

Sponsored by: Councilmember Derek Young
Requested by: County Council

ORDINANCE NO. 2021-111

An Ordinance of the Pierce County Council Amending Section 4A.30.030 of the Pierce County Code, "School Impact Fee Schedule," to Adjust School Impact Fees for 2022 Based Upon Changes in the Construction Cost Index; and Setting an Effective Date.

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

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

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

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

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

Whereas, the Construction Cost Index for February 2017 was calculated to be 10,559; for September 2021 it is 12,464 which is an increase of 18.04 percent from the base year; and

Whereas, the MFO for school districts effective February 1, 2021, and adopted in Ordinance No. 2020-124 is \$3,890 for single-family dwelling units, and \$2,065 for each multi-family dwelling unit; and

Whereas, after adjusting for changes to the Construction Cost Index through October 2021 and rounding up to the nearest five-dollar increment, the adjusted school MFOs are \$4,200 for single-family dwelling units and \$2,230 for multi-family dwelling units, an increase of \$310 and \$165, respectively from the 2021 rates; and



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; **Now Therefore**,

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5 **BE IT ORDAINED by the Council of Pierce County:**
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7 Section 1. Section 4A.30.030 of the Pierce County Code, "School Impact Fee
8 Schedule," is hereby amended as shown in Exhibit A, which is attached hereto and
9 incorporated herein by reference.

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11 Section 2. The effective date of this Ordinance shall be February 1, 2022.
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14 **PASSED this _____ day of _____, 2021.**
15

16 ATTEST:

PIERCE COUNTY COUNCIL
Pierce County, Washington

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21 **Denise D. Johnson**
22 Clerk of the Council

Derek Young
Council Chair

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26 **Bruce F. Dammeier**
27 Pierce County Executive
28 Approved _____ Vetoed _____, this
29 _____ day of _____,
30 2021.

31
32 Date of Publication of
33 Notice of Public Hearing: _____
34

35 Effective Date of Ordinance: _____
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Only those portions of Section 4A.30.030 that are proposed to be amended are shown.
Remainder of text, tables, maps and/or figures is unchanged.

4A.30.030 School Impact Fee Schedule.

	PER SINGLE-FAMILY DWELLING UNIT		PER MULTI-FAMILY DWELLING UNIT	
SCHOOL DISTRICT	School District Fee Calculation	Impact Fee (Maximum Fee Obligation is \$4,200 \$3,890)	School District Fee Calculation	Impact Fee (Maximum Fee Obligation is \$2,230 \$2,065)
Bethel	\$17,082 \$17,181	\$3,890 \$4,200	\$0 (\$1,042)	\$0 \$0
Carbonado	\$4,446 \$5,771	\$3,890 \$4,200	\$1,138 \$1,520	\$1,138 \$1,520
Dieringer	\$4,176 \$4,176	\$3,890 \$4,176	\$789 \$789	\$789 \$789
Eatonville	\$13,185 \$17,652	\$3,890 \$4,200	\$3,414 \$3,596	\$2,065 \$2,230
Fife	\$4,715 \$4,541	\$3,890 \$4,200	\$1,426 \$822	\$1,426 \$822
Franklin Pierce	\$16,212 \$13,420	\$3,890 \$4,200	\$4,893 \$2,012	\$2,065 \$2,012
Orting	\$16,552 \$17,571	\$3,890 \$4,200	\$6,982 \$7,899	\$2,065 \$2,230
Peninsula	\$4,529 \$4,340	\$3,890 \$4,200	\$2,351 \$2,143	\$2,065 \$2,143
Puyallup	\$12,978 \$12,978	\$3,890 \$4,200	\$5,651 \$5,651	\$2,065 \$2,230
Steilacoom	\$8,104 \$8,104	\$3,890 \$4,200	\$0 \$0	\$0 \$0
Sumner-Bonney Lake	\$22,613 \$32,126	\$3,890 \$4,200	\$2,535 \$3,862	\$2,065 \$2,230
White River	\$11,391 \$11,391	\$3,890 \$4,200	\$4,001 \$4,001	\$2,065 \$2,230
Yelm	\$6,417 \$4,500	\$3,890 \$4,200	\$14,490 \$1,900	\$2,065 \$1,900

