



**DEPARTMENT OF COMMUNITY
&
ECONOMIC DEVELOPMENT**

M E M O R A N D U M

DATE: October 2, 2008

TO: Ray Giometti, Planning Commission Chair
Members of the Planning Commission

FROM: Erika Conkling, AICP, Senior Planner

SUBJECT: **CPA #2008-T-01 Housekeeping Updates, Addendum 1: Renton School District Impact Fees**

After initially reviewing CPA #2008-T-01 in August, additional information has been provided on the topic of school district impact fees by the Renton School District. This information supports another housekeeping amendment to the Capital Facilities Element of the Comprehensive Plan.

Washington's Growth Management Act authorizes the collection of impact fees. The underlying idea is that such fees help ensure that those responsible for growth pay a fair share for the cost of new facilities that are needed to support new growth. In practice, impact fees are assessed only on newly built household units and can only be used to support the capital costs of expanded existing or building new facilities. Operations and maintenance costs are not eligible expenses for impact fees. Impact fees can be assessed to support a number of different capital funds that are needed to support growth. Commonly, impact fees are collected for things such as improvements to schools, parks, and transportation systems. The amount collected for an impact fee is based upon a capital facilities plan that must show that there is a need for capital projects due to growth.

Currently, the City of Renton only collects impact fees to support growth in the Issaquah and Kent School Districts. In the past, the Renton School District has not asked the City to assess an impact fee because even though enrollment has been growing, the District has had adequate capacity to absorb the growth in existing facilities. This year, the District has approached the City about collecting an impact fee because it anticipates a need to construct new and expanded facilities due to growth.

City Council will hold a public hearing and decide whether to collect impact fees for the Renton School District later this year. Council will also decide whether or not to amend the amount of the impact fees collected for the Issaquah and Kent School Districts based on their most recent Capital Facilities Plans. The City routinely updates the Capital Facilities Element of Renton's Comprehensive Plan to adopt by reference the most recent school district Capital Facilities Plans for Issaquah and Kent. This year, staff proposes not only to update the language in the Capital Facilities Element for the Issaquah and Kent School Districts, but to include the adoption of the Renton School District Capital Facilities Plan by reference as well. This will provide the groundwork for the City to consider adoption of an impact fee for the Renton School District.

This proposed change to CPA #2008-T-01 has been included in the “Housekeeping” amendment because it is a change the City makes to ensure consistency between the Comprehensive Plan and other City plans, programs, and codes. Adoption of the Renton School District capital facilities plan does not authorize the collection of either the full or partial impact fee, as suggested in that document. Instead, it recognizes that the District’s Capital Facilities Plan is an important document to consider in making the decision about collecting the fee. Final decisions about collecting an impact fee, and the amount to collect, will be made pursuant to the criteria in Renton Municipal Code Section 4-1-160.

Attached below is a table that details the proposed changes to all elements of the Comprehensive Plan for 2008.

Element	Section	Change
Introduction	Sub-Area Plans and Neighborhoods	Rewrite to consider Community Planning Initiative CPA #2008-T-02.
	Location and Physical Setting	Update land area figure.
	Community Profile	Update population and growth statistics.
	Annexation and City Boundary	Update based on annexations.
	Schools	Update based on annexations.
	Transportation	Update with recent facts and figures from Washington State Department of Transportation and King County.
Vision	N/A	Update based on Business Districts amendment CPA #2008-M-02.
		Update based on changes to the City of Renton Business Plan Goals 2008-2013.
		Add a paragraph about Community Planning and how this fits into the City’s Vision.
Capital Facilities	Transportation	Update figures based on changes to the City limits and based on the six-year Transportation Improvement Plan adopted by the Council.
	Plan Policies	Update to reflect current Renton, Issaquah, and Kent School Districts Capital Facilities Plans.
	Plan Policies	Insert policies from the Land Use Element in anticipation of the Community Planning effort.

Community Design	Natural Areas	Insert policies from the Land Use Element and from elsewhere in the Community Design Element in anticipation of the Community Planning effort.
	Established Residential Neighborhoods	Correct formatting issue with Policy CD-14, part c.
	Commercial Infill and New Residential Subdivisions	Re-title this New and Infill Development and make changes to the text as appropriate.
	New and Infill Development	Insert policies from the Land Use Element and re-arrange some from the Community Design Element in anticipation of the Community Planning effort. This includes adding a subsection on Parking, consolidating similar policies where appropriate, and creating objectives to better organize the policies.
Economic Development	General Objectives and Policies	Insert policies from the Land Use Element in anticipation of the Community Planning effort.
Parks, Recreation, Open Space and Trail	N/A	Insert policies from the Land Use Element in anticipation of the Community Planning effort.
Environmental	General Objectives and Policies	Move “discussion” section under headings.
	Surface Water	Move “discussion” section under headings.
	Rivers and Streams	Move “discussion” section under headings.
	Wetlands	Move “discussion” section under headings.
	Stormwater	Move “discussion” section under headings.
	Ground Water Resources	Move “discussion” section under headings.
	Fisheries and Wildlife Resources	Move “discussion” section under headings.
	Process	Move “discussion” section under headings.
	Slopes, Landslide, and Erosion Hazards	Move “discussion” section under headings.
Coal Mine Hazards	Move “discussion” section under headings.	
Land Use	Regional Growth	Insert policies from elsewhere in the Land Use Element in

	Policies	anticipation of the Community Planning effort.
	Non-conforming Use	Insert policies from elsewhere in the Land Use Element in anticipation of the Community Planning effort.
	Public Facilities	Insert policies from elsewhere in the Land Use Element in anticipation of the Community Planning effort.
	Resource Land	Insert policies from elsewhere in the Land Use Element in anticipation of the Community Planning effort.
	Automall	Move Automall policies from the Commercial Heading into their own topic area. Add policies related to the Business Districts amendment CPA #2008-M-02.
	Residential	Re-distribute policies in preparation for the Community Planning effort. Create new objectives and policies from existing text to consolidate and clarify information. Delete policies that are outdated, completed, or too specific.
	Centers	Re-distribute policies in preparation for the Community Planning effort. Create new objectives and policies from existing text to consolidate and clarify information. Delete policies that are outdated, completed, or too specific.
	Commercial	Re-distribute policies in preparation for the Community Planning effort. Create new objectives and policies from existing text to consolidate and clarify information. Delete policies that are outdated, completed, or too specific.
	Commercial	Update based on Business Districts amendment CPA #2008-M-02.
	Employment Areas	Re-distribute policies in preparation for the Community Planning effort. Create new objectives and policies from existing text to consolidate and clarify information. Delete policies that are outdated, completed, or too specific.
Transportation	Summary	Update last update information.
	Street Network	Insert policies from the Land Use element in anticipation of the Community Planning effort.
	Figures 1-1 – 1-6	Update to reflect changes to City limits.
	Table 1.1	Update based on changes to the six-year Transportation Improvement Plan adopted by the Council.
	Figure 1.7	Update based on changes to the six-year Transportation

		Improvement Plan adopted by the Council.
	Intelligent Transportation Systems	Add this section based on changes in transportation technology.
	Transit	Update to reflect changes in transit service. Add new policy T-42.7 which supports bicycle and pedestrian facilities for transportation and health improvements. Add a proposed bicycle route to table 4.1 to reflect changes in City limits due to annexation.
	Transit	Insert policies from the Land Use element in anticipation of the Community Planning effort.
	Figures 2.3, 3.1	Update to reflect changes to City limits.
	Non-Motorized Transportation	Insert policies from the Land Use element in anticipation of the Community Planning effort.
	Non- Motorized Transportation	Add policy to reflect changes due to the 2006 CTR Efficiency Act.
	Figure 4.1	Update to reflect changes to City limits.
	Transportation Demand Management/ Commute Trip Reduction	Update this section to reflect changes due to the 2006 CTR Efficiency Act.
	Figure 7.1	Update to reflect changes to City limits.
	Financing and Implementation	Update to reflect changes to the six-year Transportation Improvement Plan adopted by the Council.
	Table 8.3	Update to reflect changes to the six-year Transportation Improvement Plan adopted by the Council.
	N/A	Insert policies from the Land Use element in anticipation of the Community Planning effort.
Utilities	Figure 2-1	Update to reflect changes to City limits.
	Figure 2-2	Delete. Not necessary to have this figure in the Comprehensive Plan.
	Figure 3-1	Update to reflect changes to City limits.
	Figure 3-2	Delete. Not necessary to have this figure in the

		Comprehensive Plan.
	Figure 4-1	Update to reflect changes to City limits.
Community Planning	General Objectives and Policies	Create a new element with goals, objectives, and policies to guide the Community Planning effort.
	East Renton	Policies from the NE 4 th Business District would be relocated here as part of CPA #2008-T-02, but are proposed to be deleted in the Business Districts amendment CPA #2008-M-02.
	Sunset	Policies from the Sunset Business District would be relocated here as part of CPA #2008-T-02, but are proposed to be deleted in the Business Districts amendment CPA #2008-M-02.
	Urban Center	Policies related to the Downtown special districts have been relocated here as part of CPA #2008-T-02. Some changes have been proposed to remove references to the Downtown Core, which was a zoning overlay that was eliminated in 2008.
	Urban Center	Policies related to the North Renton neighborhood have been relocated here as part of CPA #2008-T-02.
	Urban Center	Policies from the Rainier Business District would be relocated here as part of CPA #2008-T-02, but are proposed to be deleted in the Business Districts amendment CPA #2008-M-02, and replaced with a new objective and policy for the Rainier Avenue Corridor.
	Urban Center	Policies related specifically to design of the Urban Center have been relocated here as a part of CPA #2008-T-02.