



## 2017-18 ANNUAL SCHOOL IMPACT FEE REPORT

### 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.

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

### 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. Please note, the District's annual budget period is September 1 through August 31 of the following year.

Table 1 below identifies the 2017-18 uses of school impact fees as reported by the District.

**Table 1. 2017-18 Uses of School Impact Fees**

Public Improvement Expenditure	Total
Discovery Portables	(\$852,510)
Research for unhoused students	(\$13,233)
<b>Total =</b>	<b>(\$865,743)</b>

Table 2 below summarizes the 2017-18 School Impact Fee budget based on SIF revenues collected by the City and transferred to the District.

**Table 2. 2017-18 School Impact Fee Fund Budget**

Category	Amount
Beginning Balance	\$2,236,377
SIF Revenues*	\$629,559
Interest	\$33,319
Public Improvement Expenditures	(\$865,743)
<b>Ending Balance =</b>	<b>\$2,033,512</b>

\*The City's 2017-18 revenues do not match the District's reported revenues because the District did not report the August 2018 revenues due to date of receipt of the August 2018 revenues.

III. Summary of 2017-18 Development Activity

The City collects school impact fees only from residential developments. However, the SIF rates for single-family residential dwelling units and multi-family residential dwelling units are not the same. The rate for multi-family residential unit is about half of the rate for the single-family residential dwelling unit.

In 2017-18 period the City collected fees from 178 single-family residential units and 0 multi-family residential units. Appendix A (attached) identifies each SIF collected by the City in the reporting period and includes the applicant name, site address, the associated building permit number, and the amount collected.

## Appendix A

### 2017-18 School Impact Fee Report

Applicant Name	Site Address	Permit Number	Date Fee Received	School Impact Fee Collected
LENNAR NW INC	4972 Admiral St	BD-17-0241	9/5/2017	\$3,343.00
LENNAR NW INC	4980 Admiral St	BD-17-0240	9/5/2017	\$3,343.00
LENNAR NW INC	4964 Admiral St	BD-17-0242	9/11/2017	\$3,343.00
QUADRANT HOMES	10991 Echo Rock	BD-17-0276	9/13/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	4057 Sawtooth Ct	BD-17-0280	9/13/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	4091 Sawtooth Ct	BD-17-0279	9/13/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	4079 Sawtooth Ct	BD-17-0278	9/13/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	4036 Apollo Way	BD-17-0281	9/13/2017	\$3,343.00
QUADRANT HOMES	3948 Moonlight Ct	BD-17-0300	9/29/2017	\$3,343.00
LENNAR NW INC	4967 Admiral St	BD-17-0320	10/2/2017	\$3,343.00
RUSH RESIDENTIAL INC	7147 Teal Loop	BD-17-0315	10/3/2017	\$3,343.00
QUADRANT HOMES	3868 Moonlight Ct	BD-17-0316	10/4/2017	\$3,343.00
QUADRANT HOMES	11064 Echo Rock Pl	BD-17-0320	10/12/2017	\$3,343.00
LENNAR NW INC	4971 Admiral St	BD-17-0319	10/16/2017	\$3,343.00
RUSH RESIDENTIAL INC	4427 Brant Ct	BD-17-0329	11/6/2017	\$3,343.00
LENNAR NW INC	4959 Admiral St	BD-17-0333	11/17/2017	\$3,343.00
LENNAR NW INC	4963 Admiral St	BD-17-0332	11/17/2017	\$3,343.00
QUADRANT HOMES	10981 Echo Rock	BD-17-0340	11/28/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	3858 Sawtooth Ct	BD-17-0348	11/28/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	3864 Sawtooth St	BD-17-0349	11/28/2017	\$3,343.00
QUADRANT HOMES	10987 Echo Rock	BD-17-0343	11/28/2017	\$3,343.00
QUADRANT HOMES	10969 Echo Rock	BD-17-0342	11/28/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	3846 Sawtooth St	BD-17-0347	11/28/2017	\$3,343.00
QUADRANT HOMES	11098 Echo Rock	BD-17-0341	11/28/2017	\$3,343.00
LENNAR NW INC	4960 Admiral St	BD-17-0328	12/4/2017	\$3,343.00
LENNAR NW INC	4944 Admiral St	BD-17-0344	12/4/2017	\$3,343.00
LENNAR NW INC	4952 Admiral St	BD-17-0345	12/4/2017	\$3,343.00
LENNAR NW INC	4956 Admiral St	BD-17-0346	12/4/2017	\$3,343.00
GARRETTE CUSTOM HOMES	3417 Fox Ct	BD-17-0336	12/5/2017	\$3,343.00
GARRETTE CUSTOM HOMES	3617 Fox Ct	BD-17-0327	12/5/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	4127 Sawtooth Ct	BD-17-0294	12/7/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	4072 Apollo Way	BD-17-0293	12/7/2017	\$3,343.00
QUADRANT HOMES	11038 Echo Rock	BD-17-0397	12/11/2017	\$3,343.00
QUADRANT HOMES	11016 Echo Rock	BD-17-0361	12/11/2017	\$3,343.00
QUADRANT HOMES	11042 Echo Rock	BD-17-0362	12/11/2017	\$3,343.00
QUADRANT HOMES	11106 Echo Rock	BD-17-0357	12/11/2017	\$3,343.00
QUADRANT HOMES	10994 Echo Rock	BD-17-0395	12/11/2017	\$3,343.00
QUADRANT HOMES	3842 Moonlight Ct	BD-17-0350	12/11/2017	\$3,343.00
QUADRANT	11002 Echo Rock	BD-17-0396	12/11/2017	\$3,343.00
RUSH RESIDENTIAL INC	7144 Teal Loop	BD-17-0364	12/12/2017	\$3,343.00
RUSH RESIDENTIAL INC	7146 Teal Loop	BD-17-0365	12/12/2017	\$3,343.00
RUSH RESIDENTIAL INC	7142 Teal Loop	BD-17-0363	12/12/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	3886 Sawtooth Ct	BD-17-0351	12/18/2017	\$3,343.00
QUADRANT HOMES	3834 Moonlight Ct	BD-17-0352	12/18/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	3928 Sawtooth Ct	BD-17-0353	12/18/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	3954 Sawtooth Ct	BD-17-0375	12/18/2017	\$3,343.00
QUADRANT HOMES	10679 Sundial Ln	BD-17-0403	12/18/2017	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	3976 Sawtooth Ct	BD-17-0374	12/18/2017	\$3,343.00
HARBOR CUSTOM HOMES LLC	3967 Scott Ln	BD-17-0321	12/28/2017	\$3,343.00
LENNAR NW INC	4948 Admiral St.	BD-17-0394	12/28/2017	\$3,343.00
LENNAR NW INC	4940 ADMIRAL ST	BD-17-0393	1/9/2018	\$3,343.00
LENNAR NW INC	4936 ADMIRAL ST	BD-17-0392	1/9/2018	\$3,343.00
RUSH RESIDENTIAL INC	7649 53RD PL	BD-17-0372	1/9/2018	\$3,343.00
RUSH RESIDENTIAL INC	7659 53RD PL	BD-17-0373	1/9/2018	\$3,343.00
CANDELA AT HARBOR HILL 00013 LLC	3844 ATHENA CT	BD-17-0295	1/11/2018	\$3,343.00
HARBOR CUSTOM HOMES LLC	3898 SCOTT LN	BD-17-0366	1/19/2018	\$3,343.00

## Appendix A

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Applicant Name	Site Address	Permit Number	Date Fee Received	School Impact Fee Collected
QUADRANT HOMES	11076 ECHO ROCK PL	BD-17-0405	1/22/2018	\$3,343.00
RUSH RESIDENTIAL INC	4455 BRANT CT	BD-17-0411	1/23/2018	\$3,343.00
NW INC LENNAR	5029 BLUE PEBBLE CT	BD-17-0432	1/29/2018	\$3,343.00
QUADRANT HOMES	3914 MOONLIGHT CT	BD-17-0435	1/30/2018	\$3,343.00
QUADRANT HOMES	3984 MOONLIGHT CT	BD-17-0436	1/30/2018	\$3,343.00
QUADRANT HOMES	3998 SAWTOOTH CT	BD-17-0429	1/30/2018	\$3,343.00
LENNAR NW INC	10309 DRIFTWOOD AV	BD-17-0420	2/6/2018	\$3,343.00
LENNAR NW INC	5006 BLUE PEBBLE CT	BD-17-0417	2/6/2018	\$3,343.00
LENNAR NW INC	10307 DRIFTWOOD AV	BD-17-0421	2/6/2018	\$3,343.00
LENNAR NW INC	10313 DRIFTWOOD AV	BD-17-0419	2/6/2018	\$3,343.00
LENNAR NW INC	5010 BLUE PEBBLE CT	BD-17-0418	2/6/2018	\$3,343.00
LENNAR NW INC	5021 BLUE PEBBLE CT	BD-17-0433	2/6/2018	\$3,343.00
LENNAR NW INC	10311 DRIFTWOOD AV	BD-17-0434	2/6/2018	\$3,343.00
QUADRANT HOMES	10947 ECHO ROCK PL	BD-18-0009	2/8/2018	\$3,343.00
QUADRANT HOMES	3943 ATHENA CT	BD-18-0008	2/8/2018	\$3,343.00
HARBOR CUSTOM HOMES LLC	3893 SCOTT LN	BD-17-0413	2/9/2018	\$3,343.00
LENNAR NW INC	10312 DRIFTWOOD AV	BD-17-0431	2/12/2018	\$3,343.00
LENNAR NW INC	10305 DRIFTWOOD AV	BD-17-0422	2/20/2018	\$3,343.00
MAINVUE WA LLC	4534 COPPER CT	BD-18-0002	2/20/2018	\$3,343.00
QUADRANT HOMES	10903 ECHO ROCK PL	BD-18-0011	2/21/2018	\$3,343.00
QUADRANT HOMES	10925 ECHO ROCK PL	BD-18-0010	2/21/2018	\$3,343.00
QUADRANT HOMES	10891 ECHO ROCK PL	BD-18-0012	2/23/2018	\$3,343.00
QUADRANT HOMES	10665 ROCKY PEAK PL	BD-18-0013	2/23/2018	\$3,343.00
MAINVUE HOMES	4512 COPPER CT	BD-18-0004	2/27/2018	\$3,343.00
QUADRANT CORPORATION	10648 ROCKY PEAK PL	BD-18-0014	2/27/2018	\$3,343.00
GARRETTE CUSTOM HOMES	3401 FOX CT	BD-17-0437	3/1/2018	\$3,343.00
RUSH RESIDENTIAL INC	7155 TEAL LOOP	BD-18-0016	3/2/2018	\$3,343.00
RUSH RESIDENTIAL INC	7165 TEAL LOOP	BD-18-0048	3/2/2018	\$3,343.00
RUSH RESIDENTIAL INC	7014 TEAL LOOP	BD-18-0021	3/2/2018	\$3,343.00
EMMY OH	9362 PEACOCK HILL AV	BD-17-0076	3/2/2018	\$3,343.00
GARRETTE CUSTOM HOMES	3519 FOX CT	BD-18-0019	3/7/2018	\$3,343.00
QUADRANT CORPORATION	10664 ROCKY PEAK PL	BD-18-0030	3/7/2018	\$3,343.00
QUADRANT CORPORATION	10692 ROCKY PEAK PL	BD-18-0050	3/9/2018	\$3,343.00
RUSH RESIDENTIAL INC	7772 53RD PL	BD-18-0044	3/13/2018	\$3,343.00
QUADRANT CORPORATION	10724 ROCKY PEAK PL	BD-18-0051	3/13/2018	\$3,343.00
LENNAR NW INC	10343 DRIFTWOOD AV	BD-18-0024	3/19/2018	\$3,343.00
LENNAR NW INC	10304 DRIFTWOOD AV	BD-18-0023	3/19/2018	\$3,343.00
LENNAR NW INC	5002 BLUE PEBBLE CT	BD-18-0022	3/19/2018	\$3,343.00
RUSH RESIDENTIAL INC	7764 53RD PL	BD-18-0045	3/19/2018	\$3,343.00
MAINVUE WA LLC	4556 COPPER CT	BD-18-0027	3/21/2018	\$3,343.00
GARRETTE CUSTOM HOMES	3421 FOX CT	BD-18-0073	3/22/2018	\$3,343.00
RUSH RESIDENTIAL INC	7163 TEAL LOOP	BD-18-0060	3/22/2018	\$3,343.00
RUSH RESIDENTIAL INC	4443 BRANT CT	BD-18-0074	3/23/2018	\$3,343.00
QUADRANT HOMES	10753 ECHO ROCK PL	BD-18-0056	3/23/2018	\$3,343.00
QUADRANT CORPORATION	10775 ECHO ROCK PL	BD-18-0055	3/23/2018	\$3,343.00
QUADRANT HOMES	10652 ROCKY PEAK PL	BD-18-0042	3/23/2018	\$3,343.00
QUADRANT HOMES	10746 ROCKY PEAK PL	BD-18-0052	3/23/2018	\$3,343.00
RUSH RESIDENTIAL INC	4387 BRANT CT	BD-18-0068	3/23/2018	\$3,343.00
RUSH RESIDENTIAL INC	7153 TEAL LOOP	BD-18-0059	3/23/2018	\$3,343.00
MAINVUE WA LLC	11902 ARROWHEAD DR	BD-18-0064	3/26/2018	\$3,343.00
RUSH RESIDENTIAL INC	4399 BRANT CT	BD-18-0093	3/27/2018	\$3,343.00
RUSH RESIDENTIAL INC	4439 BRANT CT	BD-18-0094	3/27/2018	\$3,343.00
HARBOR CUSTOM HOMES LLC	3874 SCOTT LN	BD-18-0037	3/29/2018	\$3,343.00
Natalie Griffin	3877 SCOTT LN	BD-18-0036	3/29/2018	\$3,343.00
J SCOTT CONSTRUCTION COMPANY INC	9429 ANCICH CT	BD-17-0265	3/30/2018	\$3,343.00
GARRETTE CUSTOM HOMES	3509 FOX CT	BD-18-0072	4/5/2018	\$3,858.00

## Appendix A

### 2017-18 School Impact Fee Report

Applicant Name	Site Address	Permit Number	Date Fee Received	School Impact Fee Collected
APOGEE CAPITAL LLC	9419 ANCICH CT	BD-17-0269	4/5/2018	\$3,858.00
APOGEE CAPITAL LLC	9425 ANCICH CT	BD-17-0267	4/5/2018	\$3,858.00
QUADRANT HOMES	10677 ROCKY PEAK PL	BD-18-0077	4/9/2018	\$3,858.00
MAINVUE WA LLC	11884 ARROWHEAD DR	BD-18-0065	4/9/2018	\$3,858.00
LANWAY GENERAL CONTRACTOR INC	6725 CASCADE AV	BD-18-0047	4/9/2018	\$3,858.00
QUADRANT CORPORATION	10768 ROCKY PEAK PL	BD-18-0069	4/13/2018	\$3,858.00
GARRETTE CUSTOM HOMES	3405 FOX CT	BD-18-0082	4/16/2018	\$3,858.00
MAINVUE WA LLC	11606 ARROWHEAD DR	BD-18-0089	4/16/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	3856 ATHENA CT	BD-17-0416	4/19/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	3859 APOLLO WAY	BD-17-0414	4/19/2018	\$3,858.00
RUSH RESIDENTIAL INC	7780 53RD PL	BD-18-0091	4/19/2018	\$3,858.00
QUADRANT HOMES	11103 ECHO ROCK PL	BD-18-0114	4/20/2018	\$3,858.00
QUADRANT HOMES	10662 SUNDIAL LN	BD-18-0103	4/20/2018	\$3,858.00
QUADRANT HOMES	4158 MOONLIGHT CT	BD-18-0078	4/20/2018	\$3,858.00
QUADRANT HOMES	4136 MOONLIGHT CT	BD-18-0104	4/20/2018	\$3,858.00
QUADRANT HOMES	10688 ROCKY PEAK PL	BD-18-0088	4/20/2018	\$3,858.00
MAINVUE WA LLC	11563 ARROWHEAD DR	BD-18-0098	4/20/2018	\$3,858.00
QUADRANT HOMES	11095 ECHO ROCK PL	BD-18-0115	4/24/2018	\$3,858.00
MAINVUE WA LLC	11565 ARROWHEAD DR	BD-18-0066	5/1/2018	\$3,858.00
QUADRANT HOMES	11069 ECHO ROCK PL	BD-18-0122	5/4/2018	\$3,858.00
QUADRANT HOMES	10843 ECHO ROCK PL	BD-18-0119	5/4/2018	\$3,858.00
MAINVUE WA LLC	11814 ARROWHEAD DR	BD-18-0120	5/10/2018	\$3,858.00
QUADRANT HOMES	11073 ECHO ROCK PL	BD-18-0116	5/15/2018	\$3,858.00
HARBOR CUSTOM HOMES LLC	3845 SCOTT LN	BD-18-0096	5/17/2018	\$3,858.00
GARRETTE CUSTOM HOMES	3503 FOX CT	BD-18-0049	5/21/2018	\$3,858.00
QUADRANT CORPORATION	10676 ROCKY PEAK PL	BD-18-0105	5/30/2018	\$3,858.00
MAINVUE WA LLC	4481 COPPER CT	BD-18-0126	6/5/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	10876 YONDER LN	BD-18-0143	6/6/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	3847 APOLLO WAY	BD-17-0415	6/6/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	10876 YONDER LN	BD-18-0144	6/6/2018	\$3,858.00
RUSH RESIDENTIAL INC	7022 TEAL LOOP	BD-18-0161	6/6/2018	\$3,858.00
RUSH RESIDENTIAL INC	7018 TEAL LOOP	BD-18-0160	6/6/2018	\$3,858.00
APOGEE CAPITAL LLC	9427 ANCICH CT	BD-18-0108	6/6/2018	\$3,858.00
RUSH RESIDENTIAL INC	7026 TEAL LOOP	BD-18-0162	6/7/2018	\$3,858.00
MAINVUE WA LLC	11806 ARROWHEAD DR	BD-18-0135	6/11/2018	\$3,858.00
Julie Fison	10334 CLIPPER WAY	BD-18-0154	6/11/2018	\$3,858.00
RUSH RESIDENTIAL INC	7152 TEAL LOOP	BD-18-0170	6/13/2018	\$3,858.00
QUADRANT HOMES	10653 ROCKY PEAK PL	BD-18-0169	6/18/2018	\$3,858.00
RUSH RESIDENTIAL INC	7635 53RD PL	BD-18-0168	6/18/2018	\$3,858.00
MAINVUE WA LLC	11601 ARROWHEAD DR	BD-18-0090	6/20/2018	\$3,858.00
MAINVUE WA LLC	11858 ARROWHEAD DR	BD-18-0153	6/21/2018	\$3,858.00
RUSH RESIDENTIAL INC	7607 53RD PL	BD-18-0167	6/22/2018	\$3,858.00
GARRETTE CUSTOM HOMES	3718 FOX CT	BD-18-0177	6/28/2018	\$3,858.00
MAINVUE WA LLC	11906 ARROWHEAD DR	BD-18-0018	7/6/2018	\$3,858.00
QUADRANT HOMES	4124 MOONLIGHT CT	BD-18-0196	7/13/2018	\$3,858.00
QUADRANT HOMES	10678 SUNDIAL LN	BD-18-0192	7/13/2018	\$3,858.00
MAINVUE WA LLC	4496 COPPER CT	BD-18-0006	7/17/2018	\$3,858.00
MAINVUE WA LLC	4488 COPPER CT	BD-18-0005	7/17/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	10884 YONDER LN	BD-18-0142	7/19/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	3934 ATHENA CT	BD-18-0139	7/19/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	10892 YONDER LN	BD-18-0141	7/19/2018	\$3,858.00
MAINVUE WA LLC	11526 ARROWHEAD DR	BD-18-0187	7/23/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	3953 APOLLO WAY	BD-18-0201	8/2/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	4011 APOLLO WAY	BD-18-0203	8/2/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	3956 ATHENA CT	BD-18-0140	8/2/2018	\$3,858.00
CANDELA AT HARBOR HILL 00013 LLC	3921 APOLLO WAY	BD-18-0200	8/2/2018	\$3,858.00

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Applicant Name	Site Address	Permit Number	Date Fee Received	School Impact Fee Collected
CANDELA AT HARBOR HILL 00013 LLC	3965 APOLLO WAY	BD-18-0202	8/2/2018	\$3,858.00
GARRETTE CUSTOM HOMES	3712 FOX CT	BD-18-0222	8/13/2018	\$3,858.00
RUSH RESIDENTIAL INC	7162 TEAL LOOP	BD-18-0249	8/22/2018	\$3,858.00
RUSH RESIDENTIAL INC	7164 TEAL LOOP	BD-18-0250	8/22/2018	\$3,858.00
RUSH RESIDENTIAL INC	7156 TEAL LOOP	BD-18-0248	8/22/2018	\$3,858.00
MAINVUE WA LLC	11904 ARROWHEAD DR	BD-18-0228	8/24/2018	\$3,858.00
APOGEE CAPITAL LLC	9431 ANCICH CT	BD-17-0264	8/27/2018	\$3,858.00
APOGEE CAPITAL LLC	9418 ANCICH CT	BD-17-0270	8/27/2018	\$3,858.00
RUSH RESIDENTIAL INC	7620 53RD PL	BD-18-0214	8/29/2018	\$3,858.00
MAINVUE WA LLC	11908 ARROWHEAD DR	BD-18-0017	8/31/2018	\$3,858.00