



PUBLIC WORKS DEPARTMENT

ANNUAL SCHOOL IMPACT FEE REPORT

2021

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. A subsequent ordinance was adopted in March 2016 (Ord. 1332) that corrected the reference to the Consumer Price Index.

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.

By code, the City collects SIFs only from residential developments. The SIF rates for single-family residential dwelling units and multi-family residential dwelling units are not the same. Rather, 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). Please note, the District's annual budget period is September 1 through August 31 of the following year and this report references this time period for SIFs collected by the City.

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.

Table 1 below identifies the 2021 uses of school impact fees as reported by the District.

Table 1. 2021 Uses of School Impact Fees

Public Improvement Expenditure	Total
Swift Water ES Construction	(\$3,041,791.00)
Total =	(\$3,041,791.00)

Table 2 below summarizes the 2021 School Impact Fee budget based on SIF revenues collected by the City and transferred to the District.

Table 2. Peninsula School District's 2021 School Impact Fee Fund Budget

Category	Amount
Beginning Balance	\$2,578,578.00
SIF Revenues*	\$575,568.00
Interest	\$3,048.00
Public Improvement Expenditures	(\$3,041,791.00)
Ending Balance =	\$115,403.00

*The City's 2021 SIFs collections 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 2021 Development Activity

Appendix A (attached) identifies each SIF collected by the City during the District's budget period and includes the applicant name, site address, the associated building permit number, and the amount collected.

Appendix A

2021 Annual School Impact Fee Report September 1, 2020 - August 31, 2021

Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
DRH Inc	11707 Olympus Way	BD-20-0222	\$3,758.00
DRH Inc	4554 Olympus Loop	BD-20-0223	\$3,758.00
DRH Inc	4552 Olympus Loop	BD-20-0225	\$3,758.00
DRH Inc	4538 Olympus Loop	BD-20-0224	\$3,758.00
DRH Inc	4536 Olympus Loop	BD-20-0226	\$3,758.00
DRH Inc	4539 Olympus Loop	BD-20-0227	\$3,758.00
DRH Inc	4543 Olympus Loop	BD-20-0228	\$3,758.00
DRH Inc	4555 Olympus Loop	BD-20-0229	\$3,758.00
Hunt SkansieLand LLC	5176 Old Salt Loop	BD-20-0235	\$3,758.00
Hunt Skansie Land LLC	5064 Old Salt Loop	BD-20-0236	\$3,758.00
Hunt Skansie Land LLC	4848 Old Salt Loop	BD-20-0238	\$3,758.00
Rush Residential Inc	7263 Sanford Pl	BD-20-0254	\$3,758.00
Pioneer Properties GH LLC	7421 Pioneer Way	BD-20-0187	\$7,516.00
Pioneer Properties GH LLC	7441 Pioneer Way	BD-20-0188	\$7,516.00
Pioneer Properties GH LLC	7461 Pioneer Way	BD-20-0189	\$7,516.00
Pioneer Properties GH LLC	7481 Pioneer Way	BD-20-0190	\$3,758.00
Rush Residential Inc	7216 Sinclair	BD-20-0275	\$3,758.00
Rush Residential Inc	7238 Sinclair	BD-20-0276	\$3,758.00
Rush Residential Inc	7316 Sinclair	BD-20-0277	\$3,758.00
Hunt Skansie Land LLC	4541 Vernon Ct	BD-20-0233	\$3,758.00
Hunt Skansie Land LLC	4553 VernonCt	BD-20-0234	\$3,758.00
Hunt Skansie Land LLC	4565 VernonCt	BD-20-0239	\$3,758.00
RICHMOND AMERICAN HOMES	9906 ALPENGLOW WAY	BD-20-0255	\$3,758.00
Hunt Skansie Land LLC	4585 Vernon Ct	BD-20-0242	\$3,758.00
Hunt Skansie Land LLC	4582 Vernon Ct	BD-20-0243	\$3,758.00
Hunt Skansie Land LLC	4427 Varsity Ct	BD-20-0292	\$3,758.00
Hunt Skansie Land LLC	4428 Varsity Ct	BD-20-0294	\$3,758.00
Hunt Skansie Land LLC	4439 Varsity Ct	BD-20-0296	\$3,758.00

Appendix A

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Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
Richmond American Homes	4854 StardustCT	BD-20-0290	\$3,758.00
Richmond American Homes	4866 StardustCt	BD-20-0289	\$3,758.00
Richmond American Homes	4878 StardustCt	BD-20-0288	\$3,758.00
Hunt Skansie Land LLC	4416 Varsity Ct	BD-20-0293	\$3,758.00
Rush Residential Inc	7237 Sanford Pl	BD-20-0316	\$3,758.00
Hunt skansie land LLC	4422 Batten Ct	BD-20-0359	\$3,758.00
Hunt Skansie Land LLC	4434 Batten Ct	BD-20-0360	\$3,758.00
Hunt Skansie Land LLC	4446 Batten Ct	BD-20-0361	\$3,758.00
Hunt Skansie Land LLC	4441 Varisty Ct	BD-20-0362	\$3,758.00
Hunt Skansie Land LLC	4444 Varisty Ct	BD-20-0363	\$3,758.00
Hunt Skansie Land LLC	4458 Batten Ct	BD-20-0364	\$3,758.00
Hunt Skansie Land LLC	4453 Varsity Ct	BD-20-0365	\$3,758.00
Hunt Skansie Land LLC	4456 Varsity Ct	BD-20-0366	\$3,758.00
Hunt Skansie Land LLC	4462 Batten Ct	BD-20-0367	\$3,758.00
Hunt Skansie Land LLC	4465 Varsity Ct	BD-20-0368	\$3,758.00
Hunt Skansie Land LLC	4468 Varsity Ct	BD-20-0369	\$3,758.00
Marissa Robertson	4882 Stardust Ct	BD-20-0287	\$3,758.00
Rush Residential	7265 Sinclair Av	BD-20-0382	\$3,758.00
Hunt Skansie Land LLC	4463 Welcome Ct	BD-20-0370	\$3,758.00
Rush Residential Inc	7312 Sinclair Ave	BD-20-0381	\$3,758.00
Red Barn Homes LLC	3516 53rd St Ct	BD-20-0206	\$3,758.00
Rush Residential Inc	7278 Sinclair Ave	BD-21-0164	\$3,758.00
Rush Residential Inc	7314 Sinclair Av	BD-21-0173	\$3,758.00
Rush Residential Inc	7281 Sinclair Av	BD-21-0175	\$3,758.00
Rush Residential Inc	7241 Sinclair Av	BD-21-0177	\$3,758.00
Richmond American Hames	9663 Prospect Pl	BD-20-0386	\$3,758.00
Richmond AMerican Homes	4933 Wanderlust Way	BD-20-0314	\$3,758.00
Richmond American Homes	4938 Stardust Ct	BD-21-0013	\$3,758.00

Appendix A

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Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
Richmand American Homes	9853 Alpenglowl Way	BD-21-0011	\$3,758.00
Richmond American Homes	4954 Stardust Ct	BD-20-0312	\$3,758.00
Richmond American Homes	4942 Stardust Ct	BD-20-0388	\$3,758.00
Richmond American Homes	4893 Wanderlust way	BD-20-0315	\$3,758.00
Hunt Skansie Land LLC	6567 Tradition Pl	BD-21-0111	\$3,758.00
Hunt Skansie Land LLC	6555 Tradition Pl	BD-21-0112	\$3,758.00
Hunt Skansie Land LLC	6593 Tradition Pl	BD-21-0114	\$3,758.00
Hunt Skansie Land LLC	6584 Tradition Pl	BD-21-0115	\$3,758.00
Hunt Skansie Land LLC	6572 Tradition Pl	BD-21-0116	\$3,758.00
Hunt Skansie Land LLC	6556 Tradition Pl	BD-21-0118	\$3,758.00
Rush Residential Inc	7225 Sanford Pl	BD-20-0358	\$3,758.00
Rush Residential Inc	7318 Sinclair Av	BD-21-0174	\$3,758.00
Richmond American Homes of WA	4959 Wanderlust Way	BD-20-0385	\$3,758.00
Richmond American Homes of WA	9672 Prospect Pl	BD-21-0017	\$3,758.00
American Richmond Homes of WA	4926 Stardust Ct	BD-21-0170	\$3,758.00
Hunt Skansie Land LLC	6579 Tradition Pl	BD-21-0109	\$3,758.00
Hunt Skansie Land LLC	6581 Tradition Pl	BD-21-0110	\$3,758.00
Hunt Skansie Land LLC	6543 Tradition Pl	BD-21-0113	\$3,758.00
Hunt Skansie Land LLC	6568 Tradition Pl	BD-21-0117	\$3,758.00
Hunt Skansie Land LLC	6544 Trsdition Pl	BD-21-0119	\$3,758.00
Hunt Skansie Land LLC	6532 Tradition Pl	BD-21-0120	\$3,758.00
Rush Residential Inc	7256 Sanford Pl	BD-21.0179	\$3,758.00
Rush Residential	7268 Sanford Pl	BD-21-0180	\$3,758.00
Hunt Skansie Land LLC	4952 Old Salt Loop	BD-20-0237	\$3,822.00
Hunt Skansie Land LLC	4577 Vernon Ct	BD-20-0240	\$3,822.00
Hunt Skansie Land LLC	4583 Vernon Ct	BD-20-0241	\$3,822.00
Hunt Skansie Land LLC	4578 Vernon Ct	BD-20-0244	\$3,822.00
Richmond American Homes	4948 Wanderlust Wy	BD-20-0390	\$3,822.00

Appendix A

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Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
Hunt Skansie Land LLC	4431 Batten Ct	BD-21-0150	\$3,822.00
Hunt Skansie Land LLC	4429 Batten Ct	BD-21-0151	\$3,822.00
Hunt Skansie Land LLC	4418 Batten Ct	BD-21-0152	\$3,822.00
Hunt Skansie Land LLC	4443 Batten Ct	BD-21-0154	\$3,822.00
Hunt Skansie Land LLC	4455 Batten Ct	BD-21-0156	\$3,822.00
Hunt Skansie Land LLC	4467 Batten Ct	BD-21-0158	\$3,822.00
Richmond American Homes of WA	9825 Alpenglow Way	BD-20-0346	\$3,822.00
Richmond American Homes of WA	9849 Alpenglow Way	BD-21-0227	\$3,822.00
Hunt Skansie Land	4426 Sea Star-BD-21-0148	BD-21-0148	\$3,822.00
Hunt Skansie Land	4438 Sea Star-BD-21-0149	BD-21-0149	\$3,822.00
Hunt Skansie Land	4442 Sea Star-BD-21-0153	BD-21-0153	\$3,822.00
Hunt Skansie Land	4454 Sea Star-BD-21-0155	BD-21-0155	\$3,822.00
Hunt Skansie Land	4466 Sea Star-BD-21-0157	BD-21-0157	\$3,822.00
Richmond American Homes	9668 Prospect Pl	BD-21-0015	\$3,822.00
Richmond American Homes	Alpenglow Wy	BD-21-0192	\$3,822.00
Richmond American Homes	4957 WanderlustWy	BD-20-0384	\$3,822.00
Richmond American Homes of WA	9739 Prospect Pl	BD-21-0209	\$3,822.00
Richmond American Homes of WA	9747 Prospect Pl	BD-21-0210	\$3,822.00
Richmond American Homes of WA	4945 Wanderlust Way	BD-20-0383	\$3,822.00
Hunt Skansie Land LLC	5742 Old Salt Loop	BD-21-0159	\$3,822.00
Hunt Skansie Land LLC	5638 Old Salt Loop	BD-21-0160	\$3,822.00
Hunt Skansie Land LLC	5526 Old Salt Loop	BD-21-0161	\$3,822.00
Hunt Skansie Land LLC	5414 Old Salt Loop	BD-21-0162	\$3,822.00
Hunt Skansie Land LLC	5392 Old Salt Loop	BD-21-0163	\$3,822.00
Hunt Skansie Land LLC	5288 Old Salt Loop	BD-21-0165	\$3,822.00
Rush Residential Inc	7242 Sinclair Av	BD-21-0144	\$3,758.00
Rush Residential Inc	7244 Sanford Pl	BD-21-0178	\$3,758.00
Richmond American Homes of WA	9684 Prospect Pl	BD-21-0016	\$3,822.00

Appendix A

2021 Annual School Impact Fee Report September 1, 2020 - August 31, 2021

Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
Richmond American Homes of WA	4897 Wanderlust Way	BD-20-0391	\$3,822.00
Richmand American Homes of WA	9644 Prospect Pl	BD-21-0019	\$3,822.00
Richmond American Homes of WA	4894 Stardust Ct	BD-21-0147	\$3,822.00
Barbara Moilien	7244 Sanford Pl	BD-21-0178	\$64.00
Barbara Moilien	7242 Sinclair Ave	BD-21-0144	\$64.00
Rush Residential Inc	7282 Sinclair Ave	BD-21-0145	\$3,822.00
Rush Residential Inc	7307 Sanford Pl	BD-21-0146	\$3,822.00
Rush Residential Inc	7276 Sanford Pl	BD-21-0181	\$3,822.00
Tom & Alyshia Foster	6528 Woodhill Dr	BD-21-0141	\$3,822.00
Richmond American Homes of WA	9632 Prospect Pl	BD-21-0014	\$3,822.00
Richmond American Homes of WA	4961 Wanderlust Way	BD-20-0313	\$3,822.00
Richmond American Homes of WA	9656 Prospect Pl	BD-21-0018	\$3,822.00
Richmond American Homes of WA	9759 Prospect Pl	BD-21-0225	\$3,822.00
Susan Broussard	9503 Peacock Hill Ave	BD-21-0353	\$3,822.00
Richmond American Homes of WA	9744 Prospect Pl	BD-21-0208	\$3,822.00
Marissa Robertson	4947 Stardust Ct	BD-20-0387	\$3,822.00
Marissa Robertson	9675 Prospest Pl	BD-21-0012	\$3,822.00
Rush Residential Inc	7271 Sanford Pl	BD-21-0346	\$3,822.00
Hunt Skansie Land LLC	4433 Sea Star Ct	BD-21-0265	\$3,822.00
Hunt Skansi Land LLC	4421 Sea Star Ct	BD-21-0267	\$3,822.00
Hunt Skansi Land LLC	4422 Sea Star Ct	BD-21-0268	\$3,822.00
Hunt Skansie Land LLC	4445 Sea Star Ct	BD-21-0269	\$3,822.00
Hunt Skansie Land LLC	4457 Sea Star Ct	BD-21-0270	\$3,822.00
Hunt Skansie Land LLC	4464 Paragon Ct	BD-21-0271	\$3,822.00
Hunt Skansie Land LLC	4469 Sea Star Ct	BD-21-0272	\$3,822.00
Elizabeth Lind	4935 Stardust Ct	BD-20-0389	\$3,822.00
Rush Residential	7253 Sinclair	BD-21-0176	\$3,822.00
Richmond American Homes of WA	9767 Prospect Pl	BD-21-0211	\$3,822.00

Appendix A

2021 Annual School Impact Fee Report September 1, 2020 - August 31, 2021

Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
Richmond AMerican Homes of WA	9779 Prospect Pl	BD-21-0212	\$3,822.00
Hunt Skansie land LLC	4431 Paragon Ct	BD-21-0379	\$3,822.00
Hunt Skansie Land LLC	4421 Paragon Ct	BD-21-0380	\$3,822.00
HUnt Skansie Land LLC	4414 Paragon Ct	BD-21-0381	\$3,822.00
Hunt Skansie Land LLC	4424 Paragon Ct	BD-21-0382	\$3,822.00
Hunt Skansie Land LLC	4434 Paragon Ct	BD-21-0384	\$3,822.00
Hunt Skansie Land LLC	4441 Paragon Ct	BD-21-0385	\$3,822.00
Hunt Skansie Land LLC	4444 Paragon Ct	BD-21-0386	\$3,822.00
Hunt Skansie Land LLC	4451 Paragon Ct	BD-21-0387	\$3,822.00
Hunt Skansie Land LLC	4454 Paragon Ct	BD-21-0388	\$3,822.00
Hunt Skansie Land LLC	4461 Paragon Ct	BD-21-0389	\$3,822.00

TOTAL = \$575,696.00