

1 Sponsored by: Councilmember Derek Young
2 Requested by: Pierce County Council

3
4
5 **ORDINANCE NO. 2018-88s**
6

7
8 **An Ordinance of the Pierce County Council Amending Pierce County Code**
9 **Sections 4A.30.020, "Impact Fee Calculations," and**
10 **4A.30.030, "School Impact Fee Schedule," to Adjust School**
11 **Impact Fees for 2019 Based Upon Changes in the**
12 **Construction Cost Index; Making Technical Corrections; and**
13 **Setting an Effective Date.**
14

15 **Whereas**, school impact fees in Pierce County are calculated according to the
16 formulas in Section 4A.30.020 of the Pierce County Code (PCC), then the fee is
17 "capped" by a "Maximum Fee Obligation" (MFO) which changes annually based upon
18 changes in the Construction Cost Index (20-City Average) published by the Engineering
19 News Record; and

20
21 **Whereas**, the annual adjustment must be adopted by Ordinance following the
22 adoption of the Capital Facilities Plan and any review of impact fees; and

23
24 **Whereas**, it has been the practice of the Pierce County Council (Council) to only
25 adjust impact fees in increments of five dollars, rounding up to the nearest five-dollar
26 increment; and

27
28 **Whereas**, school impact fees are collected for residential development in the
29 unincorporated County for school districts that meet the requirements in Title 4A PCC;
30 and

31
32 **Whereas**, pursuant to PCC 4A.30.020, the Construction Cost Index for February
33 2017 is the base value from which changes are calculated; and

34
35 **Whereas**, the Construction Cost Index for February 2017 was calculated to be
36 10,559; for October 2018 it is 11,183.38 which is an increase of 5.91 percent; and

37
38 **Whereas**, the MFO for school districts effective in July 2018 and adopted in
39 Ordinance No. 2018-13 is \$3,557 for single-family dwelling units, and \$1,886 for each
40 multi-family dwelling unit; and

41
42 **Whereas**, after adjusting for changes to the Construction Cost Index through
43 October 2018 and rounding up to the nearest five-dollar increment, the adjusted school
44 MFOs are \$3,770 for single-family dwelling units, and \$2,000 for multi-family dwelling
45 units, an increase of \$213 and \$114, respectively; and
46



1 **Whereas**, pursuant to PCC 4A.10.130 and 4A.30.010 C., the County has
2 reviewed the relevant School Districts' Capital Facilities Plans, County Comprehensive
3 Plan Amendments, and Title 4A PCC; and

4
5 **Whereas**, the White River School District has requested that impact fees be
6 collected by Pierce County within the district; and

7
8 **Whereas**, the Pierce County Council amended Title 4A through Ordinance No.
9 2018-13 and technical corrections to PCC 4A.30.020 are needed to improve Code
10 clarity; **Now Therefore**,

11
12 **BE IT ORDAINED by the Council of Pierce County:**

13
14 Section 1. Section 4A.30.020 D. of the Pierce County Code, "Impact Fee
15 Calculations," is hereby amended as shown in Exhibit A, which is attached hereto and
16 incorporated herein by reference.

17
18 Section 2. Section 4A.30.030 of the Pierce County Code, "School Impact Fee
19 Schedule," is hereby amended as shown in Exhibit B, which is attached hereto and
20 incorporated herein by reference.

21
22 Section 3. This Ordinance shall become effective on February 1, 2019.

23
24
25 **PASSED this** 13th **day of** November, **2018.**

26
27 ATTEST:

28 **PIERCE COUNTY COUNCIL**
29 Pierce County, Washington

30
31 *Denise D. Johnson*
32 **Denise D. Johnson**
33 Clerk of the Council

34
35 *Douglas G. Richardson*
36 **Douglas G. Richardson**
37 Council Chair

38 *Bruce F. Dammeier*
39 **Bruce F. Dammeier**
40 Pierce County Executive

41 Approved Vetoed _____, this
42 19th day of November,
43 2018.

44 Date of Publication of
45 Notice of Public Hearing: November 21, 2018

46 Effective Date of Ordinance: February 1, 2019



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

Only those portions of PCC 4A.30.020 shown below are amended. All other provisions of PCC 4A.30.020 remain unchanged.

4A.30.020 Impact Fee Calculations.

- D. ~~Effective~~ Beginning January 1, 2019, and annually thereafter, the Maximum Fee Obligation shall be adjusted ~~annually~~ according to the change in the Construction Cost Index (20-City Average) published by the Engineering News Record using February 2017 as the base value. Each year, the adjustment shall be brought forth by ordinance in conjunction with adoption of the County Capital Facility Plan and any review of impact fees pursuant to PCC 4A.30.010.



Only those portions of PCC 4A.30.030 shown below are amended. All other provisions of PCC 4A.30.030 remain unchanged.

4A.30.030 School Impact Fee Schedule.

SCHOOL DISTRICT	PER SINGLE-FAMILY DWELLING UNIT		PER MULTI-FAMILY DWELLING UNIT	
	School District Fee Calculation for 2018	2018 Impact Fee (Maximum Fee Obligation Effective 7/01/18 is \$3,577,770)	School District Fee Calculation for 2018	2018 Impact Fee (Maximum Fee Obligation Effective 7/01/18 is \$1,886,000)
Bethel	\$13,797 \$19,345	\$3,577 \$3,770	\$10,369 \$8,728	\$1,866 \$2,000
Carbonado	\$3,594	\$3,577 \$3,594	\$866	\$866
Dieringer	\$3,760 \$3,216	\$3,577 \$3,216	\$1,081 \$450	\$1,081 \$450
Eatonville	0	0	0	0
Fife	\$1,527 \$4,946	\$1,527 \$3,770	\$290 \$2,043	\$290 \$2,000
Franklin Pierce	\$10,032 \$14,038	\$3,577 \$3,770	\$4,530 \$7,071	\$1,866 \$2,000
Orting	\$10,730 \$15,136	\$3,577 \$3,770	\$11,611 \$5,723	\$1,866 \$2,000
Peninsula	\$8,061 \$12,154	\$3,577 \$3,770	\$4,800 \$7,181	\$1,866 \$2,000
Puyallup	\$14,462 \$13,333	\$3,577 \$3,770	\$4,233 \$4,570	\$1,866 \$2,000
Steilacoom	\$4,217 \$4,083	\$3,577 \$3,770	0	0
Sumner-Bonney Lake	\$11,851 \$14,485	\$3,577 \$3,770	\$1,772 \$1,945	\$1,772 \$1,945
White River	0 \$11,391	0 \$3,770	0 \$4,001	0 \$2,000
Yelm	\$4,450	\$3,577 \$3,770	\$1,812	\$1,812