



PUBLIC WORKS DEPARTMENT

**2019-20 ANNUAL SCHOOL IMPACT FEE REPORT**

I. Introduction

The City has the authority to adopt impact fees to address the impacts on school facilities caused by new development in accordance with RCW 82.02.050 through 82.02.110. In April 2004 the City and the Peninsula School District (District) entered into an Interlocal Agreement establishing duties and responsibilities of the parties regarding implementation of school impact fees (SIFs). Subsequently, the first SIFs were implemented in July 2004 as prescribed by Ordinance 963.

In October 2014 the District requested the City amend the SIF to correspond with the District's Six-Year Capital Facilities Plan for 2015-2020 and to be consistent with SIF changes that were adopted by Pierce County. The District also requested the City adjust the SIF annually according to the local Consumer Price Index. In January 2015 the City adopted Ord. 1309 that implemented these changes.

Additionally, Ordinance 1309 reflects recent changes in state law that allows the City's school, transportation, and park impact fees to be expended or encumbered for use within ten years instead of the six years as noted in the City's current code. As a general housekeeping measure, this ordinance reflects the City's desire to make the process for appeals of all impact fees consistent with other City appeal processes. A subsequent ordinance was adopted in March 2016 (Ord. 1332) that corrected the reference to the Consumer Price Index.

By code, the City collects SIFs only from residential developments. However, the SIF rates for single-family residential dwelling units and multi-family residential dwelling units are not the same. The rate for multi-family residential unit is about half of the rate for the single-family residential dwelling unit.

This report is intended to fulfill the requirements of GHMC 19.12.130(C) and spans the District's fiscal year.

II. Budgeted Capital Improvement Projects

The projects funded by the school impact fees are reported annually by the District to the City through the District's "Sources and Uses of Impact Fees" report. Please note, the District's annual budget period is September 1 through August 31 of the following year.

Table 1 below identifies the 2019-20 uses of school impact fees as reported by the District.

**Table 1. 2019-20 Uses of School Impact Fees**

Public Improvement Expenditure	Total
Discovery Portables	(\$29,885)
<b>Total =</b>	<b>(\$29,885)</b>

Table 2 below summarizes the 2019-20 School Impact Fee budget based on SIF revenues collected by the City and transferred to the District.

**Table 2. Peninsula School District's 2019-20 School Impact Fee Fund Budget**

Category	Amount
Beginning Balance	\$2,158,998
SIF Revenues*	\$422,315
Interest	\$27,150
Public Improvement Expenditures	(\$29,885)
<b>Ending Balance =</b>	<b>\$2,578,578</b>

\*The City's 2019-20 SIFs collected do not match the District's reported revenues because the City's date of collection and the District date of receipt do not match due to date of transfer from the City to the District.

### III. Summary of 2019-20 Development Activity

During the District's 2019-20 fiscal year the City collected fees from 113 single family residential units and 0 multi-family residential units. Appendix A (attached) identifies each SIF collected by the City in the reporting period and includes the applicant name, site address, the associated building permit number, and the amount collected.

## Appendix A

### 2020 Annual School Impact Fee Report September 1- August 31

Applicant Name	Site Address	Building Permit Number	Type of Permit	School Impact Fee Collected
Mainvue Homes	11785 Arrowhead Dr	BD-19-0105	SFR	\$3,667.00
D.R. Horton	4493 Copper Ct	BD-19-0109	SFR	\$3,667.00
Mainvue Homes	11827 Arrowhead Dr.	BD-19-0140	SFR	\$3,667.00
Mainvue Homes	11552 Arrowhead Dr	BD-19-0139	SFR	\$3,667.00
D.R. Horton	11754 Olympus Way	BD-19-0110	SFR	\$3,667.00
D.R. Horton	4484 Olympus Loop	BD-19-0134	SFR	\$3,667.00
D.R. Horton	4505 Olympus Loop	BD-19-0158	SFR	\$3,667.00
Mainvue Homes	11725 Arrowhead Dr.	BD-19-0178	SFR	\$3,667.00
Mainvue Homes	4505 Copper Ct.	BD-19-0158	SFR	\$3,667.00
Mainvue Homes	11605 Arrowhead Dr.	BD-19-0156	SFR	\$3,667.00
D.R. Horton	4496 Olympus Lp	BD-19-0157	SFR	\$3,667.00
D.R. Horton	11776 Olympus way	BD-19-0184	SFR	\$3,667.00
D.R. Horton	11785 Olympus Way	BD-19-0185	SFR	\$3,667.00
Mainvue Homes	11566 Arrowhead Dr	BD-19-0190	SFR	\$3,667.00
Hendrickson Construction	3616 Fox Ct.	BD-19-0231	SFR	\$3,667.00
Hendrickson Construction	3708 Fox Ct.	BD-19-0168	SFR	\$3,667.00
D.R. Horton	11797 Olympus Wat	BD-19-0208	SFR	\$3,667.00
D.R. Horton	4507 Olympus Lp	BD-19-0209	SFR	\$3,667.00
D.R. Horton	11788 Olympus Way	BD-19-0210	SFR	\$3,667.00
Mainvue Homes	11532 Arrowhead Dr.	BD-19-0232	SFR	\$3,667.00
Carl Halsan	2854 Soundview Ln	BD-19-0171	SFR	\$3,667.00
Brent Deide	9126 Harborview Dr.	BD-19-0251	SFR	\$3,667.00
Hunt Skansie Land LLC	4476 Fair Winds Ct	BD-19-0164	SFR	\$3,667.00
Hunt Skansie Land LLC	4475 Fair Winds Ct	BD-19-0163	SFR	\$3,667.00
Hunt Skansie Land LLC	4525 Fair Winds Ct.	BD-19-0166	SFR	\$3,667.00
Hunt Skansie Land LLC	4487 Fair Winds	BD-19-0165	SFR	\$3,667.00
D.R. Horton	4502 Olympus Lp	BD-19-0239	SFR	\$3,667.00
D.R. Horton	4512 Olympus Lp	BD-19-0238	SFR	\$3,667.00
D.R. Horton	11823 Olympus Way	BD-18-0347	SFR	\$3,667.00
Garrette Custom Homes	3620 Fox Ct.	BD-19-0256	SFR	\$3,667.00

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Hunt Skansie	4464 Avalon Ct	BD-19-0268	SFR	\$3,667.00
Hunt Skansie	4447 Avalon Ct	BD-19-0263	SFR	\$3,667.00
Hunt Skansie	4459 Avalon Ct	BD-19-0265	SFR	\$3,667.00
Hunt Skansie	4522 Fair Winds Ct	BD-19-0270	SFR	\$3,667.00
Hunt Skansie	4452 Avalon Ct	BD-19-0266	SFR	\$3,667.00
Hunt Skansie	4488 Fair Winds Ct	BD-19-0269	SFR	\$3,667.00
Hunt Skansie	4448 Avalon Ct	BD-19-0264	SFR	\$3,667.00
Hunt Skansie	4461 Avalon Ct	BD-19-0267	SFR	\$3,667.00
Mainvue	11509 Lena Pl	BD-19-0186	SFR	\$3,667.00
DR Horton	4514 Olympus Loop	BD-19-0257	SFR	\$3,667.00
DR Horton	11794 Olympus Way	BD-19-0259	SFR	\$3,667.00
DR Horton	4504 Olympus Loop	BD-19-0258	SFR	\$3,667.00
Hendrickson Construction Co	3606 Fox Ct	BD-19-0271	SFR	\$3,667.00
DR Horton	11837 Olympus Way	BD-20-0002	SFR	\$3,667.00
DR Horton	11818 Olympus Way	BD-20-0004	SFR	\$3,667.00
DR Horton	11845 Olympus Way	BD-20-0033	SFR	\$3,667.00
DR Horton	4508 Olympus Way	BD-20-0036	SFR	\$3,667.00
DR Horton	4516 Olympus Loop	BD-20-0034	SFR	\$3,667.00
DR Horton	4506 Olympus Loop	BD-20-0003	SFR	\$3,667.00
DR Horton	11826 Olympus Way	BD-20-0037	SFR	\$3,667.00
Hunt Skansie	4442 Welcome Ct	BD-20-0055	SFR	\$3,667.00
Hunt Skansie	4512 Old Salt Loop	BD-20-0061	SFR	\$3,667.00
Hunt Skansie	4736 Old Salt Loop	BD-20-0063	SFR	\$3,667.00
Hunt Skansie	4466 Welcome Ct	BD-20-0058	SFR	\$3,667.00
Hunt Skansie	4449 Welcome Ct	BD-20-0054	SFR	\$3,667.00
Hunt Skansie	4624 Old Salt Loop	BD-20-0062	SFR	\$3,667.00
Hunt Skansie	4451 Welcome Ct	BD-20-0056	SFR	\$3,667.00
Hunt Skansie	4486 Old Salt Loop	BD-20-0059	SFR	\$3,667.00
Hunt Skansie	4498 Old Salt Loop	BD-20-0060	SFR	\$3,667.00
Hunt Skansie	4454 Welcome Ct	BD-20-0057	SFR	\$3,667.00

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DR Horton	4518 Olympus Loop	BD-20-0048	SFR	\$3,667.00
DR Horton	11854 Olympus Way	BD-20-0071	SFR	\$3,667.00
DR Horton	4523 Olympus Loop	BD-20-0052	SFR	\$3,667.00
DR Horton	4566 Olympus Loop	BD-20-0067	SFR	\$3,667.00
DR Horton	11863 Olympus Way	BD-20-0050	SFR	\$3,667.00
DR Horton	11852 Olympus Way	BD-20-0051	SFR	\$3,667.00
DR Horton	4522 Olympus Loop	BD-20-0049	SFR	\$3,667.00
Devita SFR	3824 Harborview Dr	BD-20-0096	SFR	\$3,667.00
Hunt Skansie	4534 Fair Winds Ct	BD-20-0109	SFR	\$3,758.00
Hunt Skansie	4546 Fair Winds Ct	BD-20-0108	SFR	\$3,758.00
Rush Residential	7266 Sinclair Ave	BD-20-0126	SFR	\$3,758.00
Rush Residential	7254 Sinclair Ave	BD-20-0125	SFR	\$3,758.00
DR Horton	4524 Olympus Loop	BD-20-0069	SFR	\$3,667.00
DR Horton	4525 Olympus Loop	BD-20-0070	SFR	\$3,667.00
DR Horton	4524 Olympus Loop	BD-20-0069	SFR	\$91.00
DR Horton	4525 Olympus Loop	BD-20-0070	SFR	\$91.00
Hunt Skansie	4537 Fair Winds Ct	BD-20-0045	SFR	\$3,758.00
Hunt Skansie	4549 Fair Winds Ct	BD-20-0103	SFR	\$3,758.00
Hunt Skansie	4542 Vernon Ct	BD-20-0105	SFR	\$3,758.00
Hunt Skansie	4566 Vernon Ct	BD-20-0107	SFR	\$3,758.00
Hunt Skansie	4554 Vernon Ct	BD-20-0106	SFR	\$3,758.00
DR Horton	4527 Olympus Loop	BD-20-0097	SFR	\$3,758.00
DR Horton	4544 Olympus Loop	BD-20-0117	SFR	\$3,758.00
DR Horton	4548 Olympus Loop	BD-20-0100	SFR	\$3,758.00
DR Horton	4528 Olympus Loop	BD-20-0118	SFR	\$3,758.00
DR Horton	4561 Olympus Loop	BD-20-0122	SFR	\$3,758.00
DR Horton	4529 Olympus Loop	BD-20-0119	SFR	\$3,758.00
DR Horton	4564 Olympus Loop	BD-20-0068	SFR	\$3,758.00
DR Horton	4526 Olympus Loop	BD-20-0098	SFR	\$3,758.00
DR Horton	4533 Olympus Loop	BD-20-0124	SFR	\$3,758.00

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DR Horton	4562 Olympus Loop	BD-20-0101	SFR	\$3,758.00
DR Horton	4546 Olympus Loop	BD-20-0099	SFR	\$3,758.00
Hunt Skansie	4558 Fair Winds Ct	BD-20-0104	SFR	\$3,758.00
Hunt Skansie	4436 Avalon Ct	BD-20-0175	SFR	\$3,758.00
Hunt Skansie	4425 Welcome Ct	BD-20-0176	SFR	\$3,758.00
Hunt Skansie	6531 Tradition Pl	BD-20-0102	SFR	\$3,758.00
Hunt Skansie	4437 Welcome Ct	BD-20-0172	SFR	\$3,758.00
Hunt Skansie	4438 Welcome Ct	BD-20-0173	SFR	\$3,758.00
Hunt Skansie	4432 Varsity Ct	BD-20-0171	SFR	\$3,758.00
Hunt Skansie	4424 Avalon Ct	BD-20-0179	SFR	\$3,758.00
Hunt Skansie	4435 Avalon Ct	BD-20-0174	SFR	\$3,758.00
Hunt Skansie	4423 Avalon Ct	BD-20-0178	SFR	\$3,758.00
Rush Residential	7213 Sinclair Ave	BD-20-0168	SFR	\$3,758.00
Hunt Skansie	4426 Welcome Ct	BD-20-0177	SFR	\$3,758.00
Rush Residential	7204 Sinclair Ave	BD-20-0167	SFR	\$3,758.00
DR Horton	4559 Olympus Loop	BD-20-0200	SFR	\$3,758.00
DR Horton	4542 Olympus Loop	BD-20-0199	SFR	\$3,758.00
DR Horton	4532 Olympus Loop	BD-20-0198	SFR	\$3,758.00
DR Horton	4537 Olympus Loop	BD-20-0197	SFR	\$3,758.00
DR Horton	4557 Olympus Loop	BD-20-0196	SFR	\$3,758.00
DR Horton	4558 Olympus Loop	BD-20-0195	SFR	\$3,758.00
DR Horton	4535 Olympus Loop	BD-20-0194	SFR	\$3,758.00
DR Horton	4556 Olympus Loop	BD-20-0193	SFR	\$3,758.00
Hunt Skansie	4414 Welcome Ct	BD-20-0202	SFR	\$3,758.00
Hunt Skansie	4412 Avalon Ct	BD-20-0203	SFR	\$3,758.00

**Total = \$418,466.00**