

1 Sponsored by: Councilmembers Jani Hitchen and Derek Young
2 Requested by: County Council

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6 **ORDINANCE NO. 2022-70**
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10 **An Ordinance of the Pierce County Council Amending Section 4A.30.030 of**
11 **the Pierce County Code, "School Impact Fee Schedule," to**
12 **Adjust School Impact Fees for 2023 Based Upon Changes in**
13 **the Construction Cost Index; and 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

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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

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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

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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

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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

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35 **Whereas**, the Construction Cost Index for February 2017 was calculated to be
36 10,559; for September 2022 it is 13,173 which is an increase of 24.76 percent from the
37 base year; and

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39 **Whereas**, the MFO for school districts effective February 1, 2022, and adopted in
40 Ordinance No. 2021-111 is \$4,200 for single-family dwelling units, and \$2,230 for each
41 multi-family dwelling unit; and

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43 **Whereas**, after adjusting for changes to the Construction Cost Index through
44 September 2022 and rounding up to the nearest five-dollar increment, the adjusted
45 school MFOs are \$4,440 for single-family dwelling units and \$2,355 for multi-family
46 dwelling units, an increase of \$240 and \$125 respectively from the 2022 rates; and
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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, 2023.

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14 **PASSED** this 15th day of November, 2022.

15
16 ATTEST:

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20 Denise D. Johnson

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

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26 **PIERCE COUNTY COUNCIL**
Pierce County, Washington

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28 Derek Young

29 **Derek Young**
Council Chair

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31 Bruce F. Dammeier

32 **Bruce F. Dammeier**
Pierce County Executive

33 Approved Vetoed , this
34 21st day of November,
35 2022.

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37 Date of Publication of
38 Notice of Public Hearing: November 2, 2022

39 Effective Date of Ordinance: February 1, 2023



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.

SCHOOL DISTRICT	PER SINGLE-FAMILY DWELLING UNIT		PER MULTI-FAMILY DWELLING UNIT	
	School District Fee Calculation	Impact Fee (Maximum Fee Obligation is \$4,440 \$4,200)	School District Fee Calculation	Impact Fee (Maximum Fee Obligation is \$2,355 \$2,230)
Bethel	\$19,608 \$17,181	\$4,440 \$4,200	(\$2,295) (\$1,042)	\$0
Carbonado	\$8,720 \$5,771	\$4,440 \$4,200	\$2,368 \$1,520	\$2,355 \$1,520
Dieringer	\$6,167 \$4,176	\$4,440 \$4,176	\$2,060 \$789	\$2,060 \$789
Eatonville	\$17,652	\$4,440 \$4,200	\$3,596	\$2,355 \$2,230
Fife	\$4,039 \$4,541	\$4,039 \$4,200	\$773 \$822	\$773 \$822
Franklin Pierce	\$13,818 \$13,420	\$4,440 \$4,200	\$1,312 \$2,012	\$1,312 \$2,012
Orting	\$23,013 \$17,571	\$4,440 \$4,200	\$11,421 \$7,899	\$2,355 \$2,230
Peninsula	\$7,870 \$4,340	\$4,440 \$4,200	\$4,261 \$2,143	\$2,355 \$2,143
Puyallup	\$30,262 \$12,978	\$4,440 \$4,200	\$13,052 \$5,651	\$2,355 \$2,230
Steilacoom	\$8,104	\$4,440 \$4,200	\$0	\$0
Sumner-Bonney Lake	\$32,126	\$4,440 \$4,200	\$3,862	\$2,355 \$2,230
White River	\$11,391	\$4,440 \$4,200	\$4,001	\$2,355 \$2,230
Yelm	\$6,417 \$4,500	\$4,440 \$4,200	\$14,490 \$1,900	\$2,355 \$1,900

