



CITY OF PORT ORCHARD
Department of Community Development
216 Prospect Street
Port Orchard, WA 98366
Phone (360) 874-5533 • Fax (360) 876-4980

Memorandum

To: The City Council
From: Noah Crocker for Nicholas Bond AICP, DCD Director
Date: December 19, 2017
Re: Impact Fee Annual Report (Per POMC 20.182.120 (5))

In November 2015, the City Council passed an Impact Fee Ordinance which took effect on January 1, 2016. This ordinance established Traffic Impact fees while continuing the collection of Park Impact fees. Port Orchard Municipal Code Section 20.182.120 (5) requires the Director to provide an annual report on the collection of Park and Traffic Impact fees. This memo is written to satisfy the reporting requirement.

Park Impact Fee: Park Impact fees are assessed at \$811.00 for new single family residences and \$584.00 for new multifamily residences. Park impact fees are not assessed against non-residential development. As of January 1, 2017, the City possessed \$235,584.09 in unspent Park Impact fees. Between January 1, 2017 and December 7, 2017, the City collected additional Park Impact fees as follows:

\$53,526.00	Single Family Residential Park Impact Fees
<u>\$22,776.00</u>	<u>Multi Family Residential Park Impact Fees</u>
\$76,302.00	Total Park Impact Fees

The City did not spend any Park Impact fees in 2017, but has budgeted to spend Park Impact fees in 2018 as budgeted in the 2017/2018 Biennial Budget to complete the McCormick Village Park phase 2 project. The total project cost for the McCormick Village Park phase 2 project is projected as follows:

222,153.46	Design and Engineering (98% completed in 2016)
<u>955,450.00</u>	<u>Construction (Included in the 2017/2018 Biennial Budget)</u>
\$1,177,603.46	Total Phase 2 McCormick Village Park

Traffic Impact Fee: Traffic impact fees, excluding those collected pursuant to a development agreement with McCormick Land Co as assigned by GEM 1 LLC (or assigns), were adopted in 2015 and took effect on January 1, 2016. McCormick Woods Impact Fees were and continue to be collected and accounted for separately from the City wide traffic impact fees and can only be spent on a specific list of projects. Traffic impact fees are assessed against all new development and are based on the peak PM trip generation of a project. Between January 1, 2017 and December 7, 2017, the City collected traffic impact fees as follows:

Fees Collected pursuant to the McCormick Woods per DA: \$53,628.64

Citywide Traffic Impact Fee: \$224,536.73

The City did not expend any Citywide Traffic Impact fees in 2017.

The City started 2017 with \$463,858.31 in McCormick Woods impact fees. The City spent McCormick Woods traffic impact fees in 2017 as follows:

\$16,421.43	Old Clifton Road/Anderson Hill Road Roundabout Design
\$11,842.88	Reimbursement to McCormick Land Co. (as assigned) for previously constructed improvements pursuant to Development Agreement.

The 2017/2018 biennial budget proposes to spend McCormick Woods's traffic impact fees as follows:

\$61,000.00	Old Clifton Road/Anderson Hill road Roundabout
-------------	--