



PUBLIC WORKS DEPARTMENT

2020 ANNUAL TRANSPORTATION IMPACT FEE REPORT

I. Introduction

In 1999, the City of Gig Harbor adopted Ordinance 828 that added Chapter 19.12 to the City's municipal code authorizing the collection of a Transportation Impact Fee (TIF). The purpose of the TIF is outlined in GHMC 19.12.010. Generally, the purpose includes developing and implementing a program to collect fees and construction capital improvement projects in accordance with the City's adopted comprehensive plan to provide adequate levels of service for the City's transportation facilities. This report is intended to fulfill the requirements of GHMC 19.12.130(C).

II. Budgeted Capital Improvement Projects

The projects funded by the TIF must be growth-related transportation capital improvement projects on the City's adopted comprehensive plan for the respective year. The 2020 TIF report that accompanied the 2020 TIF increase identifies the percent each project is growth-related.

Table 1 below identifies the 2020 budgeted funding sources for each project and the actual expenses for each project.

Table 1. 2020 TIF Project Funding Sources

Capital Improvement Project	Budgeted Funding Sources			Actual Expenses		
	TIF	Other	Total	TIF	Other	Total
Stinson/Harborview Intersect.	\$415,000	\$915,000	\$1,330,000	\$265,600	\$0	\$265,600
Stinson/Rosedale Roundabout	\$750,000	\$0	\$750,000	\$0	\$0	\$0
Stinson Ave Pavement Overlay	\$235,000	\$515,000	\$750,000	\$152,500	\$0	\$152,500
Total =	\$1,400,000	\$1,430,000	\$2,830,000	\$418,100	\$0	\$418,100

Table 2 below summarizes the 2020 TIF budget.

Table 2. 2020 TIF Fund Budget

Category	Amount
Beginning Balance	\$2,661,054.32
TIF Project Expenses	(\$418,100.00)
TIF Revenues	\$1,593,844.26
Interest	\$22,208.18
Ending Balance =	\$3,859,006.76

III. Summary of 2020 Development Activity

The City collected transportation fees from approximately 116 single-family residences, 0 multi-family residences, and 5 commercial developments in 2020. Appendix A (attached) identifies each TIF collected including the applicant name, site address, the associated building permit number, type of permit, and the amount collected.

Appendix A

2020 Annual Transportation Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Type of Permit	Transportation Impact Fee Collected
Hunt Skansie Land LLC	4452 Avalon Ct	BD-19-0266	SFR	\$5,020.00
Hunt Skansie Land LLC	4522 Fair Winds	BD-19-0270	SFR	\$5,020.00
Hunt Skansie Land LLC	4464 Avalon Ct	BD-19-0268	SFR	\$5,020.00
Hunt Skansie Land LLC	4448 Avalon Ct	BD-19-0264	SFR	\$5,020.00
Hunt Skansie Land LLC	4447 Avalon Ct	BD-19-0263	SFR	\$5,020.00
Hunt Skansie Land LLC	4488 Fair Winds Ct	BD-19-0264	SFR	\$5,020.00
Hunt Skansie Land LLC	4459 Avalon Ct	BD-19-0265	SFR	\$5,020.00
Hunt Skansie Land LLC	4461 Avalon Ct	BD-19-0267	SFR	\$5,020.00
Mainvue	11509 Lena PL	BD-19-0186	SFR	\$5,020.00
DR Horton	4504 Olympus Loop	BD-19-0258	SFR	\$5,020.00
DR Horton	11794 Olympus Loop	BD-19-0259	SFR	\$5,020.00
DR Horton	4514 Olympus Loop	BD-19-0257	SFR	\$5,020.00
Hendrickson Construction Company	3606 Fox Ct	BD-19-0271	SFR	\$5,020.00
Latitude 47	9672 Bujacich Rd	BD-19-0223	COMM	\$153,114.00
Latitude 47	9656 Bujacich Rd	BD-19-0224	COMM	\$153,114.00
DR Horton	11837 Olympus Way	BD-20-0002	SFR	\$5,020.00
DR Horton	11818 Olympus Way	BD-20-0004	SFR	\$5,020.00
Peninsula School District	3824 Harborview Dr	BD-20-0096	COMM	\$167,343.00
DR Horton	4508 Olympus Loop	BD-20-0036	SFR	\$5,020.00
DR Horton	11845 Olympus Way	BD-20-0033	SFR	\$5,020.00
DR Horton	4506 Olympus Loop	BD-20-0003	SFR	\$5,020.00
DR Horton	4516 Olympus Loop	BD-20-0034	SFR	\$5,020.00
DR Horton	11826 Olympus Way	BD-20-0037	SFR	\$5,020.00
Hunt Skansie Land LLC	4512 Old Salt Loop	BD-20-0061	SFR	\$5,020.00
Hunt Skansie Land LLC	4466 Welcome Ct	BD-20-0058	SFR	\$5,020.00
Hunt Skansie Land LLC	4498 Old Salt Loop	BD-20-0060	SFR	\$5,020.00
Hunt Skansie Land LLC	4442 Welcome Ct	BD-20-0055	SFR	\$5,020.00
Hunt Skansie Land LLC	4486 Old Salt Loop	BD-20-0059	SFR	\$5,020.00

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Hunt Skansie Land LLC	4449 Welcome Ct	BD-20-0054	SFR	\$5,020.00
Hunt Skansie Land LLC	4451 Welcome Ct	BD-20-0057	SFR	\$5,020.00
Hunt Skansie Land LLC	4624 Old Salt Loop	BD-20-0062	SFR	\$5,020.00
Hunt Skansie Land LLC	4736 Old Salt Loop	BD-20-0063	SFR	\$5,020.00
Hunt Skansie Land LLC	4454 Welcome Ct	BD-20-0057	SFR	\$5,020.00
DR Horton	4518 Olympus Loop	BD-20-0048	SFR	\$5,020.00
DR Horton	4566 Olympus Loop	BD-20-0067	SFR	\$5,020.00
DR Horton	4522 Olympus Loop	BD-20-0049	SFR	\$5,020.00
DR Horton	11863 Olympus Way	BD-20-0050	SFR	\$5,020.00
DR Horton	4523 Olympus Loop	BD-20-0052	SFR	\$5,020.00
DR Horton	11854 Olympus Way	BD-20-0071	SFR	\$5,020.00
DR Horton	11852 Olympus Way	BD-20-0051	SFR	\$5,020.00
David Freeman	3824 Harborview Dr	BD-20-0096	SFR	\$5,020.00
Peninsula School District	10811 Harbor Hill Drive	BD-20-0219	COMM	\$476,674.00
Hunt Skansie Land LLC	4534 Fair Winds	BD-20-0109	SFR	\$5,020.00
Hunt Skansie Land LLC	4546 Fair Winds	BD-20-0108	SFR	\$5,020.00
Rush Residential	7266 Sinclair Ave	BD-20-0126	SFR	\$5,020.00
Rush Residential	7254 Sinclair Ave	BD-20-0125	SFR	\$5,020.00
DR Horton	4525 Olympus Loop	BD-20-0070	SFR	\$5,020.00
DR Horton	4524 Olympus Loop	BD-20-0069	SFR	\$5,020.00
Hunt Skansie Land LLC	4537 Fair Winds Ct	BD-20-0045	SFR	\$5,020.00
Hunt Skansie Land LLC	4549 Fair Winds CT	BD-20-0103	SFR	\$5,020.00
Hunt Skansie Land LLC	4542 Vernon Ct	BD-20-0199	SFR	\$5,020.00
Hunt Skansie Land LLC	4566 Vernon Ct	BD-20-0107	SFR	\$5,020.00
Hunt Skansie Land LLC	4554 Vernon Ct	BD-20-0106	SFR	\$5,020.00
Hunt Skansie Land LLC	4526 Olympus Loop	BD-20-0098	SFR	\$5,020.00
Hunt Skansie Land LLC	4529 Olympus Loop	BD-20-0119	SFR	\$5,020.00
Hunt Skansie Land LLC	4527 Olympus Loop	BD-20-0097	SFR	\$5,020.00

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Hunt Skansie Land LLC	4561 Olympus Loop	BD-20-0122	SFR	\$5,020.00
Hunt Skansie Land LLC	4533 Olympus Loop	BD-20-0124	SFR	\$5,020.00
Hunt Skansie Land LLC	4548 Olympus Loop	BD-20-0100	SFR	\$5,020.00
Hunt Skansie Land LLC	4564 Olympus Loop	BD-20-0068	SFR	\$5,020.00
Hunt Skansie Land LLC	4546 Olympus Loop	BD-20-0099	SFR	\$5,020.00
Hunt Skansie Land LLC	4528 Olympus Loop	BD-20-0118	SFR	\$5,020.00
Hunt Skansie Land LLC	4544 Olympus Loop	BD-20-0117	SFR	\$5,020.00
Hunt Skansie Land LLC	4562 Olympus Loop	BD-20-0101	SFR	\$5,020.00
Hunt Skansie Land LLC	4558 Fair Winds	BD-20-0104	SFR	\$5,020.00
Hunt Skansie Land LLC	4438 Welcome Ct	BD-20-0173	SFR	\$5,020.00
Hunt Skansie Land LLC	4424 Avalon Ct	BD-20-0179	SFR	\$5,020.00
Rush Residential	7204 Sinclair Ave	BD-20-0167	SFR	\$5,020.00
Hunt Skansie Land LLC	4426 Welcome CT	BD-20-0177	SFR	\$5,020.00
Hunt Skansie Land LLC	4425 Welcome Ct	BD-20-0176	SFR	\$5,020.00
Hunt Skansie Land LLC	4423 Avalon Ct	BD-20-0178	SFR	\$5,020.00
Hunt Skansie Land LLC	6531 Tradition PL	BD-20-0102	SFR	\$5,020.00
Hunt Skansie Land LLC	4436 Avalon Ct	BD-20-0175	SFR	\$5,020.00
Hunt Skansie Land LLC	4437 Welcome Ct	BD-20-0172	SFR	\$5,020.00
Rush Residential	7213 Sinclair Ave	BD-20-0168	SFR	\$5,020.00
Hunt Skansie Land LLC	4432 Varsity Ct	BD-20-0171	SFR	\$5,020.00
Hunt Skansie Land LLC	4435 Avalon Ct	BD-20-0174	SFR	\$5,020.00
Haven of Rest	8503 SR 16	EN-19-0069	COMM	\$50,710.00
DR Horton	4559 Olympus Loop	BD-20-0200	SFR	\$5,020.00
DR Horton	4542 Olympus Lopp	BD-20-0199	SFR	\$5,020.00
DR Horton	4532 Olympus Loop	BD-20-0198	SFR	\$5,020.00
DR Horton	4537 Olympus Loop	BD-20-0197	SFR	\$5,020.00
DR Horton	4557 Olympus Loop	BD-20-0196	SFR	\$5,020.00
DR Horton	4558 Olympus Loop	BD-20-0195	SFR	\$5,020.00

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DR Horton	4535 Olympus Loop	BD-20-0194	SFR	\$5,020.00
DR Horton	4534 Olympus Loop	BD-20-0193	SFR	\$5,020.00
DR Horton	4556 Olympus Loop	BD-20-0192	SFR	\$5,020.00
Hunt Skansie Land LLC	4414 Welcome Ct	BD-20-0202	SFR	\$5,020.00
Hunt Skansie Land LLC	4412 Avalon Ct	BD-20-0203	SFR	\$5,020.00
DR Horton	4539 Olympus Loop	BD-20-0227	SFR	\$5,020.00
DR Horton	4543 Olympus Loop	BD-20-0228	SFR	\$5,020.00
DR Horton	11707 Olympus Way	BD-20-0222	SFR	\$5,020.00
DR Horton	4536 Olympus Loop	BD-20-0226	SFR	\$5,020.00
DR Horton	4554 Olympus Loop	BD-20-0223	SFR	\$5,020.00
DR Horton	4555 Olympus Loop	BD-20-0229	SFR	\$5,020.00
DR Horton	4538 Olympus Loop	BD-20-0224	SFR	\$5,020.00
DR Horton	4552 Olympus Loop	BD-20-0225	SFR	\$5,020.00
Hunt Skansie Land LLC	4848 Old Salt Loop	BD-20-0238	SFR	\$5,020.00
Hunt Skansie Land LLC	5176 Old Salt Loop	BD-20-0143	SFR	\$5,020.00
Hunt Skansie Land LLC	5064 Old Salt Loop	BD-20-0236	SFR	\$5,020.00
Rush Residential	7263 Sanford PL	BD-20-0254	SFR	\$5,020.00
Pioneer Properties	7481 Pioneer Way	BD-20-0190	SFR	\$5,020.00
Pioneer Properties	7421 Pioneer Wat	BD-20-0187	SFR	\$10,040.00
Pioneer Properties	7441 Pioneer Way	BD-20-0188	SFR	\$10,040.00
Pioneer Properties	7461 Pioneer Way	Bd-20-0189	SFR	\$10,040.00
Rush Residential	7238 Sinclair	BD-20-0276	SFR	\$5,020.00
Rush Residential	7216 Sinclair	BD-20-0275	SFR	\$5,020.00
Rush Residential	7316 Sinclair	BD-20-0277	SFR	\$5,020.00
DR Horton	4553 Vernon Ct	BD-20-0234	SFR	\$5,020.00
DR Horton	4565 Vernon Ct	BD-20-0239	SFR	\$5,020.00
DR Horton	4541 Vernon Ct	BD-20-0233	SFR	\$5,020.00
Richmond America	9660 Alpenglow	BD-20-0255	SFR	\$5,020.00

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DR Horton	4585 Vernon Ct	BD-20-0242	SFR	\$5,020.00
DR Horton	4582 Vernon Ct	BD-20-0243	SFR	\$5,020.00
Hunt Skansie Land LLC	4427 Varsity Ct	BD-20-0292	SFR	\$5,020.00
Hunt Skansie Land LLC	4439 Varsity Ct	BD-20-0296	SFR	\$5,020.00
Hunt Skansie Land LLC	4428 Varsity Ct	BD-20-0294	SFR	\$5,020.00
RFM Architects	7701 Skansie Ave	BD-20-0263	SFR	\$529.26
Richmond America	4866 Stardust Ct	BD-20-0289	SFR	\$5,020.00
Richmond America	4854 Stardust Ct	BD-20-0290	SFR	\$5,020.00
Richmond America	4878 Stardust Ct	BD-20-0288	SFR	\$5,020.00

Total = \$1,593,844.26