



## 2018 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 2018 TIF report that accompanied the 2018 TIF increase identifies the percent each project is growth-related.

Table 1 below identifies the 2018 budgeted funding sources for each project and the actual funding sources for each project.

**Table 1. 2018 TIF Project Funding Sources**

Capital Improvement Project	Budgeted Funding Sources			Actual Funding Sources		
	TIF	Other	Total	TIF	Other	Total
Stinson/Rosedale Intersect.	\$520,000	\$0	\$520,000	\$0	\$0	\$0
Stinson Overlay	\$700,000	\$1,125,000	\$1,825,000	\$0	\$10,000	\$10,000
Harbor Hill Drive	\$800,000	\$4,170,000	\$4,970,000	\$786,000	\$6,042,373	\$6,828,373
Olympic Right Turn Lane	\$0	\$0	\$0	(\$120,000) *	\$0	(\$120,000)
<b>Total =</b>	<b>\$2,020,000</b>	<b>\$5,295,000</b>	<b>\$7,315,000</b>	<b>\$666,000</b>	<b>\$6,052,373</b>	<b>\$6,718,373</b>

\*Corrects 2017 over-transfer

Table 2 below summarizes the 2018 TIF budget.

**Table 2. 2018 TIF Fund Budget**

Category	Amount
Beginning Balance	\$1,961,737.74
TIF Project Expenses	(\$666,000.00)
TIF Revenues	\$370,177.62
Interest	\$37,782.37
<b>Ending Balance =</b>	<b>\$1,703,697.73</b>

### III. Summary of 2018 Development Activity

The City collected transportation fees from approximately 163 single-family residences, 0 multi-family residences, and four commercial developments in 2018. 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

### 2018 Annual Transportation Impact Fee Report

Applicant Name	Site Address	Building Permit Number	Type of Permit	Transportation Impact Fee Collected
LENNAR NW INC	4940 ADMIRAL ST	BD-17-0393	Single Family Residence	\$2,124.00
LENNAR NW INC	4936 ADMIRAL ST	BD-17-0392	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7649 53RD PL	BD-17-0372	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7659 53RD PL	BD-17-0373	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	3844 ATHENA CT	BD-17-0295	Single Family Residence	\$2,124.00
HARBOR CUSTOM HOMES LLC	3898 SCOTT LN	BD-17-0366	Single Family Residence	\$2,124.00
QUADRANT HOMES	11076 ECHO ROCK PL	BD-17-0405	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	4455 BRANT CT	BD-17-0411	Single Family Residence	\$2,124.00
NW INC LENNAR	5029 BLUE PEBBLE CT	BD-17-0432	Single Family Residence	\$2,124.00
QUADRANT HOMES	3914 MOONLIGHT CT	BD-17-0435	Single Family Residence	\$2,124.00
QUADRANT HOMES	3984 MOONLIGHT CT	BD-17-0436	Single Family Residence	\$2,124.00
QUADRANT HOMES	3998 SAWTOOTH CT	BD-17-0429	Single Family Residence	\$2,124.00
LENNAR NW INC	10309 DRIFTWOOD AV	BD-17-0420	Single Family Residence	\$2,124.00
LENNAR NW INC	5006 BLUE PEBBLE CT	BD-17-0417	Single Family Residence	\$2,124.00
LENNAR NW INC	10307 DRIFTWOOD AV	BD-17-0421	Single Family Residence	\$2,124.00
LENNAR NW INC	10313 DRIFTWOOD AV	BD-17-0419	Single Family Residence	\$2,124.00
LENNAR NW INC	5010 BLUE PEBBLE CT	BD-17-0418	Single Family Residence	\$2,124.00
LENNAR NW INC	5021 BLUE PEBBLE CT	BD-17-0433	Single Family Residence	\$2,124.00
LENNAR NW INC	10311 DRIFTWOOD AV	BD-17-0434	Single Family Residence	\$2,124.00
QUADRANT HOMES	10947 ECHO ROCK PL	BD-18-0009	Single Family Residence	\$2,124.00
QUADRANT HOMES	3943 ATHENA CT	BD-18-0008	Single Family Residence	\$2,124.00
HARBOR CUSTOM HOMES LLC	3893 SCOTT LN	BD-17-0413	Single Family Residence	\$2,124.00
LENNAR NW INC	10312 DRIFTWOOD AV	BD-17-0431	Single Family Residence	\$2,124.00
LENNAR NW INC	10305 DRIFTWOOD AV	BD-17-0422	Single Family Residence	\$2,124.00
MAINVUE WA LLC	4534 COPPER CT	BD-18-0002	Single Family Residence	\$2,124.00
QUADRANT HOMES	10903 ECHO ROCK PL	BD-18-0011	Single Family Residence	\$2,124.00
QUADRANT HOMES	10925 ECHO ROCK PL	BD-18-0010	Single Family Residence	\$2,124.00
QUADRANT HOMES	10891 ECHO ROCK PL	BD-18-0012	Single Family Residence	\$2,124.00
QUADRANT HOMES	10665 ROCKY PEAK PL	BD-18-0013	Single Family Residence	\$2,124.00
MAINVUE HOMES	4512 COPPER CT	BD-18-0004	Single Family Residence	\$2,124.00
QUADRANT CORPORATION	10648 ROCKY PEAK PL	BD-18-0014	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3401 FOX CT	BD-17-0437	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7155 TEAL LOOP	BD-18-0016	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7165 TEAL LOOP	BD-18-0048	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7014 TEAL LOOP	BD-18-0021	Single Family Residence	\$2,124.00
EMMY OH	9362 PEACOCK HILL AV	BD-17-0076	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3519 FOX CT	BD-18-0019	Single Family Residence	\$2,124.00
QUADRANT CORPORATION	10664 ROCKY PEAK PL	BD-18-0030	Single Family Residence	\$2,124.00
QUADRANT CORPORATION	10692 ROCKY PEAK PL	BD-18-0050	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7772 53RD PL	BD-18-0044	Single Family Residence	\$2,124.00
QUADRANT CORPORATION	10724 ROCKY PEAK PL	BD-18-0051	Single Family Residence	\$2,124.00
LENNAR NW INC	10343 DRIFTWOOD AV	BD-18-0024	Single Family Residence	\$2,124.00

## Appendix A

### 2018 Annual Transportation Impact Fee Report

Applicant Name	Site Address	Building Permit Number	Type of Permit	Transportation Impact Fee Collected
LENNAR NW INC	10304 DRIFTWOOD AV	BD-18-0023	Single Family Residence	\$2,124.00
LENNAR NW INC	5002 BLUE PEBBLE CT	BD-18-0022	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7764 53RD PL	BD-18-0045	Single Family Residence	\$2,124.00
MAINVUE WA LLC	4556 COPPER CT	BD-18-0027	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3421 FOX CT	BD-18-0073	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7163 TEAL LOOP	BD-18-0060	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	4443 BRANT CT	BD-18-0074	Single Family Residence	\$2,124.00
QUADRANT HOMES	10753 ECHO ROCK PL	BD-18-0056	Single Family Residence	\$2,124.00
QUADRANT CORPORATION	10775 ECHO ROCK PL	BD-18-0055	Single Family Residence	\$2,124.00
QUADRANT HOMES	10652 ROCKY PEAK PL	BD-18-0042	Single Family Residence	\$2,124.00
QUADRANT HOMES	10746 ROCKY PEAK PL	BD-18-0052	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	4387 BRANT CT	BD-18-0068	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7153 TEAL LOOP	BD-18-0059	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11902 ARROWHEAD DR	BD-18-0064	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	4399 BRANT CT	BD-18-0093	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	4439 BRANT CT	BD-18-0094	Single Family Residence	\$2,124.00
HARBOR CUSTOM HOMES LLC	3874 SCOTT LN	BD-18-0037	Single Family Residence	\$2,124.00
Natalie Griffin	3877 SCOTT LN	BD-18-0036	Single Family Residence	\$2,124.00
J SCOTT CONSTRUCTION COMPANY INC	9429 ANCICH CT	BD-17-0265	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3509 FOX CT	BD-18-0072	Single Family Residence	\$2,124.00
APOGEE CAPITAL LLC	9419 ANCICH CT	BD-17-0269	Single Family Residence	\$2,124.00
APOGEE CAPITAL LLC	9425 ANCICH CT	BD-17-0267	Single Family Residence	\$2,124.00
QUADRANT HOMES	10677 ROCKY PEAK PL	BD-18-0077	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11884 ARROWHEAD DR	BD-18-0065	Single Family Residence	\$2,124.00
LANWAY GENERAL CONTRACTOR INC	6725 CASCADE AV	BD-18-0047	Single Family Residence	\$2,124.00
QUADRANT CORPORATION	10768 ROCKY PEAK PL	BD-18-0069	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3405 FOX CT	BD-18-0082	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11606 ARROWHEAD DR	BD-18-0089	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	3856 ATHENA CT	BD-17-0416	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	3859 APOLLO WAY	BD-17-0414	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7780 53RD PL	BD-18-0091	Single Family Residence	\$2,124.00
QUADRANT HOMES	11103 ECHO ROCK PL	BD-18-0114	Single Family Residence	\$2,124.00
QUADRANT HOMES	10662 SUNDIAL LN	BD-18-0103	Single Family Residence	\$2,124.00
QUADRANT HOMES	4158 MOONLIGHT CT	BD-18-0078	Single Family Residence	\$2,124.00
QUADRANT HOMES	4136 MOONLIGHT CT	BD-18-0104	Single Family Residence	\$2,124.00
QUADRANT HOMES	10688 ROCKY PEAK PL	BD-18-0088	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11563 ARROWHEAD DR	BD-18-0098	Single Family Residence	\$2,124.00
QUADRANT HOMES	11095 ECHO ROCK PL	BD-18-0115	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11565 ARROWHEAD DR	BD-18-0066	Single Family Residence	\$2,124.00
QUADRANT HOMES	11069 ECHO ROCK PL	BD-18-0122	Single Family Residence	\$2,124.00
QUADRANT HOMES	10843 ECHO ROCK PL	BD-18-0119	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11814 ARROWHEAD DR	BD-18-0120	Single Family Residence	\$2,124.00

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Applicant Name	Site Address	Building Permit Number	Type of Permit	Transportation Impact Fee Collected
QUADRANT HOMES	11073 ECHO ROCK PL	BD-18-0116	Single Family Residence	\$2,124.00
HARBOR CUSTOM HOMES LLC	3845 SCOTT LN	BD-18-0096	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3503 FOX CT	BD-18-0049	Single Family Residence	\$2,124.00
QUADRANT CORPORATION	10676 ROCKY PEAK PL	BD-18-0105	Single Family Residence	\$2,124.00
MAINVUE WA LLC	4481 COPPER CT	BD-18-0126	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	10876 YONDER LN	BD-18-0143	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	3847 APOLLO WAY	BD-17-0415	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	10876 YONDER LN	BD-18-0144	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7022 TEAL LOOP	BD-18-0161	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7018 TEAL LOOP	BD-18-0160	Single Family Residence	\$2,124.00
APOGEE CAPITAL LLC	9427 ANCICH CT	BD-18-0108	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7026 TEAL LOOP	BD-18-0162	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11806 ARROWHEAD DR	BD-18-0135	Single Family Residence	\$2,124.00
Julie Fison	10334 CLIPPER WAY	BD-18-0154	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7152 TEAL LOOP	BD-18-0170	Single Family Residence	\$2,124.00
QUADRANT HOMES	10653 ROCKY PEAK PL	BD-18-0169	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7635 53RD PL	BD-18-0168	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11601 ARROWHEAD DR	BD-18-0090	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11858 ARROWHEAD DR	BD-18-0153	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7607 53RD PL	BD-18-0167	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3718 FOX CT	BD-18-0177	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11906 ARROWHEAD DR	BD-18-0018	Single Family Residence	\$2,124.00
STINSON ROSEDALE LLC	3781 ROSEDALE ST	BD-15-0165	Commercial	\$6,676.29
STINSON ROSEDALE LLC	3733 ROSEDALE ST	BD-15-0166	Commercial	\$8,579.33
PENINSULA SCH DIST #401	4905 ROSEDALE ST	BD-18-0148	Commercial	\$4,355.00
PENINSULA SCH DIST #401	4905 ROSEDALE ST	BD-18-0147	Commercial	\$4,355.00
QUADRANT HOMES	4124 MOONLIGHT CT	BD-18-0196	Single Family Residence	\$2,124.00
QUADRANT HOMES	10678 SUNDIAL LN	BD-18-0192	Single Family Residence	\$2,124.00
MAINVUE WA LLC	4496 COPPER CT	BD-18-0006	Single Family Residence	\$2,124.00
MAINVUE WA LLC	4488 COPPER CT	BD-18-0005	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	10884 YONDER LN	BD-18-0142	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	3934 ATHENA CT	BD-18-0139	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	10892 YONDER LN	BD-18-0141	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11526 ARROWHEAD DR	BD-18-0187	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	3953 APOLLO WAY	BD-18-0201	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	4011 APOLLO WAY	BD-18-0203	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	3956 ATHENA CT	BD-18-0140	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	3921 APOLLO WAY	BD-18-0200	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	3965 APOLLO WAY	BD-18-0202	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3712 FOX CT	BD-18-0222	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7162 TEAL LOOP	BD-18-0249	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7164 TEAL LOOP	BD-18-0250	Single Family Residence	\$2,124.00

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### 2018 Annual Transportation Impact Fee Report

Applicant Name	Site Address	Building Permit Number	Type of Permit	Transportation Impact Fee Collected
RUSH RESIDENTIAL INC	7156 TEAL LOOP	BD-18-0248	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11904 ARROWHEAD DR	BD-18-0228	Single Family Residence	\$2,124.00
APOGEE CAPITAL LLC	9431 ANCICH CT	BD-17-0264	Single Family Residence	\$2,124.00
APOGEE CAPITAL LLC	9418 ANCICH CT	BD-17-0270	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7620 53RD PL	BD-18-0214	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11908 ARROWHEAD DR	BD-18-0017	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11812 ARROWHEAD DR	BD-18-0252	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7154 TEAL LOOP	BD-18-0242	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	4053 APOLLO WAY	BD-18-0204	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	3974 ATHENA CT	BD-18-0220	Single Family Residence	\$2,124.00
CANDELA AT HARBOR HILL 00013 LLC	4095 APOLLO WAY	BD-18-0205	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11572 ARROWHEAD DR	BD-18-0227	Single Family Residence	\$2,124.00
J SCOTT CONSTRUCTION COMPANY INC	9421 ANCICH CT	BD-18-0109	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11853 ARROWHEAD DR	BD-18-0270	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11602 ARROWHEAD DR	BD-18-0262	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3413 FOX CT	BD-18-0080	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3513 FOX CT	BD-18-0079	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3719 FOX CT	BD-18-0194	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3715 FOX CT	BD-18-0241	Single Family Residence	\$2,124.00
HARBOR CUSTOM HOMES LLC	3842 SCOTT LN	BD-18-0285	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7789 53RD PL	BD-18-0213	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	4363 BRANT CT	BD-18-0290	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	4457 BRANT CT	BD-18-0291	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7654 53RD PL	BD-18-0297	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11872 ARROWHEAD DR	BD-18-0303	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7650 53RD PL	BD-18-0310	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11786 ARROWHEAD DR	BD-18-0311	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11792 ARROWHEAD DR	BD-18-0324	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11553 ARROWHEAD DR	BD-18-0333	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11798 ARROWHEAD DR	BD-18-0323	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11512 ARROWHEAD DR	BD-18-0344	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3623 FOX CT	BD-18-0327	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3609 FOX CT	BD-18-0328	Single Family Residence	\$2,124.00
GARRETTE CUSTOM HOMES	3711 FOX CT	BD-18-0326	Single Family Residence	\$2,124.00
Natalie Griffin	3922 SCOTT LN	BD-18-0210	Single Family Residence	\$2,124.00
RUSH RESIDENTIAL INC	7760 53RD PL	BD-18-0357	Single Family Residence	\$2,124.00
Natalie Griffin	3925 SCOTT LN	BD-18-0209	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11877 ARROWHEAD DR	BD-18-0230	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11574 ARROWHEAD DR	BD-18-0284	Single Family Residence	\$2,124.00
MAINVUE WA LLC	11865 ARROWHEAD DR	BD-18-0271	Single Family Residence	\$2,124.00
D.R. Horton	4983 CORNELIA CT	BD-18-0320	Single Family Residence	\$2,124.00