program	K-5	@CHS	0	0	0	0	0	4	0	0	96	96	n/a	n/a
Subtotal K-5		39.81	156,407	81	1	29	1,037	14	0	4	240	1,277		
Tolt Middle School	6-8	37	85,157	37	1	15	606	6	0	0	144	750	1964	2009
Subtotal 6-8		37	85,157	37	1	15	606	6	0	0	144	750		
Cedarcrest High School	9-12	78	108,946	38	2	12	726	10	0	0	240	966	1993	2009
Subtotal 9-12		78	108,946	38	2	12	726	10	0	0	240	966		
Riverview Learning Center	K-12	2.08	14,545	8	0	1	168	0	0	0	0	168	2011	n/a
Subtotal 9-12		2.08	14,545	8	0	1	168	0	0	0	0	168		
Total K-12		159.89	365,055	164	4	57	2,537	30	0	4	624	3,161		

*There are teaching stations that are used for purposes other than as regular classrooms. E.g. computer labs, music classrooms, special-ed resource, libraries, and gyms.

Support Facilities	Site Size (acres)	Building Area (Sq. Ft.)	Support Facilities	Site Size (acres)	Building Area (Sq. Ft.)	Support Facilities	Site Size (acres)	Building Area (Sq. Ft.)	Support Facilities	Site Size (acres)	Building Area (Sq. Ft.)
Transportation Facility	adj. to Tolt MS	14,750	Stepping Stones (portable)	adj. to Cam. ES	1,500	District Office portables	adj. to Cam. ES	7,200	Extended day	adj. to CV. ES	1,910
Educational Service Center	1.25 acres	20,886	Maintenance bldg	adj. to Tolt MS	7,855	IT Center	inc with ESC	1,421			

SECTION 5 -- PROJECTED FACILITY NEEDS

Near-term Facility Needs

This Capital Facilities Plan has been organized to maintain adequate capacity of the District's facilities through the construction and/or expansion of permanent facilities. Table 5.1 is a summary by school level of projected enrollments, current capacities, and projected additional capacities. Based upon current enrollment projections, the district has permanent capacity needs at all grade levels. To meet these capacity needs in the near-term, the District is in the preliminary planning stages of a new K-5 elementary school in the Duvall area where the most substantial district population growth is occurring (Table 6.1). The district also anticipates that the site acquisition and construction of this school will be complete within the first six years of this planning period. New school construction will be contingent on a 2% average yearly student enrollment growth rate and voter approved funding. In addition, the District is planning on the acquisition of portables at all grade levels.

Table 5.1

School Enrollment and Capacity Projections 2019-20 through 2024-25

Elementary (K - 5)	2018-19 Actual*	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Projected enrollment	1,520	1,540	1,591	1,631	1,666	1,721	1,737
Capacity in permanent facilities	1,037	1,037	1,037	1,037	1,037	1,587	1,587
Added capacity new permanent	0	0	0	0	550	0	0
Total permanent capacity	1,037	1,037	1,037	1,037	1,587	1,587	1,587
Net Surplus or (Deficit) in Perm. Facilities	-483	-503	-554	-594	-79	-134	-150
Capacity in Relocatables	240	288	336	336	336	336	336
Number of Relocatables	14	16	18	18	18	18	18
Capacity with Relocatables	1,277	1,325	1,373	1,373	1,923	1,923	1,923
Net Surplus or (Deficit) in all Facilities	-243	-215	-218	-258	257	202	186

Middle School (6-8)	2018-19 Actual*	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Projected Enrollment	826	829	827	813	808	818	854
Capacity in permanent facilities	606	606	606	606	606	606	606
Added capacity new permanent	0	0	0	0	0	0	0
Total permanent capacity	606	606	606	606	606	606	606
Net Surplus or (Deficit) in Perm. Facilities	-220	-223	-221	-207	-202	-212	-248
Capacity in Relocatables	144	192	192	192	192	192	192
Number of Relocatables	6	8	8	8	8	8	8
Capacity with Relocatables	750	798	798	798	798	798	798
Net Surplus or (Deficit) in all Facilities	-76	-31	-29	-15	-10	-20	-56

High School (9-12)	2018-19 Actual*	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Projected Enrollment	950	1,043	1,112	1,138	1,193	1,166	1,178
Capacity in permanent facilities	894	894	894	894	894	1,094	1,094
Added capacity new permanent	0	0	0	0	200	0	0
Total permanent capacity	894	894	894	894	1,094	1,094	1,094
Net Surplus or (Deficit) in Perm. Facilities	-56	-149	-218	-244	-99	-72	-84
Capacity in Relocatables	240	240	240	240	240	240	240
Number of Relocatables	10	10	10	10	10	10	10
Capacity with Relocatables	1,134	1,134	1,134	1,134	1,334	1,334	1,334
Net Surplus or (Deficit) in all Facilities	184	91	22	-4	141	168	156

Surplus/Deficiency Capacity (K-12)	2018-19 Actual*	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Projected Enrollment	3,296	3,412	3,530	3,582	3,667	3,705	3,769
Capacity in Permanent Facilities	2,537	2,537	2,537	2,537	3,087	3,287	3,287
Capacity in Perm. Facil. and Relocatables	3,161	3,257	3,305	3,305	4,055	4,055	4,055
Surplus Capacity with Relocatables	-135	-155	-225	-277	388	350	286
Surplus Capacity without Relocatables	-759	-875	-993	-1,045	-580	-418	-482

* thru 5/2019

SECTION 6 - CAPITAL FACILITIES PLAN WITH GROWTH RELATED PROJECTS IDENTIFIED

Planned New Improvements - Construction to Accommodate Growth and Adequate Capacity

**Table 6.1
Planned New Projects**

Project	Location	Capacity Added	Source of Funds*	Growth related projects
2019-2020				
Classroom portables k-12	Duvall	96	Impact fees and local approved Capital Projects levy	100%
2020-2021				
Classroom portables k-12	Duvall	48	Impact fees and local approved Capital Projects levy	100%
2020-2025				
New K-5 school	Duvall	550	Impact Fees, State Match, and local approved bond issue	100%

Planned Improvements - To Existing Facilities

As summarized in Table 6.2, the district plans technology upgrades which are funded by a capital projects levy approved by the voters in February 2018 and 2022.

**Table 6.2
Planned Projects to Existing Facilities**

Project	Location	Capacity Added	Source of Funds	Growth related project? Yes or No
2019-2025				
Technology Upgrades	All	-0-	Technology Levy	No
Security Upgrades	All	-0-	2020 Bond Proceeds	No
High School Addition	Cedarcrest High School	200	2020 Bond Proceeds	Yes

SECTION 7 - CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, voter approved levies, state matching funds, impact fees, and mitigation payments. Each of these funding sources is discussed below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue. They are retired through collection of property taxes. The district anticipates asking its voters to approve a bond measure to fund a new K-5 elementary, high school addition/remodel and security updates. Subject to Board approval, this proposal is expected to be on the ballot in 2020.

Capital Projects Levies

Capital Projects Levies are typically used to fund small construction projects and other capital improvements or acquisitions. A simple majority of voter approval is required to pass a levy. Money comes to the district through the collection of property taxes. The district passed a four-year capital improvement levy in February of 2018 for the upgrade of technology assets including new computers, upgrades to the network infrastructure, and software. In addition, the levy supports other capital improvements including the acquisition of sites and portables. The district is planning to run another levy in February of 2022.

State Financial Assistance

State financial assistance comes from the State's Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

State matching funds can be applied to school construction projects only. Site acquisition and improvements are not eligible to receive matching funds from the state. Because availability of state matching funds has not kept pace with the rapid enrollment growth occurring in many of Washington's school districts, matching funds from the State may not be received by a school district until two to three years after a matched project has been completed. In such cases, the district must "front fund" a project. That is, the district must finance the complete project with local funds.

Impact Fees

Impact fees have been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. Impact fees are generally collected on new residential construction by the permitting agency at the time of final plat approval or when building permits are issued.

Budget and Financing Plan

Table 7.1 is a summary of the budget that supports the elements of this Capital Facilities Plan. Each project budget represents the total project costs which include: acquisition, construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingencies. In addition, it includes financing that is separated into three components: estimated state financial assistance, estimated impact fees, and projected local revenues (i.e., interest income and local levies).

**Table 7.1
2019 Capital Facilities Plan Budget**

PROJECT	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total	Local Funds	State Assistance	Impact Fees
Growth Related Projects										
New K-5 school	\$ -	\$ 35,640,000.00	\$ -	\$ -	\$ -	\$ -	\$ 35,640,000.00	\$ 32,640,000.00	\$ -	\$ 3,000,000.00
High school addition and remodel	\$ -	\$ 9,240,000.00	\$ -	\$ -	\$ -	\$ -	\$ 9,240,000.00	\$ 4,490,000.00	\$ 2,500,000.00	\$ 2,250,000.00
Other capital improvements including the acquisition of portables	\$ 1,000,000.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000.00	\$ 1,250,000.00	\$ -	\$ 250,000.00
Totals:	\$ 1,000,000.00	\$ 45,380,000.00	\$ -	\$ -	\$ -	\$ -	\$ 46,380,000.00	\$ 38,380,000.00	\$ 2,500,000.00	\$ 5,500,000.00

**Reflects costs of new capacity only*

SECTION 8 -- IMPACT FEES

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The calculation contained in this Plan yields impact fees to be collected during calendar year 2019.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated based on the district's estimated cost per new dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables).

Student Factors

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type - single-family dwellings and multiple-family dwellings.

The District was unable to obtain sufficient permit data to calculate its own student generation factors; it instead chose to use generation rates representative of unweighted averages based on neighboring school districts. In accordance with KCC 21A.06.1260, the definition for student factor, when such information is not available in the district, is the data from adjacent districts, districts with similar demographics, or countywide averages.

Table 8.1 and 8.2 set forth those student factors and the Impact fee schedule.

**Table 8.1
Student Generation Rates (1)**

Single Family Dwelling Unit

	Issaquah	Auburn	Lk Wash	Northshore	Average
Elementary	0.308	0.237	0.436	0.359	0.335
Middle	0.157	0.096	0.182	0.120	0.139
High	0.173	0.128	0.159	0.094	0.139
Total	0.638	0.461	0.777	0.573	0.613

Multi-Family Dwelling Unit

	Issaquah	Auburn	Lk Wash	Northshore	Average
Elementary	0.195	0.382	0.058	0.062	0.174
Middle	0.087	0.153	0.023	0.031	0.074
High	0.098	0.151	0.017	0.042	0.077
Total	0.380	0.686	0.098	0.135	0.325

The impact fee calculations in accordance with the formulas applicable to each jurisdiction are shown below:

Table 8.2
Impact Fee Schedule - City of Carnation and Duvall

Housing Type	Impact Fee per Unit
Single-family	\$15,406
Multi-family	\$8,635

Impact Fee Schedule - King County

Housing Type	Impact Fee per Unit
Single-family	\$10,271
Multi-family	\$5,757

- (1) The District's student generation rates are based on a selected school district average as provided for in King County Ordinances.

Table 8.3
SCHOOL IMPACT FEE CALCULATIONS

DISTRICT: Riverview School District #407
 YEAR: 2019
 JURISDICTION: King County, Cities of Carnation and Duvall

School Site Acquisition Cost:

Acres x Cost per Acre / Facility Capacity x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.0	\$0	0	0.335	0.174	\$0.00	\$0.00
Middle	0.0	\$0	0	0.139	0.074	\$0.00	\$0.00
Senior	0.0	\$0	0	0.139	0.077	\$0.00	\$0.00
TOTAL		\$0	0			\$0.00	\$0.00

School Construction Cost

Facility Cost / Facility Capacity x Student Generation Factor x Permanent/Total Sq. Ft

	% Perm/ Total Sq/Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	93.11%	\$35,640,000	550	0.335	0.174	\$20,212.32	\$10,498.34
Middle	93.11%	\$0	0	0.139	0.074	\$0.00	\$0.00
Senior	93.11%	\$9,240,000	200	0.139	0.077	\$5,979.34	\$3,312.30
TOTAL		\$44,880,000	750			\$26,191.66	\$13,810.64

Table 8.3 continued

Temporary Facility Costs

Facility Cost / Facility Capacity x Student Generation Factor x Temporary/Total Sq. Ft

	%Temp/ Total Sq/Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	6.89%	\$1,000,000	96	0.335	0.174	\$240.43	\$124.88
Middle	6.89%	\$500,000	48	0.139	0.074	\$99.76	\$53.11
Senior	6.89%	\$0	0	0.139	0.077	\$0.00	\$0.00
TOTAL		\$1,500,000	144			\$340.19	\$177.99

State Matching Credit

Boeckh Index x SPI Square Footage x District Match % x Student Factor

	Boeckh Index	SPI Footage	State Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$225.97	0	0.0%	0.335	0.174	\$0.00	\$0.00
Middle	\$225.97	0	0.0%	0.139	0.074	\$0.00	\$0.00
Senior	\$225.97	130	40.0%	0.139	0.077	\$1,633.31	\$904.78
TOTAL						\$1,633.31	\$904.78

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$522,000	\$ 188,238.90
Capital Bond Interest Rate (Bond Payer's Index)	4.09%	4.09%
Years Amortized	10	10
Property Tax Bond Rate	1.0337	1.0337
Present Value of Revenue Stream	\$4,357.03	\$1,571.19

Fee Summary	Single Family	Multiple Family
Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$26,192	\$13,811
Temporary Facility Cost	\$340	\$178
State Match Credit	(\$1,633.31)	(\$904.78)
Tax Payment Credit	(\$4,357.03)	(\$1,571.19)
FEE (AS CALCULATED)	\$20,541.66	\$11,513.03
25% FEE for Cities (AS DISCOUNTED)	\$5,135.42	\$2,878.26
FINAL City of Carnation and Duvall FEE	\$15,406.24	\$8,634.77
FEE (AS CALCULATED)	\$20,541.66	\$11,513.03
50% FEE for King County (AS DISCOUNTED)	\$10,270.83	\$5,756.52
FINAL King County FEE	\$10,270.83	\$5,756.51