

ORDINANCE 1838

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON; UPDATING THE AMOUNT OF SCHOOL IMPACT FEES; AMENDING THE TAXES, RATES AND FEES SCHEDULE RELATING TO SCHOOL IMPACT FEES; AMENDING ORDINANCE NO. 1260; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 82.02 of the Revised Code of Washington, the City of North Bend (the “City”) is authorized to create and set school impact fees to be collected on behalf of Snoqualmie Valley School District No. 410 (the “School District”); and

WHEREAS, the City adopted Ordinance No. 1260, later amended by Ordinance No. 1636, imposing school impact fees on development activity “to pay a proportionate share of the cost of new school facilities to serve such new growth and development;” and

WHEREAS, the City and the School District entered into an interlocal agreement whereby the School District regularly adopts Capital Facilities Plans and calculates school impact fees in accordance with Ordinance No. 1260, as amended, and the City collects school impact fees from development activity; and

WHEREAS, the City has annually adopted the School District’s Capital Facilities Plan into the City’s Comprehensive Plan, adopted new school impact fees for development activity, and included the new school impact fees in the City’s Taxes, Rates and Fees Schedule; and

WHEREAS, the 2024 North Bend Comprehensive Plan automatically adopts the “Snoqualmie Valley School District Capital Facilities Plan”, as updated annually; and

WHEREAS, the School District adopted its “Capital Facilities Plan 2025” on June 5, 2025, a copy of which is attached hereto as Exhibit A, and calculates school impact fees of \$13,126.84 for single-family dwelling units and \$6,170.35 for multi-family dwelling units (unchanged from the 2024 school impact fee); and

WHEREAS, the City Council held a Public Hearing on this matter on September 16, 2025, and desires to update the amount of school impact fees to be consistent with the District Capital Facilities Plan 2025; and

WHEREAS, the City desires to amend Ordinance No. 1260, as amended by Ordinance No. 1636, to clarify the treatment of cottage dwelling units for purposes of calculating the amount of school impact fees;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. School Impact Fees, Amended: The school impact fees authorized by Ordinance No. 1260, as amended, and North Bend Municipal Code Section 17.32.010 and set forth in the City's Taxes, Rates and Fees Schedule shall be amended to read as follows:

Impact fees for single family units (single detached dwelling units and cottage dwelling units greater than 1,200 square feet)	<u>\$10,187.76</u> \$13,126.84
Impact fees for multi-family units (townhouses, apartments, and cottage dwelling units 1,200 square feet or less)	\$6,170.35

Section 2. Taxes, Rates & Fees Schedule, Amended: The City Clerk is directed to update the School Impact Fees, as set forth in Section 1 of the Ordinance, in the next update to the City's Taxes, Rates and Fees Schedule.

Section 3. Amendment to Ordinance No. 1260, Subsection 4(B) (Fee Calculation), as Amended by Ordinance No. 1636, Section 3: City of North Bend Ordinance No. 1260, Subsection 4(B) (Fee Calculations), as amended by Ordinance No. 1636, Section 3, is hereby amended to read as follows:

B. Separate fees shall be calculated for single family and multi-family residential units, and separate student generation rates must be determined by the District for each type of residential unit. For purposes of this Ordinance, single family units shall mean single detached dwelling units and cottage dwelling units greater than 1,5200 square feet, and multi-family units shall mean townhouses, apartments, and cottage dwelling units 1,5200 square feet or less.

Section 4. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5. Effective Date: This ordinance shall be published in the official newspaper of the City. Section 3 of this Ordinance shall take effect and be in full force five (5) days after the date of publication. Sections 1 and 2 of this Ordinance shall take effect and be in full force on January 1, 2026.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 16TH DAY OF SEPTEMBER, 2025.

CITY OF NORTH BEND:

Mary Miller, Mayor

Published: September 26, 2025
Effective: October 1, 2025

APPROVED AS TO FORM:

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Susie Oppedal, City Clerk