

1 Sponsored by: Councilmember Ryan Mello
2 Requested by: County Executive/Parks and Recreation Dept.

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6 **ORDINANCE NO. 2023-51s**
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9 **An Ordinance of the Pierce County Council Amending the Parks Impact**
10 **Fee; Adopting Amendments to Title 4A of the Pierce County**
11 **Code (PCC) "Impact Fees"; Adopting Findings of Fact; and**
12 **Setting an Effective Date.**
13

14 **Whereas**, Chapter 36.70A of the Revised Code of Washington (RCW), Growth
15 Management Act, and Chapter 82.02 RCW, Excise Taxes, allow counties to assess
16 impact fees to assure that new development bears a proportionate share of the cost of
17 capital expenditures necessary to meet the demands for public facilities related to new
18 development, including parks, open space and trails; and
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20 **Whereas**, Ordinance No. 96-122s adopted Title 4A of the Pierce County Code
21 (PCC) requiring new construction be assessed impact fees for parks to implement the
22 Land Use and Capital Facilities elements of the Comprehensive Plan and to ensure new
23 development provides a proportionate share of the cost of capital expenditures
24 necessary to meet the demands for County public facilities related to new development;
25 and
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27 **Whereas**, Ordinance No. 2016-51s updated the parks impact fee and amended
28 PCC 4A.20.020 to provide for biennial adjustments to the fee based on the average of
29 the Building Cost Index and the Construction Cost Index (published by the Engineering
30 News Record); and
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32 **Whereas**, in response to PCC 4A.20.020, the Parks and Recreation Department
33 prepared an ordinance for consideration by the Council to adjust impact fees for the
34 2024-25 Biennium; **Now Therefore**,

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36 **BE IT ORDAINED by the Council of Pierce County:**
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38 Section 1. Chapter 4A.20 of the Pierce County Code, "Impact Fees – Parks," is
39 hereby amended as shown in Exhibit A, which is attached hereto and incorporated
40 herein by reference.
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42 Section 2. Findings of Fact are hereby adopted as shown in Exhibit B, which is
43 attached hereto and incorporated herein by reference.
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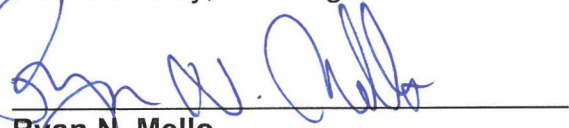
1 Section 3. The effective date of this Ordinance shall be February 1, 2024.

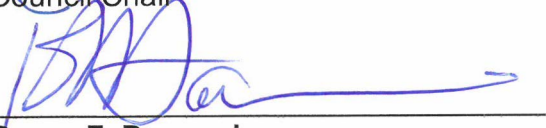
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4 PASSED this 14th day of November, 2023.

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7 ATTEST:

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

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12 **Denise D. Johnson**
13 Clerk to the Council

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15 **Ryan N. Mello**
16 Council Chair

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18 **Bruce F. Dammeier**
19 Pierce County Executive
20 Approved X Vetoed _____, this
21 4th day of December,
22 2023.

23 Date of Publication of
24 Notice of Public Hearing: October 18, 2023

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26 Effective Date of Ordinance: February 1, 2024
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Only those portions of Chapter 4A.20 that are proposed to be amended are shown.
Remainder of text, tables, maps and/or figures is unchanged.

Chapter 4A.20

IMPACT FEES – PARKS

4A.20.030 Impact Fee Schedule.

A. Park impact fees are hereby established for new residential dwelling units:

Land Use Type	Impact Fee Obligation	Effective Date
Residential Dwelling Unit	\$3,268	02/01/22
	\$3,723	02/01/2024
Residential Dwelling Unit	\$3,529	02/01/23
	\$3,928	02/01/2025



FINDINGS OF FACT

The Pierce County Council finds that:

1. Chapter 36.70A of the Revised Code of Washington (RCW), Growth Management Act, and Chapter 82.02 RCW, Excise Taxes, allow counties to assess impact fees to assure new development bears a proportionate share of the cost of capital expenditures necessary to meet the demands for County public facilities related to the new development, including parks, open space and trails.
2. Ordinance No. 96-105s2 established and adopted Title 4A of the Pierce County Code (PCC) allowing the imposition and collection of impact fees to ensure new development pays a proportionate share of the cost of new capital facilities necessary to accommodate growth.
3. Ordinance No. 96-122s amended Title 4A PCC to require new residential construction be assessed impact fees for parks, open space, and trails to implement the Comprehensive Plan and to help achieve the goals and objectives of the Land Use and Capital Facilities elements.
4. The Pierce County Council passed Ordinance No. 2016-51s which updated the Parks Impact Fee based on investment per capita after extensive study and work with the Parks Impact Fee Working Group.
5. Ordinance No. 2016-51s established the new impact fee to be phased in through a 3-step increase with the full fee implemented July 1, 2018, per PCC 4A.20.030.
6. Revenue expenditures for capacity projects associated with the impact fee are determined through the annual adoption of the budget and Capital Facilities Plan and are guided by the Parks Fiscal Policy adopted in Resolution No. R2016-115s.
7. PCC 4A.20.020 B. authorizes a biennial adjustment to park impact fees based on "the average of the Building Cost Index and the Construction Cost Index (published by the Engineering News Record)."
8. An inflationary increase related to the Park Impact Fee has been codified since adoption of the fee in 1996. The calculation method was revised with the major update to the fee in 2016 and has taken place with budget adoption (annual and biennial) since the year following full fee implementation, 2019.
9. The Engineering News-Record Building Cost Index increased by 14 percent since September 2021, while the Construction Cost Index increased by 8 percent since September 2021, resulting in an average increase of 5.5 percent since September 2021. The proposed annual increases effective for 2024 and 2025 use this percentage to calculate the Impact Fee Obligation.



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- 10. The Responsible Official has determined that this action is categorically exempt from the State Environmental Policy Act (SEPA) review as a "Procedural Action," per Washington Administrative Code (WAC) 197-11-800.
- 11. This action was submitted to the Washington State Department of Commerce on September 11, 2023, for review as required for a revision to the Development Regulations in jurisdictions planning under the Growth Management Act, per RCW 36.70A.106 and WAC 365-196-630.

