



Rick McArdle, ASLA  
 TRIAD ASSOCIATES  
 Director of Planning



12112 115th Avenue NE  
 Kirkland, WA 98034-6923

**425.821.8448**  
 425.821.3481 fax  
 800.488.0756 toll free

www.triadassoc.com

## Introducing Our Director of Planning

With his 30 years of land use planning experience, Rick McArdle, and his Triad team are well-equipped to assist you with the complex aspects of the feasibility, design, and permitting phases of your development projects.

Rick's department includes six planning professionals with the diverse expertise and experience necessary to successfully navigate intricate issues such as GMA policies and regulatory requirements, comprehensive plan consistency, SEPA, code compliance and interpretation, critical areas regulations, infrastructure concurrency, shoreline management requirements, public participation, and others.

Prior to joining Triad in 2006, Rick developed his project planning and management skills by consulting on numerous private and public sector projects throughout the Puget Sound area. Rick earned a Bachelor of Science in Landscape Architecture degree from Penn State University.

## School District Impact Fees

Perhaps we can blame it on this winter's snow or, better yet, the power outages, but imagine our surprise when we discovered a box of never-mailed *Triad Tips*! Seriously though, we're sorry for the delay in getting this important information to you covering school district impact fees charged in King, Kitsap, Pierce, Skagit, and Snohomish County jurisdictions. While the enclosed document is dated October 2006, most of the information is still accurate; fees that have changed since our printing are shown in the table below.

COUNTY SCHOOL DISTRICT	Jurisdiction	Single-Family per home	Multi-Family per 1 bedroom unit	Multi-Family per 2+ bedroom unit
<i>King County</i>				
<b>Federal Way</b>	City of Federal Way	\$3160	\$899	\$899
<b>Issaquah</b>	City of Issaquah	\$6136	\$1264	\$1264
<b>Lake Washington</b>	City of Redmond	\$2750	\$280	\$280
<b>Riverview</b>	City of Carnation	\$538	\$124	\$124
<b>Snoqualmie Valley</b>	City of Snoqualmie – Historic Downtown	\$3490	\$984	\$984
	City of Snoqualmie – Snoqualmie Ridge	\$1745	\$320	\$320
<i>Snohomish County</i>				
<b>Lake Stevens</b>	City of Lake Stevens	\$4409	none	\$1504
<i>Pierce County</i>				
<b>Orting</b>	City of Orting	\$2780	\$1465	\$1465

We'll have another update to you in the summer. Until then, remember, these fees change unpredictably and often, so contact Triad's planning department to make sure you're using the most current information possible.

## 2006 Update for King, Snohomish, Pierce, Skagit, and Kitsap Counties School District Impact Fees

To assist our clients in preparing feasibility analyses of new residential projects they may be considering, Triad provides this annual summary of school impact fees assessed by local Counties and Cities in the area. This year we have expanded our coverage to include Skagit County and Kitsap County. Fee amounts can change, sometimes dramatically, as school districts update their funding and school enrollment statistics; please check with the applicable school district, or call one of the planners here at Triad (425-821-8448), to verify current fee amounts.

- Project Management
- 
- Feasibility Studies
- 
- Site Planning
- 
- Entitlements
- 
- Site Development
- Engineering
- 
- Landscape Architecture
- 
- Land Surveying

SCHOOL DISTRICT	Jurisdiction	Single-Family per home	Multi-Family per 1 bedroom unit	Multi-Family per 2+ bedroom unit
<b>King County</b>				
<b>Auburn</b>	City of Auburn	\$5,681	\$1,536	\$1,536
	City of Kent	\$5,681	none	\$1,536
	King County	\$5,681	\$1,536	\$1,536
	Pierce County	\$2,675	\$1,130	\$1,130
<b>Bellevue</b>	City of Bellevue	none	none	none
	King County	none	none	none
<b>Enumclaw</b>	City of Black Diamond	none	none	none
	King County	none	none	none
<b>Federal Way</b>	City of Auburn	\$5,681	\$1,536	\$1,536
	City of Des Moines	SEPA based	SEPA based	SEPA based
	City of Federal Way	\$3,563	\$940	\$940
	City of Kent	\$3,393	none	\$895
	King County	\$3,393	\$895	\$895
<b>Issaquah</b>	City of Bellevue	\$4,996	\$796	\$796
	City of Issaquah	\$5,115	\$804	\$804
	City of Newcastle	\$6,136	\$1,264	\$1,264
	City of Renton	\$5,371	none	none
	City of Sammamish*	\$6,136	\$1,264	\$1,264
<b>Kent</b>	King County	\$5,115	\$804	\$804
	City of Auburn	\$4,775	\$2,940	\$2,940
	City of Covington	\$4,775	\$2,940	\$2,940
	City of Kent	\$4,775	none	\$2,940
	City of Sea Tac	none	none	none
<b>Lake Washington</b>	King County	\$4,775	\$2,940	\$2,940
	City of Kirkland	none	none	none
	City of Sammamish*	\$2,975	\$307	\$307
	City of Redmond	none	none	none
	King County	\$2,996	\$337	\$337
<b>Mercer Island</b>	City of Mercer Island	none	none	none
	King County	none	none	none
<b>Northshore</b>	City of Bothell	none	none	none
	City of Kenmore	none	none	none
	City of Woodinville	none	none	none
	King County	none	none	none
	Snohomish County	none	none	none
<b>Renton</b>	City of Renton	none	none	none
	King County	none	none	none
<b>Riverview</b>	City of Carnation	none	none	none
	City of Duvall	none	none	none
	King County	none	none	none
<b>Seattle</b>	City of Seattle	none	none	none
	King County	none	none	none
<b>Snoqualmie Valley</b>	City of North Bend	\$980	\$420	\$420
	City of Snoqualmie	\$3,985	\$984	\$984
	King County	\$3,810	\$1,095	\$1,095
<b>Tahoma</b>	City of Maple Valley	none	none	none
	King County	none	none	none
<b>Snohomish County</b>				
<b>Arlington</b>	City of Arlington	\$894	none	\$1,476
	Snohomish County	\$5,342	none	\$3,866
<b>Darrington</b>	City of Darrington	none	none	none
	Snohomish County	none	none	none
<b>Edmonds</b>	City of Edmonds	none	none	none
	Snohomish County	none	none	none
<b>Everett</b>	City of Everett	SEPA based	SEPA based	SEPA based
	City of Mill Creek	\$1,872	\$52	\$805
	Snohomish County	\$5,641	none	\$2,272
<b>Granite Falls</b>	City of Granite Falls	\$1,879	none	\$1,879
	Snohomish County	none	none	none
<b>Lake Stevens</b>	City of Lake Stevens	\$3,715	\$1,423	none
	City of Marysville	\$5,572	none	\$2,135
	Snohomish County	\$4,409	none	\$1,504
<b>Lakewood</b>	City of Arlington	\$522	none	\$1,198
	City of Marysville	\$783	none	\$1,810
	Snohomish County	\$2,765	none	\$1,552

\*North of SE 8th - Lake Washington School District, South of SE 8th - Issaquah School District



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# School District Impact Fees

<b>Marysville</b>	City of Marysville	\$7,955	none	\$5,240
	Snohomish County	\$5,623	none	\$4,586
<b>Monroe</b>	City of Monroe	\$5,863	\$26	\$5,541
	Snohomish County	\$3,721	none	\$2,419
<b>Mukilteo</b>	City of Everett	\$1,798	none	\$633
	City of Mukilteo	\$3,667	none	\$1,290
	Snohomish County	\$3,738	\$114	\$2,661
<b>Northshore</b>	City of Bothell	none	none	none
	City of Kenmore	none	none	none
	City of Woodinville	none	none	none
	King County	none	none	none
	Snohomish County	none	none	none
<b>Snohomish</b>	City of Snohomish	\$5,798	none	\$2,017
	Snohomish County	\$5,146	none	\$1,870
<b>Stanwood-Camano</b>	City of Stanwood	\$2,242	none	\$1,042
	Island County	none	none	none
	Snohomish County	none	none	none
<b>Sultan</b>	City of Sultan	\$1,673	none	\$1,221
	City of Gold Bar	\$1,673	none	\$1,221
	Snohomish County	\$2,950	none	\$1,931
<b><i>Pierce County</i></b>				
<b>Auburn</b>	City of Auburn	\$5,681	\$1,536	\$1,536
	King County	\$5,681	\$1,536	\$1,536
	Pierce County	\$2,675	\$1,130	\$1,130
<b>Bethel</b>	Town of Roy	none	none	none
	Pierce County	\$2,675	\$1,410	\$1,410
<b>Fife</b>	City of Edgewood	\$2,748	\$1,120	\$1,120
	City of Fife	\$3,510	\$1,621	\$1,621
	City of Milton	\$2,134	\$1,249	\$1,249
	King County	\$3,510	\$1,621	\$1,621
	Pierce County	\$2,675	\$1,410	\$1,410
<b>Franklin Pierce</b>	Pierce County	\$2,675	\$1,410	\$1,410
<b>Orting</b>	City of Orting	\$2,675	\$1,410	\$1,410
	City of Sumner	none	none	none
	Pierce County	\$2,675	\$1,410	\$1,410
<b>Puyallup</b>	City of Edgewood	\$2,748	\$1,120	\$1,120
	City of Fife	\$3,510	\$1,621	\$1,621
	City of Puyallup	\$1,705	\$898	\$898
	Pierce County	\$2,675	\$1,410	\$1,410
<b>Steilacoom Historical</b>	City of DuPont	none	none	none
	Town of Steilacoom	\$2,100	\$1,050	\$1,050
	Pierce County	\$2,675	\$1,410	\$1,410
<b>Sumner</b>	City of Bonney Lake	\$2,675	\$1,410	\$1,410
	City of Edgewood	\$2,005	none	none
	City of Sumner	\$1,625	\$750	\$750
	Pierce County	\$2,675	\$1,410	\$1,410
<b>Tacoma</b>	City of Tacoma	none	none	none
	Pierce County	none	none	none
<b>University Place</b>	City of University Place	none	none	none
	Pierce County	none	none	none
<b>White River</b>	City of Bonney Lake	\$2,675	\$1,410	\$1,410
	City of Buckley	\$1,425	\$750	\$750
	Pierce County	\$2,675	\$1,410	\$1,410
<b><i>Skagit County</i></b>				
<b>Anacortes</b>	City of Anacortes	none	none	none
	Skagit County	none	none	none
<b>Burlington-Edison</b>	City of Burlington	\$2,390	\$1,986	\$1,986
	Skagit County	\$2,390	\$1,986	\$1,986
<b>Concrete</b>	Town of Concrete	\$1,092	none	none
	Skagit County	\$1,092	none	none
<b>Conway Consolidated</b>	Town of Conway	none	none	none
	Skagit County	\$1,092	none	none
<b>La Conner</b>	Town of La Conner	\$278	\$217	\$217
	Skagit County	\$278	\$217	\$217
<b>Mount Vernon</b>	City of Mount Vernon	\$5,000	\$2,900	\$2,900
	Skagit County	\$2,912	\$2,397	\$2,397
<b>Sedro Woolley</b>	City of Sedro Woolley	\$2,010	\$1,595	\$1,595
	Skagit County	\$2,010	\$1,595	\$1,595
<b><i>Kitsap County</i></b>				
<b>Bainbridge Island</b>	City of Bainbridge Island	\$4,390	\$1,170	\$1,170
	Kitsap County	none	none	none
<b>Bremerton</b>	City of Bremerton	none	none	none
	Kitsap County	\$941	\$352	\$352
<b>Central Kitsap</b>	City of Silverdale	none	none	none
	Kitsap County	\$282	\$146	\$146
<b>North Kitsap</b>	City of Poulsbo	\$1,017	\$586	\$586
	Kitsap County	\$1,017	\$586	\$586
<b>South Kitsap</b>	City of Port Orchard	none	none	none
	Kitsap County	\$537	\$276	\$276

The Planning Department at Triad provides a wide range of land use planning services to the development community. To discuss school impact fees or any other regulatory issues affecting your project or property, please call our Planning Director, Rick McArdle, at 425-821-8448 anytime.