

ORDINANCE NO. 963

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING THE CITY'S IMPACT FEE REGULATIONS TO ALLOW FOR THE IMPOSITION OF SCHOOL IMPACT FEES BY THE CITY ON DEVELOPMENT, THE COLLECTION, MANAGEMENT, USE AND APPEAL OF SUCH FEES, ALL OF WHICH WILL BECOME OPERATIVE AT THE TIME THE CITY COUNCIL ADOPTS A FEE SCHEDULE FOR SCHOOL IMPACT FEES, ADDING NEW DEFINITIONS FOR "SCHOOL FACILITIES," "SCHOOL DISTRICT," "SCHOOL DISTRICT SERVICE AREA," AND "SUPERINTENDENT," AMENDING THE IMPACT FEE CHAPTER TO ELIMINATE ANY VESTING OF IMPACT FEES; PURSUANT TO A RECENT COURT DECISION, MAKING OTHER MINOR CHANGES TO CORRECT TYPOGRAPHICAL ERRORS; AMENDING GIG HARBOR CODE SECTIONS 19.14.010; 19.12.010; 19.12.050, 19.12.070, 19.12.080, 19.12.090, 19.12.100, 19.12.110, 19.12.120, 19.12.130, 19.12.140, 19.12.150, 19.12.170.

WHEREAS, the City has adopted impact fees for parks and transportation facilities in chapter 19.12 of the Gig Harbor Municipal Code; and

WHEREAS, the City has the authority to adopt impact fees to address the impact on school facilities caused by new development, pursuant to RCW 82.02.050 through 82.02.100; and

WHEREAS, the City's SEPA Responsible Official issued a determination of non-significance on May 24, 2004, with a June 9, 2004 comment deadline and June 23, 2004 appeal period; and

WHEREAS, no comments or appeals have been submitted; and

WHEREAS, the Gig Harbor Planning Commission held a public hearing and (recommended adoption/did not recommend adoption) of this Ordinance; and

WHEREAS, the City Council held a public hearing and considered this Ordinance during its regular City Council meeting of July 12, 2004. Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,
ORDAINS AS FOLLOWS:

Section 1. Section 19.14.010 of the Gig Harbor Municipal Code is hereby amended to read as follows:

19.14.010 Definitions. The following words and terms shall have the following meanings for the purpose of chapter 19.10 and 19.12, the concurrency and impact fee chapters, unless the context clearly appears otherwise. Terms otherwise not defined herein shall be given the meaning set forth in RCW 82.02.090, or given their usual and customary meaning:

* * *

() "School facilities" means capital facilities owned or operated by the Peninsula School District.

() "School District" means the Peninsula School District.

() "School District service area" means the boundaries of the Peninsula School District.

() "Superintendent" means the School District Superintendent or his/her designee.

* * *

Section 2. Section 19.12.010 of the Gig Harbor Municipal Code is hereby amended to read as follows:

19.12.010. Authority and purpose.

A. This chapter is enacted pursuant to the City's police powers, the Growth Management Act as codified in chapter 36.70A RCW, the impact fee statutes as codified in RCW 82.02.050 through 82.02.100, chapter 58.17 RCW relating to platting and subdivisions, and the State Environmental Policy Act (SEPA), chapter 43.21C RCW.

B. The purpose of this chapter is to:

1. Develop a program consistent with the Gig Harbor parks,

open space and recreation plan, six year road plan and the City's comprehensive plan (parks and transportation elements), and capital improvement plan, for joint public and private financing of park and transportation facility improvements necessitated in whole or in part by development in the City. With regard to school facilities, to develop a program for joint public and private financing of school facilities consistent with the capital improvement plan of the School District, as such public facilities are necessitated in whole or in part by development in the City;

2. Ensure adequate levels of service in public facilities within the city and School District;

3. Create a mechanism to charge and collect fees to ensure that all new development bears its proportionate share of the capital costs of off-site park, school and transportation facilities reasonably related to new development, in order to maintain adopted levels of park service, maintain adopted levels of service on the city's transportation facilities, and to ensure the availability of adequate school facilities at the time of new development;

4. Ensure that the city pays its fair share of the capital costs of parks and transportation facilities necessitated by public use of the parks and roadway system, and ensure that the School District pays its fair share of the capital costs of school facilities; and

5. Ensure fair collection and administration of such impact fees.

C. The provisions of this chapter shall be liberally construed to effectively carry out its purpose in the interest of the public health, safety and welfare.

Section 3. Section 19.12.050 of the Gig Harbor Municipal Code is hereby

amended to read as follows:

19.12.050 Imposition of Impact Fees.

A. The City is hereby authorized to impose impact fees on new development.

B. Impact fees may be required pursuant to the impact fee schedule adopted through the process described herein, or mitigation may be provided through: (1) the purchase, installation and/or improvement of park, school and transportation facilities pursuant to GHMC 19.12.080(C); or (2) the dedication of land pursuant to GHMC 19.12.080(C).

C. Impact fees:

1. Shall only be imposed for park, school and transportation facilities that are reasonably related to new development;

2. Shall not exceed a proportionate share of the costs of park, school and transportation facilities that are reasonably related to new development;

3. Shall be used for park, school and transportation facilities that will reasonably benefit the new development;

4. Shall not be used to correct existing deficiencies;

5. Shall not be imposed to mitigate the same off-site park, school and transportation facility impacts that are being mitigated pursuant to any other law;

6. Shall not be collected for improvements to state/county park and transportation facilities unless the state/county requests such improvements and an agreement to collect such fees has been executed between the state/county and the city;

7. Shall not be collected for improvements to park and transportation facilities in other municipalities unless the affected municipality requests that such impact fees be collected on behalf of the affected municipality, and an interlocal agreement has been executed between the city and the affected municipality for the collection of such fees.

8. Shall not be collected for any development approved prior to the date of adoption of the ordinance codified in this chapter unless changes or modifications in the development requiring city approval are subsequently proposed which result in greater direct impacts on park, school and transportation facilities than were considered when the development was first approved;

9. Shall be collected only once for each development, unless changes or modifications to the development are proposed which result in greater direct impacts on park, school and/or transportation facilities than were considered when the development was first permitted;

10. May be imposed for system improvement costs previously incurred by the city, to the extent that new growth and development will be served by previously constructed improvements, and provided, that such fee shall not be imposed to make up for any system improvement deficiencies; and

11. Shall only be imposed for park and school facilities on residential development.

Section 4. Section 19.12.070 of the Gig Harbor Municipal Code shall be

amended to read as follows:

19.12.070 Fee schedules and establishment of service area.

A. Impact fee schedules setting forth the amount of the impact fees to be paid by developers are listed in Appendix B for roads and Appendix C for parks, and Appendix D for schools, attached to the ordinance codified in this chapter and incorporated herein by this reference.

B. For the purpose of this chapter, the entire city shall be considered one service area.

Section 5. Section 19.12.080 of the Gig Harbor Municipal Code shall be

amended to read as follows:

19.12.080 Calculation of Impact Fees.

A. The Director shall calculate the impact fees set forth in Appendices B and C, more specifically described in the Gig Harbor six-year road plan and the parks, open space and recreation plan. The Superintendent shall calculate the school impact fees set forth in Appendix D. The City Council shall have the final decision on the calculation of the impact fees to be imposed under this Chapter as set forth in Appendices B and C. These calculations shall:

1. Determine the standard fee for similar types of development, which shall be reasonably related to each development's proportionate share of the cost of the projects described in Appendix A, and for parks shall be calculated as set forth in Appendix C, and for schools shall be as provided in the School District's capital facilities plan;
2. Reduce the proportionate share by applying the benefit factors described in this section.

B. In calculating proportionate share, the following factors will be considered:

1. Identify all park, school and transportation facilities that will be impacted by users from each development;
2. Identify when the capacity of a park, school or transportation facility has been fully utilized;
3. Update the data as often as practicable, but at least annually;
4. Estimate the cost of constructing the projects in Appendix A for roads as of the time they are placed on the list, and the cost of maintaining the City's level of park service as shown on Appendix C, and the costs relating to the construction of school facilities and then update the costs estimates at least annually, considering the:
 - a. Availability of other means of funding park, school and transportation facilities;
 - b. Cost of existing park, school and transportation facility improvements;
 - c. Methods by which park, school and transportation facility improvements were financed;
5. Update the fee collected against a project which has already been completed, through an advancement of city or School District funds, at a rate determined annually, which is equivalent to the City or School District's return on investments.

C. The director or, in the case of school impact fees, the Superintendent, shall reduce the calculated proportionate share for a

particular development by giving credit for the following benefit factors:

1. The purchase, installation and/or improvement of park, school and transportation facilities, if;
 - a. The facilities are located on land owned by the city, Pierce County, the School District or a special district; and
 - b. A designated public owner is responsible for permanent, continuing maintenance and operation of the facilities; and
 - c. The Director or Superintendent, determines that the facilities correspond to the type(s) of park, school and transportation facilities being impacted by the development as determined pursuant to this chapter; and
 - d. The Director determines, after consultation with the county, School District or special purpose district, as applicable, and an analysis of supply and demand data, the parks, open space and recreation plan, the six year road plan and any applicable Pierce County park and transportation plan, that the proposed park and transportation facility improvements better meet the city's need for park and transportation facilities than would payment of funds to mitigate the park and transportation impacts of the development.
2. The credit against the impact fee shall be equal to the fair market value of the purchase, installation and/or improvement.
3. Any applicable benefit factors, as described in RCW 82.02.060, that are demonstrated by the applicant not to have been included in the calculation of the impact fee.
4. A developer of a planned residential development or mobile home park may receive credit only for park, school and transportation facilities provided in addition to those normally required under SEPA for such developments pursuant to chapter 18.04 GHMC.
5. When the Director or Superintendent has agreed to a developer's proposal to satisfy some or all of the impact fee through the purchase, installation and/or improvement of park, school and/or transportation facilities, the developer shall prepare and submit a facility improvement plan to the Director and, if applicable, to the Superintendent for approval prior to recordation of a plat or short plat for subdivisions, and prior to issuance of a building permit for all other developments.
6. In the determination of credit toward the impact fee, the Director or Superintendent shall also consider the extent to which the proposed dedication or conveyance meets the following criteria:
 - a. The land should result in an integral element of the Gig Harbor park/road system;
 - b. The land is suitable for future park, school and/or transportation facilities;
 - c. The land is of an appropriate size and of an acceptable configuration;
 - d. The land has public access via a public street or

an easement of an equivalent width and accessibility;

e. The land is located in or near areas designated by the city or county on land use plans for park, trail or recreation purposes; or, in the case of schools, is appropriately located for school facilities;

f. The land provides linkage between Pierce County and/or other publicly owned recreation or transportation properties;

g. The land has been surveyed or adequately marked with survey monuments, or otherwise readily distinguishable from adjacent privately owned property;

h. The land has no known physical problems associated with it, such as the presence of hazardous waste, drainage, erosion or flooding problems which the Director or Superintendent determines would cause inordinate demands on public resources for maintenance and operation;

i. The land has no known safety hazards;

j. The developer is able to provide documentation, as nearly as practicable, of the land's compliance with the criteria of this subsection, and of clear title; and

k. The developer is able to provide and fund a long-term method, acceptable to the Director or Superintendent, for the management and maintenance of the land, if applicable.

7. The amount of credit determined pursuant to this subsection shall be credited proportionately among all of the units in the development, and the impact fee for which each unit for which a permit or approval is applied shall be reduced accordingly.

8. Applicants may not request that an impact fee credit be provided for a proposed development based on taxes, user fees, assessments, improvements, payments or other benefit factors applicable to property that is not included within the proposed development.

9. Applicants shall receive credit against the impact fee equal to the amount of an LID assessment paid for transportation-related facilities identified by the Director as increasing transportation system capacity.

Section 6. Section 19.12.090 of the Gig Harbor Municipal Code shall be amended to read as follows:

19.12.090 Variation from impact fee schedule.

If a developer submits information demonstrating a significant difference between the age, social activity or interest characteristics of the population of a proposed subdivision or development and the data used to calculate the impact fee schedule, the Director or Superintendent may allow a special calculation of the impact fee requirements for the subdivision or development to be prepared by the developer's consultant,

at the developer's cost; provided, however, that the Director or Superintendent shall have prior approval of the qualifications and methodology of the developer's consultant in making such calculation, and any time period mandated by statute or ordinance for the approving authority's decision on the subdivision or development shall not include the time spent in preparing the special calculation. Whether the Director or Superintendent accepts the data provided by the special calculation shall be at the discretion of the Director or Superintendent.

Section 7. Section 19.12.100 of the Gig Harbor Municipal Code shall be amended to read as follows:

19.12.100 Payment of fees.

A. All developers shall pay an impact fee in accordance with the provisions of this chapter which shall be calculated by the City at the time that the building permit is ready for issuance.

B. The impact fee shall be recalculated if the development is modified or conditioned in such a way as to alter park, school or transportation impacts for the development.

C. A developer may obtain a preliminary determination of the impact fee before submitting an application for the development permit by providing the Director or Superintendent with the information needed for processing. However, because impact fees are not subject to the vested rights doctrine, the fee actually paid by the developer will be the impact fee in effect at the time of building permit issuance, regardless of any preliminary determination.

Section 8. Section 19.12.110 of the Gig Harbor Municipal Code is hereby amended to read as follows:

19.12.110 Time of payment of impact fees.

A. Payment of any required impact fees shall be made prior to the issuance of a building permit.

B. Impact fees may be paid under protest in order to obtain the necessary permits/approvals until an appeal of the fee amount is finally resolved.

C. When a subdivision or development is conditioned upon the dedication of land, or the purchase, installation or improvement of park and/or transportation facilities, a final plat or short plat shall not be recorded, and a building permit within such plat or development shall not be issued until:

1. The Director has determined in writing that the land to be dedicated is shown on the face of the final plat or short plat, or a deed

conveying the land to the city, Pierce County, School District or special purpose district, as appropriate, has been recorded with the Pierce County Auditor; and

2. The Director has determined in writing, after consultation with the designated public owner responsible for permanent, continuing maintenance and operation of the facilities that the developer has satisfactorily undertaken or guaranteed to undertake in a manner acceptable to the Director or Superintendent, any required purchase, installation or improvement of school, park or transportation facilities.

Section 9. Section 19.12.120 of the Gig Harbor Municipal Code is hereby amended to read as follows:

19.12.120 Project List.

A. The Director shall annually review the city's parks, open space and recreation plan, the six year parks improvement plan, the six year road plan and the projects listed in Appendices A and B and shall:

1. Identify each project in the comprehensive plan that is growth-related and the proportion of each such project that is growth-related;
2. Forecast the total money available from taxes and other public sources for park and transportation improvements for the next six years;
3. Update the population, building activity and demand and supply data for park and transportation facilities and the impact fee schedule for the next six-year period;
4. Calculate the amount of impact fees already paid;
5. Identify those comprehensive plan projects that have been or are being built but whose performance capacity has not been fully utilized;

B. The Director shall use this information to prepare an annual draft amendment to the fee schedule in Appendices A and C, which shall comprise:

1. The projects in the comprehensive plan that are growth related and that should be funded with forecast public moneys and the impact fees already paid; and
2. The projects already built or funded pursuant to this chapter whose performance capacity has not been fully utilized.

C. The Council, at the same time that it adopts the annual budget and appropriates funds for capital improvement projects; shall, by separate ordinance, establish the annual project list by adopting, with or without modification, the Director's draft amendment.

D. Once a project is placed on Appendix A, or if the City amends its level of park service in Appendix C, a fee shall be imposed on every

development until the project is removed from the list by one of the following means:

1. The council by ordinance removes the project from Appendix A and/or C, in which case the fees already collected will be refunded if necessary to ensure that impact fees remain reasonably related to the park and transportation impacts of development that have paid an impact fee; provided that a refund shall not be necessary if the council transfers the fees to the budget of another project that the council determines will mitigate essentially the same park and transportation impacts; or

2. The capacity created by the project has been fully utilized, in which case the director shall remove the project from the project list.

E. The School District shall annually review and update its capital facilities portion of the City's comprehensive plan and submit such updated plan to the City by April 1st of each year. The School District's updated capital facilities plan shall identify projects that are growth-related, include the amount of school impact fees paid, and may include a proposed school impact fee schedule adjustment.

Section 10. Section 19.12.130 of the Gig Harbor Municipal Code is hereby

amended to read as follows:

19.12.130 Funding of projects.

A. An impact fee trust and agency fund is hereby created for parks, schools and transportation fees. The School District shall be responsible for the creation of its own impact fee fund,¹ and shall be solely responsible for the deposit of fees in such fund, and the use/refund of such fees. The Director shall be the manager of the City's fund. The City shall place park, school and transportation impact fees in appropriate deposit accounts within the impact fee fund.

B. The parks, school and transportation impact fees paid to the City shall be held and disbursed as follows:

1. The fees collected for each project shall be placed in a deposit account within the impact fee fund, with the exception of the school impact fees, which shall be transmitted to the School District;

2. When the council appropriates capital improvement project (CIP) funds for a park or transportation project on the project list, the park or transportation fees held in the impact fee fund shall be transferred to the CIP fund. The non-impact fee moneys appropriated for the project shall comprise both the public share of the project cost and an advancement of that portion of the private share that has not yet been

collected in park or transportation impact fees;

3. The first money spent by the director on a project after a council appropriation shall be deemed to be the fees from the impact fee fund;

4. Fees collected after a project has been fully funded by means of one or more council appropriations shall constitute reimbursement to the city or School District of the funds advanced for the private share of the project. The public monies made available by such reimbursement shall be used to pay the public share of other projects.

5. All interest earned on impact fees paid shall be retained in the account and expended for the purpose or purposes for which the impact fees were imposed.

C. Projects shall be funded by a balance between impact fees and public funds, and shall not be funded solely by impact fees.

D. Impact fees shall be expended or encumbered for a permissible use for six years after receipt, unless there exists an extraordinary or compelling reason for fees to be held longer than six years. The Director may recommend to the Council that the City hold park or transportation fees beyond six years in cases where extraordinary or compelling reasons exist. Such reasons shall be identified in written findings by the Council.

E. The School District and the Director shall prepare an annual report on the impact fee accounts showing the source and amount of all monies collected, earned or received and projects that were financed in whole or in part by impact fees.

Section 11. Section 19.12.140 of the Gig Harbor Municipal Code is hereby

amended to read as follows:

19.12.140 Use and disposition of dedicated land.

All land dedicated or conveyed pursuant to this chapter shall be set aside for development of park, school, and transportation facilities. The city and Pierce County, and any school district or special purpose district to which land is dedicated or conveyed pursuant to this chapter shall make every effort to use, develop and maintain land dedicated or conveyed for park, school, and transportation facilities. In the event that use of any such dedicated land is determined by the director, Superintendent, or Pierce County, to be infeasible for development of park, school, and transportation facilities, the dedicated land may be sold or traded for another parcel of land. The proceeds from such a sale shall be used to acquire land or develop park, school, and transportation facilities.²

Section 12. Section 19.12.150 of the Gig Harbor Municipal Code is hereby

amended to read as follows:

19.12.150 Refunds.

A. A developer may request and shall receive a refund from either the City (for parks and transportation impact fees) or the School District (for school impact fees) when the developer does not proceed with the development activity for which impact fees were paid, and the developer shows that no impact has resulted.

B. In the event that impact fees are refunded for any reason, they shall be refunded by the City with respect to park and transportation fees and the School District with respect to school impact fees, and such fees shall be returned with interest earned to the owners as they appear of record with the Pierce County Assessor at the time of the refund.

C. When the city seeks to terminate any or all impact fee requirements, all unexpended or unencumbered funds shall be refunded pursuant to this section. Upon the finding that any or all fee requirements are to be terminated, the city shall place notice of such termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first class mail to the last known address of claimants. All funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the city or, if applicable, the School District, but must be expended on projects on the adopted plans of the City or School District. This notice requirement shall not apply if there are no unexpended or unencumbered balances within an account or accounts being terminated.

Section 13. Section 19.12.170 of the Gig Harbor Municipal Code is hereby

amended to read as follows:

19.12.170 Appeals.

A. Decision on Impact Fee. The director shall issue a written decision on the parks and/or transportation impact fee amount as described in this chapter. The Superintendent shall issue a written decision on the school impact fee amount as described in this chapter.

B. Reconsideration by Superintendent.

1. In order to request reconsideration of the Superintendent's decision, the developer shall make a written request to the Superintendent for a meeting to review the fee amount, together with a written request for reconsideration. The request for reconsideration shall state in detail the grounds for the request and shall be filed with the

Superintendent within fifteen (15) days after the Superintendent's decision on the school impact fees.

2. The Superintendent shall consider any studies and data submitted by the developer seeking to adjust the amount of the fee. The Superintendent shall issue a written decision on reconsideration within 30 working days of the Superintendent's receipt of the request for reconsideration or the meeting with the developer, whichever is later.

C. Reconsideration by Director.

1. In order to request reconsideration of the Director's decision, the developer shall make a written request to the Director for a meeting to review the fee amount, together with a written request for reconsideration. The request for reconsideration shall state in detail the grounds for the request, and shall be filed with the Director within 15 days after issuance of the Director's decision on the impact fees.

2. The Director shall consider any studies and data submitted by the developer seeking to adjust the amount of the fee. The director shall issue a written decision on reconsideration within 10 working days of the director's receipt of the request for reconsideration or the meeting with the developer, whichever is later.

D. Appeal of Decision on Reconsideration to Hearing Examiner. A developer may appeal the amount of the impact fee established in the decision on reconsideration of the Director or Superintendent to the hearing examiner, who shall conduct a public hearing on the appeal. In the case of school impact fees, the School District shall provide for a hearing examiner to hear the appeal.

1. An appeal of the impact fee after reconsideration may be filed without appealing the underlying permit. This procedure is exempt from the project permit processing requirements in Chapters 19.01-19.06, pursuant to RCW 36.70B.140. If the developer files an appeal of the underlying permit and the impact fee, the City may consolidate the appeals.

2. The developer shall bear the burden of proving:

a. That the Director or Superintendent committed error in calculating the developer's proportionate share, as determined by an individual fee calculation, or, if relevant, as set forth in the impact fee schedule, or in granting credit for the benefit factors; or

b. That the Director or Superintendent based his determination upon incorrect data.

3. An appeal of the decision of the Director or Superintendent on reconsideration must be filed with the City planning department within 14 calendar days of issuance of that decision.

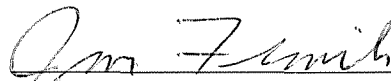
E. Appeals of Hearing Examiner's Decision. Appeals from the decision of the School District Hearing Examiner or the City Hearing Examiner shall be to superior court as provided in ch. 36.70C RCW.

Section 14. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, clause or phrase of this Ordinance.

Section 15. Effective Date. This ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor this 12 th day of July, 2004.

CITY OF GIG HARBOR




JIM FRANICH, MAYOR PRO TEM

ATTEST/AUTHENTICATED:

By: 
MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 
CAROL A. MORRIS

FILED WITH THE CITY CLERK: 6/23/04
PASSED BY THE CITY COUNCIL: 7/12/04
PUBLISHED: 7/21/04
EFFECTIVE DATE: 7/26/04
ORDINANCE NO. 963

Appendix 'A'

EXHIBIT "B" TO ORDINANCE NO. 2003-126s

4A.30.030 School Impact Fee Schedule.

DISTRICT	PER SINGLE FAMILY DWELLING UNIT		PER MULTI FAMILY DWELLING UNIT	
	Fee Calculation	Maximum Fee Obligation Effective 01/01/034	Fee Calculation	Maximum Fee Obligation Effective 01/01/034
Auburn*	\$4,254 1,529	\$1,675 1,711	\$2,089 1,213	\$882 901
Bethel*	\$2,438 3,180	\$1,675 1,711	\$677 719	\$882 901
Carbonado*	\$1,843 2,666	\$1,675 1,711	\$548 689	\$882 901
Dieringer	\$2,984	\$1,675 1,711	\$1,492	\$882 901
Eatonville*	\$7,431 9,039	\$1,675 1,711	\$3,715 4,519	\$882 901
Fife*	\$3,224 2,301	\$1,675 1,711	\$1,189 1,286	\$882 901
Franklin Pierce	\$2,737 4,045	\$1,675 1,711	\$1,790 2,560	\$882 901
Orting	\$1,813	\$1,675 1,711	\$1,457	\$882 901
Peninsula	\$6,350 5,287	\$1,675 1,711	\$2,712 3,120	\$882 901
Puyallup*	\$4,611	\$1,675 1,711	\$2,243	\$882 901
Steilacoom	\$2,776	\$1,675 1,711	\$1,388	\$882 901
Sumner*	\$3,626 3,326	\$1,675 1,711	\$821 717	\$882 901
University Place	\$1,743	\$1,675 1,711	\$692	\$882 901
White River	\$1,617 1,674	\$1,675 1,711	\$808 941	\$882 901
Yelm*	\$4,504	\$1,675 1,711	\$1,914	\$882 901

* Fee Calculations updated for 2003

Appendix 'B'
Transportation

Impact Fee Rate Schedule

ITE Code	ITE Land Use Category	Trip Rate (1)	% New Trips (2)	Peak Hour Factor (3)	Net New Trips Per Unit of Measure	Impact Fee Per Unit @ \$ 108.22 Per Trip
110	Light Industrial	3.49	100%	1.33	4.64 1,000 sq. ft.	\$ 0.50 per square foot
140	Manufacturing	1.93	100%	1.84	3.55 1,000 sq. ft.	0.38 per square foot
151	Mini-warehouse	1.30	100%	0.95	1.24 1,000 sq. ft.	0.13 per square foot
210	Single Family House	4.78	100%	1.00	4.78 dwelling	517.30 per dwelling unit
220	Apartment	3.24	100%	0.92	2.98 dwelling	322.50 per dwelling unit
230	Condominium	2.93	100%	0.89	2.61 dwelling	282.46 per dwelling unit
240	Mobile Home	2.41	100%	1.14	2.75 dwelling	297.61 per dwelling unit
250	Retirement Community	1.16	100%	0.90	1.04 dwelling	112.55 per dwelling unit
310	Hotel	4.35	100%	0.83	3.61 room	390.68 per room
320	Motel	5.10	100%	0.56	2.86 room	309.52 per room
420	Marina	1.48	100%	0.61	0.90 berth	97.40 per berth
430	Golf Course	4.17	100%	0.44	1.83 acre	198.05 per acre
444	Movie Theater	11.96	100%	1.88	22.48 1,000 sq. ft.	2.43 per square foot
492	Racquet Club	8.57	100%	0.98	8.40 1,000 sq. ft.	0.91 per square foot
530	High School	5.45	100%	1.68	9.16 1,000 sq. ft.	0.99 per square foot
560	Church	4.66	100%	0.73	3.40 1,000 sq. ft.	0.37 per square foot
610	Hospital	8.39	100%	0.59	4.95 1,000 sq. ft.	0.54 per square foot
620	Nursing Home	1.30	100%	0.62	0.81 bed	87.66 per bed
710	Office 10,000 Sq. Ft.	12.30	100%	1.31	16.11 1,000 sq. ft.	1.74 per square foot
710	Office 50,000 Sq. Ft.	8.29	100%	1.28	10.61 1,000 sq. ft.	1.15 per square foot
710	Office 100,000 Sq. Ft.	7.02	100%	1.26	8.85 1,000 sq. ft.	0.96 per square foot
720	Medical Office	17.09	100%	1.13	19.31 1,000 sq. ft.	2.09 per square foot
820	Retail 10,000 Sq. Ft.	83.80	49%	0.85	34.90 1,000 sq. ft.	3.78 per square foot
820	Retail 50,000 Sq. Ft.	45.83	48%	0.87	19.14 1,000 sq. ft.	2.07 per square foot
820	Retail 100,000 Sq. Ft.	35.34	74%	0.88	23.01 1,000 sq. ft.	2.49 per square foot
820	Retail 200,000 Sq. Ft.	27.25	74%	0.88	17.75 1,000 sq. ft.	1.92 per square foot
832	Restaurant: sit-down	102.68	52%	0.72	38.44 1,000 sq. ft.	4.16 per square foot
833	Fast Food, No Drive-up	393.11	52%	0.51	104.25 1,000 sq. ft.	11.28 per square foot
844	Service Station	150.18	27%	0.48	19.46 pump	2,106.00 per pump
850	Supermarket	88.80	49%	0.82	35.68 1,000 sq. ft.	3.86 per square foot
851	Convenience Market - 24 Hr.	369.00	31%	0.69	78.93 1,000 sq. ft.	8.54 per square foot
860	Wholesale Warehousing	3.37	100%	0.29	0.98 1,000 sq. ft.	0.11 per square foot
911	Bank/Savings: Walk-in	70.31	30%	1.17	24.68 1,000 sq. ft.	2.67 per square foot
912	Bank/Savings: Drive-in	132.61	30%	1.56	62.06 1,000 sq. ft.	\$ 6.72 per square foot

(1) ITE Rate divided by 2.

(2) Eliminates pass-by trips.

(3) Adjustment factor to convert average daily trips to peak hour equivalent.

Appendix 'C' / Parks

RATE SCHEDULE

Based on the 50% assessment identified in "Note (3)" of Appendix 'C-2' (p. 143, City of Gig Harbor Parks, Recreation and Open Space Plan) of this ordinance, the Park Impact Fee is set at \$1500 per dwelling unit.

Appendix 'D'

**City of Gig Harbor
School Impact Fee Schedule**

Single Family Dwelling:	\$1,711.00
Multi-Family Dwelling:	\$ 901.00 x number of units