

1
2
3
4
5 **City of Lynnwood**
6
7 **Park Impact Fees (PIF)**
8
9
10
11
12
13 **2019 Annual Report**
14
15
16



23 Published June 2021

24 The 2019 Annual Report of the City of Lynnwood's PIF account is prepared in compliance with
25 the following:

26 RCW 82.02.070(1) - Impact fee receipts shall be earmarked specifically and
27 retained in special interest-bearing accounts. Separate accounts shall be
28 established for each type of public facility for which impact fees are collected. All
29 interest shall be retained in the account and expended for the purpose or purposes
30 for which the impact fees were imposed. Annually, each county, city, or town
31 imposing impact fees shall provide a report on each impact fee account showing
32 the source and amount of all moneys collected, earned, or received and system
33 improvements that were financed in whole or in part by impact fees.
34

35 LMC 3.107.120(C) - On an annual basis, the finance director shall provide a report
36 to the council on the PIF account showing the source and amount of all moneys
37 collected, earned, or received, and the public improvements that were financed in
38 whole or in part by PIFs.
39

Lynnwood PIF Background

On March 12, 2018 the City Council passed Ordinance No. 3288 which amended the Lynnwood Municipal Code and enacted a new Chapter 3.107 entitled Park Impact Fees. Per Ordinance No. 3288, the City of Lynnwood began imposing PIFs on June 1, 2018.

PIFs are used to pay for park, open space and recreation projects which add new capacity. The fee amount varies depending on the land use. For example, residential fees and commercial fees are not the same because they generate different park demand impacts. The City of Lynnwood requires payment of PIFs for residential and commercial building permits.

Revenue must be expended on projects identified in the annually adopted Capital Facility Plan.

2019 Revenue

In 2019, \$125,477.36 was received from developers in PIF payments and \$5,750.00 was received in administrative fees. Detailed 2019 revenue received is shown as follows:

2019 PIF Revenue					
Collected	Permit #	Location	Payee	PIF	Admin Fee
01/29/2019	SFRC-020232-	3825 189th PL SW Lot 7	CRITCHLOW HOMES	\$ 4,442.95	\$ 250.00
03/11/2019	SFRC-020127-	16519 66th Ave W Lot 4	ECHELBARGER INVESTMENT	\$ 4,442.95	\$ 250.00
03/15/2019	SFRC-019900-	17501 33rd Pl W Lot 1	WGC HOLDINGS LLC	\$ 4,442.95	\$ 250.00
03/28/2019	BLDC-018330-	19105 HWY 99	COSTCO WHOLESALE CORP	\$ 23,759.38	\$ 250.00
04/01/2019	SFRC-019905-	17422 32nd Ave W Lot 6	WGC HOLDINGS LLC	\$ 4,442.95	\$ 250.00
04/01/2019	SFRC-020233-	3901 189th Pl SW Lot 6	Critchlow Homes	\$ 4,442.95	\$ 250.00
05/22/2019	SFRC-020833-	17218 43rd Pl W	Best Harbour Developmen	\$ 4,442.95	\$ 250.00
05/23/2019	SFRC-019713-	4829 189th St SW A	Premiere Homes LLC	\$ 4,442.95	\$ 250.00
06/04/2019	SFRC-020429-	16513 66th Ave W Lot 2	ECHELBARGER INVESTMENT	\$ 4,442.95	\$ 250.00
06/04/2019	SFRC-020491-	16517 66th Ave W Lot 5	ECHELBARGER INVESTMENT	\$ 4,442.95	\$ 250.00
06/27/2019	SFRC-020868-	16525 66th Ave W Lot 3	ECHELBARGER INVESTMENT	\$ 4,442.95	\$ 250.00
06/28/2019	SFRC-021281-	20826 54th Ave W Lot 40	PULTE HOMES OF WASHING	\$ 4,442.95	\$ 250.00
07/02/2019	BLDC-018564-	6515 196th St SW Portable	Pacific Mobile Structures I	\$ 3,973.08	\$ 250.00
07/12/2019	SFRC-021402-	20828 54th Ave W Lot 33	PULTE HOMES OF WASHING	\$ 4,442.95	\$ 250.00
07/12/2019	SFRC-021403-	20830 54th Ave W Lot 32	PULTE HOMES OF WASHING	\$ 4,442.95	\$ 250.00
08/26/2019	SFRC-021270-	20836 54th Ave W Lot 30	PULTE HOMES OF WASHING	\$ 4,442.95	\$ 250.00
09/04/2019	SFRC-021271-	20834 54th Ave W Lot 31	PULTE HOMES OF WASHING	\$ 4,442.95	\$ 250.00
09/11/2019	SFRC-021404-	20912 54th Ave W Lot 37	PULTE HOMES OF WASHING	\$ 4,442.95	\$ 250.00
10/11/2019	SFRC-021203-	20918 54th Ave W Lot 36	Pulte Homes of Washingtd	\$ 4,442.95	\$ 250.00
11/26/2019	SFRC-021395-	20924 54th Ave W Lot 28	Pulte Homes of Washingtd	\$ 4,442.95	\$ 250.00
12/03/2019	SFRC-022891-	18926 37th Ave W Lot 18	Critchlow Homes	\$ 4,442.95	\$ 250.00
12/04/2019	SFRC-022394-	17508 52nd Ave W Units A & B	Rotary Club of Lynnwood	\$ 8,885.90	\$ 250.00
12/12/2019	SFRC-021396-	20920 54th Ave W Lot 29	Pulte Homes of Washingtd	\$ 4,442.95	\$ 250.00
Total				\$ 125,477.36	\$ 5,750.00

Per Ordinance No. 3288, PIF revenue is to be deposited into a separate interest-bearing account (Fund 180). \$1,503.67 interest was earned in 2019. Per Ordinance No. 3288, the administrative fee is used to defray the cost incurred by the city in the administration and update of the PIF program.

2019 Expenses/Projects Funded

No projects were funded with PIF funds in 2019.

The PIF revenues will remain in Fund 180 until expended in subsequent years on the various PIF projects listed in the Capital Facility Plan. No administrative fee revenue was expended in 2019. The administrative fee revenue will be expended next time the Rate Study is amended.

67 **Fund Balance**

68 The 2019 PIF fund balance (Fund 180) is summarized as follows:

\$ 51,622	Beginning Fund Balance
\$ 125,477	2019 PIF Revenue
\$ 5,750	2019 Administrative Fee
\$ 1,503	2019 Interest
\$ -	2019 Expenses/Projects Funded
<hr/>	
\$ 184,353	2019 End Fund Balance – 12/31/2019 (Fund 180)

69

70 The balance of funds will be rolled over to 2020 and used to fund (in whole or in part) various PIF
71 projects in the adopted 19/20 Capital Budget.

72

CITY OF LYNNWOOD, WASHINGTON
Park Impact Fee Fund
Balance Sheet
December 31, 2019

	<u>2019</u>
Assets	
Cash and cash equivalents	\$ 97,424
Investments	86,929
Total Assets	<u>\$ 184,353</u>
 Fund Balances	
Restricted	<u>\$ 184,353</u>

CITY OF LYNNWOOD, WASHINGTON
Park Impact Fee Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
December 31, 2019

	<u>2019</u>
Revenues	
Charges for services	\$ 125,477
Investment interest	1,504
Miscellaneous	5,750
 Total Revenues	<u>132,731</u>
 Fund Balances Beginning of Year	<u>51,622</u>
 Fund Balances End of Year	<u>\$ 184,353</u>