

**MEMORANDUM**  
**For Meeting of January 27, 2009**

TO: Honorable Mayor and City Council  
 FROM: Carl Durham, Acting Community Development Director  
 THROUGH: Steve Worthington, City Manager  
 SUBJECT: Public Hearing on Ordinance No.1694 to amend the school impact fee amounts in FMC 20.15.010.

**REPORT IN BRIEF:** This public hearing is to consider revising the City's adopted school impact fees, which are codified in FMC 20.15.010. Most of the City of Fife is within the Fife School District, with a portion lying in the Puyallup School District boundaries. The proposed City's school impact fees are derived from data and calculations found in the Fife School District's Capital Facilities Plan for the years 2008-2014, and the Puyallup School District's Capital Facilities Plan for the 2008-2009 school year, which were adopted by Ordinance 1684. These updated Capital Facilities Plans revised the recommended impact fees, which differ from the school impact fee amounts currently in FMC 20.15.010. The Fife School District recommends \$4,709 for single-family and \$2,899 for multifamily; the Puyallup plan does not provide a recommended amount.

**BACKGROUND:** Impact fees are one-time assessments charged to the developer of a residential project to pay for development-generated impacts on public facilities and services. Under the Growth Management Act (GMA), public facilities with adequate capacity should be in place as population growth occurs. "Adequate capacity" is measured in terms of an adopted Level of Service (LOS), which the jurisdiction reviews annually and revises as necessary. The City's adopted LOS standards for schools are found in the Capital Facilities element of the Comprehensive Plan.

Consistent with past Council decisions, Ordinance No.1694 would apply the Fife School District's recommended impact fee amounts to new residential development occurring in those parts of the City served by the Puyallup School District. Attachment 1 to this staff report illustrates the portions of Fife served by the Fife and the Puyallup School Districts.

The table below illustrates the City's current and proposed school impact fee schedule.

Unit Type	Current Rate	Proposed Rate
Single Family	\$3,588.00	\$4,709.00
Multifamily	\$2,001.00	\$2,899.00

**DISCUSSION:** School impact fees are calculated on the basis of facilities needed to accommodate students from new residential development within the school district's boundaries, using a *Student Generation Rate* (SGR) formula. The SGR is derived from an analysis of single-family and multifamily development projects over a five-year period and updated annually using student address data.

School District representatives will be notified of City Council meetings where school impact fees are to be discussed.

**FISCAL IMPACT:** School impact fees are collected at the time of building permit application. The proposed fees, if approved, could result in the reflection of those fees in the final selling price of the residences.

**ALTERNATIVE COURSES OF ACTION:**

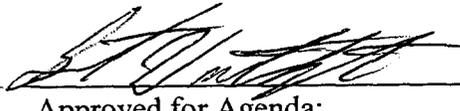
1. Open the Public Hearing on Ordinance No.1694.
2. Do not open the Public Hearing.

**RECOMMENDATIONS:** Open the public hearing on Ordinance No. 1694.

**SUGGESTED MOTION:** I move that the City Council open the public hearing on Ordinance No.1694.

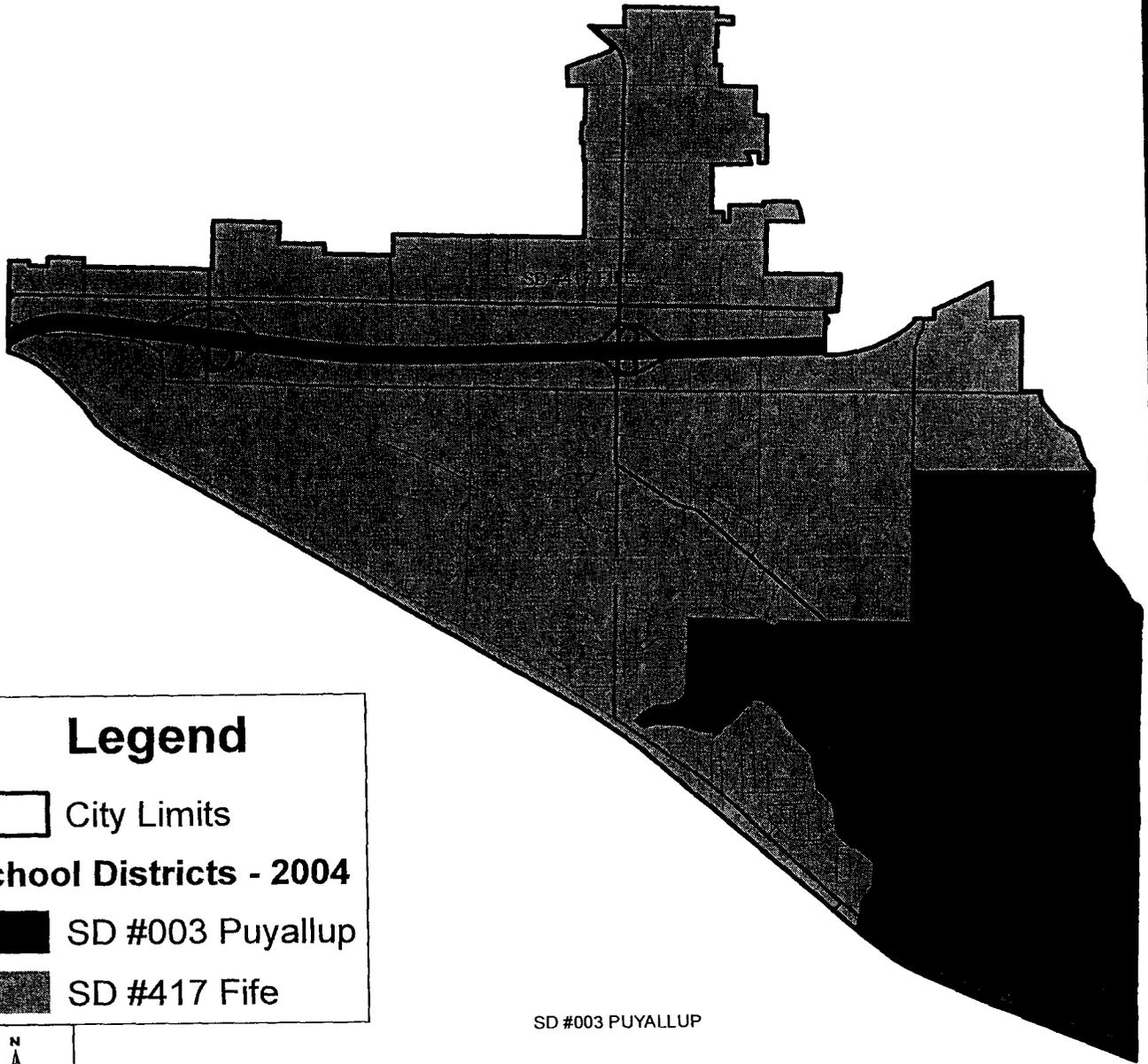


Carl Durham,  
Acting Community Development  
Director

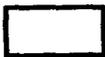


Approved for Agenda:  
Steve Worthington, City Manager

# School Districts within the City of Fife



## Legend



City Limits

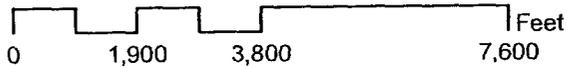
### School Districts - 2004



SD #003 Puyallup



SD #417 Fife



Community Development  
1-20-09

*The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.*

CITY OF FIFE, WASHINGTON

ORDINANCE NO. 1694

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, AMENDING THE SCHOOL IMPACT FEE AMOUNT AND AMENDING FIFE MUNICIPAL CODE SECTION 20.15.010**

WHEREAS, RCW 82.02.050 requires that adequate public facilities as defined by RCW 82.02.090(7) are available to serve new growth and development; and

WHEREAS, consistent with the requirements of Ch. 36.70A, the Growth Management Act (GMA) and pursuant to Title 20 FMC, the City of Fife requires that new growth and development pay a proportionate share of the cost of new facilities and system improvements needed to serve new growth and development; and

WHEREAS, RCW 82.02.050 - .090 authorizes the City to impose school impact fees on new growth and development; and

WHEREAS, FMC 20.15 requires payment of school impact fees prior to issuance of permits for new residential development; and

WHEREAS, on November 25, 2008, following public hearings held on October 28, 2008, and November 12, 2008, the City Council adopted Ordinance No. 1684 which adopted by reference the Fife School District No. 417 and Puyallup School District No. 3 Capital Facilities Plan Updates as part of the 2008 City of Fife Comprehensive Plan Amendments; and

WHEREAS, both Fife and Puyallup School Districts' Capital Facilities Plan Updates, adopted by reference into the City of Fife Comprehensive Plan, contain the data and formula utilized by each school district for calculating the financial impact of each new residential unit on each School District; and

WHEREAS, Fife Municipal Code Section 20.15.010 currently sets the School Impact Fee rate based upon the 2005 City of Fife Capital Facilities Plan; and

WHEREAS, each School District's 2007 Capital Facilities Plan Update indicates that the financial impact upon each School District has changed as the result of new residential development; and

WHEREAS, on January 27, 2009, the City Council held a public hearing in the proposed school impact fee amendments; and

WHEREAS, considering each School District's 2008 Capital Facilities Plan Update, the City Council has determined that school impact fees shall be increased to \$4,709 for single family residential units and increased to \$2,899 for multi-family residential units.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Section 20.15.010 of the Fife Municipal Code is hereby amended to read as follows:

**20.15.010 Imposed**

There is hereby imposed a school impact fee for residences within either the Fife School District No. 417 or the Puyallup School District No. 3, in the amount of \$4,709 for each single-family residential unit and \$2,899 for each multi-family residential unit. The timing for payment of the school impact fees shall be in accordance with the provisions of FMC 20.10.060.

Section 2. Each and every provision of this Ordinance shall be deemed severable. In the event that any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof, provided the intent of this Ordinance can still be furthered without the invalid provision.

Section 3. This Ordinance shall be in full force and effect five (5) days after publication as required by law. A summary of this Ordinance may be published in lieu of the entire Ordinance, as authorized by State law.

Introduced on the 27<sup>th</sup> day of January, 2009.

Passed by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Steve Worthington, City Manager

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Steve Marcotte, City Clerk/Treasurer

\_\_\_\_\_  
Loren D. Combs, City Attorney

Published: \_\_\_\_\_/\_\_\_\_\_/2009  
Effective Date: \_\_\_\_\_/\_\_\_\_\_/2009